

United States Department of the Interior
National Park Service

✓LR 12/5/7
NRHP 2/21/08

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and Districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form ten-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name MARTHA JEFFERSON HISTORIC DISTRICT
other names/site number Locust Grove Addition, 104-5144,

2. Location

street & number Area includes parts of Lexington, Locust, and Grove Avenues; and East High, Maple, Sycamore, Poplar, and Hazel Streets not for publication N/A
city or town Charlottesville vicinity N/A
state Virginia code VA county Independent City code 540 zip code 22902

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] January 7, 2008
Signature of certifying official Date
Virginia Department of Historic Resources
State or Federal Agency or Tribal government

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
 entered in the National Register
 See continuation sheet.
 determined eligible for the National Register
 See continuation sheet.
 determined not eligible for the National Register
 removed from the National Register
 other (explain): _____
Signature of the Keeper _____
Date of Action _____

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5. Classification

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Ownership of Property (Check as many boxes as apply)

private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

building(s)
 District
 site
 structure
 object

Number of Resources within Property

Contributing	Noncontributing
<u>154</u>	<u>39</u> buildings
<u>1</u>	<u>2</u> sites
<u>1</u>	<u>1</u> structures
<u>0</u>	<u>0</u> objects
<u>156</u>	<u>42</u> Total

Number of contributing resources previously listed in the National Register 3 (Locust Grove)

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u>Funerary</u>	<u>Cemetery</u>
<u>Health Care</u>	<u>Hospital</u>

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
<u>Domestic</u>	<u>Multiple Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u>Funerary</u>	<u>Cemetery</u>
<u>Health Care</u>	<u>Hospital</u>
<u>Health Care</u>	<u>Doctor's Office</u>

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7. Description

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Architectural Classification (Enter categories from instructions)

Late Victorian
Late 19th and 20th Century Revivals: Colonial Revival
Late 19th and 20th Century American Movements: Bungalow/Craftsman
Mid-19th Century: Greek Revival

Materials (Enter categories from instructions)

foundation Brick; Concrete; Other: Concrete Block
roof Metal; Asphalt
walls Brick; Wood; Weatherboard; Stucco; Synthetic; Vinyl; Other: Concrete Block
other Wood; Brick; Metal;

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture
Community Planning and Development

Period of Significance ca. 1827-1957

Significant Dates 1827 (founding of Maplewood Cemetery)
1839-44 (construction of Locust Grove)
1888 (incorporation of Charlottesville)
1892 (purchase of Locust Grove farm by the Locust Grove Investment Company)
1903 (incorporation of Martha Jefferson Sanitarium Association)
1903 (subdivision of northern portion of District for Locust Grove Investment Company)
1916 (incorporation of Charlottesville)

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Locust Grove Investment Company (developers/builders)
William N. Lupton and John L. Lupton (contractors)
George B. Marshall (developer/builder)

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Virginia Department of Historic Resources

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10. Geographical Data

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Acreage of Property 58.88 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing	
<u>1</u>	<u>2</u>	<input checked="" type="checkbox"/> See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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11. Form Prepared By

=====

name/title Lydia Mattice Brandt, Architectural Historian

organization N/A date July 22, 2007

street & number 1322 Chesapeake Street telephone 646.263.1434

city or town Charlottesville state VA zip code 22902

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Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
 A sketch map for historic Districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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Property Owner

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(Complete this item at the request of the SHPO or FPO.)

name Lydia Mattice Brandt, Architectural Historian

street & number 1322 Chesapeake Street telephone 646.263.1434

city or town Charlottesville state VA zip code 22902

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 36 hours per response including the time for reviewing instructions,

gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

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CONTINUATION SHEET**

**Martha Jefferson Historic District
Charlottesville, Virginia**

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7. SUMMARY DESCRIPTION

Located just northeast of the historic downtown of the City of Charlottesville, Virginia, the 58.88-acre Martha Jefferson Historic District was almost entirely developed between 1893 and 1957. A single, mid-19th-century Greek Revival plantation house was present on the property before suburban residential development began in the 1890s under the direction of a local real estate company. The majority of the late 19th- and early 20th- century houses are not high-style in their architecture, though some have Colonial Revival details in the form of Tuscan columns, block modillions, or prominent cornices. Many of the earliest buildings have Late Victorian Vernacular details such as turned balustrades, turned posts with knobs, stained glass, and spools along the porch frieze. A number of buildings from the 1930s and 1940s may be classified as Bungalow/Craftsman in style. Of the contributing buildings constructed as dwellings in the district, most were built by the 1920s, with continuing, though slower-paced, construction through the 1950s. Maplewood Cemetery is the only contributing site within the District and serves as the neighborhood's only green space. Martha Jefferson Hospital occupies much of the southern end of the District along East High Street and is the only institutional presence in the otherwise entirely residential District.

ARCHITECTURAL ANALYSIS

The district is entirely residential north of two major landmarks that anchor the southern end of the neighborhood and separate the District from downtown Charlottesville: Martha Jefferson Hospital and Maplewood Cemetery. Many houses occupy large lots, are set far back from the street, or are substantially larger in scale than those in the downtown area of the city. The houses vary in scale and detail, though they follow a limited number of architectural types. A great majority of the original architectural fabric exists with few modern alterations, making the district an intact example of a number of vernacular architectural styles of the period popular in Charlottesville.

The district is bounded on the north and south by two major roads: East High Street to the south, which connects the downtown area with the easternmost part of the city, and Long Street, better known as the 250 By-pass, to the north. These two streets create clear north-south boundaries for the neighborhood; the northern road defines the neighborhood as inclusive within the downtown area, while the southern road separates it from the mixed-use activity southwest of the district. Locust Avenue is the principal thoroughfare and the widest and most traveled street in the District, while the north-south oriented Lexington and Grove Avenues are quieter; this is mostly due to Locust Avenue's access to the by-pass, and the fact that Grove Avenue dead ends against Hazel Street and Lexington Avenue curves around to become Evergreen Avenue. Grove and Lexington Avenue, therefore, are primarily residential streets, while Locust Avenue is both a residential street and a primary thoroughfare for the City of Charlottesville.

Locust Avenue boasts a number of buildings that occupy two or more lots, principally in its northernmost section (chiefly the 800 block). In contrast, the dwellings on Grove Avenue and Lexington Avenue occupy single lots, making those streets denser. Many of the plots on the north end of Locust Avenue

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retain two or three plots, lending the street a stately feel. The thoroughfare curves eastward slightly and rises after its intersection with Hazel Street. Lexington Avenue, meanwhile, is the highest area topographically; the road ascends as it approaches High Street south of Sycamore Street. Compared to much of downtown Charlottesville that predates or is contemporaneous with the proposed district, the neighborhood has a suburban feel. The large, mature trees, wide streets, and sidewalks that line at least one side of each street enhance this impression.

Although most properties have driveways and many have garages, there is substantial parking along the street, mostly serving the employees and visitors of Martha Jefferson Hospital. The hospital's parking garage and multiple parking lots sit north and west of the hospital itself, separating the hospital from the residential neighborhood. An alley runs between Grove Avenue and Locust Avenue from East High Street to Hazel Street. Many of the backyards on the east side of Locust and the west side of Grove, therefore, have been amended to make room for additional parking, garages, or other secondary structures along the alley.

The houses in the district are indicative of late 19th- and early 20th-century architectural styles and include examples of vernacular variations on: Colonial, Greek, and Georgian Revival, and the Late Victorian and the Bungalow-Craftsman styles. Locust Grove, the original plantation house for the entire land area, is the only example of a Greek Revival dwelling. Most of the houses in the district are two-stories and built of brick or frame. A number have stucco finishes, while a few are built of early rock-faced concrete block. Most also have porches on the facades, many of which stretch the entire length of the front of the house and some of which also wrap around at least one side of the house. Locust Avenue features the largest houses and the widest variety of architectural styles and experimentation, most often of the Late Victorian Vernacular or Colonial Revival types. Lexington and Grove Avenues, meanwhile, feature dwellings that are often of a smaller scale. The most high-style houses are located on the east side of Locust Avenue, north of Hazel Street.

The earliest building in the district is Locust Grove, at 810 Locust Avenue. The plantation house once governed the entire land area and retains the largest lot in the district. Because of its mature trees, enormous boxwoods, and distance from the street, it retains an almost rural feel. Dating to 1840-44, Locust Grove is the only Greek Revival building in the district. Constructed for the Sinclair family and closely resembling "The Farm," another mid-19th-century plantation house just to the east toward the Rivanna River, Locust Grove is one of the few plantation houses surviving in Charlottesville. The property retains a smokehouse and an unattached kitchen, the district's only examples of their types. In addition, a substantial, 2-story brick barn once associated with the farm (818 Locust Avenue) has been turned into a single-family residence and occupies the lot just to the west without street frontage, accessed only by the driveway entered on Hazel Street. The Tuscan-columned entrance portico is echoed throughout the district on the many resources with Colonial Revival details constructed in the later 19th and early 20th century.

In fact, 824 Locust Avenue, next door to Locust Grove, echoes its stately neighbor. Built in 1916 by Nevil G. Henshaw, the house has a hipped roof, is built of brick, and has an entrance portico on the central bay of the façade supported by Tuscan columns. The three-bay Georgian Revival house, however,

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does hint at some of the architectural features typical of its own period of construction. The high pitch of the hipped roof and the hipped-roof dormer with two small, one/one-sash windows are features found on many buildings within the district constructed in the 1910s-1930s. The pitch of Locust Grove's roof, however, is closer to the 30 degrees typical of Late Georgian dwellings.

Other than Locust Grove and its dependencies, the earliest dwellings in the district were those already under construction when the Locust Grove Investment Company purchased the land in late 1892. Of these six dwellings, three have been demolished and replaced by medical office buildings associated with Martha Jefferson Hospital. The three remaining – 516, 524, and 528 Locust Avenue – are all Late Victorian Vernacular in their detail and their original owners purchased their lots directly from the Sinclair family. Brothers J. N. and W. W. Waddell built the house at 516 Locust Avenue and one of the three demolished buildings in 1893. J. N. Wadell was a bookkeeper for the Peoples National Bank, while his brother was a partner in Thomas and Wadell, a company that sold shoes and trunks. They constructed the house on speculation, selling it within two years of construction to John A. Meeker. The west-facing house's hipped roof, two-bay façade, and projecting, semi-hexagonal south bay became features found on buildings constructed throughout the district in the coming decades and very similar houses would be constructed across the street on Locust Avenue in the next ten years.

The house at 524 Locust Avenue, meanwhile, was constructed in 1894 by Warren and Herbert Cloud. Warren Cloud had a real estate and insurance business and lived in the house with his family and his unmarried brother, Herbert.¹ The front-gabled house is singular for its type in the district, though the porch is more typical. The hipped-roof porch shades part of the façade's first floor and wraps around the south elevation before terminating at a wing projecting from the south elevation. Its turned posts with knobs and general character are very similar to other houses built in the district in the late 19th and early 20th centuries. A widowed Octavia B. Anderson Peyton purchased the lot on which 528 Locust Avenue stands and built the large, Late Victorian Vernacular house with her children, Edwin and Thomas P. Peyton. The Peyton Brothers were part of a successful china, glassware, table cutlery, and house furnishing business called Covington and Peyton. It is one of the largest houses in the district and its elevated lot, high-profile hipped roof, and complicated massing make it one of the district's earliest and most distinctive resources.

Few builders or architects have been identified in the district and it is likely that most of the designs were based on pattern books. The Locust Grove Investment Company, the entity that purchased the land in 1892, subdivided, and sold it, built 11 houses on speculation in the 1890s within the district. These are 509 Locust Avenue, 603 Lexington Avenue, 607 Lexington Avenue, 608 Lexington Avenue, 619 Locust Avenue, 710 Locust Avenue, 708 Locust Avenue, 711 Locust Avenue, 716 Locust Avenue, 717 Locust Avenue, and 867 Locust Avenue. They vary in type, though most have two stories, two bays, gables flush with the facades and side elevations, and full-width porches. Details of the porches and gables vary between Late Victorian Vernacular and Colonial Revival. The dwelling at 867 Locust Avenue is the only building that does not fall within this basic massing and is also the only building constructed by the LGIC north of Hazel Street. Besides being the most elaborate and decorative building constructed by the LGIC, 867 Locust Avenue is also one of the most finely detailed Late Victorian Vernacular houses in the district. The façade features a finely detailed, hipped-roof porch supported by a series of turned posts

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with knobs, and also includes a turned balustrade and spools along the porch frieze. The gabled, projecting north bay has a true pediment filled in with fish-scale shingles. The central mass's hipped roof also has a carved wood panel inset at the false gable's peak. Perhaps built with one of the company's investors in mind, the house was given to R. H. Rawlings in 1903 when the principal investors cashed in their stock in the company for parcels.

William N. and John Lupton's construction firm built 512, 516 and 520 Lexington Avenue in 1911-1916, as well as 525 Grove Avenue in 1906. The firm had an exclusive right to sell Harmon S. Palmer's Hollow Concrete Building Blocks, and 512 Lexington Avenue and 525 Lexington Avenue are indeed both built of the material. The Luptons most likely either constructed or had a hand in the construction of other parts of the district as well. Buildings like 501 Lexington Avenue have foundations made of the material, while 621 Lexington Avenue is constructed entirely of rock-faced concrete block. In addition, retaining walls of rock-faced concrete block line most of both sides of the 500 block of Lexington Avenue, an area that was almost entirely constructed by 1916.

Many buildings in the district have been amended since their initial construction, though most additions are in the rear of the lot and only visible along the side elevations. There is little synthetic siding in the district, though replacement windows and window air-conditioning units are more common. Most of the major alterations to dwellings were completed with sensitivity to the scale, material, and general style of the original resource. The dwelling at 717 Locust Avenue, for example, has one of the largest and most visible additions in the district. This two-story house, built initially between 1893 and 1900, is a two-story, two-bay, frame dwelling with a hipped roof and central cross gables flush with each elevation and the façade, but now includes a large addition attached to the north elevation of the original resource. Each of the gables of the original dwelling has a boxed cornice and return with a small vignette in the center and is filled in with fish-scale shingles. The addition to the north of the original dwelling is in two parts, both of which continue the cornice and roofline of the original; a front-gabled, one-bay wing is attached to the original building by a two-bay, two-story connector. The front-gabled wing has a set of four casement windows lined up underneath the gable, which is filled in with wooden shingles and has a boxed cornice and return to compliment that of the original façade. The addition clearly follows the Secretary of the Interior's Standards and, although it is reminiscent of the original house, there is no doubt as to what was initially constructed and what has been done more recently.

Most of the dwellings in the district fall under 12 basic types, within which there are some variations. These types do not include all of the district's resources and are meant only as an observational tool to determine patterns of style and development.

TYPE 1

Some of the earliest houses in the district have hipped roofs with a lower projecting cross gable on the front façade. Most are frame and have three bays and two stories; all have hipped roofs and the front doors are to be found in the recessed portion of the façade, most often shaded by a porch that abuts the projecting bay. There are 13 resources of this type on Locust and Grove Avenues, all dating to between 1893 and 1906. Variations are most often found in the size, arrangements of the door and windows on

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the 1st floor, detail of the porch, or in an additional wing or bay on the side elevations.

The dwelling at 517 Locust Avenue, built between 1895 and 1898, is a two-story, three-bay frame building with a hipped roof and two projecting cross gables, one on the front and one on the side elevation. It has a full pediment in the gable and a hipped-roof porch across the two north bays with Tuscan columns. A semi-hexagonal bay is attached to the north elevation. Very similar to 517 Locust are the frame dwellings at 504 and 506 Grove Avenue, both constructed in 1906 by Locust Grove Investment Company president George B. Marshall. Other frame houses of this type are 528 Locust Avenue, 867 Locust Avenue, and 622 Locust Avenue. Other hipped-roof houses with a projecting bay are made of brick, including 722 Locust Avenue (the Eddins-Fishburne House) built in 1899.

Other early two-story, three-bay, hipped roof frame houses in the district have not only a projecting bay on the façade, but this bay is semi-hexagonal in shape and has three windows per floor, one on each face of the bay. Typical examples of the type are 509 Locust Avenue and 513 Locust Avenue, both built in the mid-1890s, and 613 Locust Avenue, built in 1896.

TYPE 2

Another early type in the district is a two-bay, two-story house with a hipped roof. Most often built of frame, these dwellings usually have full-width porches, doors with sidelights and/or a transom in one of the first floor bays, and single sash windows in the other three bays. Variations, as with Type 1, most often occur with the details or size of the porch or slight differences in massing. There are four dwellings of this basic type.

The house at 501 Lexington Avenue, constructed in 1908, is the premier example of this type. The two-bay, two-story, hipped-roof, frame house has a hipped-roof porch stretching the full width of the façade. The door is located in the south bay of the east-facing façade, while the other three bays have single two-over-two-sash windows. The house at 603 Lexington Avenue, built 1892-98, has the same massing, but is covered in stucco. The only other dwelling of this type is considerably later: 727 Locust Avenue was built in 1933.

TYPE 3

A variation on Type 2, this group of dwellings has two stories, two bays, a hipped roof, and a cross gable off-center and flush with the façade (in other words, one bay of the façade has a cross gable), and a central cross gable flush with each of the other elevations. There are seven houses of this basic type built of frame or stucco and dating from the 1890s through 1911 in the district. A single window occupies each of bays other than that which contains the door, the porch is always at least full-width, and porch details can either be Victorian or Colonial Revival in style. Gables most often have boxed cornices and returns and is located in the bay that does not contain the entrance.

The house at 607 Lexington Avenue is stucco and was built in the 1890s. A cross gable with a boxed cornice and returns is located in the south bay of the east-facing facade, while the double leaf entrance

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with a transom is located in the north bay. It has a full-width, hipped-roof porch and the gable is left plain. Frame examples of the type include the houses at 519 Lexington Avenue, built in 1911; 708 Locust Avenue, built 1893-98; and 716 Locust Avenue, built 1893-97.

A variation on Type 3 is that one bay of the two-story, hipped-roof dwelling not only has a gable, but that this gabled bay is also projecting beyond the main mass of the house. The projecting, gabled bay is always proportionally larger than the other, recessed bay. There are seven examples of this type that date from the 1890s to 1908 and each has a full-width porch, the doorway is located in the recessed bay, and each of the other bays has a single, sash window. The gable usually has a boxed cornice with return. The dwelling at 505 Grove Avenue is an example of a stucco dwelling of this type and was built in 1906. Other stucco examples include 513 Lexington Avenue, 517 Lexington Avenue. The dwellings at 612 Locust Avenue, 704 Locust Avenue, and 887 Locust Avenue are all examples of this type in frame with delicate details.

TYPE 4

Another variation on Type 2, this group of dwellings is most often characterized by two bays, two stories, hipped roofs, and a central cross gable flush with the façade and each of the other side elevations. The majority of gables found in this group have boxed cornices and returns. Most often these buildings have a full-width porch and variations can be found in later additions, material, porch details, gable in-fill, and the configuration of doors and windows on the first floor. There are ten examples of this type, all dating between the 1890s and 1917.

The rock-faced concrete block 512 Lexington Avenue has two stories, a hipped roof, and central cross gables flush with the façade and each of the other elevations with boxed cornices and returns and is finished in a unique way. The dwelling was built in 1911 and has three bays rather than the more typical two, as the door is located roughly in the center of the façade's 1st floor. The bottom floor and details are finished with rock-faced concrete block, while the upper story is in plain concrete block and the gable is also distinguished by multi-colored, fish-scale shingles and a semi-hexagonal bay attached to the south elevation. More typical of this school of buildings are the frame 523 Lexington Avenue, 524 Lexington Avenue, 608 Lexington Avenue, and 620 Lexington Avenue. Other examples include 615 Lexington Avenue, 717 Locust Avenue, 701 Locust Avenue, and 731 Locust Avenue.

TYPE 5

A variation on both Types 3 and 4, this group of buildings is typically made of brick, has a hipped roof, two or three bays, two stories, and a full, wrap around hipped-roof porch. The massing is varied by a small, gabled wing projecting off the side elevation or a cross-hipped roof that creates an extended portion of one of the side elevations. An additional door, often surmounted by a transom, is located in the recessed portion of the façade. These buildings have either off-center or central gables flush with the façade. There are nine buildings of this type, all dating between 1896 and 1922.

Built in 1915, 507 Locust Avenue is a brick, two-bay, two-story dwelling with an off-center cross gable

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with boxed cornices and returns flush with the façade. The hipped-roof porch wraps around the south elevation to terminate at a projecting, gabled wing, which also has a boxed cornice and return. The entrance is in the north, not-gabled bay, and the door has sidelights and elliptical fanlights with tracery. The house at 700 Lexington Avenue is a very similar brick version of the type, while 516 and 520 Lexington Avenue are both frame versions built between 1911 and 1916 by W. N. Lupton.

There are three brick resources in the district that are very similar to 507 and 700 Locust Avenue, yet have a central cross gable flush with the elevation rather than an off-center gable. These include 604 Grove Avenue, 609 Locust Avenue, and 712 Lexington Avenue. The dwellings located at 737 Locust Avenue and 853 Locust Avenue, meanwhile, are three-bay versions. Although they appear to be the same two-bay, two-story, brick, hipped-roof dwellings with a central gable flush with the façade and a full-width porch that terminates against a wing projecting off the side elevation, 619 Grove Avenue and 855 Locust Avenue instead have a cross-hipped roof that creates an extended portion of their north elevations.

TYPE 6

There are three buildings that have three bays, two stories, and hipped roofs. The houses at 872 Locust Avenue and 824 Locust Avenue, both built of brick, have hipped metal roofs and a single, shuttered, sash window in each bay other than the central bay of the façade, which hosts the door. While 824 Locust Avenue has only a small entrance portico, 872 Locust Avenue's porch stretches across the entire west-facing façade and extends beyond the south elevation to create the district's only *porte cochère*. Both buildings have hipped-roof dormers in line with the central bays. The dwelling located at 824 Locust Avenue was constructed in 1916, while 872 Locust Avenue was constructed a decade earlier in 1906. The house at 525 Grove Avenue, meanwhile, is constructed of rock-faced concrete block and, rather than a dormer in the center of the roof, 525 Grove has a central cross gable with a small fanlight.

TYPE 7

The most common type of resource in the district is the American Foursquare, a form most popular in the 1920s. Twenty-one American Foursquares were built in the district between 1916 and 1938, with 15 built in the 1920s. They are typically brick and have a hipped roof; two bays; a full width, hipped-roof porch; a single or paired windows in one bay of the first floor and a door in the other; and a single or paired set of windows in each of the other bays. Most have a single, hipped-roof dormer on the metal or asphalt shingle-covered roof. Variations are most often found in brick bond, porch details, or the types of door or windows. Most typical are houses such as those at 415 Lexington Avenue and 419 Lexington Avenue, both built in 1923. The 400 block of Lexington Avenue and Hazel Street between Locust and Grove Avenues include collections of American Foursquares that were constructed roughly at the same time and have only minor variations. The northernmost end of Locust Avenue also has a series of American Foursquares, all built between 1925 and 1936. 600 Lexington Avenue and 616 Lexington are the district's only stucco-finished American Foursquares.

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TYPE 8

The other type that characterized the district in the 1920s and 1930s was the Bungalow-Craftsman. Between 1924 and 1936, seven dwellings were built in the district in this style. Most are 1.5 stories and all are built of brick or stucco.

The house at 501 Grove is another stucco-finished resource in the Bungalow-Craftsman style and is the most distinctive of the resources in this style in the district. The 1.5-story dwelling has a low-pitched, side-gabled roof with brackets and another, side-gabled extension attached to the façade and extending beyond the north elevation. This extension is enclosed on the northern end with window-filled walls and is an open porch on its southern end. A low, shed-roofed dormer peeks out from the main roof's peak, a battered chimney is attached to the south elevation, and brackets supporting the main mass's roof and the shed dormer. Other stucco examples include 425 Lexington Avenue, 801 Locust Avenue, and 1009 East High Street. The houses at 521 Grove Avenue, 601 Grove Avenue, and 1033 Hazel Street are all brick dwellings in the Bungalow-Craftsman style.

TYPE 9

Six two-story, three-bay, side-gabled houses were built in the district between 1927 and 1941. These dwellings typically have their entrance in the center bay and shuttered, sash windows in each of the three bays of the upper story and the side bays of the first floor. Variations occur in the materials, the type of porch, and the level of detail.

The house at 850 Locust Avenue is the most distinctive of this type. Occupying a large lot on the east side of Locust Avenue near Locust Grove, the Georgian Revival house echoes its stately neighbor. Built in 1927 by successful Charlottesville businessman J. Dean Tilman, this brick house with a slate roof has particularly fine details. A finely-detailed entrance portico with a semi-circular shape shades the central bay. Three gabled dormers with circular-headed windows are vertically aligned above the windows on the second story. Other variations on this type include 605 Lexington Avenue, 841 Locust Avenue, 600 Grove Avenue, 849 Locust Avenue, and 611 Grove Avenue.

TYPE 10

There are very few front-gabled houses in the district and they are all distinct from one another. The Hill-Holladay House at 864 Locust Avenue was built in 1905 and has 1.5 stories and Late Victorian Vernacular details. The roof has a steep pitch and the second story has paired one/one windows located within the gable. Though 604 Locust Avenue was not constructed until 1957, it is probably closest in massing and character to the Hill-Holladay House. The houses at 524 Locust Avenue and 500 Lexington Avenue are examples of two-story, front-gabled resources.

TYPE 11

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There are four examples of small, 1.5-story, three-bay, side-gabled dwellings in the district dating between 1949 and 1952 that have projecting, cross-gabled central bays. The houses at 506 Locust Avenue, 714 Locust Avenue, and 805 Locust Avenue are all examples of this type in brick, while 601 Lexington Avenue is frame. While 714 Locust Avenue, 805 Locust Avenue, and 601 Lexington Avenue all have dormers to either side of the cross-gabled bay, 506 Locust Avenue does not. The gables are all relatively steep, the roofs are covered in asphalt shingles, and the two side bays of each originally featured single, sash windows. The dwelling at 805 Locust Avenue, however, is characterized by a stepped brick chimney emerging from one side of its cross gable.

TYPE 12

The final years of construction in the district were characterized by one-story brick dwellings with three bays, side-gabled roofs, doors in the central bays, and a minimal level of detail. Most were built between 1952 and 1957, though a few additional resources fall outside of the dates of significance and were built in the 1960s. For the most part, these dwellings popped up in isolated lots throughout the district as historically larger lots were broken up.

The one-story ranchers at 704 and 710 Lexington Avenue have three bays and were built in 1952 and 1953. It has a side-gabled roof covered in asphalt shingles; a small, gabled entrance portico; and paired, sash windows. A variation on this type is a one-story, brick, side-gabled dwelling with a cross-gabled wing projecting from one side of the façade. The door abuts the side-gabled wing and the wing has a single, sash window. The houses at 813 and 807 Locust Avenue are contributing resources of this type, while the dwellings at 612 and 608 Grove Avenue are non-contributing.

There are a few contributing buildings that do not fall within any of these established types. They are unique within the district and fall at different points within the dates of significance.

The house at 734 Locust Avenue, known as the Eddins-Tilden House, was built of brick in 1901 and has a hipped roof, 1.5 stories, and a series of gables that distinguish it as part of the Late Victorian Vernacular movement and, more specifically, suggest visual connections to the cottages in Andrew Jackson Downing's books of picturesque country dwellings. Its low-lying shape, wide veranda, and multiplicity of dormers and gables make it particularly unique within its period in the district, as most buildings built at the time were either multi-storied Late Victorian Vernacular buildings with complicated massing and high profiles, or more simple, cube shaped dwellings. The corner lot and location across the street from the relatively secluded Locust Grove plantation house further distinguish this dwelling.

The 1.5-story, two-bay, frame 509 Lexington Avenue was constructed in 1906 by R. J. Eastham, a fireman whose mother lived up the street. The house in some ways resembles a condensed version of the Eddins-Tilden House; it has multiple gables and a hipped roof, though it is considerably smaller, and cube-shaped. The east-facing façade has a shed-roofed porch with Colonial Revival details that shades the door in the south bay, while a cross gable with a casement window is placed atop the north bay. Cross gables with boxed cornices and returns are located at the center of both of the side elevations.

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The house at 502 Lexington Avenue is the district's only version of an I-House. Built in 1907 by Ira L. Ballard on speculation, this dwelling has two stories, a central passage and front-cross gables on either end of its façade. A flat-roofed, narrow porch stretches across the façade and the entrance portico projects slightly, is flanked by two columns connected by a wooden segmental arch, and topped with a wooden balustrade above, creating a small balcony.

The dwelling at 857 Locust Avenue is a 1.5-story, five-bay, side-gabled dwelling with fine details. It predates the other one-story, brick dwellings that surround it; Helen L. Haden built the house in 1938. The building is constructed of multi-colored bricks, which compliment the stone retaining wall that supports the slope of the south side of the site, running along the driveway. A flat-roofed porch shades the central three bays, has segmental arches between the vertical supports, and has the district's only example of a chinoise railing. Three gabled dormers are distributed symmetrically across the roof.

Dorothy S. Marshall built the house at 716 Lexington Avenue in 1941, after growing up in 712 Lexington Avenue right next door. The one-story, three-bay, common bond brick house is distinguished by a sweeping metal roof porch that gracefully projects out of the side-gabled roof of the dwelling. The porch is at ground level and shades the central and south bay of the west-facing façade with its centrally placed door and single window occupying the south bay. Four square columns support the porch. The north bay of the façade has a single window.

Contributing secondary resources in the district are mostly garages or large storage buildings, while a few are guest/servants quarters. A majority of these secondary resources are frame or concrete block garages and most are placed to the rear of the lot, either at the end of a driveway that runs along one side of the property, at the very back along the alleyway, or opening onto Poplar, Hazel, or Sycamore Streets. Many have metal or asphalt shingle roofs and some have exposed rafter ends. A few are finished in a way similar to the house that they accompany, such as the stucco-finished garage at 602 Locust Avenue. While the garages most likely replaced earlier stables, the Eddins-Tilden House at 734 Locust Avenue retains a finely finished brick stable that was later converted into a garage. There are also a number of sheds, seven of which contribute to the district, having been built within the period of significance.

The only contributing non-residential primary resource in the district is the Martha Jefferson Sanitarium (Martha Jefferson Hospital) on the corner of High Street and Locust Avenue. Made possible by a \$100,000 donation from Mr. and Mrs. Addison Patterson and known today as the Patterson Wing, the impressive 3.5-story, 13-bay, brick Colonial Revival building was constructed in 1928-29 and designed by Johnson & Brannan of Lynchburg.² It is the most technical and elaborate of the Colonial Revival Buildings in the district and, like Locust Grove, the Martha Jefferson Sanitarium is a singular example of its architectural type within the district, yet its historical significance and location at the entrance of the neighborhood's major thoroughfare make it one of the district's most notable features.

Maplewood Cemetery is the district's only contributing site. The city's first "official" burial ground, the entire cemetery was not considered within the city limits until 1888, as it was originally established in 1827 in what was then the outskirts of Charlottesville. The cemetery's topography ascends from Lexington Avenue west to 8th Street NE and is relatively densely packed with a variety of gravestones

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dating from 1777. The gravestones vary in size, detail, and condition, but the majority are original. Reflecting the plan of many earlier, 18th-century private American burial grounds, mature trees, bushes, and boxwoods are scattered throughout and there is not a discernable plan to the layout of the gravesites, nor do defined footpaths exist.³

Besides the few non-contributing, residential resources that fall under Type 12, 616 Locust Avenue is a brick duplex built in the 1970s and 803 Locust Avenue is currently under construction. In fact, 803 Locust Avenue is the first house constructed in the district since 616 Locust Avenue was built. The offices at 510 Locust Avenue, 400-410 Locust Avenue, and 1101 East High Street are one or two-story, brick buildings with flat roofs constructed to serve as medical businesses/offices. The main building of Martha Jefferson Hospital's complex is also contributing, though with a non-historic portion.

Most of the resources in the Martha Jefferson Historic District are in excellent condition. Few entirely modern buildings interrupt the late 19th- and early 20th-century character, and these buildings are mostly limited to a few institutional buildings surrounding Martha Jefferson Hospital on the southeastern end of the district and several houses scattered throughout on isolated lots. The district is, therefore, almost entirely intact, allowing a complete impression of what a mostly suburban Charlottesville might have looked like in the early 20th century.

In the following inventory, contributing status is based on the integrity of each resource within the period of significance, under of the areas of architecture and community planning.

ENDNOTES

¹ United States Census Records, 1910.

² Roger Gregory Magruder, M.D., *Martha Jefferson Hospital: A Story of the First Seventy-Five Years, 190three-1978* (Charlottesville: Martha Jefferson Hospital, 1985), 44.

³ City of Charlottesville, Virginia, "Maplewood Cemetery," <<http://www.charlottesville.org/Index.aspx?page=1566>> (June-August 2007).

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MARTHA JEFFERSON HISTORIC DISTRICT INVENTORY

East High Street

1007 East High Street 104-5144-0002

Office, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1925

After purchasing the lot from R. W. Wilbourn in 1923, John E. Wilkins constructed this house in 1925. Wilkins was a fireman who later worked as a locomotive engineer. This two-story American Foursquare has a hipped roof and an exposed concrete foundation and is brick laid in seven-course American bond. A hipped-roof porch supported on heavy Tuscan columns stretches across the front of the south-facing facade, shades the three-bay 1st floor, and is approached from the street by two sets of stairs due to the sharp incline of the site. The door is in the central bay with sidelights and a single-light transom. Both of the side bays of the 1st story and the two bays of the 2nd story have single six/six-sash windows. The roof is covered in asphalt shingles, has a hipped-roof dormer with two small, three/one-sash windows positioned in the center of the facade, and a brick chimney emerges from the roof's eastern side.

Individual Resource Status: **Office** **Contributing** *Total:* 1

1009 East High Street 104-5144-0003

Business, Stories 2.00, Style: Bungalow/Craftsman, 1924

R. W. Wilbourn, Jr. and his wife, Eva, purchased this lot from Marshall Timberlake in 1920 as part of a larger plot of land. After subdividing the initial land conveyed, Wilbourn built this two-story, stucco-finished Craftsman Bungalow in 1924 on speculation, selling it that same year. The house has an exposed concrete foundation and a deep, front-gabled porch shading the 1st floor of the facade with brackets, a wooden balustrade, and battered concrete piers on brick plinths. The door is located on the western side of the two-bay, south-facing facade and is flanked by a set of three six/six-sash windows. A large, shed-roof dormer dominates the deep-eaved, side-gabled roof and also has three full-size six/six-sash windows and exposed rafter ends. The roof is covered in asphalt shingles and a chimney and large bay window are attached to the east elevation. The house is also approached by two sets of stairs due to the site's slope.

Individual Resource Status: **Business** **Contributing** *Total:* 1

1101 East High Street 104-5144-0004

Medical Business/Office, Stories 2.00, Style: Other, ca 1969

Because of the steep slope rising from East High Street, this flat-roofed, common bond brick medical business/office building has two stories visible from East High Street and only one from Grove Avenue.

Individual Resource Status: **Medical Business/Office Non-Contributing** *Total:* 1

Grove Avenue

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501 Grove Avenue 104-5144-0005

Single Dwelling, Stories 1.50, Style: Bungalow/Craftsman, 1924

One of the best examples of a Bungalow-Craftsman in the District, this 1.5-story building has a stucco finish and a low, side-gabled roof covered in asphalt shingles with brackets. Now used as office space, Charlottesville Lumber Company Secretary W. A. Barksdale built the house in 1924. A side-gabled wing that is attached to the east-facing façade and projects beyond the north elevation dominates the front of the house. The wing is an open porch on its southern side and has a deep overhanging eave. The northern end is enclosed with a series of three side-by-side paired casement windows on the eastern and northern sides with a single window and door on the southern side, opening onto the open porch. The entrance is roughly in the center of the open facade and is flanked to the north by a pair of nine/one-sash windows and to the south by a set of three nine/one-sash windows. A low, shed-roofed dormer with casement windows is in the center of the roof and a battered chimney is attached to the south elevation while another chimney emerges from roughly the center of the roof. A one-story addition extends the rear of the building, flush with the north elevation, while the back of the lot is occupied by a two-car garage with a side-gabled roof, shed dormer, and stone finish. A small frame shed is situated behind the stone-finished garage.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Shed	Non-Contributing	<i>Total:</i> 1

504 Grove Avenue 104-5144-0006

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C., 1905

Built by Locust Grove Investment Company President George B. Marshall in 1905 on speculation and sold to salesman John B. Marr the next year, this two-story, three-bay, frame dwelling has a hipped roof with a cross gable on the south and north elevations and a slightly projecting north bay on the west-facing facade, splitting the facade into two roughly equal parts. A hipped-roof porch with slender Tuscan columns and turned balustrade shades the 1st floor of the facade and abuts the projecting northern bay. The entrance is located roughly in the center of the building, has a transom, and is flanked to the south by a single four/four-sash window. The upper story of the southern portion of the facade has two more four/four-sash windows. The projecting northern bay has a single four/four-sash window on each story and a defined pediment to its gable, complete with a small casement window and filled with wooden fish-scale shingles. The gables on the side elevations have identical pediments. All of the windows have louvered shutters and a small, one-story addition is attached to the north elevation of the dwelling. The roof is covered in asphalt shingles.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
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505 Grove Avenue 104-5144-0007

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Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1906

Retail merchant Henry H. Hankins built this two-story, two-bay, stucco-finished, hipped-roof dwelling on speculation in 1906. The roof has central, flush cross gables on the north and south elevations and a cross gable flush with the slightly projecting, oversized south bay of the east-facing facade. The building has a full-width, hipped-roof porch that is supported by Tuscan posts joined by segmental arches and a simple balustrade, and is approached by six rather steep concrete steps. The door is located in the north bay, abutting the projecting south bay, and has sidelights and a single-light transom. The 2nd story of the north bay has a single one/one-sash window. Single one/one-sash windows with louvered shutters occupy both the 1st and 2nd stories of the south bay. The cornice is prominent and is embellished with exposed brackets. The north elevation has a one-story addition that extends beyond the rear of the house, and is also flush with the south elevation. A low brick chimney is also visible.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

506 Grove Avenue 104-5144-0008

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1906

George B. Marshall built this two-story, three-bay, hipped-roof frame dwelling in 1906. In 1909, Marshall sold the house to W. B. Cloe, the bookkeeper for the Albemarle National Bank. The house has gabled bays that project slightly beyond the facade and the north elevation. A hipped-roof porch with turned posts, a turned balustrade, fan-like brackets and spools along the porch frieze occupies the northern portion of the facade; it terminates against the southern cross-gabled bay and wraps partly around the north elevation. The door is located where the facade meets the cross-gabled bay and is flanked to the north by a single two/two-sash window. A single two/two-sash window is placed symmetrically in the center of the northern portion of the facade. The projecting bay has a single two/one window on each floor. A brick chimney emerges at the point where the cross-gabled wing meets the hipped roof. The gable pediments are filled with fish scale shingles and casement windows. A series of two frame additions extend the rear of the house.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Garage** **Contributing** *Total:* 1

521 Grove Avenue 104-5144-0009

Single Dwelling, Stories 1.50, Style: Bungalow/Craftsman, 1928

Clerk and teller for the People's National Bank Elmer C. Sullivan built this Bungalow-Craftsman house in 1928. The three-bay, 1.5-story dwelling has a full-width porch created by the overhang of the roof. The porch is supported by four symmetrically distributed, battered wooden piers on brick plinths. The door is in the center of the east-facing facade, topped by a flat arch and is flanked on either side by double six/one-sash windows. The roof has exposed rafter ends visible beneath the overhanging eaves. Hipped-roof dormers with two windows each are located in the

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center of the roof on the facade and north and south elevations. A brick chimney is visible on the northern side of the house and the roof is covered in asphalt shingles.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1

525 Grove Avenue 104-5144-0010
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1906

One of the most distinctive houses in the neighborhood, 525 Grove Avenue was built in 1893-1903 by the Locust Grove Investment Company, then added to and finished in 1906 by Eugene B. Moss, the salesman son-in-law of George B. Marshall, who received the property in 1903 from the LGIC. Contracted by the Lupton Brothers and built in their exclusive rock-faced concrete block, the two-story, three-bay, hipped-roof dwelling has a hipped-roof porch supported by slender Tuscan columns that stretches almost across the entire facade, has a simple wooden balustrade, and is approached by eight wooden steps. A single window occupies each of the other bays; the windows are all one/one-sash and are topped with flat arches of undecorated concrete block. The metal roof has slight eaves; central pediments filled with wooden shingles and louvered fanlights occupy the east-facing facade and north and south elevations. Two block chimneys emerge from the center of the roof.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Shed	Non-Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Guest House	Non-Contributing	<i>Total:</i> 1

600 Grove Avenue 104-5144-0011
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1941

Sitting on a lot without trees or other significant landscaping, Emmet E. Pack, Jr. built this two-story, three-bay, side-gabled house in 1941-42. The house is a simple box with a small, one-story addition flush with the facade extending northwards. A hipped-roof porch, low to the ground and decorated only by slender, square Tuscan columns, stretches across the entire facade and along the one-story addition, terminating against the south elevation. The central portion of the building has three bays with the door being located in the northernmost bay and the others occupied with single six/six-sash windows, all topped by flat arches. A brick chimney is attached to the south elevation and the roof is metal. A full basement garage is made possible by the slope of the site.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
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601 Grove Avenue 104-5144-0012
Single Dwelling, Stories 1.00, Style: Bungalow/Craftsman, 1938

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This one-story, brick Bungalow- Craftsman has the District's only clipped roof in addition to a shed-roofed porch that stretches across the entire facade. William F. Koiner constructed the building in 1938 after purchasing the lot the previous year. The porch is approached by nine brick steps with stepped brick balustrades, and supported by three battered wooden piers on high brick plinths. The door is roughly in the center of the east-facing facade, and is flanked to the south by paired six/one-sash windows and to the north by a single window. Two casement windows are visible beneath the clipped roof on the facade. The roof is covered in metal, a brick chimney is attached to the south elevation, and a one-story brick addition extends the rear of the building.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

604 Grove Avenue 104-5144-0013**Single Dwelling, Stories 2.00, Style: Other, 1912**

George B. Marshall's daughter, Fannie Moss, constructed this house in 1912 after receiving the lot as part of her father's estate in 1910. The hipped-roof two-story, brick house is laid in seven-course American bond and has a gabled wing that extends beyond the south elevation. The main body of the building has three bays, while the portion stepped back from the main mass has only one bay. A hipped-roof porch wraps across the front of the house and extends around the south elevation before ending at the stepped portion. It has a low wooden balustrade and square Tuscan columns. The double leaf entrance are located in the central bay of the main mass, and are topped by an elliptical fanlight with tracery and three segmental arches. The other two bays of the 1st floor and the north and south bays of the west-facing facade each have a single two/two-sash window topped with a plain concrete lintel. The recessed portion of the facade has an additional door on the 1st floor and a single window on the 2nd. The cornice has dentils and the north elevation and facade have flush central gables with boxed cornices and returns, while the wing off the southern elevation is finished with a similar gable.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

605 Grove Avenue 104-5144-0014**Single Dwelling, Stories 2.00, Style: Other, ca 1956**

This one-story, three-bay, brick ranch house has a side-gabled roof covered in asphalt shingles and was built in 1956-57 by Lucille D. Shelton, an administrative secretary for Martha Jefferson Hospital. Shelton owned the house until she died in 1992. The house has a basement, made obvious on the street by a single casement window at ground level on either side of the entrance. The central bay includes the door and is distinguished by a small entrance portico approached by a series of six concrete steps and topped by a small frame pediment. The south bay of the east-facing facade has double six/six-sash windows while the north bay has only a single window. A porch with a simple balustrade is attached to the south elevation, as is a brick chimney.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

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608 Grove Avenue 104-5144-0015

Single Dwelling, Stories 1.00, Style: Other, post 1957

This one-story ranch house has a hipped-roof with a slightly projecting, cross-gabled wing on both the north and south sides of the west-facing facade. Each of the wings has a single three-part picture window, while the main body of the house includes the entrance and another three-part picture window. The roof is covered in asphalt shingles and a brick chimney emerges out of its center.

Individual Resource Status: **Single Dwelling** **Non-Contributing** *Total:* 1

611 Grove Avenue 104-5144-0016

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1941

Mary Elizabeth Clements built this house in 1941 after purchasing the lot the previous year from Henry H. Hankins. This two-story, three-bay frame dwelling has a side-gabled roof covered in asphalt shingles. The central bay is marked by a small, gabled, projecting entranceway and the door is flanked by pilasters and topped by a lintel with dentils. Each of the side bays on both the 1st and 2nd stories has a single six/six-sash window and a brick chimney is attached to the south elevation. A one-story, front-gabled brick addition with a single nine/nine-sash window and a louvered fanlight in the pitch of the gable is connected to the house via a small, one-story enclosed passage with a single six/six-sash window.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1
Individual Resource Status: **Garage** **Contributing** *Total:* 1

612 Grove Avenue 104-5144-0017

Single Dwelling, Stories 2.00, Style: Other, post 1962

A side-gabled ranch house with a cross-gabled wing projecting beyond the west-facing facade, 612 Grove Avenue is brick with an asphalt shingle roof and was built in the 1960s. A full basement and garage on the bottom floor are made possible by the steep slope of the rear site.

Individual Resource Status: **Single Dwelling** **Non-Contributing** *Total:* 1

619 Grove Avenue 104-5144-0018

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1910

This large, brick, two-story, cross-hipped-roof dwelling was constructed by Henry H. Hankins as his family house in 1910. The building has central gables with boxed cornices and returns flush with the southern and northern elevations and on the main mass of the facade. A shed-roofed porch stretches across the facade with slender Tuscan columns and a turned balustrade. The porch is approached by ten brick steps and is supported on brick piers. A wooden barrier hides the foundation. The facade has a recessed portion created by the cross-hipped roof, with the

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southern main mass containing two bays. The door is located in the east bay of the east-facing facade with sidelights and a transom. Each of the other bays of the facade has a single two/two-sash windows with segmental surrounds and arches. Both the south and north bays of the east-facing facade on the 2nd floor have single two/two-sash windows with jack arches. The center of each of the gables has a single casement window and two chimneys are visible. The brick is laid in common bond and a two-story, brick and frame modern addition extends the rear of the house.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Hazel Street

1029 Hazel Street 104-5144-0019

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1930

Henry A. Haden, Charlottesville City Auditor, Collector, and Purchasing Agent, built this two-story, two-bay, brick American Foursquare with his wife, Margaret H. Haden, in 1930. The brick is laid in common bond and the house has a steep, side-gabled roof and a robust, hipped-roof porch that runs the length of the facade, is approached by four concrete steps with a metal banister, supported by three battered Tuscan piers on brick plinths, and has a simple wooden balustrade. The door is located in the east bay of the south-facing facade, while the west bay has paired three/one-sash windows. Each of the two bays of the 2nd story has a single three/one-sash window. All windows are topped by flat arches; a brick chimney is attached to the west elevation; a later, two-story, frame addition is attached to the rear of the building and flush with the west elevation; and an additional, two-story rear wing in brick is flush with the east elevation. The roof is covered with asphalt shingles and an additional entrance with a small portico is located on the east elevation.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Shed Contributing** **Contributing** *Total:* 1

1033 Hazel Street 104-5144-0020

Single Dwelling, Stories 2.00, Style: Bungalow/Craftsman, 1931

This two-story, two-bay, Craftsman-Bungalow was built in 1931 by John H. and Ruby Allen White. The White family owned the property until 1995. The house has a low, metal, side-gabled roof and is made of brick laid in common bond. The roof flattens out towards the front of the building to shade a full-width porch approached by three low concrete steps; supported on wooden, battered piers on brick plinths; and with a brick balustrade with a cutout pattern. The door is located in the east bay of the south-facing facade, while the west bay is occupied by a set of three four/one-sash windows. A large shed-roofed dormer with full-size four/one-sash windows dominates the facade, while a brick chimney is attached to the west elevation.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Shed** **Non-Contributing** *Total:* 1

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1107 Hazel Street 104-5144-0021
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1928

Built on speculation by contractor E. D. Hundley, Jr. between 1928 and 1930, this American Foursquare is also brick laid in common bond. The two-story, two-bay, side-gabled house has a small, hipped roof entrance portico with four Tuscan columns and a simple entablature shading the door in the east bay of the south-facing facade. The west bay of the 1st floor facade has a set of paired six/one-sash windows with a flat arch above, while the two bays of the upper story each have a single six/one-sash window. A small wooden pergola branches west off of the entrance portico to shade the west bay's window and the west elevation has a small, one-story frame addition flush with the facade. Two hipped-roof dormers with six/one-sash windows look out over the front yard and a brick chimney is visible towards the western end of the building. The roof is covered in asphalt shingles.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Shed	Non-Contributing	<i>Total:</i> 1

1111 Hazel Street 104-5144-0022
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1930

Traveling salesman Lloyd B. Mize constructed this two-story, two-bay, brick American Foursquare laid in common bond in 1930. The building has a hipped roof and a full-width, hipped-roof porch that is supported on stout Tuscan columns, has a wooden balustrade, and is approached by a series of four concrete steps. While the door is located in the east bay of the south-facing facade, the west bay has a set of three three/one-sash windows. The two bays of the upper story each have single four/one-sash windows. The roof is covered in asphalt shingles, has a deep overhanging eave, and a hipped-roof dormer with three small three/one-sash windows centered over the facade. A brick chimney is attached to the west elevation

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Non-Contributing	<i>Total:</i> 1

1115 Hazel Street 104-5144-0023
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1927

The first house constructed on this block, James L. Jones built this brick American Foursquare in 1927-28. Jones was the Vice President of Belmont Pharmacy, Inc., the Secretary-Treasurer of M. Timberlake, Inc, and a clerk for the local post office. A two-story, two-bay dwelling constructed of brick laid in common bond, 1115 Hazel Street has a full-width porch that is approached by four steps with a metal handrail running down the center, supported by three brick piers, and has

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a deep-eaved, hipped roof with exposed rafter ends. The door is located in the west bay of the south-facing facade; the east bay of the 1st floor has a set of three nine/one-sash windows. The two bays of the 2nd story each have a pair of nine/one-sash windows, the asphalt shingle-covered roof has a deep eave and rafter ends, and a hipped-roof dormer with two small three/one-sash windows and a deep eave with rafter ends is placed in the center of the roof. A brick chimney is attached to the east elevation. A two-story frame addition extends the rear of the house.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Non-Contributing	<i>Total:</i> 1

Lexington Avenue

411 Lexington Avenue 104-5144-0024

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1924

Built in 1924 by the secretary of Wood, Vest & Co., John W. Witt, this two-story, two-bay, hipped-roof, brick American Foursquare is very similar to the three houses that march northwards up Lexington Avenue, adjoining this dwelling. The brick is laid out in six-course American bond and has an exposed concrete foundation. The two-bay facade is approached via three low concrete steps, terminated at each end by concrete parapets that are level with the porch and are bisected by a modern, metal handrail. Three Tuscan columns support the hipped-roof porch that stretches across the entire facade, while two engaged columns terminate the frame porch against the building. The porch has a simple wooden balustrade and entablature. The door is located in the north bay of the east-facing facade and features sidelights and a three-part transom. A three-part window compliments the door, while the one/one-sash windows on 2nd-story bays are coupled. All windows and the entrance feature simplified, segmental surrounds and are topped with segmental arches. The metal roof projects slightly and has a very simple cornice. A small shed-roofed dormer with two casement windows peeks out at the center of the facade, while an engaged, brick chimney is located at the center of the south elevation. A small, one-story brick addition extends the rear of the building, flush with the north elevation. John W. Witt and his family are buried in Maplewood Cemetery.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
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415 Lexington Avenue 104-5144-0025

Medical Business/Office, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1923

Another two-story, two-bay, hipped-roof, brick American Foursquare with an exposed concrete foundation, 415 Lexington was built by carpenter T.E. Hughes in 1923. Hughes and his wife Mary occupied the house until their deaths and the building remained in the Hughes family until the mid-1970s. The two-bay facade is approached via two low concrete steps, terminated at each end by concrete parapets that are slightly lower than the porch and modern, metal handrails. Four

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Tuscan columns support the hipped-roof porch that stretches across the entire facade, while two engaged columns terminate the frame porch against the building. The porch has a turned balustrade and simplified entablature. The door is located in the north bay of the east-facing facade, features sidelights, an elliptical fanlight with tracery, and a brick segmental arch, and is flanked to the north by a window. The 1st floor's south bay and both of the 2nd story bays have single windows; all windows are one/one-sash and have segmental surrounds and arches. The asphalt shingle-covered roof projects slightly and has a deep eave with exposed rafter ends. A hipped-roof dormer with three louvered windows and exposed rafter ends peeks out at the center of the facade, while a brick chimney is visible towards the rear of the building. A small, one-story frame porch flush to the north elevation extends the rear of the building. The brick is laid in common bond.

Individual Resource Status: **Medical Business/Office Contributing** *Total:* 1

**419 Lexington Avenue 104-5144-0026
Medical Business/Office, Stories 2.00, Style: Late 19th and Early 20th C. American
Movement, 1923**

Railroad brakeman A. A. Gibson built this two-story, two-bay, hipped-roof, brick American Foursquare with a visible concrete foundation in 1923 after purchasing the lot from T.E. Hughes, who built the house next door. The two-bay, common bond facade has a porch that extends across the entire facade and is approached via four wooden steps, terminated at each end by a modern balustrade. A modern ramp with balustrade ascends from the southern end of the facade to meet the steps on the landing of the porch. Three brick columns support the porch and are connected by a brick balustrade with a cut out pattern, while two engaged columns terminate the porch against the building. The door is located in the north bay of the east-facing facade and features sidelights and an elliptical fanlight with tracery and a segmental brick arch. The south bay on the 1st floor features a pair of windows, while each of the bays on the facade's 2nd floor have only one window. All windows and the entrance feature simplified, segmental surrounds and segmental brick arches. A hipped-roof dormer with three casement sash windows is visible at the center of the facade and a concrete chimney is also visible. The brick is laid in common bond.

Individual Resource Status: **Medical Business/Office Contributing** *Total:* 1

**423 Lexington Avenue 104-5144-0027
Medical Business/Office, Stories 2.00, Style: Late 19th and Early 20th C. American
Movement, 1925**

After purchasing the lot from George B. Colgan in 1922, J. Adam Early and his wife Ruth constructed this two-story, two-bay, hipped-roof, brick American Foursquare in 1925. Like A. A. Gibson, the original owner of 419 Lexington, Early was also a brakeman. The two-bay, common bond facade is approached via three wooden steps on the north bay of the east-facing facade or a

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modern ramp with wooden balustrade that ascends from the southern end of the facade. Three square Tuscan columns support the full-width porch, which has a simple wooden balustrade and entablature. The glass door is located in the north bay of the facade and is complimented by a tripart window in the south bay topped by a flat arch. The 2nd story bays feature paired three/one-sash windows. A hipped-roof dormer with three casement windows is located at the center of the asphalt shingle-covered roof, while a brick chimney is visible on the southern side of the building. A small, one-story porch flush to the north elevation extends the rear of the building.

Individual Resource Status: **Medical Business/Office Contributing** Total: 1

425 Lexington Avenue 104-5144-0028**Single Dwelling, Stories 2.00, Style: Bungalow/Craftsman, 1924**

When machine operator George A. Fitch built his house in 1924, he chose not to follow the pattern being set by the other houses in Colgan's subdivision. This two-story, two-bay, stucco-finished Craftsman-Bungalow-style dwelling has a side-gabled roof that faces the side street. The asphalt shingle-covered roof flattens and extends out past the facade, creating a porch that stretches across the entire front of the house, is approached by two wooden steps bisected by a simple wooden balustrade, and is surrounded by a solid, stuccoed balustrade. Three simplified, stucco-finished columns support the porch, two framing the entrance located in the south bay of the east-facing facade. The door has sidelights and an elliptical fanlight with tracery. Paired windows are located on the north side of the facade. A prominent front-gabled dormer with exposed rafter ends located in the center of the roof lights the 2nd story with two full-size, three/one-sash windows. The brick chimney emerges out of the roof directly behind the dormer. The gabled roof extends beyond the north and south elevations and also has exposed rafter ends and brackets. A small wooden porch extends beyond the rear of the house and is also sheltered by the extension of the main roof's gable.

Individual Resource Status: **Single Dwelling Contributing** Total: 1

438 Lexington Avenue 104-5144-0060**Parking Lot, Style: No Style Listed, ca 2005**

This vacant lot is a parking lot flanked on both the north and south by other parking areas. All are private parking lots for the Martha Jefferson Hospital. The lot retains its parcel boundaries.

Individual Resource Status: **Parking Lot Non-Contributing** Total: 1

500 Lexington Avenue 104-5144-0029**Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1925**

Built in 1925 most likely on speculation by Eugene B. Lewis, a clerk for the Albemarle Motor Company, this two-story, three-bay, front-gabled house is finished with stucco. A hipped-roof porch stretches across the entire facade, is approached by two wooden steps flanked by simple metal handrails, and is supported by four symmetrically distributed, slender Tuscan columns

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joined by a simple wooden balustrade. The entrance is located in the center of the west-facing facade and is flanked by paired windows on its southern side and a single window to the north. The 2nd story features a set of paired double-hung windows below a small, louvered window in the center of the metal roof's gable. The roof projects slightly beyond the facade and well beyond the sides of the house with exposed rafter ends. The south elevation features a projecting bay with paired windows and a shed dormer above with a set of three windows. The north elevation has an additional 1st floor entrance, as well as an entrance to the basement. All of the windows on the house are four/one-sash. The rear of the house is only one story and has a separate front-gabled roof than that seen from the facade.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

501 Lexington Avenue 104-5144-0030

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1908

A two-story, two-bay frame building with a hipped metal roof and an exposed foundation of concrete blocks fashioned to look like masonry, this house was built in 1908 by plumber L. B. Taylor. A shed-roofed porch stretches the length of the facade and is approached via six concrete steps flanked by metal handrails. Four symmetrically distributed Tuscan columns support the porch, with a simple wooden balustrade and entablature. A door with sidelights and transom is located in the south bay of the east-facing facade. Single two/two-sash windows occupy the other 1st floor bay and each of the 2nd floor bays. A one-story frame addition flush with the north elevation extends the rear of the house, while the south elevation also has a one-story addition to its western side. Like all of the houses on this block of Lexington Avenue, 501 Lexington is separated from the street by a low retaining wall of the same rock-faced concrete blocks that compose the foundation.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Shed** **Non-Contributing** *Total:* 1

502 Lexington Avenue 104-5144-0031

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1907

The District's only example of a variation on a vernacular I-house, 512 Lexington Avenue was built on speculation by Ira L. Ballard in 1907 and immediately sold to Louisa A. Jessup. Jessup's four unmarried children continued to live in the house, her two sons working as a painter and a printer, while one of her two daughters was a teacher. The two-story frame dwelling has a central passage and front-cross gables on either end of its facade. A flat-roofed, narrow porch stretches across the facade and is supported by four freestanding and two engaged square columns. The entrance portico projects slightly, is flanked by two columns connected by a wooden segmental arch and topped with a wooden balustrade above, creating a small balcony. The door has a transom and a simple surround. Each of the front gabled ends has a single, shuttered two/two-sash on each floor and an additional window occupies the 2nd story of the central passage. The

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house has a one-story frame addition on its northern side and the block's retaining wall of rock-faced concrete blocks begins in front of the dwelling, continuing northward on Lexington towards Sycamore Street.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

503 Lexington Avenue 104-5144-0032

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1906

This well-preserved, frame, two-story, three-bay, cross-hipped-roof dwelling raised on a brick foundation was built in 1906 by L.B. Taylor, the same gentleman who constructed 501 Lexington next door. Its hipped-roof porch stretches across the entire facade as well as half of the south elevation and terminates against the hipped roof rear wing of the house, which is placed just south of the south elevation, creating a recessed portion to the facade. It is approached by four wooden steps flanked by wooden railings, and features a turned balustrade, turned posts with knobs, and small scroll brackets. Engaged turned post with knobs terminate the porch against the front of the building. The south bay of the east-facing facade includes a window, the central bay includes the front door, while the north bay features only one one/one-sash window. Each of the two bays on the 2nd floor features one two/two-sash window. All of the windows have louvered shutters. A hipped-roof dormer with three casement windows extends out of the center of the asphalt shingle-covered roof. The recessed wing has an additional entrance facing the street on the 1st floor and a single window on the 2nd floor.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Shed** **Non-Contributing** *Total:* 1

508 Lexington Avenue 104-5144-0033

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1910

A very typical dwelling for the District, 508 Lexington was built by Maggie L. Melton in 1910. Melton's husband, Columbus, was a police officer. The two-story, two-bay, stucco-finished dwelling has a hipped roof with central cross gables flush with each elevation. Two low concrete steps lead to the full-width porch and is supported by four symmetrically distributed, slender Tuscan columns. A balustrade extends across the facade and terminates on the northern side of the house. The double glass doors with a transom and a simple surround are located in the south bay of the east-facing facade. The north bay of the facade has a pair of windows, while the two bays of the upper story each has a single window. All of the windows are two/two-sash, the roof of both the house and the porch are covered in asphalt shingles, and each of the central gables has a boxed cornice and return and a small, circular vignette in the center. A one-story addition extends the rear of the house, is flush with the side elevations, and is an open porch on the northern side of the building.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

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509 Lexington Avenue 104-5144-0034

Single Dwelling, Stories 1.00, Style: Late 19th and Early 20th C. American Movement, 1908

Another singular example within the District, fireman RJ Eastham built this one-story, two-bay, hipped-roof dwelling in 1908. Five wooden steps lead up to the southern end of the porch that shades the entire length of the east-facing facade. Three slender Tuscan columns, two engaged columns, a simple wooden balustrade, and a cornice with dentils support the porch. The door has a simple architrave and is topped by a transom, while the slightly projecting northern bay has a single two/two-sash and shuttered window and is topped by a fully pedimented cross gable and a small casement window. The centers of the north and south elevations feature identical gables, while the dwelling's chimney rises beyond the front gable.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

512 Lexington Avenue 104-5144-0035

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1911

One of the most distinctive dwellings in the District, this two-story, three-bay, hipped-roof, concrete block dwelling was built by contractor W.N. Lupton and his wife, Cora, in 1911. Lupton then sold the house in 1918 to engineer Mason E. and his wife, Sallie. The house takes full advantage of various types of concrete block as W.N. Lupton and his brother John were the area's only dealer of Harmon S. Palmer's Hollow Concrete Building Blocks. The house is approached via three concrete steps flanked by stepped concrete block plinths. A porch with four bold Tuscan columns and a simple cornice stretches the entire length of the facade, each column supported on concrete block piers. The entrance is placed roughly in the center of the west-facing facade. The two side bays each have single two/two-sash windows. The facade has a central, flush gable with a boxed cornice and return. The gable is filled in with fish scale shingles and features a small, circular vignette in its center. The hipped roof is covered in asphalt shingles. The entire bottom floor and porch details are finished in a rock-faced concrete block, while the same version of the material lines the corners of the 2nd story, as well as the 2nd-story windows and the bottom of the gable, much like quoins. The rest of the building is made of plain concrete block. A semi-hexagonal bay projects from the eastern side of the south elevation.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Shed** **Non-Contributing** *Total:* 1

513 Lexington Avenue 104-5144-0036

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1908

Mechanist John C. Young built this stucco-finished dwelling with a two-story, two-bay dwelling with a high-profile, hipped roof in 1908. The east-facing facade is approached on the southern end of the house by a set of seven wide, wooden steps. The steps lead to the full-width porch; is supported by three symmetrically distributed, slender Doric columns and terminated on the facade with two engaged columns; and has a simple wooden balustrade. The porch is topped by a

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simple cornice with dentils. The door has a transom that been filled in and a very large, single-pane, modern bay window on the slightly projecting northern bay. Each of the bays on the 2nd story have two/two-sash replacement windows. While a central, flush, cross gable marks the each of the other elevations, the facade's slightly projecting northern bay features a flush off-center gable with a boxed cornice and return. A chimney rises out of the northern side of the asphalt shingle-covered roof, while a one-story, end-gabled addition abuts the back of the building on the southern side.

<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1

516 Lexington Avenue 104-5144-0037

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1911

Also built by W. N. Lupton in 1911, this two-story, two-bay, frame dwelling was occupied by Lupton and his family, until a widowed Cora Lupton sold the house in 1950. The dwelling has an exposed, rock-faced concrete block foundation and a hipped-roof with a flush off-center cross gable on the northern side of the west-facing facade and a gabled wing projecting from the north elevation. Both gables have boxed cornices and returns and casement windows in the center of the gable. Five concrete steps lead up to the hipped-roof porch that stretches across the facade and around the north elevation to terminate against the gabled wing. Symmetrically distributed, freestanding and engaged Tuscan columns support the porch with a balustrade that runs along the perimeter. While the porch steps are located in the center of the facade, the simple door is slightly off-center in the north bay of the facade, and is flanked by a casement window to the north and a large picture window with a stained-glass frieze in the south bay. Another door is located at the point where the porch terminates against the north wing. The north bay of the 2nd story has a single one/one-sash window, while the south bay has a pair. Both the main hipped roof and the porch roof are covered in asphalt shingle. A brick chimney emerges out of the rear of the hipped roof on the building's southern side. A semi-hexagonal bay projects out of the center of the south elevation's 1st floor, while a two-story rear addition is flush with the south elevation.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
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517 Lexington Avenue 104-5144-0038

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1908

Very similar to its neighbor at 513 Lexington Avenue and also built in 1908, 517 Lexington was constructed by William B. Jarman, a clerk at Jarman's Book Store. The two-story, two-bay dwelling has a high profile hipped roof. The east-facing facade is approached on the southern end of the house by a set of seven wide, concrete steps flanked on the northern side by a simple, modern wooden banister. The steps lead to the porch that stretches the entire length of the facade. The porch has been screened in and now features a modern wooden balustrade and

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vertical supports. The door has a transom and the north bay has a two/two-sash window. A simple cornice with dentils tops the porch. Each of the bays on the 2nd story has single two/two-sash windows. While flush central cross gables mark the side elevations, the facade's projecting northern bay features a flush gable. All of the gables have boxed cornices and returns and casement windows in the center. Chimneys rise out of both the southern and northern sides of the asphalt shingle, hipped roof, while a modern, one-story, shed-roofed addition sits atop the rear of the building, its roof meeting the highest point of the original dwelling's roof.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

519 Lexington Avenue 104-5144-0039

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1911

Lucy Y. Eddins built this two-story, two-bay, frame, hipped-roof dwelling in 1911. Eddins's husband, Fountain A. Eddins, was Vice President of James E. Irvine, Co., Inc., a company that sold men's clothing and furnishings and which's board also included other neighborhood residents O.T. Allegree and A.N. Allegree. The house has six concrete steps leading up to the porch that stretches across the entire facade. The porch has a solid concrete balustrade, is supported by three slender Tuscan columns and columns, and features a cornice with dentils. The entrance is in the north bay of the east-facing facade and has a transom. The south bay on the facade's 1st floor has a single window, as do each of the two bays on the upper story; all windows are two/two-sash. The asphalt shingle roof has a slightly projecting cornice lined with dentils and features a gable flush with the facade's south bay with a boxed cornice with return, dentils, and a small louvered window in the center. The house has two brick chimneys that emerge out of the rear portion of the hipped roof.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Garage** **Contributing** *Total:* 1

520 Lexington Avenue 104-5144-0040

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1916

Almost identical to 516 Lexington Avenue next door, this two-story, two-bay, frame dwelling was also built on speculation by W. N. Lupton in 1916. Lupton sold it in 1920 to engineer Aaron Heflebower. It has a hipped roof with a cross gable flush with the northern bay of the west-facing facade and a gabled wing that projects off of the north elevation. Six wooden steps with a wooden balustrade lead up to the hipped-roof porch that stretches across the facade and around the north elevation to terminate against the projecting wing. The porch is supported by symmetrically distributed Tuscan columns, has a balustrade running along its perimeter, and is topped by a simple cornice. While the porch steps are located in the center of the facade, the simple door is slightly off-center on the northern end of the facade, and is flanked by a casement window to the north and a large picture window to the south, both retaining original stained glass. Another door is located at the point where the porch terminates against the north wing.

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The north bay of the 2nd story has a single one/one-sash window, while the south bay has a pair. A small casement window is located in the center of the gable with boxed cornice and return. A brick chimney emerges out of the rear of the asphalt shingle-covered roof on the building's southern side.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

523 Lexington Avenue 104-5144-0041

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1913

Fireman Alfred A. Short built this two-story, two-bay dwelling in 1913 and lived here with his brother Alex, who was also a fireman. The house has a hipped roof with a central cross gable with boxed cornice and return flush with the center of each elevation and facade. The house is raised on an exposed rock-faced concrete block foundation and is approached via seven wooden steps with a modern metal railing. A shed-roofed porch stretches across most of the facade and is supported by three slender Tuscan columns with two engaged columns that terminate the porch against the house. The porch has a wooden balustrade with turned posts and the entrance is located in the north bay of the east-facing facade. The door has a simple transom. The other 1st floor bay is occupied by a two/two-sash window, as are the two bays of the 2nd floor. Each gable has a small, louvered window in its center. The roof is covered in asphalt shingles and a brick chimney emerges out of the rear. A two-story addition to the south elevation is accessed by a wooden stairway that leads to the 2nd floor, while the 1st floor of the north elevation features a projecting bay that includes paired two/two-sash windows.

Individual Resource Status: **Garage** **Non-Contributing** *Total:* 1
Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

524 Lexington Avenue 104-5144-0042

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1913

John L. Lupton, the proprietor of the Union Station Café and assumed brother of W. N. Lupton, purchased a lot in 1911 from W. N. and built this house there in 1913. He then sold it in 1917 to William T. Payne, who promptly turned the house over, selling it to tailor William B. Watson and his wife in 1919. The two-story, two-bay, hipped-roof dwelling has central cross gables with boxed cornices and returns flush with the facade and north and south elevations. One low concrete step leads to the hipped-roof porch that stretches across most of the facade and is supported by three slender Tuscan columns and two engaged columns that terminate the porch against the front of the house. The porch has a turned balustrade and the door is located in the north bay of the west-facing facade and is topped by a transom. The other bay of the 1st story features a two/two-sash window, as do the two bays of the 2nd story. The central gable of each elevation has a small louvered window in its center. A brick chimney emerges towards the northern side of the metal roof at the rear of the building and a one-story frame addition is flush with the north elevation and raised on a visible rock-faced concrete block foundation due to the

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descending topography of the site.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Garage** **Contributing** *Total:* 1

600 Lexington Avenue 104-5144-0043

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1930

This two-story, two-bay, hipped-roof American Foursquare is finished in stucco and has a hipped-roof porch that stretches across the entire facade. Clerk J. Briscoe Mundy built the house in 1930 on speculation, promptly selling it the same year to Charles Carroll. Carroll and his family are buried in Maplewood Cemetery. Approached via a single concrete step, the porch is supported by three slender Tuscan columns. The door is located in the south bay of the west-facing facade, while the other bay of the 1st floor has a pair of windows. The 2nd story bays have one window each; all windows are three/one-sash. Brick chimneys emerge from either side of the roof and a hipped roof dormer with a three-light casement window peeks out of the center of the metal roof. A one-story, stucco-finished addition is attached to the rear of the house and is flush with the south elevation.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

601 Lexington Avenue 104-5144-0044

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1949

Currently undergoing cosmetic renovations that include the removal and replacement of all siding, windows, and doors as well as a complete interior remodeling, this two-story, three-bay, frame house was built in 1949 by widow Christine Haney. Haney worked for a local mill and lived here until her death in 1980. The house has a side-gabled roof, exposed cinderblock foundation, and the central bay of the projects beyond the east-facing facade and has a high-pitched cross gable. The front door has been replaced with a glass door and french doors have been installed on either side of the entrance pavilion. Two gabled dormers emerge above the two side bays while a brick chimney is attached to the eastern side of the south elevation. A small porch with four concrete steps is attached to the house on its south elevation, and features another entrance to the house. The wood siding has been replaced with synthetic-vinyl and the roof is covered with asphalt shingles. A deck has been added to the front facade, and allows for access to the doors in the south bay and the central entrance. Due to the renovations and remodeling, this is no longer contributing to the district.

Individual Resource Status: **Single Dwelling** **Non-Contributing** *Total:* 1

603 Lexington Avenue 104-5144-0045

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1893

The Locust Grove Investment Company built this two-story, two-bay, stucco-finished, hipped-roof dwelling on speculation between 1893 and 1897 and sold it to widowed Sarah E. Eastham in

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1897. The house features a hipped-roof porch that encircles the east-facing facade and most of the southern elevation before it terminates against a portion of the rear of the house that projects beyond the main mass. The porch is approached via only a single low step and is supported by symmetrically distributed slender turned posts with knobs and fan-like brackets, with a simplified turned balustrade. The double, stained-glass doors are located in the north bay of the 1st floor and are topped by a transom. A two/two-sash window occupies the other 1st floor bay, while each of the two 2nd story bays also have single two/two-sash windows. The building's cornice features exposed brackets below the projecting tin roof. A small sunroom currently under renovation abuts the western corner of the north elevation. Because of a grade change, the porch is supported on brick piers on the south elevation.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1

605 Lexington Avenue 104-5144-0046

Single Dwelling, Stories 2.00, Style: Late 19th and 20th Century Revivals, 1938

This two-story, three-bay Georgian Revival house is finished in stucco and has a side-gabled roof covered in asphalt shingles. Married stenographer and notary Mary Stella Robertson built the house in 1937. The dwelling is approached by two slate steps that lead to the centrally located entrance, squeezed in between the two larger side bays. The house retains its original door, which has vertical glass panels with tracery on its upper portion and solid, carved panels on the lower section. The door is flanked by full-length louvered shutters and sheltered by a delicate portico, complete with slender Tuscan columns, a decorated cornice, and a projecting pediment with dentils. The entranceway is abutted to either side by six/one-sash windows, each with a single, louvered shutter flanking its outside edge. The two bays of the upper story each have a single, shuttered, six/one-sash window that abuts the decorated cornice above. The south elevation has a one-story addition flush with the facade and features a single fanlight on each of its three sides.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
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606 Lexington Avenue 104-5144-0047

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1905

Carpenter W. A. Anderson built this house in 1905 after the double lot exchanged hands between Locust Grove Investment Company board members Jefferson M. Levy and Orville Nalle. The two-bay, two-story, side-gabled, frame house has two concrete steps that lead to the shed-roofed porch that stretches across most of the facade and is supported by four squared and chamfered columns symmetrically distributed. The doorway is located in the south bay of the west-facing facade and features a double-light transom. A single window occupies the other bay of the 1st floor, while both bays of the 2nd floor have a single window as well. All of the windows are six/six-sash and have louvered shutters. The roof is metal and a brick chimney emerges out of

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the back side. The roof flattens out and extends towards the rear and a one-story frame addition is flush with the north elevation.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1

**607 Lexington Avenue 104-5144-0048
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1893**

The Locust Grove Investment Company built this two-story, two-bay, hipped-roof, stucco-finished dwelling on speculation sometime between 1893 and 1899, when they sold the house to widow Eliza H. Harris. It has a cross gable flush with the south bay of the east-facing facade and central, flush cross gables on each of the other elevations. Five wooden steps approach the hipped-roof porch that covers the facade, is supported on concrete block piers, and has four turned posts with knobs symmetrically distributed across the front with two engaged posts that terminate the porch against the facade. The porch also has a simple wooden balustrade. The entranceway is located in the north bay of the facade and features its original double glass doors and single-light transom. The other bay of the 1st floor has a single, shuttered, one/one-sash window, while the two bays of the 2nd floor each have a single one/one-sash window as well. The house is topped by a wide, simplified cornice and all of the gables have boxed cornices and returns and small louvered casement windows. The rear of the house has a porch that projects beyond the north elevation and a two-story addition flush with the wall, while the southern elevation has a projecting, one-story addition. The roof is metal and a brick chimney emerges directly behind the gable of the facade. Eliza H. Harris and her family are buried in Maplewood Cemetery.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1

**608 Lexington Avenue 104-5144-0049
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1893**

Having recently had all of its windows replaced, the Locust Grove Investment Company also built this two-story, two-bay, hipped-roof frame dwelling for speculation. Built sometime between the LGIC's acquisition of the property in 1893 and the sale to House Steam Laundry owner J. Z. Holladay, Jr. in 1905, the house has a metal, hipped roof with central cross gables flush with each elevation and the facade. The shed-roofed porch shades the entire facade and is approached by three shallow wooden steps with a simple wooden handrail, leading up to the entrance in the north bay of the west-facing facade. Turned posts with knobs support the porch and are accompanied by fan-like brackets across the front and two engaged turned posts with knobs where the porch terminates against the front of the house. The door occupies the north bay and has a simple surround and a double-light transom. The facade's south bay has a single

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window, while one window per bay occupies the 2nd floor and abuts the tin roof of the porch below; all windows are two/two-sash replacement and have louvered shutters. Each of the gables has a boxed cornice and return.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

612 Lexington Avenue 104-5144-0050

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1917

The earliest American Foursquare in the District, the house at 612 Lexington Avenue is made of brick laid in seven-course American bond and has a relatively steep hipped roof and a hipped-roof porch that stretches across the facade on free-standing and engaged Tuscan columns and a simple entablature. Aubry N. Allegree built the house in 1917 and was president of James E. Irvine, Co., Inc. One enters the porch via two low slate steps and the front door is located in the west-facing facade's north bay with sidelights and an elliptical fanlight with tracery. The south bay of the 1st floor and both bays of the 2nd floor have single one/one-sash windows with segmental surrounds and topped by segmental arches. A small, hipped-roof dormer with two one/one-sash casement windows is set in the middle of the asphalt-shingle roof and a chimney is visible on the southern side of the roof.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

615 Lexington Avenue 104-5144-0051

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1913

District Manager of Mutual Life Insurance Company of New York Robert C. Nicholas built 615 Lexington Avenue in 1913. Nicholas and his family would later be buried in Maplewood Cemetery. The two-story, two-bay, stucco-finished dwelling has a hipped roof and a hipped-roof porch that covers most of the facade. The foundation is rock-faced concrete block. Five wooden steps with a simple wooden balustrade lead up to the porch on the north side of the east-facing facade and have simple wooden handrails. Two slender Doric columns, two engaged columns at the point where the porch terminates against the house, a turned post balustrade, and an undecorated entablature support the porch. The front door occupies the north bay and has a transom above, while the south bay of the facade has a two/two-sash replacement window. Each of the bays on the 2nd story have single two/two-sash replacement windows as well and all of the windows are shuttered. The cornice features a small central cross-gable with boxed cornice and return flush and in the center of the facade, as well as a small, circular louvered vignette directly under the gable's peak. A brick chimney emerges out of the asphalt shingle roof towards the south of the rear of the building.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Garage** **Non-Contributing** *Total:* 1

616 Lexington Avenue 104-5144-0052

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1922

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This two-story, three-bay, hipped-roof, stucco-finished American Foursquare has a hipped-roof porch on four freestanding and two engaged Tuscan columns. Auto painter and mechanic George W. Smith purchased the lot from W. N. and Cora Lupton in 1921 and built this house in 1922. The entablature is simple and the approach is centered on the porch both via three concrete steps and a makeshift wooden ramp. The door is located in the center of the facade and all of the south and north bays of the west-facing facade have one/one-sash windows. There are only two bays on the 2nd story. A hipped-roof dormer with three square casement windows is positioned in the center of the metal roof. A chimney is visible towards the south elevation, where multiple windows have air-conditioning units.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

620 Lexington Avenue 104-5144-0053

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1906

A frame, two-story, two-bay, hipped-roof dwelling built by boilermaker Charles E. Hagen in 1906, the particularly well-preserved 620 Lexington retains some of the most delicate vernacular Victorian details in the District. The building has central cross gables with boxed cornices and returns flush with and centered on each elevation and the facade. Four wooden steps with wooden banisters lead up to the porch on the northern end of the west-facing facade. The porch stretches the length of the facade and roughly half of the north elevation. The porch is supported by a series of slender turned posts with knobs, equally distributed across both elevations, with delicate cutout, fan-like brackets and a turned balustrade. The double door occupies the north bay of the facade and is topped by a transom with tracery; both the doors and the transom retain original stained glass. The south bay of the facade has a single one/one-sash window while each of the 2nd story bays also has a single one/one-sash window. All of the windows have louvered shutters. Each of the gables is filled in with fish scale shingles and a one-story, hipped-roof addition is attached to the rear of the house and extends beyond the north elevation. The house is partially covered in vinyl siding.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

621 Lexington Avenue 104-5144-0054

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1913

Another one of the most distinctive houses in the District also built of rock-faced concrete block, The Michie Company pressman C. A. Anderson built 621 Lexington in 1913. This two-story, hipped-roof house is slightly L-shaped, with a semi-hexagonal projecting bay on its southern side. One approaches the metal-roofed house via six concrete steps with metal handrails roughly in the center of a hipped-roof porch that stretches the entire length of the facade and has four extremely simplified Tuscan columns with a turned balustrade. The door has fanlights and a transom, is roughly in the center of the facade abutting the projecting bay, and is surrounded by a segmental surround with a segmental arch above. It is flanked to the right by a casement window

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with tracery. A single window sits above the door on the 2nd floor. The projecting bay has three windows on each story and is topped by a full, projecting pediment with a cornice and exposed rafter ends that match the porch below and extend around the entire house at the base of the metal roof. The pediment is covered with asphalt tiles and has a small, louvered vent in its center. The windows on the 1st floor have segmental surrounds and all of the windows are one/one-sash. Plain concrete block water and string courses differentiate the side elevations. A chimney emerges from the middle of the roof on the southwest side of the house. The north elevation also has a small pediment at its northeast corner to match the facade. An original, one-story wing pushes the house to the rear of the lot and is amended by a modern frame sunroom.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1

700 Lexington Avenue 104-5144-0055

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1915

A two-story, two-bay, hipped-roof brick dwelling, 700 Lexington Avenue has strong Colonial Revival details and dominates its corner lot. Woods W. Coffey, a conductor, built the house in 1915 and the family continued to own the house until his wife, Eva Elizabeth Coffey, died in 1978. Constructed of brick laid in seven-course American bond, the house has off-center cross gables flush with the facade and north elevation and a slightly projecting, gabled wing extending the rear elevation beyond the south elevation. A wooden porch with simple Tuscan columns stretches across the east-facing facade and around the south elevation, terminating at the rear wing. It has a large cornice with exposed block modillions. The door is located in the facade's north bay and has sidelights and a transom with tracery, while the north bay has a single window. Each bay on the 2nd floor also has a single window. All of the windows have louvered shutters, segmental surrounds and arches and are one/one-sash. A prominent cornice marks the roofline also with exposed block modillions, and each gable has a boxed cornice with return and a small one/one-sash window in the center of the pediment. A brick chimney emerges out of the center of the asphalt-shingle roof and a one-story, frame addition is attached to the rear.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1

704 Lexington Avenue 104-5144-0056

Single Dwelling, Stories 1.00, Style: Other, 1953

Typical of its period within the District, this one-story, three-bay, side-gabled small brick ranch house was built in 1953 by Glover W. Forloines, superintendent of Charlottesville Lumber. Forloines built the house on speculation, as he sold it the same year it was constructed to widow Myrtle Watts Haggerty. The brick is laid in common bond, the dwelling has a single one/one-sash window on the north bay of the west-facing facade, a door with an aluminum awning in the central bay, and a three-part bay window in the south bay. The roofline has a very slight cornice

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with dentils and the side-gabled roof is covered in asphalt shingles. A brick chimney emerges out of roughly the center of the house, while an additional entrance marks the north elevation.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

710 Lexington Avenue 104-5144-0057

Single Dwelling, Stories 1.00, Style: Other, 1952

C&O Railroad engineer Wendell Robert Ross built this house in 1952, just a year before its very similar neighbor to the south was constructed. The one-story, three-bay, side-gabled brick rancher is laid in common bond and has paired one/one-sash windows in both the north and south bays of the west-facing facade. The central entranceway has a small, gabled porch with simple slender supports and balustrade. An attached brick chimney marks the north elevation and the gabled roof is covered in asphalt shingles. A one-story brick and frame addition to the rear of the house is flush with the side elevations.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Shed** **Non-Contributing** *Total:* 1

712 Lexington Avenue 104-5144-0058

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1916

A very similar two-bay, two-story, hipped-roof brick dwelling as 700 Lexington Avenue, 712 Lexington Avenue was built one year later in 1916 by engineer John George Harbottle. The house has a metal roof with cross gables flush with the facade and south elevation and a gabled wing to the rear of the building that projects beyond the north elevation. The brick is laid in common bond, though each of the corners is marked by brick quoins and the 2nd story is visually terminated by a brick stringcourse. A porch wraps around the entire facade and the north elevation, terminating where it meets the projecting wing. Slender freestanding and engaged Doric columns support the porch, with a simple balustrade and a simple cornice with dentils. The entrance is located in the north bay of the west-facing facade and has an elliptical fanlight with tracery and sidelights. The other 1st floor bay, as well as each of the two bays of the 2nd story, are occupied by a one/one-sash window. All of the windows on the facade have louvered shutters, while the 1st floor window has segmental surrounds and the 2nd floor windows are topped with jack arches. All of the gables have boxed cornices with returns and a small, louvered window in the center. The house has two brick chimneys: one in the north elevation's wing, the other emerging from closer to the center the roof. A one-story, frame addition is flush with the north elevation.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Garage** **Contributing** *Total:* 1

716 Lexington Avenue 104-5144-0059

Single Dwelling, Stories 1.00, Style: Other, 1941

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A singular example of its type in the District, 716 Lexington Avenue is a small, one-story, three-bay, common bond brick house that is distinguished by a sweeping metal roof porch that gracefully projects out of the side-gabled roof of the dwelling. Dorothy S. Marshall and her husband Orvall were given the property in 1940 by Dorothy's parents, John George and Sarah Alice Harbottle, who built the house next door at 712 Lexington and in which Dorothy Marshall spent her childhood. The Marshalls built this house a year after receiving the property, in 1941. The porch is at ground level and shades the central and south bay of the west-facing facade with its centrally placed door and single window occupying the south bay. Four square columns support the porch. The north bay of the facade has a single window. Both windows are six/six-sash. A brick chimney is attached to the south elevation and a one-story addition is attached to the rear of the dwelling.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Locust Avenue**400 Locust Avenue 104-5144-0001****Medical Business/Office, Stories 2.00, Style: Other, ca 1970**

This two-story, brick medical business/office building has a flat roof and two stories visible on East High Street, while only one story is visible on Locust Avenue due to the slope of the site.

Individual Resource Status: **Medical Business/Office Non-Contributing** *Total:* 1

459 Locust Avenue 104-5144-0061**Hospital, Stories 5.00, Style: Other, ca 1928**

A very large complex with only one address, the Martha Jefferson Hospital was built in four major phases. The first hospital building was constructed in 1903, but was demolished in order to make way for the present emergency room. The impressive Colonial Revival building Patterson Wing, made possible by a \$100,000 donation from Mr. and Mrs. Addison Patterson, was constructed in 1928-29 and designed by Johnson & Brannan of Lynchburg. The four-story common bond brick Patterson Wing has 13 bays and an end, parapet-gable, asphalt-tile roof with a massive, double chimney on each end. The three central bays project slightly to create a well-defined formal entrance. Seven brick steps lead to a small platform from which a set of stairs spring to either side of the main entrance, both bounded with identical metal handrails. The doorway is ornate with decorated, wooden, compound pilasters, architrave and broken pediment, as well as sidelights and a transom with tracery. Immediately above the entrance is a circular headed window, its shape determined by the classically-detailed surround with a semi-circular, broken pediment. Brick quoins border the 2nd story window and compliment the quoins that line the sides of the 1st and 2nd floors of the central projection. Immediately above is a brick stringcourse, followed by a Venetian window. The central projection is topped by a pediment that continues the cornice and modillions that encircle the structure, and includes a fanlight with

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keystone. All of the windows are 12/12-sash windows; jack arches and keystones distinguish those of the 1st and 2nd floors. Three gabled dormers with circular headed windows and broken pediments are symmetrically distributed to either side of the central projection. The south elevation has three bays with a two-story addition abutting the two western bays. The addition is bounded on the 1st floor by large, circular headed windows and segmental surrounds. The 2nd floor is a sunroom with modern sliding glass doors, coupled Tuscan columns, a simple entablature and balustrade, and a chinoise-rail balcony. Window air-conditioning units occupy many of the second-story windows. Abutting the north end of the Sanitarium is the four-bay, five-story, flat-roofed Rucker Wing, built in 1952-54 and constituting the 3rd major phase of building at the hospital. The rectangular Palladian windows on the Locust Avenue facade of the Rucker Wing have since been altered; all Colonial Revival decoration has been removed, leaving only metal surrounds. The final phase of building at Martha Jefferson includes the substantial, non-historic, five-story, brick building to the rear and north of the Patterson and Rucker Wings, built beginning in the 1980s. This includes the Emergency Room that is accessed via East High Street and sits behind the Patterson Wing and the Cardwell Center north of the Rucker and Patterson Wings that is accessed via Locust Avenue. A covered walkway was built along the north elevation of the Rucker Wing to join with the hospital's principal entrance in the northern part of the new wing.

Individual Resource Status: **Hospital** **Contributing** *Total:*
1

**504 Locust Avenue 104-5144-0062
Parking Lot, Style: No Style Listed, ca 1970**

This vacant lot is a parking lot used for the doctor's office at 400-410 Locust Avenue.

Individual Resource Status: **Parking Lot** **Non-Contributing** *Total:* 1

**506 Locust Avenue 104-5144-0063
Single Dwelling, Stories 1.50, Style: Late 19th and Early 20th C. American Movement, 1949**

This one-story, three-bay brick ranch house has an asphalt shingle-covered, side-gabled roof with a prominent, high pitched cross-gabled central bay that projects slightly beyond the west-facing facade to mark the entrance of the building. Each of the side bays has a single two-pane, square casement window topped with a flat arch. The central, gabled bay is approached by four concrete steps leading to a small landing. The door is in the center and topped by a Colonial Revival-style lintel. Small casement windows flank either side of the door and are also topped with flat arches. A small porch and brick chimney are attached to the north elevation. The brick is laid in common bond. Herman Barrett Chapman, a conductor working for the C&O Railroad, built the house in 1949. After he died in 1997, his wife Evelyn sold the house to Martha Jefferson Hospital with a life trust.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

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Charlottesville, Virginia**Section 7 (Inventory) Page 38*Individual Resource Status:* **Garage****Non-Contributing** Total: 1**507 Locust Avenue 104-5144-0064****Medical Business/Office, Stories 2.00, Style: Late 19th and Early 20th C. American
Movement, 1915**

A very similar two-bay, two-story, brick dwelling to 700 Lexington Avenue, 507 Locust Avenue was built in 1915 by engineer B. R. Lester. The house has a metal hipped roof with a gable flush with the south bay of the facade, a central gable flush with the north elevation, and a gabled wing to the rear of the building that projects from the south elevation. The brick is laid in seven-course American bond and a hipped-roof porch wraps around the entire facade and the south elevation, terminating where it meets the projecting wing with another entrance with a transom above. Freestanding and engaged slender Tuscan columns support the porch, along with a turned balustrade. The porch has a prominent cornice with modillions. The entrance is located in the north bay of the facade and has an elliptical fanlight with tracery and sidelights. The other bay of the 1st story, as well as each of the two bays of the 2nd story, is occupied by a two/two-sash window; the two windows of the south bay have segmental surrounds and arches, while the 2nd story of the north bay has a window topped by a jack arch. The building's cornice matches the porch with prominent modillions. Each of the gables has a boxed cornice with returns and a small, one/one-sash window in its center. The house has a brick chimney emerging out of the center of the metal roof and a one-story addition to the rear, flush with both side elevations, is enclosed in brick on the rear elevation's northern side and an open porch on the southern side.

Individual Resource Status: **Medical Business/Office Contributing** Total: 1**509 Locust Avenue 104-5144-0065****Medical Business/Office, Stories 2.00, Style: Late 19th and Early 20th C. American
Movement, ca 1893**

The Locust Grove Investment Company built this two-story, three-bay frame dwelling on speculation between 1893 and 1895. They sold it in 1895 to Lulu M. and W. W. Keenan, who immediately sold it to J. Payne Carroll, a traveling salesman who later became a partner in Walker-Carroll-Adams Hardware Company with his brother Julian, Vice President of Charlottesville Hardware, Co., and who is buried in Maplewood Cemetery. The house has hipped roof with a projecting, semi-hexagonal south bay on the east-facing facade; an identical semi-hexagonal bay on the south elevation; and a rectangular, projecting bay on the north elevation. A hipped-roof porch stretches across the entire facade, supported by three battered wooden piers supported on brick plinths connected by a solid brick balustrade. On each of the semi-hexagonal bays' floors, the central section has paired narrow windows, while each of the side sections has a single window. The north bay of the facade includes a single window on the 1st floor and a single window on the 2nd, while the central bay features the entrance with sidelights and a transom and no window on the 2nd floor. All of the windows in the building are

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one/one-sash. The facade's south bay and both of the side elevations have flush gables with small one/one-sash windows, while asphalt shingles cover the roof. Brick chimneys emerge close to the edge of each of the two side elevations. A one-story frame addition spans the rear elevation, while a modern ramp has been installed for access to the entrance on the south elevation, located just behind the elevation's semi-hexagonal wing.

Individual Resource Status: **Medical Business/Office** **Contributing** *Total:* 1

510 Locust Avenue **104-5144-0066**
Single Dwelling, Stories 1.00, Style: Late 19th and Early 20th C. American Movement, 1960

This 1-story brick building is a simple box with large windows built as a doctor's office.

Individual Resource Status: **Medical Business/Office Non-Contributing** *Total:* 1

513 Locust Avenue **104-5144-0067**
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1895

In its massing, 513 Locust Avenue is very similar to its neighbor to the south, 509 Locust Avenue. It was built between 1895 and 1896 by Annie S. Lindsay, who also built 517 Locust Avenue next door. Lindsay built both houses on speculation, as she and her publisher husband lived on Wertland Street. A two-story, three-bay frame dwelling, the house has a hipped roof with a fully pedimented, semi-hexagonal, south bay on the east-facing facade; and a projecting, gabled wing on the north elevation. A hipped-roof porch abuts the facade's projecting bay and stretches across the facade and down the north elevation to meet the side wing with an additional entranceway. The porch is supported by turned posts with knobs across the facade and two additional slender, rectangular posts with a balustrade between on the north elevation. The entrance also abuts the projecting south bay and has two separate doors. It is flanked to the north by a small casement window. The semi-hexagonal bay has paired windows in its central section on both floors, with single windows on the side sections. The 2nd story has only a centrally-placed single window and the portion of the north wing that faces the street has a single window per floor. All of the windows are one/one-sash. The roof is covered in asphalt shingles and a chimney is visible. All of the gables have full pediments with paired casement windows.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

516 Locust Avenue **104-5144-0068**
Medical Business/Office, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1893

Brothers J. N. and W. W. Waddell began building this house before the Locust Grove Investment Company purchased the surrounding lots, finishing construction in 1893. W. W. was a teller for the Peoples National Bank, while his brother was a salesman. Both Wadell brothers and their families are buried in Maplewood Cemetery. This two-story, hipped roof, frame house has a

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projecting, semi-hexagonal south bay on the east-facing facade. A small shed-roofed porch with turned post with knobs; a turned balustrade; and cutout, fan-like brackets; and spools along the porch frieze abuts the south bay and wraps partly around the north elevation. The door is located in the recessed north bay with a transom and a single window above on the 2nd story, while each side of the semi-hexagonal bay on each floor has a single window; all windows in the house are two/two-sash. The roof is covered in asphalt shingles and a brick chimney is visible. A series of one-story frame additions are flush with the south elevation.

Individual Resource Status: **Medical Business/Office Contributing** Total: 1
Individual Resource Status: **Garage Non-Contributing** Total: 1

**517 Locust Avenue 104-5144-0069
Medical Business/Office, Stories 2.00, Style: Late 19th and Early 20th C. American
Movement, ca 1895**

Also built by Annie S. Lindsay beginning in 1895, this two-story, three-bay, hipped-roof dwelling has a projecting south bay on the east-facing facade and a semi-hexagonal projecting bay on the south elevation. A porch occupies the 1st floor of the facade's central and north bays and abuts the projecting south bay. The porch is approached by a modern ramp, supported by engaged and freestanding Tuscan columns, and has a turned balustrade. The door with a single-light transom is roughly in the center of the facade and is flanked by a single window. Single windows mirror the placement of both the door and this window on the 2nd floor, while the projecting south bay features a single window at the center of each of its floor. All of the windows are two/two-sash. The south bay features a full pediment, complete with a small casement window in the center and is mirrored by another gable flush with the eastern side of the north elevation as well as the gable of the south elevation's wing. The roof is covered in asphalt singles and a brick chimney emerges roughly out of its center.

Individual Resource Status: **Medical Business/Office Contributing** Total: 1

**520 Locust Avenue 104-5144-0070
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1925**

Engineer Herman F. Thacker built this two-story, two-bay, brick American Foursquare in 1925. The dwelling has a hipped roof covered in asphalt shingles, and a hipped-roof porch with Tuscan columns that stretches across the entire facade. The house is approached from the street by two flights of concrete steps due to the steep grade of the site, the 2nd set leading up to the porch on the northern side of the west-facing facade. The door is located in the north bay with sidelights and a transom, while a pair of three/one-sash windows is located in the north bay of the 1st floor. Each of the bays of the 2nd story has a single three/one-sash window. A hipped-roof dormer with two three/one-sash windows peeks out of the center of the roof and a brick chimney emerges from the southern side of the roof. The brick is laid in common bond.

Individual Resource Status: **Single Dwelling Contributing** Total: 1

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524 Locust Avenue 104-5144-0071

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1894

This two-story, two-bay frame dwelling has a cross-gabled roof with gabled, slightly projecting wings on the south and north elevations and a front-gabled facade. A hipped-roof porch on turned posts with knobs shades the door with its transom in the south bay of the west-facing façade and also the south elevation before terminating against the south wing. The north bay of the façade's main mass and both of the 2nd story bays have single windows, as does the projecting wing. All windows are one/one-sash and have louvered shutters. While the gable of the north and south wings have only a small casement window, the front flush gable is also filled in with wooden shingles. The roof is covered in asphalt singles, a brick chimney is visible, and the house is approached from the sidewalk by two flights of brick steps.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

528 Locust Avenue 104-5101

Other DHR Id #: 104-5144-0072

Single Dwelling, Stories 2.00, Style: Queen Anne, ca 1919

This 2 story, frame, gable ell Queen Anne house sits on brick piers and has a partially-wrapped front porch that covers the double leaf front entry. A two story projecting bay dominates the west elevation. The standing seam tin roof is pierced by three interior brick chimneys. The house appears to be covered in vinyl siding and the original windows appear to have been replaced with vinyl replacement windows. The plan of this 2.5 story, hipped-roof dwelling features a central entrance and stair hall, while two projecting, gabled wings emerge from the north elevation and the eastern side of the facade. A hipped-roof porch that abuts the projecting wing of the facade then wraps around the corner of the central mass before terminating against the north wing. Supported beneath by brick piers, the porch is elaborately decorated with a wooden balustrade; turned posts with knobs; cutout, fan-like brackets; and spools along the porch frieze. The entrance is located on the west-facing facade at the point where the facade wing meets the main mass and is approached at street level by two sets of concrete steps. The house retains its original carved, double wooden doors and transom and an original, stained-glass window occupies the north-facing wall. There is another door in the north wing facing westward onto the porch. All of the windows on the house are one/one-sash, though the windows on the facade's wing are in pairs. The two gabled ends have windows to light the third story. All of the windows on the 2nd floor have louvered shutters. The south elevation also features a semi-octagonal bay and a small, one-story addition is located on the northeast corner of the building. Brick chimneys emerge out of the roof of the south wing and at the point at which the central mass meets the east wing. The building date is ca. 1892, it is 2.5 stories, and the style is Late 19th and early 20th century American Movements.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

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601 Locust Avenue 104-5144-0073

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1896

Built in 1896 by Ora S. Payne and her husband, Grafton Payne, the house was sold in 1898 to Samuel B. Young, an engineer whose family owned the house until 1961. The two-story, two-bay stucco-finished house has a cross-hipped roof and a projecting, gabled, northern bay on the east-facing facade and on the south elevation, while the north elevation has a projecting, gabled, semi-hexagonal bay. A hipped-roof porch stretches across the entire facade, encompassing the projecting north bay of the facade and part of the south elevation before terminating at an additional recessed portion of the house's main mass. The porch has Tuscan columns and the door is located in the south bay with sidelights and a transom, both of which retain original stained glass. The projecting bay of the facade has paired windows on the 1st floor and a single window on the 2nd floor. The 2nd story's south bay has a single window as well. All of the windows are two/two-sash. The facade's projecting bay has a gable flush with the facade and a small casement window, while the flush south elevation's gable has a small louvered window. The roof is covered in asphalt shingle and two brick chimneys are visible.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Secondary Building	Contributing	<i>Total:</i> 1

602 Locust Avenue 104-5144-0074

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1894

This two-story, two-bay, stucco-finished dwelling has a hipped roof with flush off-center cross gables on the facade and south elevation and a central cross gable flush with the north elevation. T. M. Hill constructed this house between 1894 and 1900, five years before building the Hill-Holladay House at 864 Locust Avenue in 1895. Hill was a salesman and is buried in Maplewood Cemetery. A hipped-roof porch approached via two series of steps and supported by battered Tuscan piers on wooden plinths shades the entire facade and wraps around part of the south elevation. The door is located in the north bay of the west-facing facade and has sidelights with beveled and stained glass and a transom. The door is glass and original to the house. The south bay of the 1st story and both bays of the 2nd story feature tall two/two-sash windows. A one-story stucco addition is flush with the north elevation and attached to a stucco-finished garage that opens onto Sycamore Street via a wooden pergola. The roof is metal and each of the gables is filled in with fish scale shingles and has a circular vignette in the center.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1

603 Locust Avenue 104-5144-0075

Single Dwelling, Stories 1.00, Style: Other, post 1961

Built sometime in the late 1960s, this small, one-story, three-bay, side-gabled, common bond

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brick ranch house typical of the other houses of its period in the District, this house has a single one/one sash window in the south bay of its east-facing facade; a door flanked to its south by a small window in the central bay; and a three-part bay window in the north bay. A brick chimney emerges out of the very northern edge of the asphalt-shingle roof.

Individual Resource Status: **Single Dwelling** **Non-Contributing** *Total:* 1
604 Locust Avenue **104-5144-0076**

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1957

August 2004: William B. Jones built this one-story, three-bay brick, house in 1957. It has a low, front-gabled roof covered in asphalt shingles. A shed-roofed porch supported by aluminum supports shades the central and south bay of the west-facing facade. The door is in the central bay, while a single sash window is located in the south bay. The north bay has a three-part picture window. The brick is laid in common bond and the roof is covered in asphalt shingles.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

609 Locust Avenue **104-5144-0077**

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1896

One of two houses built on this block in 1896 by O. T. Allegree and A. N. Adams, this two-story, two-bay, seven-course American bond brick, hipped-roofed building has a central cross gable flush with the east-facing facade and a projecting, gabled wing on the south elevation. A. N. Adams was in business with J. Payne Carroll in Walker-Carroll-Adams Hardware Co. and Allegree had a livery and feed stables business on Market Street. A shed-roofed porch stretches across the facade with freestanding and engaged Tuscan columns and continues around the south elevation before terminating against the south wing. The doorway is located in the facade's south bay and has sidelights and a multi-light transom; the north bay has a single window. Both have segmental surrounds and arches. The porch is topped by a cornice with dentils and block modillions. Each of the bays in the 2nd story has a single square, one/one-sash window topped with a jack arch. Each of the gables has a boxed cornice and return and a small casement window in the center, while a cornice that matches the porch with modillions and dentils stretches around the entire building. The roof is metal and the north elevation features a slightly projecting, semi-hexagonal bay.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

610 Locust Avenue **104-5144-0078**

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1893

Built on speculation by Locust Grove Investment Company member George W. R. Burnley between 1893 and 1895, this two-story, two-bay frame dwelling has a hipped roof with a cross gable flush with the south bay of the west-facing facade and a central cross gable flush with the south elevation. A hipped-roof porch on slender Tuscan columns and approached via four

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wooden steps stretches across the facade and runs the entire length of the south elevation. The door with its sidelights and elliptical fanlight with tracery is located in the north bay, while the south bay and both bays of the 2nd story have single two/two-sash windows. The metal roof has a prominent cornice and carved brackets, while a circular vignette occupies the center of both gables. A two-story frame rear addition is flush with both side elevations and has a projecting bay on the 2nd story of its north elevation.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Shed	Non-Contributing	<i>Total:</i> 1

612 Locust Avenue 104-5144-0079
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1893

This two-story, two-bay house was built on speculation by W. R. Burnley at the same time as 610 Locust Avenue. The dwelling has a hipped roof with central cross gables flush with both side elevations and an off-center gable that is flush with the enlarged and slightly projecting south bay of the west-facing facade. A hipped roof porch approached via five steps stretches across the entire facade and has turned posts with knobs, a turned balustrade, and spools along the porch frieze. The door is located in the smaller, slightly recessed north bay and has sidelights and a transom. The 2nd story of the north bay has single sash window. The projecting south bay has a single sash window on each floor; all windows have louvered shutters and are two/two-sash. The metal roof has deep eaves and exposed brackets. A two-story, shed-roof addition is flush with the north elevation and abutted by a one-story addition.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1

613 Locust Avenue 104-5144-0080
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1896

Also built by A. N. Adams and O. T. Allegree, this two-story, hipped-roof, frame dwelling has a gabled wing that extends beyond the main mass on the south elevation, and a semi-hexagonal, projecting bay on the north side of the east-facing facade. A hipped-roof porch abuts the semi-hexagonal bay and wraps around the south elevation, terminating with a window where it meets the south elevation's wing. It is supported by slender Tuscan columns and is approached by a single step. The doorway is located in the facade's south bay, abutting the semi-hexagonal north bay with sidelights and a single-light transom. On both the 1st and 2nd floors of the semi-hexagonal bay, each of the three sides has a single window, while the south bay of the facade has a single window on the 2nd story. The east-facing elevation of the south wing also has a single window on the 2nd story. All of the windows are two/two-sash with louvered shutters. The facade's semi-hexagonal bay and the south elevation's wing both feature full pediments with small casement windows that continue the same siding pattern and cornice line as the rest of the

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house. The house has two brick chimneys that emerge out of the metal roof.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1**616 Locust Avenue** **104-5144-0081****Multiple dwelling, Stories 2.00, Style: Other, ca 1970**

A non-contributing resource built in the 1970s, this two-story, side-gabled brick duplex has two identical two-bay facades next to one another, reversed so that the doors are both in the center of the building. The other bay of each of the 1st floor facades each has paired six/six-sash windows, while the two upper bays each have single six/six-sash windows. The roof is covered in asphalt shingles and the 2nd story of the northern unit is covered in asphalt shingles as well.

Individual Resource Status: **Multiple dwelling** **Non-Contributing** *Total:* 1**619 Locust Avenue** **104-5144-0082****Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1893**

The Locust Grove Investment Company built this two-story, two-bay, stucco-finished dwelling between 1893 and 1901 before selling it to conductor R. M. Beasley. It has a hipped roof with central cross gables flush with the side elevations and another cross gable flush with the south bay of the east-facing facade. A hipped-roof porch approached by one low concrete step and supported by freestanding and engaged slender turned posts with knobs stretches across the entire facade. The posts also have delicate, fan-like, cutout brackets and a simple entablature. The north bay of the east-facing facade features the entrance, with a double door and a single-light transom above. The south bay of the facade features a single window. Each of the two bays on the 2nd story also has a single window and all windows are two/two-sash and have louvered shutters. All of the gables have fish scale shingle infill with a small vignette in the center and boxed cornices and returns. The roof is covered in asphalt shingle and the house has a single concrete chimney that emerges out of roughly the center of the roof.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1**621 Locust Avenue** **104-5144-0083****Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1925**

The only two-story, two-bay brick American Foursquare on this block of Locust Avenue, 621 Locust Avenue was built in 1925 by J. R. and Lilly J. Maupin. The dwelling has a metal hipped roof and a hipped-roof porch that stretches across the facade, is approached by a single low step, supported by three brick columns, and has a simple wooden balustrade. The north bay of the east-facing facade has a segmental surround and sidelights, while the other bay of the 1st floor and both bays of the 2nd floor have paired one/one-sash windows. A hipped-roof dormer with a single casement window sits in the center of the high-pitched roof.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

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Multiple dwelling, Stories 2.50, Style: Late 19th and Early 20th C. American Movement
1895

Newton Beckwith built this impressive 2.5-story, three-bay, hipped-roof, frame dwelling in 1895. The building sits on a high, solid brick foundation and has complicated massing with a cross gabled, slightly projecting bay off the northern side of the facade, a gabled bay extending from the south elevation, and a false gable attached to the top of the hipped-roof main mass of the building, placed slightly behind the gable of the north wing of the facade. The north bay has a single six/six-sash window on each of the 2.5 floors; that of the 2nd floor is a part of a semi-hexagonal portion, while that of the 2nd is part of a rectangular portion. A hipped-roof porch approached by eight wooden steps shades the 1st floor of the south and central bays. The porch abuts the projecting north bay and wraps around the south elevation to terminate against the south wing. The porch has turned posts with knobs, a turned balustrade, and spools along the porch frieze with brackets. The entrance is roughly in the center of the facade, has a simple modern door, and is flanked to the right by a single, six/six-sash window. A single window occupies the 2nd story of the south bay. The false gable has a bargeboard with cutout decorations. A one-story, frame addition extends the rear of the house and is attached via a small, one-story frame connector to a two-story, brick, modern, side-gabled dwelling that faces onto Poplar Street. Beckwith and his family are buried in Maplewood Cemetery.

Individual Resource Status: **Multiple dwelling** **Contributing** *Total:* 1**700 Locust Avenue 104-5144-0085**
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1900

Still retaining its excellent Late Victorian Vernacular details in the present day, this two-story, three-bay, side-gabled, frame dwelling was constructed in 1900 by Charles H. Ergenbright. Ergenbright was a salesman and sold the house in 1899. It exchanged hands once more before Elijah Dunn, an aged city magistrate, bought the house in 1907 as a house for himself and his unmarried, adult children. The building is L-shaped, with a one-bay gabled wing that projects beyond the facade on the southern side of the main mass. The recessed, two-bayed northern portion of the west-facing facade is covered by a hipped-roof porch on the 1st floor that is approached by a series of wooden steps, and supported by freestanding and engaged turned posts with knobs and a turned balustrade. The posts also have fan-like brackets. The porch abuts the projecting south wing, as do the double leaf entrance of the entrance with the two-light transom overhead. The north bay of the northern portion's 1st floor and both of the bays of the 2nd story have single two/two-sash windows. The one-bay southern wing features a projecting, semi-hexagonal bay window on the 1st floor, with single, slender windows on each of its sides and a paired set in the central section; all windows are one/one-sash. The bay window unit is topped by

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an entablature with brackets, while the 2nd story is occupied by a pair of slender one/one-sash windows. A small casement window occupies the center of the gable. The roof has exposed rafter ends and is covered by asphalt shingles. Two brick chimneys are visible. A two-story frame addition with a modern screened-in porch on the 1st floor is flush with the south elevation.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Non-Contributing	<i>Total:</i> 1

701 Locust Avenue 104-5144-0086
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1893

The Locust Grove Investment Company built this dwelling between 1893 and 1898 before selling it to teacher Welford H. Cooke. A two-story, two-bay, hipped-roof frame house with flush central cross gables on the facade and north elevation, this house has a two-story frame addition flush with the southern side of the facade. A hipped-roof porch stretches across the entire facade and at one point wrapped around most of the north elevation. This encircling portion of the porch has since been filled in, creating an extended portion of the northern side of the facade, and a one-story addition to the north elevation. The porch is supported by Tuscan columns and their pattern continues along with the roof's porch on the northern addition, the columns turning into pilasters where the porch has been enclosed. The door is in the north bay of the east-facing facade and has sidelights and a transom. Paired windows occupy the other bay of the 1st story, while both of the upper story bays have single windows. The 1st story north addition has a single window on the facade; all of the windows are two/two-sash. Each of the cross gables is filled in with fish scale shingles and has a boxed cornice and return. The roof is metal, a chimney is visible, and the addition to the south elevation is an open porch on the 1st story and has paired windows on the 2nd story.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
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703 Locust Avenue 104-5144-0087
Single Dwelling, Stories 1.00, Style: Late 19th and Early 20th C. American Movement, ca 1964

On of the few non-contributing, residential resources in the District, this building was constructed in 1964 by Mary Ann Wingfield. A one-story brick ranch with a hipped roof covered in asphalt shingles, this small house has a frame porch with a pediment, turned posts with knobs, a simple wooden balustrade that shades the door, a single six/six-sash window to the south of the door, and a pair of windows to the north of the door. A single window is placed at the very southern end of the east-facing facade.

<i>Individual Resource Status:</i> Single Dwelling	Non-Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Non-Contributing	<i>Total:</i> 1

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704 Locust Avenue 104-5144-0088

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1906

Elijah J. Dunn built this two-bay, two-story, cross-gabled, frame dwelling in 1906 before moving his family to 700 Locust Avenue. The house has central cross gables flush with the side elevations and another cross gable flush with the projecting and slightly enlarged south bay of the west-facing facade. A hipped-roof porch is approached by four wooden steps and supported by freestanding and engaged turned posts with knobs, a cutout balustrade, spindles along the porch freeze, and square brackets with cutout details. The entrance is located in the recessed north bay and retains its original double door and double-light transom. The south bay has a single window on the 1st floor, while both the north and south bays have single windows on the 2nd floor. All of the windows are two/two-sash and have louvered shutters. Each of the gables has a boxed cornice and return, is filled in with fish scale shingles, and has a carved bargeboard at the gable's peak. The roof is metal and features a centrally located brick chimney.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Non-Contributing	<i>Total:</i> 1

708 Locust Avenue 104-5144-0089

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1893

This two-story, two-bay, hipped-roof, frame dwelling has a cross gable flush with the south bay of the facade and central gables flush with the side elevations. Also built on speculation by the Locust Grove Investment Company between 1893 and 1898, foreman Edward S. Foster and his family occupied this house from 1900 until 1960. A full-width, hipped-roof porch is approached by two low, wooden steps, and is supported beneath by exposed brick piers. The four freestanding and two engaged turned posts with knobs support the roof and complement the turned balustrade and spools along the porch frieze. The entranceway is located in the north bay and features double leaf entrance with a single-light transom, while the 1st floor's south bay has a single one/one sash windows and both the upper floor bays feature a similar single window. The roof is covered in asphalt shingles; a fence with brackets and spindles to match the porch is attached to the north elevation for privacy; and a two-story addition with another one-story portion is attached to the rear of the building and flush with the north elevation. A one-story frame addition is attached to the south elevation.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Non-Contributing	<i>Total:</i> 1

711 Locust Avenue 104-5144-0090

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1893

The original main mass of this two-story frame dwelling was constructed between 1893 and

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1899 by the Locust Grove Investment Company and has two bays, a hipped roof, central cross gables flush with the north and south elevations, and a gable flush with the south bay of the east-facing facade. A one-story frame addition extends the facade northwards and a later, one-story, hipped-roof, frame addition is set back and attached to this revised elevation. The shed-roofed porch with one step and Tuscan columns shades the entire amended facade. The original central mass has a door with a transom in the north bay and single two/two-sash and louvered-shuttered windows in the other three bays. Each of the cross gables has a boxed cornice and return. The one bay added to the north end of the facade has a single six/nine-sash window, while the later addition has another entrance and a set of three four/four-sash windows with louvered shutters. The roofs are all metal.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

714 Locust Avenue 104-5144-0091

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1952

Built in 1952 by building contractor Wilbur W. Crawford and his wife, Esther F. Crawford, this two-story, three-bay, common bond, side-gabled, brick dwelling has a slightly projecting central bay with a steep cross gable marking the entrance. Five concrete steps with a metal handrail approach the entrance and fluted pilasters and architrave trim surround the doorway itself. The central bay's gable has an undecorated bargeboard and three small, circular holes are punched in a triangular formation at the top of the gable. The other two bays of the 1st story feature 8/eight-sash windows. A gabled, frame dormer with a six/six-sash window sits to either side of the cross gable on the asphalt-shingle roof. A brick chimney is attached to the north elevation.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Garage** **Non-Contributing** *Total:* 1

716 Locust Avenue 104-5144-0092

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1896

Another house built on speculation by the Locust Grove Investment Company between 1893 and 1897, Mattie George and her descendents owned the house until 1947. This two-story, two-bay, hipped-roof dwelling has a cross gable flush with the south bay of the facade and a central gable flush with each of the side elevations. This frame building's hipped-roof porch had been enclosed to serve as a beauty parlor until a recent renovation to restore the open porch. The porch stretches across the whole west-facing facade, is approached by six brick and slate steps with stepped brick handrails, and has a metal roof supported by freestanding and engaged brick piers. The north bay of the facade features the entranceway with double leaf entrance and a three-light transom above, while the south bay has a single six/six-sash window. Both of the upper story bays have single six/six-sash windows, while all of the gables have boxed cornices and returns and fish scale shingle infill. The roof is covered in asphalt shingles; the stucco-

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finished foundation is visible on the side elevations; and the rear of the building has a two-story addition with another one-story addition attached, both flush with the side elevations.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Non-Contributing	<i>Total:</i> 1

717 Locust Avenue 104-5144-0093
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1893

This two-story house was initially a two-story, two-bay, frame dwelling with a hipped roof and central cross gables with boxed cornice and return flush with each elevation and the facade, but now includes a large addition attached to the north elevation of the original structure. The original dwelling was constructed on speculation by the Locust Grove Investment Company between 1893 and 1900 and was initially occupied by conductor Robert Mustoe. A hipped-roof porch supported by engaged and freestanding, slender Tuscan columns shades the entire east-facing facade and wraps around the north elevation to terminate at the modern addition. The north bay of the facade features the door and a transom, while the other bay of the 1st story and both of the bays of the 2nd story have single two/two-sash replacement windows. Each of the gables has a boxed cornice and return with a small vignette in the center and is filled in with fish-scale shingles. A brick chimney is visible roughly in the center of the roof of the original dwelling. The addition to the north of the original dwelling is in two parts, both of which continue the cornice and roofline of the original; a front-gabled, one-bay wing is attached to the original building by a two-bay, two-story connector. The connector has an additional entrance in its north bay, while the other bay of the 1st floor and both bays of the second floor have single square two/two-casement windows. The front-gabled wing has a single, narrow, one/one-sash window on the 1st floor, while a set of four casement windows are lined up underneath the gable, which is filled in with wooden shingles and has a boxed cornice and return to compliment that of the original facade. A set of stairs leads down to the house from the street because of the low site.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
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722 Locust Avenue 104-5144-0094
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1899

Dubbed the Eddins-Fishburne House because of its original owners, this two-story, brick dwelling has a hipped roof and a projecting gabled bay towards the center of the west-facing facade and a rectangular brick tower with a hipped roof and wooden upper section on the southernmost corner of the facade. Bessie S. Eddins built the house in 1899, before it eventually was sold to the lawyer John Fishburne and his wife, Mary L. Fishburne, in 1905. The brick is laid in common bond. A shed-roof porch covers most of the facade in two sections: one is attached to the projecting bay and shelters the door with its thermal transom set in the nook

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created by the projecting bay, while the other section encompasses the recessed, northern portion of the facade. Both sections are supported on carved, square, Tuscan columns. The main, recessed portion of the facade has two bays. While the door is located in the south bay, each of the other three bays has a single one/one-sash window with a jack arch. The projecting bay has coupled, one/one-sash windows on the 1st and 2nd floors and a full pediment filled in with bricks with a louvered window and segmental arch above. The tower has a single, narrow, one/one-sash window facing the street on each floor. Each side of the upper portion of the tower has a louvered window and two brick chimneys emerge out of the metal roof.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Shed	Non-Contributing	<i>Total:</i> 1

724 Locust Avenue 104-5144-0095

Single Dwelling, Stories 1.00, Style: Other, 1953

Built on speculation in 1953 by building contractor Norman E. Stowell, this one-story, three-bay ranch house has a side-gabled roof covered in asphalt shingles and is brick laid in common bond. A wing on the northern side of the facade projects with a cross gable and features a single three/one-sash window with louvered shutters. The entrance to the house is crammed between the projecting north wing and the brick chimney that is attached to the front of the building. The door is very simple and is approached by four concrete steps with a metal handrail. A three-part picture window sits on the other side of the chimney.

<i>Individual Resource Status:</i> Garage	Non-Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Chicken coop	Non-Contributing	<i>Total:</i> 1

727 Locust Avenue 104-5144-0096

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1933

This two-story, two-bay, frame dwelling was constructed by J. A. Ramsey, a section lineman for the American Telephone and Telegraph Company in 1933. It has a hipped roof and features a full basement due to the slope of the lot towards the rear. A front-gabled porch with a boxed cornice and return is placed off-center with the south bay of the east-facing facade, shading the doorway as well as creating a covered passageway along the south elevation of the house that leads to a modern deck and gazebo that are attached to the rear of the house. The north bay of the 1st floor has a set of three nine/one-sash windows with louvered shutters on each end of the trio, while both the upper bays feature single shuttered windows. The roof is covered in asphalt shingles and a concrete chimney is visible emerging from the southern side of the roof.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
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731 Locust Avenue 104-5144-0097

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1917

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John A. Smith, a partner in Burnley, Smith and Burnley with W. R. Burnley, built his house in 1917. The two-story, two-bay, hipped-roof, stucco-finished dwelling has central cross gables with boxed cornices and returns flush with both the facade and all three of the other elevations. A hipped-roof porch encompasses the entire facade and wraps around the north elevation. The porch is supported by very simple Tuscan columns and balustrade, and is approached by stairways on both the facade and the north elevation. The main entrance is located in the north bay of the east-facing facade, while the south bay has a set of three windows and both of the upper bays of the facade have single one/one-sash replacement windows. A two-story addition and attached screened-in porch are located at the rear of the building, flush with the north elevation and much lower than the main mass of the house because of the slope downward. Each of the gables feature boxed cornices and returns and small vignettes. Two concrete block chimneys are visible and the house has a full basement, due to the slope of the rear of the site.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

734 Locust Avenue 104-5144-0098 Other DHR Id #: 104-0075
Single Dwelling, Stories 1.50, Style: Late 19th and Early 20th C. American Movement, ca 1901

Named after its original owners, this house was built in 1901 by Sextus A. Eddins. The one-story, three-bay, brick house has a hipped-roof with a porch that has a wide, hipped roof stretching across the entire facade and portions of the north and south elevations, before terminating against the stepped and side-gabled extension of both side elevations. Two low concrete steps approach the porch and has square Tuscan posts with chamfered edges. The door is located off-center in the central bay with a transom above and segmental surround, while each of the other two bays of the 1st floor has a single window. The south bay is oversized and projects slightly beyond the main body of the facade. Other entranceways with segmental surrounds and transoms face westward onto the porch in the north and south extensions. A low-pitched cross gable tops the south bay of the facade with its own single window and an undecorated bargeboard. A gabled dormer peeks out of the roof above the front door with a finial in the center of the gable, while another faces westward on the roof of the north extension; each of the windows are one/one-sash. The main roof is covered in asphalt shingles, while the porch roof covered in metal. A one-story brick extension is attached to the rear of the house and is flush with the north elevation and extends beyond the south elevation. The brick is laid in common bond.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Stable** **Contributing** *Total:* 1

737 Locust Avenue 104-5144-0099
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1917

Along with 731 Locust Avenue next door, the estate of John A. Smith built this two-story, three-

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bay, hipped-roof brick dwelling in 1917. The house has central cross gables flush with the facade and north elevation and a projecting, gabled wing on the south elevation. A shed-roofed porch supported by slender Tuscan columns stretches the entire length of the facade and around the south elevation before terminating against the south wing with an addition entrance and transom. The main entrance is located in the slightly off-center central bay and has sidelights and a four-light transom, while both the north and south bays have single, one/one-sash windows. All three bays of the 2nd story have single windows, though the central bay is again off-center; all of the windows are topped with plain concrete lintels. Each of the gables has a boxed cornice and return and a louvered window in the center. All of the windows have louvered shutters, the brick is laid in seven-course American bond, the roof metal, and a brick chimney is visible.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

801 Locust Avenue 104-5144-0100**Single Dwelling, Stories 2.00, Style: Bungalow/Craftsman, 1928**

This two-story, three-bay, side-gabled Bungalow-Craftsman is almost entirely hidden from sight on Locust Avenue due to a large wooden privacy fence. Anna E. Roberts built the house in 1928. The painted, common bond brick house has a symmetrical facade with single windows occupying both the north and south bays and a single door in the center. A large, front-gabled porch shelters the doorway and two windows and has battered wooden piers supported on brick plinths, stucco fill on the pediment, and a prominent overhanging eave. A brick chimney is attached to the south elevation, emerges out of the asphalt shingle roof, and is flanked to the west by a small, gabled-roof portico that shelters an additional entranceway. Due to the way the lot slopes downhill to the west, the house has a full two-story rear elevation, while only a single story is visible at the facade. The rear of the building is a two-story porch that has been altered to make additional enclosed living space and a one-story, frame, shed-roofed addition is located on the northern side of the rear of the house.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

803 Locust Avenue 104-5144-0101**Single Dwelling, Stories 2.00, Style: Other, 2007**

This two-story, three-bay house is currently under construction. It has a hipped roof with a large, hipped-roof cupola, and a full basement and a porch to the rear.

Individual Resource Status: **Single Dwelling** **Non-Contributing** *Total:* 1

805 Locust Avenue 104-5144-0102**Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1950**

Very similar to 724 Locust Avenue, this two-story, three-bay side-gabled, common bond brick dwelling was built in 1950 by John F. Marshall, Jr., a serviceman for Hundley Machines, and his wife, Joy Cerney Marshall. It is distinguished by a very steep roof and a central, cross-gabled

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bay that projects slightly and has a swooping, asymmetrical shape with bargeboard marking the entrance. The door is located in the center of this bay, is topped by a flat arch, and has a small four/four-sash window with a flat arch above in the peak of the gable. The other two 1st story bays have eight/eight-sash windows topped with flat arches, and are mirrored on the 2nd story by frame, gabled dormers with six/six-sash windows. An asymmetrically stepped, brick chimney emerges out of the roof of the central cross gable and is attached to the front of the house. Because of the slope of the lot, the building has a full basement to the rear. A one-story frame porch shelters an entrance in the north elevation and has a balcony above.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

807 Locust Avenue 104-5144-0103
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1955

A two-story, side-gabled dwelling with a steep roof and a projecting, cross-gabled wing on the north side of the east-facing facade, 807 Locust was built of brick laid in common bond by John F. Marshall and Buford Melone Marshall in 1955. While John F. Marshall lived next door, his brother Buford lived in this house. The main body of the house has two bays, the south bay occupied by a paired one/one-sash windows, the other by a single door. A porch created by an extension of the gabled roof shelters this window and doorway, abutting the projecting wing and sheltered by the main roof. It is carried by metal cutout supports. The projecting wing has an one/one-sash window on the first floor and a small one/one-sash window in the peak of the gable, both with flat arches, and an undecorated bargeboard. A brick chimney is attached to the south elevation and is flanked by a small porch that leads to an addition entranceway. Like its neighbor to the south, this building has a full basement due to the slope of the lot.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

809 Locust Avenue 104-5144-0104
Single Dwelling, Stories 1.00, Style: Late 19th and Early 20th C. American Movement, ca 1947

This one-story, five-bay, stucco-finished, side-gabled house has a frame addition to the north elevation and a screened-in porch attached to the south elevation. Each of the two side bays has a single six/six-sash window with shutters and the door occupies the central bay. The roof is covered in asphalt shingles and a brick chimney is visible on the rear of the house. Evelyn Hasher Perkins constructed the dwelling between 1947 and 1949.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

810 Locust Avenue 104-0005 Other DHR Id #: 104-5144-0105
Single Dwelling, Stories 2.00, Style: Georgian, ca 1840

Locust Grove, previously listed, is a fine example of the survival of 18th century Georgian forms

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well into the 19th century. Characteristically, the house is five bays wide, 2 stories high, with a hipped tin roof and end chimneys. The entrance is sheltered by a formal portico of coupled paneled columns. The brick walls are laid in common bond, the wooden cornice is very simple, and the window and door architraves are not treated with moldings. To preserve the effect of symmetry, blind windows are fitted into the north and south sides. The interior is based on the double pile plan with a fine double run stair. All the mantels are identical, simple Greek revival designs. The high basement houses a rare set of double parlors, one of which served as a dining room. The Greek Revival brick dwelling stands on the largest lot in the District and is shaded from the street view by enormous boxwoods. It was constructed between 1840 and 1844 as the plantation house for the Sinclair family's 500-acre farm, which included most of the Martha Jefferson Historic District. The house is built of brick in common bond and has five bays across its two stories. A hipped metal roof is terminated on each end by a chimney. The central bay is marked by the doorway, which is flanked by sidelights and an undecorated transom. A small, balconied porch with paired paneled Tuscan columns shelters the entrance. The columns are complemented by a simple entablature, as well as an additional wooden, paneled balcony above. The shuttered, six/six-sash windows that occupy each of the other bays are enclosed by undecorated surrounds.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Smoke/Meat House	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Kitchen	Contributing	<i>Total:</i>

1

<i>Individual Resource Status:</i> Shed	Non-Contributing	<i>Total:</i> 1
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813 Locust Avenue 104-5144-0106
Single Dwelling, Stories 1.00, Style: Late 19th and Early 20th C. American Movement, 1951

Engineer J. R. Mullinax built this one-story, side-gabled, common-bond brick dwelling in 1951. It is very similar to 807 Locust. It has a projecting, cross-gabled wing with a single eight/eight-sash window with louvered shutters on the northern end of the east-facing facade. The doorway is roughly in the center of the facade, sandwiched between the north wing and a large, asymmetrically stepped brick chimney attached directly to the facade. A small, shed-roofed awning shelters the doorway. Another eight/eight-sash window flanks the chimney to the south and a side-gabled, brick addition with a frame elevation and paired six/six-sash windows is attached to the south elevation.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
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815 Locust Avenue 104-5144-0107
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1954

Seamstress and UVA Housemother L. Pearl Brown built this one-story, three-bay common-bond, brick cottage has a steep side-gabled roof and a prominent brick chimney attached to the

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north elevation. The central bay features the doorway flanked by fluted pilasters and a simple architrave. The north and south bays of the east-facing facade each have eight/eight-sash window with louvered shutters.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

824 Locust Avenue 104-5144-0108

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1916

Constructed in 1916 by Nevil G. Henshaw after John M. White's estate split off the lot from the Locust Grove plantation house's parcel, this two-story, three-bay, hipped-roof, cube-shaped dwelling has a hipped-roofed porch supported by square Tuscan columns marking the entrance in the central bay. The north and south bays of the west-facing facade's 1st floor each have an oversized, one/one-sash window with segmental surrounds and arches. All three bays on the 2nd story also have single one/one-sash windows with segmental surrounds and arches and all of the windows on the house have louvered shutters. The roof has a deep eave with exposed rafter ends and no cornice, and both the roof of the main house and of the porch are made of metal. The central bay is continued onto the roof with a frame, hip-roofed dormer with two one/one-sash windows. There are two chimneys visible.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

833 Locust Avenue 104-5144-0109

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1930

A two-story, three-bay, hipped-roof brick American Foursquare laid in common bond, this house was built in 1930 by blacksmith C. J. Theimer. A hipped-roof porch covered in asphalt shingles stretches across the entire facade and supported by four battered Tuscan piers on brick plinths distributed symmetrically. A single door occupies the south bay of east-facing facade's 1st floor, while two windows occupy the other two first floor. The two bays of the 2nd floor have single windows topped by flat arches and all windows are nine/nine-sash. The hipped roof is covered in asphalt shingles and has a central, hipped-roof dormer with two casement windows. Two brick chimneys are visible towards the rear of the house.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Shed** **Contributing** *Total:* 1

834 Locust Avenue 104-5144-0110

Multiple dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1898

The Michie-Morris House is named for its initial owner, Hay Watson Michie, who built the house in 1898. Michie was the wife of G. R. B. Michie, an investor in the Locust Grove Investment Company, and purchased the property before the area was platted by the development company. After the Michies moved to The Farm in 1909, they sold this house to

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the Morris family. The two-story, three-bay, hipped-roof, frame house has a rectangular projecting bay on the north elevation and semi-hexagonal bays projecting off-center on the facade and south elevation. It is set on a low brick foundation. Twin porches on coupled, slender Tuscan columns on wooden plinths shade the 1st floor of the recessed, two-bay, northern portion of the facade abutting the projecting bay and also the southwest corner of the house. This porch is partly filled in to serve as a sunroom and has a door with a transom, a window, and pilasters that face the street. The porches have block modillions. The double, glass front door with a single-light transom is centrally located in the recessed portion of the house, abutting the semi-hexagonal bay, and is flanked by an additional doorway. Two windows occupy the space above. There is a single window on each side of each floor of the projecting bay; all windows in the house are one/one-sash with louvered shutters. The gables each have a full pediment with a bargeboard, pressed tin infill, and a fanlight with tracery and a dentil course below in the center of the pediment; brackets support the overhanging edges of the pediment. The high-pitched hipped roof is metal and has Philadelphia gutters and projecting eaves. Two chimneys are visible and an additional porch is attached to the north elevation.

<i>Individual Resource Status:</i> Multiple dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Guest House	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Shed	Contributing	<i>Total:</i> 2

841 Locust Avenue 104-5144-0111

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1936

This two-story, three-bay dwelling is unique within the District both for its steep gambrel roof overlaid with a plain side-gabled roof and for its stone-finished 1st story. William Diah Wheeler built the house in 1936. The first story of the facade is sheltered by a porch supported by four Tuscan columns and sheltered by an extension of the gambrel shape of the roof. The door is located in the south bay of the east-facing facade, while the central and north bays have single six/six-sash windows. The 2nd floor has a single six/six-sash window with shutters in each bay and the shutters have a cutout, abstracted tree pattern in their upper panels. While the 1st story is finished in stone, the 2nd story has frame siding. The roof is covered in asphalt shingles and gabled in profile, but the side elevations also reveal the outlines of a gambrel roof. The north elevation also has a finely crafted stone chimney. A one-story frame addition is attached to the rear of the building and is flush with the north elevation.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1

843 Locust Avenue 104-5144-0112

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1929

L. A. Capelle, a yard conductor for the C&O Railroad, built this house in 1929 with his wife, Mary Capelle. This two-story, two-bay, hipped-roof American Foursquare is brick laid in

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common bond. A hipped-roof porch supported by four brick piers shelters the door on the south bay of the east-facing facade, while a single window occupies the north bay. Both of the 2nd story bays have single, shuttered windows and all of the windows in the house are four/one-sash and are topped with flat arches. The roof is covered in asphalt shingles, has a deep eave, and features a hipped-roof dormer with two small casement windows. A single chimney is visible on the northern side of the house. A frame addition extends the rear of the dwelling.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

849 Locust Avenue **104-5144-0113****Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1936**

This two-story, three-bay, side-gabled, brick dwelling laid in common bond has a hipped-roof porch that stretches across the entire facade and was built in 1936 by traveling fireman N. L. Britton and his wife, Bertha Britton, in 1936. Four Tuscan columns with a simple balustrade support the porch. The entrance is in the center bay, with a single door with sidelights. The other two bays on the 1st floor of the east-facing facade have single six/six-sash windows. The north and south bays of the 2nd story have single six/six-sash windows, while the central bay has a slightly smaller version; all of the windows on the 2nd story have louvered shutters. The roof has a simple cornice and is covered by asphalt shingles. A brick chimney is attached to the north elevation and a frame addition is flush with the north elevation as well.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

850 Locust Avenue **104-5144-0114****Single Dwelling, Stories 2.00, Style: Late 19th and 20th Century Revivals, 1927**

The Georgian Revival-style, three-bay house is brick with American bond and a Flemish header course. J. Dean Tilman built the stately house in 1927; Tilman was president of City Mortgage and Insurance CO., Inc. and the City Finance and Thrift, Co., as well as Vice President of the National Bank of Charlottesville and partner in the dry goods store J. D. and J. S. Tilman. The building has a side-gable, slate tile roof with brick chimneys attached to each end. The house features a large balconied entry porch on the central bay, approached by three concrete steps. Supported by slender Tuscan columns paired to either side of a semi-circular projection that marks the entranceway, the porch has a plain, Tuscan entablature. The door has fluted pilasters, sidelights, and an elliptical fanlight. The balcony above has a balustrade with finials in line with each of the columns below. Each of the side bays on both stories has a single window, as does the 2nd story's central bay; all of the windows are 8/eight-sash windows and have partially louvered shutters that feature a moon shape cutout on the upper portion. Windows on the 1st floor are topped with flat arches, while the fenestration on the 2nd floor abuts the dentils of the cornice. Modillions and a cornice with dentils adorn the slightly projecting roofline. Three gabled dormers align themselves with the bays below and feature circular-headed windows. The house also includes an original sunroom attached to the south elevation; it has six/one-sash windows across all three elevations, a simple architrave, and a metal balcony balustrade above. The side

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elevations include two windows arranged symmetrically on each story and half-moon windows to either side of the chimneys on the third floor. The back of the building extends beyond the main rectangular mass of the house, while the east corner of the north elevation has a small extension featuring an oval-shaped windows.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1

851 Locust Avenue 104-5144-0115

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1917

Nannie W. Tilman built this house this two-story, three-bay, hipped-roof, seven-course American-bond brick dwelling in 1917. It has a hipped-roof porch that shelters the two-bay 1st floor. The porch is approached by a single step and supported by four freestanding and two attached Tuscan columns. The doorway is located in the north bay of the east-facing facade and features sidelights and a three-light transom, while the south bay has only a single, oversized one/one-sash window. The north and south bays of the 2nd floor each have a single one/one-sash window with louvered shutters and segmental surrounds. Sandwiched in between the two bays of the 2nd story is a set of narrow, one/one-sash windows that share a segmental surround and arch, as well as louvered shutters. The roof has a prominent cornice and a central, flush cross gable with a boxed cornice and return and a single fanlight in the center. Both the roofs of the house and of the porch are metal and a brick chimney is attached to the south elevation. A two-story, hipped-roof brick wing is attached to the north elevation and a semi-hexagonal bay projects beyond the south elevation.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Secondary Building	Non-Contributing	<i>Total:</i> 1

853 Locust Avenue 104-5144-0116

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1922

Almost identical to its neighbor at 855 Locust Avenue, this three-bay, hipped-roof, seven-course American-bond brick dwelling was built in 1922 by John N. Page, secretary for the Charlottesville Real Estate Exchange, and his wife Roberta C. Page. The Pages also built the house next door at 855 Locust Avenue. The house has a hipped-roof porch that shelters the 1st floor. The porch is approached by a single step and supported by freestanding and engaged Tuscan columns with a simple balustrade. The doorway is located in the central bay of the east-facing facade and features sidelights and an elliptical fanlight with tracery, while the other 1st floor bays have only single one/one-sash windows. The north and south bays of the 2nd floor each have a single one/one-sash window with louvered shutters and segmental surrounds. The facade has a central cross gable with a boxed cornice and return and a single louvered window in the center. Both the roof of the house and of the porch is metal and a brick chimney is visible.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
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854 Locust Avenue 104-5144-0117

Single Dwelling, Stories 2.00, Style: Other, 1903

Set far back from the street on a large lot and shaded by mature trees, this two-story, two-bay, house is named for John S. White, the real estate lawyer in partnership with William F. Long, who built the house in 1903. It has a hipped roof and is constructed of brick laid in common bond and painted. The north bay of the facade projects slightly and has a full pediment filled in with fish scale shingles; a hipped-roof, semi-hexagonal bay is attached to the north elevation; and a two-story, hipped-roof, two-bay addition is attached to the south elevation, set back from the facade and facing the street. A hipped-roof porch with slender Tuscan columns shades the recessed south bay and abuts the north bay of the facade. The south bay features the double glass doorway and a two-light transom. The 2nd floor of the south bay has a pair of narrow one/one-sash windows. The north bay features a single two/two-sash window on the 1st floor and a narrower one/one-sash window on the second. All of the windows have louvered shutters. The fully pedimented gable of the north bay retains the overhanging eave and cornice that characterizes the rest of the building, is filled in with wooden fish scale shingles, and has a small fanlight at its center. The roofs of both the porch and the house itself are covered in asphalt shingles. A modern, wooden ramp leads to the front entrance from the north side of the house. A one-story kitchen wing and a back porch are attached to the rear of the house.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Secondary Building	Contributing	<i>Total:</i> 1

855 Locust Avenue 104-5144-0118

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1922

Also built by John N. and Roberta S. Page in 1922, this two-story, two-bay, cross-hipped-roof house is constructed of brick laid in common bond. The massing created by the cross-hipped roof allows the porch to stretch across the entire facade and wind around the north elevation to terminate against the recessed portion of the facade with an additional entrance. The porch is supported by Tuscan columns, has a simple balustrade, is approached by one shallow step, and has a hipped roof. The door is located in the north bay of the east-facing facade has sidelights and an elliptical fanlight. A casement window sits to the north of the door, while a single window occupies the south bay. Both of the bays of the 2nd story also have single windows, and all windows in the house are one/one-sash with segmental surrounds. The facade has a flush central cross gable with boxed cornice and return and a brick stringcourse that visually continues the prominent cornice with deep eaves that runs around the entire roofline. The roofs of both the porch and the house itself are covered in asphalt shingles and two chimneys are visible. Because of the way that the lot slopes westward, the stuccoed foundation of the house is visible on the side elevations and the house's basement may be accessed at the rear of the building.

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Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

857 Locust Avenue 104-5144-0119
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1938

While this two-story, five-bay house looks small from the street, the grade of the rear of the lot allows for a full lower story. Helen L. Haden constructed it in 1938 and she continued to live in the house until 1999. The house is side-gabled and constructed of multi-colored bricks laid in common bond. The facade has a porch with graceful segmental arches springing from four freestanding and two engaged Tuscan columns and topped by a balcony with chinoise railing above. It shades the central three bays of the facade, each of which features a six/six-sash window topped by a jack arch. The door is located in the central bay with a narrow transom and jack arch. The roof has three gabled, frame dormers. A chimney emerges out of each end of the asphalt shingle-covered roof and the house has a one-story addition to the rear. A finely crafted stone retaining wall runs along the driveway and attaches to the south elevation.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Garage** **Contributing** *Total:* 1

864 Locust Avenue 104-5144-0120 Other DHR Id #: 104-0075
Multiple dwelling, Stories 1.50, Style: Late 19th and Early 20th C. American Movement, ca 1905

A 1.5-story, five-bay brick dwelling laid in common bond, this house has a very large front-gabled roof with deep eaves and a bargeboard that is cutout at the apex of the gable and a deep-eaved cross gable on the south elevation that shades a brick, hipped-roof, semi-hexagonal bay. T. M. Hill built the house in 1905, selling it in 1911 to John Z. and Elizabeth Holladay. The house was later broken up into four apartments. The 1st floor of the facade is shaded by a hipped-roofed porch, supported by a series of slender Tuscan columns with a turned balustrade and approached by a series of five wooden steps. The doorway is in the center of the porch with sidelights and a three-light transom, and is flanked to either side by two bays, each with a single one/one-sash window. A small wooden pediment filled with a hatched pattern also marks the central entrance. The 2nd story of the dwelling features only a pair of one/one-sash windows with a segmental surround and a brick segmental arch in the center of the large gable.

Individual Resource Status: **Multiple dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Shed** **Non-Contributing** *Total:* 2

867 Locust Avenue 104-5144-0121
Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, ca 1893

This elaborate, two-story, three-bay, hipped-roof frame dwelling is set on a high brick foundation and is the only house constructed by the Locust Grove Investment Company north of

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Hazel Street in the 1890s. It was given to investor R. H. Rawlings in 1903, when the company's unsold parcels were dolled out according to the number of parcels each investor possessed. Gabled wings project from the south elevation and on the north side of the east-facing facade and the high-pitched hipped roof has a false gable. The facade features a finely detailed, hipped-roof porch, approached by three wooden steps, supported by a series of turned posts with knobs, and also including a turned balustrade and spools along the porch frieze. The porch abuts the north wing and continues around the south elevation to abut the projecting south wing. The door is located in the central mass of the house and also abuts the north wing. It is flanked by a single two/two-sash window and complemented by another two/two-sash window on the 2nd story. The north wing features a semi-hexagonal bay window with a narrow, one/one-sash window on each of its three sides on the 1st floor and a rectangular bay with two narrow windows on the 2nd story. The north wing has a prominent bargeboard, continues the cornice-line of the rest of the building, and features two small casement windows with a carved wood panel suspended from the gable's apex. The gable is a true pediment and is filled in with fish-scale shingles. The central mass's hipped roof also has a carved wood panel inset at the false gable's peak. A brick chimney is attached to the north elevation.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

872 Locust Avenue 104-5144-0122

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1906

Reminiscent of Locust Grove and 824 Locust Avenue, this two-story, three-bay, common bond brick house was constructed in 1906 by widow Sallie Rives. The hipped-roof dwelling has a porch that is approached by three low brick steps and stretches across the entire facade, wraps around the north south elevation, and continues off the south elevation to create a port cochère. The hipped-roof porch is supported by a series of slender Tuscan columns and has a deep overhang with exposed rafter ends. The door is located in the central bay with sidelights and a single-light transom, both retaining original stained glass. A single, oversized, one/one-sash window occupies each of the other two bays of the 1st floor. While the north and south bays of the west-facing facade's 2nd floor have identical one/one-sash windows, the central bay of the 2nd story has a slightly smaller version. All of the windows have louvered shutters. The house has a prominent cornice and the roof overhangs with exposed, oversized rafter ends. The roof is covered in asphalt shingles, features a hipped-roof dormer with two casement windows in the center of the facade, and has a chimney visible on both sides. A small, frame, semi-hexagonal bay window is attached to the 2nd story of the north elevation, while a brick, semi-hexagonal bay emerges out of the south elevation, behind the port cochère and features full-size windows. Both the roof of the porch and the house itself are covered in asphalt shingles. A one-story addition is flush with the north elevation.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Shed** **Contributing** *Total:* 2

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874 Locust Avenue 104-5144-0123

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1925

One of the first houses built in the wave of construction on the north end of Locust Avenue where it meets Long Street, this two-story, two-bay, hipped-roof, common-bond brick American Foursquare was built in 1925 by J. E. Mooney, a boilermaker, and sold the same year. It has a shed-roofed porch that stretches across the entire 1st floor of the facade, is approached by four concrete steps with a metal handrail down the center, and is supported by three battered Tuscan piers on brick plinths. A solid brick balustrade connects the piers. The entrance is located in the north bay of the west-facing facade and includes a doorway with sidelights and an elliptical fanlight with tracery. The south bay of the 1st floor features paired one/one-sash windows with a segmental surround and topped by a jack arch. The porch has an undecorated, prominent entablature. The two bays of the 2nd story feature paired one/one-sash windows. The roofs of both the house itself and porch are of metal and a large, frame, hipped-roof dormer with three four/one-sash windows is located in the center of the main roof. A chimney is visible towards the south elevation and a small, one-story, hipped-roof addition with a large three-part bay window is attached to the south elevation, towards the rear of the building. An additional frame porch is attached to the rear of the house, flush with the north elevation.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Shed	Non-Contributing	<i>Total:</i> 1

876 Locust Avenue 104-5144-0124

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1927

This two-story, three-bay, common-bond brick, hipped-roof version of an American Foursquare has fine details and was built in 1927 by T. M. Donnelley, the superintendent for the Elliot Ice Co., Inc., and his wife, Jessie C. Donnelley. The entrance is located in the central bay and is shaded by a small, gabled portico that is approached by three shallow steps and supported by four narrow, battered Tuscan piers on brick plinths. The portico has a simple architrave and full pediment and the door has a single-light transom. Each of the four north and south bays of the west-facing elevation has paired six/one-sash windows with flat arches above, while the flat arches of the 2nd story extend around the entire house to create a cornice. The metal roof has a deep overhang and features a hipped-roof dormer with two casement windows in the center. A porch with similar details as that of the entrance portico is attached to the south elevation. A chimney is visible on the southern side of the building.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1

878 Locust Avenue 104-5144-0125

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Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1936

Built in 1936 by C&O conductor W. T. Baugh and his wife, Mary E. Baugh, this two-story, two-bay, hipped-roof brick American Foursquare laid in common bond is raised on an exposed concrete foundation. It has a hipped-roof porch that stretches across the entire 1st floor of the west-facing facade and is supported by Tuscan columns and a simple entablature, is approached by four slate steps, and has a simple wooden balustrade. The entrance is located in the south bay and leads to the doorway, complete with sidelights and a flat arch. Both the north bay of the 1st floor and both of the bays of the 2nd floor feature pairs of one/one-sash windows with louvered shutters. A prominent hipped-roof dormer emerges out of the center of the asphalt shingle roof with a pair of three/one-sash windows. The roof is metal.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Secondary Building	Contributing	<i>Total:</i> 1

881 Locust Avenue 104-5144-0126

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1925

Foreman R. W. Mitchell built this two-story, two-bay, brick American Foursquare laid in common bond in 1925. It has a hipped-roof porch that stretches across the entire 1st floor of the west-facing facade and is supported by freestanding and engaged Tuscan columns and a simple entablature and is approached by three concrete steps. The entrance is located in the north bay and leads to the doorway, complete with sidelights and a transom that has since been filled in. Both the south bay of the 1st floor and both of the bays of the 2nd floor feature pairs of three/one-sash windows. A prominent, hipped-roof dormer emerges out of the center of the asphalt shingle roof with a pair of small three/one-sash windows. A brick chimney is attached to the south elevation and a one-story addition extends the rear of the house.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Garage	Contributing	<i>Total:</i> 1

883 Locust Avenue 104-5144-0127

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1928

Single Dwelling, Stories 2.00, Style: Other, 1928.

A two-story, two-bay common-bond brick dwelling, this side-gabled house has a prominent entrance portico shading the door on the south bay of the east-facing facade. Superintendent Percy G. Harlow and his wife, Louise G. Harlow, constructed it in 1928. The gabled-roof entrance portico is supported by two freestanding and two engaged robust Tuscan columns and has a segmental shape to the pediment. The north bay of the 1st floor has paired six/one-sash windows with a flat arch above, while there are two six/one-sash windows arranged asymmetrically on the 2nd floor of the facade. The asphalt shingle-covered roof overhangs slightly and a chimney emerges roughly from its center. A frame addition with a balcony and balustrade above is attached to the north elevation.

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Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

887 Locust Avenue 104-5144-0128

Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th C. American Movement, 1907

One of the earlier houses north of Hazel Street on Locust Avenue, this two-story, two-bay frame, hipped-roof dwelling has a slightly projecting south bay with a flush cross gable and flush central cross gables on the north and south elevations. Mary V. Jones, a widow, built this house for herself and her grown, single children in 1907. A hipped-roof porch shades the 1st floor of the facade; is approached by one shallow concrete step; is supported by pairs of engaged and freestanding, slender Tuscan columns on wooden plinths and connected by a turned balustrade; and has a simple entablature with block modillions. The door is located in the north bay of the east-facing facade and has sidelights and a single-light transom, while the north bay of the 1st floor has a single two/two-sash window. Both of the bays of the 2nd story have single two/two-sash windows. Each of the gables continue the cornice of the rest of the house; has a boxed cornice with return; is filled in with wooden shingles laid side-by-side; and has a central, circular vignette. A brick chimney rises out of roughly the center of the house. The roofs of both the porch and the house itself are metal and a small, semi-hexagonal bay window is attached to the south elevation.

Individual Resource Status: **Single Dwelling** **Contributing** *Total:* 1

Individual Resource Status: **Garage** **Contributing** *Total:* 1

Maple Street

425 Maple Street 104-5090

Other DHR Id #: 104-5144-0129

Cemetery, Style: , 1827

Maplewood's design is reminiscent of family burial grounds, despite being the city's official cemetery. It is surrounded by a low brick wall, and trees and bushes are interspersed throughout. There are no formal paths, walks, or streets, and the stones are laid irregularly throughout. The markers provide an interesting glimpse of funerary practices of the past 170 years. Most of the stones are original. A few have been replaced due to weather and vandal damage, but the majority remain as they did when erected. Nestled in the southwest part of the District, the 3.5-acre cemetery is bordered on the southern end of Lexington Avenue by a low brick wall embedded on the top with large pieces of quartz, and on Maple Street and 8th Street NE by a low, stepped brick wall. The cemetery's topography ascends from Lexington Avenue west to 8th Street NE and is relatively densely packed with a variety of gravestones dating from 1777. The gravestones vary in size, detail, and condition, but the majority are original. Reflecting the plan of many earlier, 18th-century private American burial grounds, mature trees, bushes, and boxwoods are scattered throughout and there is not a discernable plan to the layout of the gravesites, nor do defined footpaths exist. A low retaining wall bisects the graveyard, perhaps

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signifying the fact that the area was annexed in two different waves: 1860 and 1888.

<i>Individual Resource Status:</i> Cemetery	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Mausoleum	Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i> Shed	Contributing	<i>Total:</i> 1

St. Clair Avenue

St. Clair Avenue 104-5144-0130

Single Dwelling, Stories 2.00, Style: Other, ca 1850

This two-story, side-gabled dwelling has no street frontage as it was originally part of the group of principal dependencies associated with the Locust Grove plantation house at 810 Locust Avenue. It is accessed via the narrow driveway/alleyway that runs behind the plantation house and opens onto Hazel Street. Because the road runs directly in front of this building, the smokehouse, and the kitchen, it can be assumed that it is a remnant of a service entrance used in the mid-19th century. The building is brick laid in common bond on the 1st floor, suggesting that it was most likely a stable or barn. Sometime in the 1930s or 1940s the frame 2nd story was added. A cross-gabled bay projects on the southern side of the east-facing elevation. A porch supported by Tuscan columns and shaded by an extension of the gabled roof shades the 1st floor of the east elevation and abuts the wing. Two gabled, frame dormers occupy the space above the porch. The west elevation has four bays on the 1st floor that create an irregular pattern of openings most likely caused by the placement of doors in the barn/stable. The later, 2nd story has three regularly shaped bays, each with a single six/six-sash window. The door is located in the 2nd bay from the northern end of the house, the southernmost bay has a single, sash window, and each of the other two bays has paired, sash windows. The house is currently used as a residence for the extended family of the owners of 810 Locust Avenue.

<i>Individual Resource Status:</i> Single Dwelling	Contributing	<i>Total:</i> 1
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8. STATEMENT OF SIGNIFICANCE

The area now known as the Martha Jefferson Historic District was part of the Locust Grove plantation in the mid-19th century and was developed as a residential subdivision in the late 19th and early 20th centuries by prominent local real estate investors and businessmen because of its proximity to downtown Charlottesville, Virginia. The neighborhood was attractive to middle-class and upper-middle-class, white Virginians through the 1950s for both its proximity to and distance from the downtown commercial area; it was convenient, and yet retained a suburban feel that separated it from the hustle and bustle of the city. For the same reasons, the neighborhood was attractive to local doctors looking to establish the city's first private hospital in 1903, and Martha Jefferson Hospital continues today to maintain a strong institutional presence within the southern part of the district. The district is eligible for nomination in the National Register of Historic Places in the area of Community Planning and Development under Criterion C, as it was host to some of the most successful real estate and business ventures in the history of late 19th and early 20th-century Charlottesville and reflects both regional and national patterns in its growth as a suburban neighborhood. The District is also eligible under Criterion C for Architecture, because of its outstanding and intact collection of well-preserved buildings constructed between 1839 and 1957, and various qualities that make it typical of a suburban neighborhood of the late 19th and early 20th century. The district's period of significance, 1827-1957, encompasses the construction of the neighborhood's defining institutions, as well as the development of the area as a suburban residential community.

The district grew in three principal phases. The first was inaugurated by the purchase and preparation of the land for development by the Locust Grove Investment Company (LGIC) in December of 1892 and was confined to the area south of Hazel Street (assuming that Hazel Street extended from St. Clair Avenue to Lexington Avenue).⁴ Most of these early dwellings were constructed on the southern ends of Locust and Lexington Avenues; this area was closest to the city and had been included in the 1888 annexation of the City of Charlottesville and was, therefore, connected to city utilities. The second phase began in 1903, when the LGIC platted the area north of Hazel Street along Locust Avenue, prompting a series of buildings to be constructed principally on the east side of the street on large lots. The third phase began in the 1920s and continued through the 1950s. Restricted principally to large swaths of the west side of Locust Avenue, the southernmost end of Lexington Avenue, Hazel Street, and isolated lots throughout the district, this phase of construction completes the period of significance for the district. Construction north of Hazel Street increased throughout the District after the entire neighborhood was included in the 1916 annexation to the City of Charlottesville. Very few buildings were constructed in the District after 1957.

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HISTORICAL BACKGROUND

The Martha Jefferson Historic District is integral to the history of both Albemarle County and the City of Charlottesville, Virginia. The district was once a part of a noteworthy agricultural estate, and later became a successful residential subdivision in the late 19th century. As a large tract of agricultural land close to but outside of the city limits, the area was extremely attractive to the city for the establishment of a new burial ground in the early to mid-19th century and to businessmen looking to establish both new real estate opportunities and the city's first substantial private hospital in the late 19th and early 20th centuries. The expansion of Charlottesville's public transportation system at the end of the 19th century facilitated some of the district's development, and was testament to the city's desire and need to spread northeast of its historic downtown.

Although extremely close to the bustling business and residential area of downtown Charlottesville, the district was almost entirely farmland in the 19th century. In 1827, however, the City of Charlottesville recognized the potential of such open land in close proximity to the city and purchased a 3.6 acre plot on the corner of 8th and Maple Streets to serve as a public cemetery (now Maplewood Cemetery). The area was an ideal place for a burial ground as it was outside of the city limits and therefore compliant with city health regulations, yet it was close enough to be easily visited by city residents. The plot had already been inaugurated as a graveyard; the cemetery had first served as the family burial ground of the Lotts, who had owned and operated a farm on the surrounding land. Soon after the graveyard opened, graves and stones were moved from Park Street Cemetery; the earliest of these moved gravestones dates to 1777. Maplewood Cemetery is one of the few cemeteries in Charlottesville not associated with a religious institution and it became one of only two public burial grounds within the city of Charlottesville after the 1860 annexation included most of the property.

While Maplewood was only in its early years of development, changes were also happening to the farmland around it. The property that now comprises the majority of the district had been part of what was once a 19,000-acre land grant presented to Nicholas Meriwether in 1735 and known in part today as "The Farm." This parcel lay along the Rivanna River between Moore's Creek and Meadow Creek. Colonel Nicholas Lewis, the uncle of America's great explorer Meriwether Lewis, built a second plantation house on the "The Farm" after the first one burned in the years leading up to the Revolution. The plantation was divided and a new Late Georgian house was constructed in 1831 for University of Virginia professor John A. G. Davis and designed by Thomas R. Blackburn, a student of Jefferson.⁵ The Farm, located southeast of the district's boundaries, is listed on the National Register of Historic Places.⁶ In September of 1839, George Sinclair purchased 534 acres from the original Meriwether grant and constructed his own plantation house on this parcel in 1840-44,⁷ west of The Farm. Known as "Locust Grove," the house is the Martha Jefferson Historic District's earliest building and one of the few mid-19th-century plantation houses extant within the city limits. The house is also listed on the National Register of Historic Places.⁸ All of the Sinclair family is buried in the nearby Maplewood Cemetery.

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In 1851, George Sinclair died, leaving Locust Grove and his entire estate to his wife, Ruth A. Sinclair with the powers to sell the property or distribute it amongst their children.⁹ In 1891, the family began preparing to divide and sell the property in order to take advantage of the real estate boom occurring in Charlottesville and the premium real estate they had to offer. As executrix of her husband's will, Ruth A. Sinclair began selling bits of the farm along East High Street (then called Free Bridge Road). In July of 1891, Ruth Sinclair died.¹⁰ Just a few months later, in November 1891, a plat was made of the Locust Grove farm south of Hazel Street, north of East High Street, west of Kelly Avenue, and east of East High Street.¹¹ The plat divided the property into blocks and further divided those blocks on the western side of the property (that closest to the city limits) into individual lots fit for sale and development. Larger, irregular shaped lots were reserved at the southern ends of Locust Avenue, St. Charles Street, and Lexington Avenue (south of Ivy Street, or what is now Taylor Walk/Maple Street) as they had already been sold in the last years of Ruth Sinclair's life. Other than the southernmost lots, the plat was laid out in a strict gridiron plan typical of suburban developments of the period.¹² It is clear that Ruth Sinclair and her children were planning on subdividing and selling much of the land that had served the family as a plantation, but plans to develop the highly valuable property stalled shortly after the plat was made.

Charlottesville was booming and the Locust Grove Farm, already recognized for its development potential because of its close proximity to the city limits, was certainly a desirable piece of property for potential residential and commercial investment. Between 1870 and 1890, the city of Charlottesville's population rose from 2,838 to 5,591. Through annexations of large portions of Albemarle County land, the city also grew from 0.271 square miles in 1860 to 1.221 square miles in 1888. This annexation included the southernmost portions of Locust and Lexington Avenues located within the Sinclair's land holdings. Charlottesville became a city in 1888, leading to the real estate boom of the 1890s and the improvement of city amenities and utilities. There was much to draw potential residents and investors to the city in the late 19th century. The University of Virginia was expanding, the Charlottesville Woolen Mills were profitable, and amenities like the Young Mens Christian Association (YMCA) were improving the quality of life in the city.

The success of the real estate boom was touted by a promotional real estate publication printed in 1890: "lots which five years ago could have been bought for three hundred dollars, were sold recently for several times more than that sum. Property has been and is steadily advancing in value. The demand for houses cannot be met, and investors can make ten percent net on rents."¹³

In fact, real estate development in Charlottesville was faring better than any other business in the 1880s and 1890s¹⁴: in 1887, no less than six real estate firms were vying for the development of the land surrounding the city. Many of the city's wealthy and entrepreneurial men founded such corporations to purchase large tracts of land in areas of the county abutting the new city lines that were sure to be annexed in the coming years and most of which had served as plantations in the antebellum period.

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One of the most successful of these firms, The Charlottesville Land Company (CLC), had an option to purchase the Locust Grove farm, in addition to owning or controlling options including The Farm, Belmont, and many other neighborhoods in Charlottesville. Although the CLC was not chartered until 1890, President Micajah Woods had become a trustee of George A. Sinclair's share of the Sinclair family property in 1876. When the Sinclairs sold the entirety of their land holdings in December 1892, however, the CLC did not pick up the option and instead, the roughly 500 acres of farmland – including that which had been platted the previous year and what is now the bulk of the district - was sold to a group calling themselves the Locust Grove Investment Company (LGIC).¹⁵

The Locust Grove Investment Company consisted of five men, most of whom were connected by prior business ties and all of whom were successful, well known, and established Charlottesville entrepreneurs. John B. Minor, Jr. was the company's first president, serving only for the first few years. Minor was the son of one of one of UVA's most distinguished law professors, who also helped to design Virginia's public school system. LGIC Vice President R. H. Rawlings was the founder of the local girl's school, the Rawling's Institute. Moses Leterman, known principally as co-owner of the city's largest department store, was also co-founder of the city's first chamber of commerce in 1895, member of the city's first City Council, a director of the Charlottesville Land Company and director of the People's National Bank. Serving as Secretary for the LGIC was W. R. Burnley, owner of substantial farms in both Albemarle and Greene Counties, and co-owner of a successful butcher shop and an equestrian equipment business. Burnley also served as sheriff of Albemarle County from 1873-1879. Dr. Orville Nalle and Jefferson M. Levy, the owner of Thomas Jefferson's nearby house of Monticello and former Congressman for the State of New York, were also involved early in the scheme. Levy was also President of the Belmont Land Company, which was developing a former estate just south of downtown Charlottesville in the 1890s. By 1896, successful local real estate developer George B. Marshall was president of the company. Marshall was described in the Charlottesville *Daily Progress* in 1906: "no man has done more towards the [beauty and marvelous growth of Charlottesville] than our esteemed townsman Mr. George B. Marshall, Sr."¹⁶ Born in Albemarle County, Marhsall owned a mercantile business and by the 1890s had gone into real estate with W. R. Burnley.

Other early investors were G. R. B. Michie and John M. White. Michie was president of Charlottesville's People's National Bank from 1913 to 1938 and the founder of the still extant Michie Publishing Company. John M. White was known for his work as a judge in the Albemarle County court, President of the People's National Bank in the years preceding Michie and as Vice President of the Michie Company. As President of the Charlottesville Industrial and Land Improvement Company, White was also instrumental in the 1890 purchase of 900 acres on the eastern side of Charlottesville that included The Farm. White also became Secretary of the Charlottesville Land Company once it formed in 1890, surely playing an instrumental role in the planning of neighborhoods such as Belmont.

The Locust Grove Investment Company development was part of both regional and national

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suburban trends in the late 19th- and early 20th-century. America's cities of this period were growing, bringing industry, technology, and new ways of thinking about domestic life. As a suburban development close to, yet separate from the city, the present district was a place for those who could afford to build new houses on large plots to live in relative privacy. Privacy and escape from the city were ideas central to the late 19th-century middle-class mindset,¹⁷ and both were available in the comparably rural area of the Locust Grove farm. Charlottesville's railways and industries were expanding, making the downtown area seem even more urban. The LGIC's development maintained proximity to this growth, yet also provided an escape from it.

As a particularly southern suburban development, the LGIC's project was part of the progression of the New South. Led by leaders of regional industry and capitalism, the development was part of a larger scheme to bring industry and growth to the South¹⁸ – to help bring the region back to its antebellum prosperity. Men such as R. H. Rawlings, Jefferson Levy, and G. R. B. Michie were central to the New South movement as they were involved in a range of local, regional, and national political and capitalist pursuits that could promote their various interests simultaneously. Virginia and its businesses had an especially important role in this movement; its geographical location as the northernmost Southern state and as the former seat of the Confederate government made it the “gateway to the New South.” As a thriving industrial and educational center, therefore, Charlottesville was central to this scheme. This was touted by an 1891 Charlottesville Land Company publication: “Charlottesville is the business center not only of Albemarle, one of the largest and wealthiest counties in Virginia, but also of the Piedmont section.”¹⁹ While land speculators like the LGIC were hoping that Northern industrialists would see Charlottesville's potential and invest in its new suburban and industrial developments, most became successful only on a local level.²⁰ The relatively local success of the LGIC's development in the years to come would be evidenced by the fact that more than 95% of its earliest residents had parents that were both born in Virginia, in addition to being from Virginia themselves. The neighborhood, therefore, mirrored both national movements towards suburban living, and regional attempts to help small Southern cities grow.

Months after the Locust Grove Investment Company purchased the property from the Sinclairs in late 1892, it redrew the plat made in 1891.²¹ The revised plat maintained the large, irregular lots along East High Street, but made the rest of the uniform lots between Kelly and St. Clair Avenues larger by removing the alleys initially planned between Lexington Avenue and St. Charles Street, St. Charles Street and Locust Avenue, and also between Grove and St. Clair Avenues. Lots were now 150 feet in length with 50 feet of street frontage. Locust Avenue was established as 60 feet wide, while Lexington and Grove were set at 50 feet, and St. Charles at 40 feet. The only other significant change in the new plat was that lots were planned over top of a lake that was recorded on the 1891 plat in the block between Lexington and Locust Avenues to the west and east and Hazel and Poplar Streets to the north and south. It is unclear when this lake was filled in, though it is possible that the LGIC did so after purchasing the property from the Sinclair family. Regardless, the 1891 plat is the only document that records the presence of the lake. Shortly after redrawing the plat of their property, the LGIC drew up a contract with the few who had purchased property in Locust Grove in the last years of Ruth A. Sinclair's life in

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order to reconcile the new lots sizes with the old. This affected five lots on Locust Avenue and the irregularly shaped lot on East High Street between Locust and Grove Avenues.

The LGIC's plans to sell as many individual lots as possible was made even more viable in 1894, when George B. Marshall gave permission to the city to connect the portion of the development considered within the city limits to the city gas and sewer lines.²² This would make the property more attractive to potential residents, who would be seeking the most modern amenities in their new houses. This accounts for why the southern end of Lexington and Locust Avenues were the earliest lots to be purchased and have houses constructed on them and why these blocks are the densest part of the neighborhood today. The rest of the area would not be annexed until 1916, remaining part of Albemarle County in the meantime.

Many of the earliest houses in the neighborhood were built on speculation. In fact, the Locust Grove Investment Company itself constructed 11 houses in the 1890s that it then sold to private individuals. While the LGIC was primarily acting to subdivide, therefore, it was also following the national trend of building houses on a limited number of lots to "enhance the marketability of their land."²³ Only three of these buildings, 509 Locust Avenue and 603 and 607 Lexington Avenue, were within the city limits. The rest were built in the part of the neighborhood included in Albemarle County, scattered throughout the 600 and 700 blocks of Lexington and Locust Avenues, with only one house constructed north of Hazel Street (867 Locust Avenue). It must have seemed unnecessary to build more in the part of the development considered within the city limits as these lots were already being purchased in the mid-1890s and were certainly more attractive as they were connected to city utility lines. By focusing on the 600 and 700 blocks, the LGIC was encouraging construction and occupation north of the city's annexation line. For the most part, the houses built by the LGIC on speculation are of a similar type and have late Victorian vernacular details. The first house sold on speculation was 509 Locust Avenue in 1895,²⁴ while the last houses were sold in 1901. These houses helped to set the architectural styles and scale of the district, as well as promoted construction evenly throughout the platted land area.

George B. Marshall and W. R. Burnley were the only members of the Locust Grove Investment Company to personally construct houses on speculation. As a compliment to the houses constructed by his parent company on Lexington and Locust Avenues, Marshall promoted construction on the southern portion of Grove Avenue. Marshall constructed the remarkably similar 504 and 506 Grove Avenue in 1905-1906, and had his own house built at 525 Grove Avenue in 1906 as well; all three buildings are in the southernmost block of Grove Avenue. While 504 Grove has Colonial Revival details on the porch, 506 has Late Victorian Vernacular details; both have very similar massing, are frame, and are otherwise two of a kind. In addition, Marshall was recognized for grading Grove Avenue and laying the sidewalks along both sides of the street.²⁵ Marshall occupied 525 Grove Avenue, a distinctive building constructed mostly in 1906, only a short time before he sold it to his son-in-law the same year. This building was, however, the only house constructed in the district for a member of the original LGIC. Because of the advanced age of the company's primary investors (most had served the Confederacy in the

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Civil War),²⁶ it is likely that they were already too established in their own houses elsewhere in Charlottesville to move to the new development.

Burnley, meanwhile, constructed two dwellings next to one another on Locust Avenue between 1893 and 1895. The houses at 610 and 612 Locust Avenue are similar: the dwelling at 610 Locust Avenue has Colonial Revival details on the porch, however, while 612's are Late Victorian Vernacular. Like the houses built by Marshall and the LGIC, this variation helped to set the different styles for the neighborhood and promoted similar, though not identical, architectural types.

Private individuals not connected with the LGIC built multiple buildings on speculation as well. The most visible of these real estate entrepreneurs was William N. Lupton, a contractor in Charlottesville in business with his brother, John Lupton. Lupton built three houses on Lexington Avenue, right next to one another, between 1911 and 1916. The dwellings at 512 and 520 Lexington Avenue were built on speculation, while 516 Lexington Avenue was constructed as the Lupton family house. While 520 and 516 Lexington Avenue are almost identical frame buildings, 512 is a distinctive, two-story building built of rock-faced concrete block with some of the district's most distinctive details. In fact, the Lupton brothers were the only company in both Albemarle County and Charlottesville with the rights to sell Harmon S. Palmer's Hollow Concrete Building Blocks,²⁷ the material that makes 512 Lexington so unique both within the district and the city of Charlottesville. The Lupton brothers had also built 525 Grove Avenue in the material for George B. Marshall in 1906,²⁸ just six years after Harmon S. Palmer patented the machine to make hollow concrete blocks and the technology for firing them was perfected,²⁹ making it and 512 Lexington Avenue two of the earliest concrete block houses in Charlottesville.

Concrete block was an attractive material for the Luptons because it was much less expensive than brick or frame, the prices of which rose dramatically in the early 1900s.³⁰ The blocks could also be manufactured easily, required little maintenance, and were an example of an emerging new technology;³¹ along with the low cost, these reasons certainly would have appealed to Lupton when constructing a speculative building. Because his company sold the material, it is likely that 512 Lexington Avenue and 525 Grove Avenue were also intended to serve as advertisements for the Lupton brothers contracting business. Both buildings are distinctive within the neighborhood and must have made for quite a buzz in the midst of the new stucco, frame, and brick buildings being built around them. Although there are only a few houses in the neighborhood built entirely of the material, almost the entire 500 block of Lexington Avenue on both sides is lined with a retaining wall made of rock-faced concrete block and multiple frame houses on Lexington Avenue have a visible foundation of the material. The concrete block, however, was not considered a tasteful material for houses by many architecture professionals and, most likely, their high-end clients.³² Its presence on Lexington and Grove Avenues suggest that these streets were perhaps more middle class than Locust Avenue, where the houses of the same period were typically larger and frame.

Other private individuals purchased multiple lots and constructed dwellings for speculation,

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often right next door to one another and often in different styles. Plumber Leonidas B. Taylor built the very similar frame dwellings at 501 and 503 Lexington Avenue in 1908 and 1906, respectively. Annie S. Lindsay and her *Daily Progress* editor and publisher husband, J. H. Lindsay, built both 513 and 517 Locust Avenue on speculation between 1895 and 1898, while maintaining their house on Wertland Street. Oscar T. Allegree, the proprietor of the Flannagan & Allegree livery and feed stable business, built the brick 609 Locust Avenue and the frame 613 Locust Avenue in 1896 with his partner A. N. Adams. Allegree used 609 Locust as his family house, selling 613 Locust in 1909. After Henry H. Hankins built 505 Grove Avenue in 1906 and 619 Grove Avenue in 1910, he used the more substantial, brick house at 619 Grove as his residence and sold the stucco-finished 505 Grove Avenue in 1908.

Most of the earliest residents in the Locust Grove development worked in similar professions. Those who constructed the houses on Lexington and Grove Avenues were mostly those involved in the building or mechanical and engineering professions, most either serving as supervisors or having a defined skill, such as railroad conductor, fireman, or engineer. Locust Avenue was also built up by a number of engineers, conductors, and boilermakers. A number of other houses throughout the district were built by salesmen or clerks for local businesses or banks. Besides those built by the Luptons, other houses throughout the neighborhood were constructed for occupation or speculation by building contractors and carpenters: carpenter T. E. Hughes built 415 Lexington Avenue in 1923 and real estate partners Warren and Herbert Cloud built 524 Locust Avenue in 1894.

Locust Avenue, however, was also home to most of the neighborhood's wealthiest and most prestigious businessmen and their families, many of whom were interconnected in various business ventures. Warren T. Cloud, who built 524 Locust Avenue in 1894, was the Treasurer of the Charlottesville Brick Company.³³ The house at 601 Locust Avenue was built by Grafton D. Payne, owner of the modern, 12,000 square foot Palace Sales Stables on Main Street and a coal and wood business called Payne & Payne.³⁴ A. N. Adams, who invested in Locust Avenue real estate with Allegree, owned Walker-Carroll-Adams Hardware Company,³⁵ while John A. Smith, co-owner of Burnley Smith & Burnley with W. R. Burnley,³⁶ built both 731 and 737 Locust Avenue in 1917. Co-owner of Eddins & Irving, a company selling shoes, trunks, and valises,³⁷ Sextus A. Eddins, built the impressive 722 Locust Avenue in 1899. In at least one case, the owner of a business lived on Locust Avenue, while his employee lived on Lexington. John N. Page purchased 607 Lexington in 1906 while working as a salesman for Covington & Peyton, a business that sold china, glassware, lamps, table cutlery, and house furnishings. Meanwhile, the company's owner, Thomas P. Peyton, built and lived at 528 Locust Avenue. Besides being cashier for the Jefferson National Bank and a partner in the furniture business Covington & Peyton, Thomas P. Peyton was also an investor in the Rawlings Institute.

With the wealthier residents on Locust Avenue came servants. The 1900 and 1910 Census documents more servants living in the houses of business owners on Locust Avenue than in those of engineers and conductors on Lexington. Most of these servants were African American or are listed in the census as being of mixed race; most common were teenage or middle-aged

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females trained as nurses or cooks, but some of the larger households also employed young males as stable hands.

The early growth of the neighborhood was, therefore, precipitated by a relatively homogenous group of white, middle- and upper-middle class Virginians. This was also reflected in the architecture, which reflected a limited number of types. This homogeneity was due, at least in part, to deed restrictions placed on the properties and listed in the earliest and then subsequent deeds for each plot subdivided in 1891. A ubiquitous clause stated that the land could not be used as a cemetery, houses built there could not cost less than \$1,000, and that African Americans could never buy or occupy the lots.³⁸ The use of restrictions in deeds of sale in order to control use, income, and race of potential residents, and to establish a certain level of building quality were common in suburban developments nationwide by the late 19th century.³⁹ Just as white, middle-class Americans were looking to the suburbs to escape from the pace and industry of the city, they were also seeking to control an environment that was increasingly heterogeneous. By insisting upon restrictions, therefore, the LGIC was following the lead of other developers in the country who were “exploiting the growing fear of unwanted change.”⁴⁰ While the minimum cost clause ensured that only buyers who could afford to construct houses of a certain size or quality would build there, the racial restriction kept the neighborhood exclusively white. The neighborhood, therefore, was unlike neighborhoods such as Belmont, which was largely developed as worker’s housing for employees of the C&O Railroad and Charlottesville Lumber Company.⁴¹ While the company developing Belmont offered payment plans in order to encourage lower-income residents,⁴² the LGIC’s neighborhood was restricted only to those who could not only afford to buy the land outright, but could also build a house costing a minimum of \$1,000 on their plot.

While racial restrictions were common throughout the country by the 1890s,⁴³ they were most prevalent in the South. Such segregation was a product of the Jim Crow Laws, concocted in the 1890s and confirmed by the 1896 *Plessy vs. Ferguson* United States Supreme Court decision in order to separate blacks and whites in both public and private life. This restriction, which appears in the earliest deeds between the Locust Grove Investment Company and grantees, was confirmed by the residential segregation ordinance set in place in Richmond in 1911. The ordinance was an attempt to keep those areas that were already predominantly white free of new African American residents and vice versa; Charlottesville followed with a similar ordinance in 1912.⁴⁴ Because the Locust Grove Investment Company was beginning on a blank slate with but a few previous residents, the racial restrictions were even more easily enforced; the neighborhood was simply segregated from the beginning. These racial restrictions continued to be upheld until the United States Supreme Court decided *Shelley vs. Kramer* in 1948, making residential segregation illegal, even in private contracts.⁴⁵ The restrictions continued to be listed or referenced in the deeds of sale for property in Locust Grove through the 1980s, however, even though they were no longer binding. They serve as a reminder that the neighborhood was exclusively white at least until the early 1950s. Other Charlottesville neighborhoods, such as the Fifeville-Castle Hill area, were also affected by such racial restrictions. Because the LGIC’s development began on what was essentially a clean slate, however, with practically no previous

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construction, the racial demographic of the area was exclusively white from the beginning. Throughout the neighborhood's history, and especially concerning its earliest resources, Maplewood Cemetery served as another common link between many of the property owners and another aspect that made the neighborhood unique in Charlottesville. Of the 100 residential buildings constructed in the District before 1940, at least 19 were once owned or occupied by someone who was later buried in the graveyard. In addition, the cemetery is the resting place of Locust Grove Investment Company members R. H. Rawlings and W. R. Burnley and their families. Also buried there are early neighborhood investors J. Z. Holladay, J. N. and W. W. Waddell, George W. Vest, John M. White, and J. B. Wood. Many early neighborhood residents chose to be identified with the nearby public cemetery rather than a private one, attesting to the relationship between the cemetery and the residents of the neighborhood.

The suburban nature of the neighborhood and the success of the early years of the LGIC's development were supported by the area's role in Charlottesville's public transportation system in the late 19th century. The role that the arrival of the streetcar played in the development of the neighborhood led to the term 'Streetcar Suburb,' a national phenomena dating to the period 1908 to 1928.⁴⁶ Because of Charlottesville's growth both within and around the city limits in the last decades of the 19th century, public transportation that could connect the downtown area with both the University of Virginia and the residential suburban developments around the city became an essential issue by the late 1880s. Although the idea of a streetcar had first been suggested in 1867, the system constructed in 1887 connecting downtown with the University was the first realization of public transportation in the city. Almost immediately and even more vehemently in the following years, the system's investors and the city's citizens began clamoring for expansion of the streetcar line to reach the new developments to the east of the city around Locust Grove, the south around Belmont, and the west around Fry's Spring. In the summer of 1895, the streetcar line was extended from Main Street to High Street along 7th Street NE, connecting the present western edge of the District with downtown Charlottesville. Despite the neighborhood's objections, the line's High Street extension was removed in 1899 in preference for the more recreation-oriented Fry's Spring development on the western side of the city.⁴⁷ Although the neighborhood had enjoyed this brief convenient connection to the bustling downtown of Charlottesville, it returned to being a residential suburban community somewhat geographically isolated from the rest of the city.

While the streetcar must have been an incentive for the early development of the southern part of the neighborhood, very few houses were constructed north of Hazel Street before 1900. In fact, this area had not even been platted. It is clear that the LGIC wanted to focus on the southern portion of the neighborhood, an area that was gaining density quickly, especially in the portions considered within the city limits. Besides the Locust Grove plantation house purchased by Judge White, only two houses on Locust Avenue between Hazel and Long Streets were built before 1905: the Michie-Morris House at 834 Locust Avenue built in 1898 by Hay Watson Michie and 867 Locust Avenue, constructed by the LGIC on speculation between 1893 and 1903. Hay Watson Michie was the wife of George R. B. Michie, one of the earliest investors in the LGIC. Set on a lot much larger than those south of Hazel Street, the substantial Late Victorian

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Vernacular house was being rented in 1910. The Michies had bought The Farm in 1909 and were presumably using it as a residence rather than the Locust Grove property. The dwelling at 867 Locust Avenue, meanwhile, is the only building constructed by the LGIC outside of the platted area south of Hazel Street. The house is far larger and more elaborately detailed than the other dwellings constructed by the company on speculation in the southern part of the neighborhood. Along with the Locust Grove plantation house, these three buildings set the stage for larger, more high style dwellings set far apart from one another north of Hazel Street.

The character of the growing neighborhood changed in 1903, when the Locust Grove Investment Company platted the portion of the district north of Hazel Street that included Locust Grove, the Michie-Morris House, and 867 Locust Avenue, for the purpose of dividing the land amongst the company's investors.⁴⁸ Large lots ranging from 100 to 500 feet of street frontage were parceled out lining Locust and St. Clair Avenues. The investors traded in their stock for these parcels and a number of individual plots and blocks in the southern part of the district, each gentleman receiving a number of parcels appropriate to the number of shares he had in the company. R. H. Rawlings received the largest acreage for his 117 shares in the company, while George B. Marshall and Orville Nalle accepted the real estate equivalent of 39 shares. The *Charlottesville Daily Progress* reported of the event that the LGIC was "probably the only successful land company in the community" and that up until this point "these gentlemen have practically sold every dollar's worth of the property, which has been well built up and has become quite an addition to the community. It is now one of the most beautiful portions of the city."⁴⁹ The LGIC's shareholders had, in fact, been well compensated for their investment; for every \$1,000 each had sunk into the development, \$4,500 in property was rewarded. The property included only four constructed houses, three of which are included within the district.⁵⁰ The distribution of land was determined by the drawing of lots, conducted by a young boy.⁵¹ The platting of the property for the purpose of distribution, especially that along Locust Avenue, ensured that the lots north of Hazel Street were larger and that the houses that would be built there would be set farther apart. The three houses already present in the area set the stage for the houses built on these lots in the next 20 years to be set further back from the street, larger, and often of a higher style than those in the denser area south of Hazel Street. Like Locust Grove, all of the lots created above Hazel Street were platted to have a rural quality that would have set them apart from the denser, more urban area south of Hazel Street. The fact that the entirety of this land area was set within Albemarle County must also have encouraged the larger lot sizes.

The 1903 division, therefore, determined the character of the district north of Hazel Street, and explains the obvious visual differences from the southern part of the district that was developed in the late 19th century. The east side of Locust Avenue came to feature some of the largest and most high style dwellings within the district. These houses were built mostly in the 1910s and 1920s and continue to maintain large lot sizes as prescribed in the 1903 plat. The houses at 824 and 872 Locust Avenue are both three-bay, two-story brick houses set far back from the street, and singular examples of their type in the district. Nevil G. Henshaw built the Georgian Revival house at 824 Locust in 1916; its porch and general massing are reminiscent of Locust Grove right next door. The very similar 872 Locust Avenue, built in 1906 by widow Sallie Rives, is

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distinguished by being the only house in the district with a *porte cochère*.

Three Late Victorian Vernacular dwellings were built in the first years after the 1903 distribution. The John S. White House at 854 Locust Avenue was built by the prominent real estate lawyer and postmaster John S. White in 1903, just after he purchased the land from G. R. B. Michie. White was in business with William F. Long, for whom Long Street was eventually named. In 1910, White lived in the house with his wife, an infant son, his single brother-in-law, and two female African American servants who acted as nurse and cook, respectively.⁵² The building at 864 Locust Avenue, known as the Hill-Holladay House, is a front-gabled house with a decorated bargeboard built in 1906 by salesman T. Montjoy Hill. Hill had already built 602 Locust Avenue between 1894 and 1900.

The impressive 850 Locust Avenue, meanwhile, was not constructed until 1927. J. Dean Tilman and his wife, Nannie T. Tilman, built the house after Tilman purchased the lot in three separate pieces. Tilman was the president of City Mortgage and Insurance Co., Inc. and also of the City Finance and Thrift Company, as well as serving as Vice President for the National Bank of Charlottesville and running a dry goods business entitled J. Dean & John S. Tilman Dry Goods Store.⁵³ In the same year that he built his Georgian Revival house on Locust Avenue, Tilman had also helped to found Farmington Country Club, an elite institution just west of the city.⁵⁴ The widowed Mary V. Jones built 887 Locust Avenue, at the northwest corner of Locust Avenue and Long Street, in 1907. The distinct architecture, wealthy and influential residents, and large lot sizes differentiated the east side of Locust Avenue north of Hazel Street from the rest of the growing development, and especially from that area south of Hazel Street, where houses were closer together, shared the identical floor plans or architectural detail, and in some instances were included within the City of Charlottesville.

The west side of Locust Avenue north of Hazel Street, however, developed more slowly and ultimately, more densely, than the east side. The west block between Hazel and Long Streets features a number of houses constructed between the 1930s and the early 1950s; these are the most recent buildings within the district and are typically smaller than those constructed in the southern portion of the district in the late 19th and early 20th centuries. Because the lots in this area were substantially bigger than those south of Hazel Street (in some cases, eight times as wide), there are patches of houses constructed in the 1920s or 1930s, while others were not developed until the 1950s. These large swaths of construction dating to the same periods were made possible by the large lots on Locust Avenue and the fact that the area was not platted until 1903. This is also due to the area's inclusion in Albemarle County, rather than Charlottesville, until 1916. For example, the dwellings at 833, 841, 849, and 857 Locust Avenue were all built in the 1930s and are similar in style or massing. The very similar 853 and 855 Locust Avenue, meanwhile, were both built in 1922 by real state businessman John N. Page and his wife Roberta. While the couple lived at 853 Locust Avenue, they sold 855 Locust Avenue within a few years of building the house.

The development pattern on the west side of Locust Avenue north of Hazel Street also allowed for some of the latest construction in the district. The construction of new houses on this section

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of Locust Avenue and elsewhere in the 1950s marks the end of the neighborhood's period of significance in 1957. The houses at 805, 807, 809, 813, and 815 Locust Avenue, however, occupy six adjoining lots that were not built upon until 1950. These houses are substantially smaller than those across the street on the east side of Locust Avenue, and even than those further north on the west side of Locust. Like the houses built at the turn of the century on Lexington Avenue, however, the first residents of these buildings were also engineers and clerks. 805 Locust Avenue was built by John F. Marshall and his wife Joy in 1950. Marshall was a serviceman for Hundley Machines and constructed the building as a single family house.⁵⁵ John F. Marshall helped his brother, Buford Melone Marshall, build the house next door at 807 Locust Avenue in 1955. Buford Marshall was a clerk at the post office.⁵⁶ J. R. Mullinax, an engineer, built 813 Locust Avenue as his residence in 1951. One of the few houses built in the neighborhood by a married, employed woman, 815 Locust Avenue was built by L. Pearl Brown in 1954 while she was working as a seamstress for the University of Virginia.⁵⁷ The house at 803 Locust Avenue, meanwhile, is the most recent house built in the district; it is currently under construction. It is the first new house to be built in the district since the 1970s.

The block to the east of the Locust Grove plantation house, facing south onto Hazel Street, was developed in the 1920s. These parcels were initially part of the Locust Grove lot as purchased by Judge White in 1893. In 1928, this block was platted and split into five equal lots.⁵⁸ Houses were constructed on these sites between 1927 and 1930. 1115 Hazel Street was the first lot sold and includes the first house built, while the Craftsman-Bungalow at 1033 Hazel Street was the last to be constructed in 1931.

South of Hazel Street and within the LGIC's original platted area, however, very few houses were built after the 1910s, and there are no examples of multiple houses being constructed next to one another as late as the 1920s. The few plots that were built in the later periods were most often parts of larger landholdings that had houses constructed on them in the early period of the district, while the un-built part of the property was split off and sold at a later date. This is true of the lot 716 Lexington Avenue, which was initially part of 712 Lexington Avenue, with its house built in 1916. In 1940, John George Harbottle and his wife portioned off the northern part of the lot and gave it to their daughter and her husband, Dorothy S. and Orvall H. Marshall. The next year, the Marshalls then built a house on the property, next door to the house in which Dorothy had grown up. This pattern of later development continued through the 1970s. The house at 703 Locust Avenue was constructed in 1964 by Mary Ann Wingfield, though the lot had been considered part of the lot with its 19th-century house at 701 Locust Avenue since at least 1907.⁵⁹ The lot on which the dwelling at 724 Locust Avenue was constructed in 1953 by building contractor Norman E. Stowell and his wife Anna was originally part of the lot constituting 722 Locust, built in 1899.

Subsequent subdivisions of land owned by the individual investors after the 1903 distribution of property further shaped the development and current boundaries of the district. Although the area north of Long Street is now understood as a separate neighborhood thanks to the widening of 250 West in the 1950s and 1960s into an obvious infrastructural boundary, earlier

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subdivisions north of Long Street served to differentiate the area from that south of Long Street. The plot north of Long Street (previously called 1st Street) on the east side of Locust given to Orville Nalle by the LGIC in 1903 was purchased in 1904 by John W. Fishburne and dubbed the Monticello Heights subdivision.⁶⁰ Combined with a portion of the lot just north of Nalle's given to W. R. Burnley in 1903, Monticello Heights was subdivided in 1925 into 15 lots between Locust and St. Clair Avenues.⁶¹ The character of this subdivision is completely different than that of either of the two earlier LGIC plats. As for the lot on the west side of Locust platted in 1903, W. R. Burnley sold the entire property to John Edward Wilkins the next year.⁶² After Wilkins gave the lot to his wife, Nannie Estelle Wilkins, she built a house on the property in 1907. Presumably, this house was demolished when the By-pass was constructed in the decades after Nannie Wilkins's 1947 death.⁶³

Other early subdivisions, developed later and of different architectural stock, define what is now the western edge of the proposed district. Just two months after receiving the property from the LGIC in 1903, R. H. Rawlings sold to Judge J. B. Lyons four lots on the east side of Lexington Avenue, just north of Poplar Street.⁶⁴ That same month, Orville Nalle sold the entire block of lots north of Poplar Street on the west side of Lexington to Lyons.⁶⁵ By 1928, the Lyons Place Development Company had formed to build up the property purchased from LGIC members. They immediately opened Lexington Avenue north of the lots already built just north of Poplar Street, and created Evergreen Street and Lyons Place in order to make room for more houses.⁶⁶

The lake that once occupied the center of the block between Lexington and Locust Avenues to the west and east and Hazel and Poplar Streets to the north and south determined the makeup of St. Charles Avenue. The character of the landscape shaped by this feature made it difficult for construction on St. Charles Avenue north of Poplar Street until relatively recently. Also because the lots on the west side of Locust Avenue and the east side of Lexington were made the full width of the block by the LGIC, no houses were built facing St. Charles Avenue until the mid-1950s through the 1970s. Beginning in the 1950s, it became common for those who owned lots on Lexington and Locust Avenues that backed onto St. Charles Avenue to split their parcels into two, creating a lot that faced onto St. Charles. The owners of 608 Lexington Avenue split their lot in 1958,⁶⁷ while 507 Locust Avenue was split in 1981.⁶⁸ This is also true of a few lots on Locust and Lexington Avenues just north of Poplar Street (south of where the lake had been). 613 Locust Avenue was split in 1958,⁶⁹ as was 619 Locust.⁷⁰ These parcels facing St. Charles Avenue, therefore, have not been included within the boundaries of the district.

While the district is largely defined by the involvement of the Locust Grove Investment Company, there is one portion within the boundaries that was never part of the original 1892 purchase and subsequent sales or plats. In 1920, local jeweler G. B. Colgan purchased property just south of the cemetery on the west side of Lexington Avenue.⁷¹ This property was once part of the George M. McIntire estate, which the prominent Charlottesville philanthropist had left to the City of Charlottesville upon his death. Colgan subdivided the lot, creating five parcels.⁷² Although not part of the LGIC's purchase, the four buildings are very similar architecturally to many of the houses within the portion of the District that was originally part of the LGIC's 1892

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purchase and is especially similar to the development of Hazel Street. The houses also abut East High Street, which acts as an obvious southern boundary for the district.

These various developments created a suburb distinct from other residential areas of Charlottesville growing in the 1890s through the 1950s, and the character of the neighborhood is maintained today as a vast majority of the houses have been meticulously preserved and qualify the district under Criterion C. While neighborhoods such as Belmont (development began in the 1890s) included a different range of houses meant for residents with different income levels, those of the Martha Jefferson Historic District were relatively uniform in their scale and style until the small ranch houses were constructed on lots interspersed throughout the district in the 1950s and 1960s. The neighborhood was also planned as an exclusively residential area, while Belmont has a “downtown” area that was designed to house grocers and other local businesses to serve the nearby residents. The district maintains its strict gridiron plan south of Hazel Street and also the larger lots north of Hazel Street, a continued reflection of the two waves of subdivision that further distinguish the district. Maplewood Cemetery also further distinguishes the District from other period suburban developments in Charlottesville; it is the only small, public cemetery associated with a residential neighborhood in the city. As the district’s only public green space, the cemetery is completely different from open areas in other neighborhoods of the period; Belmont has a recreational park, Fry’s Spring has a club organized around a naturally-occurring spring, and the Oakhurst-Gildersleeve Neighborhood has an open cul-de-sac reflecting the influence of the City Beautiful movement.

The styles and types of architecture represented in the district, however, are similar to other residential developments in Charlottesville and suburban developments of the period throughout the United States. The district, therefore, “embodies the distinctive characteristics of a period,” as required by Criterion C. Late Victorian Vernacular was the stylistic approach most typical of the earliest houses in the district, while Colonial Revival details characterized the houses built after 1900. This is also true of houses in Charlottesville neighborhoods such as Belmont and Fifeville-Castle Hill. Because of the common similarities in massing and detail accompanied by various, idiosyncratic differences, it is clear that most of the houses were constructed based on pattern books, as was typical of suburban neighborhoods both locally and nationally.⁷³ This is also supported by the lack of named architects associated with the district. The Open Plan Bungalow and the American Foursquare, both approaches to the suburban architecture typical of American residential architecture of the 1910s through 1930s, are both well represented here.⁷⁴ Garages open onto the alleys and side streets, indicating the presence of the automobile after 1900 and garden sheds occupying backyards hint at efforts by house owners to craft their landscape themselves; both types of secondary structures are evidence of the district’s participation in nation-wide suburban living within the period of significance. The grid, small range of types, and the styles represented are the area’s most typical features. The district is, therefore, distinguished among local developments of the same period, yet falls clearly within established national patterns. The level of the integrity maintained in the district, however, is virtually unparalleled in Charlottesville as there are remarkably few non-contributing buildings and relatively few interruptions to the fabric established by the Locust Grove Investment

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Company in the late 19th and early 20th centuries.

The proximity to the city and the available land area for initial construction and potential expansion made the neighborhood a desirable location for the Martha Jefferson Sanitarium Association after its incorporation in 1903. The hospital settled on East High Street and Locust Avenue, in one of the lots subdivided and sold under the Sinclairs before the Locust Grove Investment Company's purchase in 1892. The Martha Jefferson Sanitarium became the first substantial private hospital in the city of Charlottesville. Previous private hospital facilities in the city included a benevolent hospital established in 1886 and two other small private hospitals opened by Charlottesville physicians in their houses or existing practices in the 2nd half of the 1890s.⁷⁵ The city had outgrown these institutions by the turn of the 20th century, however, and the local government began clamoring for bigger and better hospitals. In 1901, The University of Virginia opened its hospital and in 1903, discussions began amongst prominent citizen doctors to open a substantial, private hospital.⁷⁶ Constructed at 919 East High Street just west of where Locust Avenue meets High Street (where the emergency room now stands), Martha Jefferson was a three-story brick building with a Colonial Revival portico and port cochère.⁷⁷ The hospital had an early x-ray machine, and was initially manned by four physicians and had a capacity for 75 patients. The location in the southern end of the neighborhood was ideal as not only was it accessible to downtown Charlottesville and included within the city limits, but it was also surrounded on both sides by undeveloped land; because the blocks between Lexington and Locust Avenues on the west and east and Taylor Walk and East High Street to the north and south had not been platted in the LGIC's development plan, it had not been subdivided or built like the blocks to the north. This allowed for the possibility of future expansion.

Many of the area's earliest residents became involved with the neighboring institution. J. H. Lindsay, Burnley Smith & Company, W. A. Irving, J. M. Robertson, and O. T. Allegree, all people who had built houses in the area, bought stock in the hospital in 1905. Over the years, many of the neighborhood's residents would also serve on Martha Jefferson's Board of Directors. They include Robertson, Allegree, Irving, and Lindsay, as well as Dr. W. D. Macon, G. F. Spitzer, W. W. Waddell, G. R. B. Michie, J. W. Fishburne, A. M. Smith, Downing L. Smith, and H. A. Haden.

In the earliest years of Martha Jefferson Hospital, three prominent trends developed that would carry throughout the century. The first was negotiation between the hospital and the neighborhood. Before the Sanitarium Association even purchased the property, they agreed that the "building to be erected on said lot shall not be kept as an institute for the treatment of insane people, or parties affected with small pox, diptheria, scarlatine, scarlatina, yellow fever or bubonic plague" as long as the neighboring resident agreed "not to cultivate such adjacent lot" in pollen-producing corn.⁷⁸ This initial agreement began a century of negotiations between the hospital and the neighborhood that has come to define the area.

The second trend was the hospital's constant need for expansion. As Charlottesville grew, so did the need for its only substantial private hospital. In 1908, just five years after opening its doors,

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Martha Jefferson Hospital began making additions: a tennis court was built behind the building for the nurses. In 1912, a new bathroom and a dining room were built on the lower portion of the back porch. 1915 followed with the addition of two large heated rooms built into the 2nd story porch with an unheated room below. New rooms continued to be built and porches enclosed for more patient and student nurse space until the end of the 1910s. Finally, a major addition was agreed upon in 1928.

The third trend set in the early years of the hospital's history was their purchase of nearby dwellings for their use. In 1923, the housing of nursing students in the main hospital building had become overcrowded. By 1925, Martha Jefferson Hospital had bought a frame house on the corner of Locust Avenue and East High Street and christened it the Magruder House for Nurses. After a few break-ins and needs for repair became obvious, the hospital demolished the house in 1938 (a brick office building is now in its place). This practice of buying houses in the neighborhood – whether to demolish them for the expansion of the hospital or to use them as office space – continued throughout the 20th century, gaining momentum through the 1980s until the hospital owned most of the southern ends of Locust, Lexington, and Grove Avenues.

By 1928, the hospital had outgrown the main building, and the property just to the east of the hospital was purchased.⁷⁹ This meant that Martha Jefferson now owned all of the property eastward to Locust Avenue within the block, allowing for even more expansion in the future. Only one building had previously been constructed on the lot and an agreement was made that the hospital would allow its resident, T. T. Wood, to remain on the property until his death, at which time the hospital would gain control of it. Such life estates have since occurred with other lots throughout the southern portion of the District.⁸⁰ Immediately, construction began and what is now known as the Patterson Wing was built adjacent to the east elevation of the original hospital building. Designed by Johnson & Brannan of Lynchburg, the new hospital had 50 beds – a testament to the growth of the city and its eastward expansion. The building was called the Patterson Wing after its benefactors, Mr. and Mrs. James Addison Patterson. Patterson continued to be a great patron of the hospital until his death in 1935. He is buried in Maplewood Cemetery.

Following World War II, however, further expansion quickly became necessary and additions were made to the Patterson Wing. In 1946, the 1st floor porch was converted to a new bed ward, while the attic was turned into living space in 1947. By 1948, suggestions were made to find a suitable location for a completely new facility, but the idea for a new site for the hospital was abandoned by 1950.⁸¹ After fundraising for two years and receiving a large bequest from benefactor James Rucker in 1941, the groundbreaking of the \$1.1 million addition to the Patterson Wing broke ground. In 1954, the addition was dubbed the Rucker Wing after its patron, who had also been buried in Maplewood Cemetery. The original hospital was demolished in the 1980s when the emergency room and west wing were constructed.

The hospital has historically anchored the neighborhood's southern end and as it has expanded – eastward up East High Street and Grove Avenue, northward up Locust Avenue, and westward up

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Lexington Avenue – it has continued to define the district’s relationship to the city. It has created a sort of institutional buffer for the entirely residential district to the north. Named after Thomas Jefferson’s daughter and wife,⁸² the hospital has come to mark the neighborhood that now bears its name. The hospital’s growth has also been a force that has threatened the neighborhood’s fabric, especially since the late 1950s. As Martha Jefferson Hospital has expanded into the district, it has demolished multiple properties in the southern end for the construction of parking lots and facilities. Many of the houses on the southernmost ends of Locust, Lexington, and Grove Avenues, as well as on High Street, have been rezoned to suit the needs of the hospital and threatened the entirely residential character of the district north of the hospital. In 1988, a group of concerned local residents formed the Martha Jefferson Neighborhood Association in order to protect the fabric around the hospital from re-zonings and street closings.⁸³ That the Neighborhood Association took the hospital’s name is testament to the fact that both its residents and the surrounding city understand the neighborhood as the “Martha Jefferson” Neighborhood.

The Martha Jefferson Historic District includes seven buildings already listed on the National Register of Historic Places.⁸⁴ It has long been recognized colloquially in Charlottesville for its wide avenues, exemplary late 19th- and early 20th-century architecture, and the shaded, rambling cemetery. It is significant not only in terms of its role in the development of the city of Charlottesville, but also as a virtually intact example of a middle- and upper middle-class American residential suburb of its period.

ENDNOTES

⁴ Hazel Street was not discontinued on the west side of Locust Avenue until the 1990s and it is platted as extending to Kelly Avenue on previous, historical plats. See City of Charlottesville, Virginia, Deed Book 634, 260 (December 20, 1990).

⁵ Bryan Clark Green, *In Jefferson's Shadow: The Architecture of Thomas R. Blackburn* (Richmond: The Virginia Historical Society, 2006), 4five-48.

⁶ Department of Community Development, Charlottesville, Virginia, “Multiple Resource Nomination,” National Register of Historic Places Inventory – Nomination Form (September 7, 1982, passed October 21, 1982).

⁷ Historic American Buildings Survey, “Locust Grove Kitchen, 810 Locust Avenue, Charlottesville, VA,” Survey Number HABS VA-1022 (Documentation compiled after 1933).

⁸ “Multiple Resource Nomination.”

⁹ County of Albemarle, Virginia, Will Book 21, 92 (June 10, 1850).

¹⁰ According to her headstone in Maplewood Cemetery, Ruth A. Sinclair died July 17, 1891. County of Albemarle, Virginia, Will Book 3, 198 (February 2, 1893).

¹¹ R. E. Shaw, “Plat of Part of the Locust Grove Addition to the City of Charlottesville,” City of Charlottesville, Virginia, Deed Book 3, 198 (November 10, 1891).

¹² David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs. Guidelines for Evaluation and Documentation for the National Register of Historic Places* (U. S. Department of the Interior, National Park Service, National Register of Historic Places, 2002), 37.

¹³ Charlottesville Land Company, “Charlottesville, Virginia,” (New York: The South Publishing Co., 1891), 1two-13.

¹⁴ William Edward Webb, “Charlottesville and Albemarle County, Virginia: 186five-1900,” (PhD diss., The University of Virginia, 1955), 210.

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- ¹⁵ Albemarle County Deed Book 98/341 (1893).
- ¹⁶ Albert E. Walker, ed., *The Daily Progress Historical and Industrial Magazine: Charlottesville, Virginia, "The Athens of the South"* (1906; reprint, Charlottesville: The Albemarle County Historical Society, 1993), 27.
- ¹⁷ John R. Stilgoe, *Borderland: Origins of the American Suburb, 1820-1939* (New Haven: Yale University Press), 196.
- ¹⁸ John Hammond Moore, *Albemarle: Jefferson's County* (Charlottesville: University Press of Virginia, 1976), 296.
- ¹⁹ Charlottesville Land Company, "Charlottesville," 8.
- ²⁰ Kathleen Durham, Adriane Fowler, Margaret Grubiak, Julie Kline, Paige McGilloway, Joelle Mirco, Chad Nelson, Matthew Rader, and Susan Smither, "The History of the Belmont Neighborhood," UVA Student Paper written for ARH 592: Community History Workshop (Fall 2000), 35.
- ²¹ A. C. Rucker, "Map of Part of the Locust Grove Addition to the City of Charlottesville," City of Charlottesville, Virginia Deed Book 7, 468-69 (February 25, 1893).
- ²² Co. Deed Book 101-305.
- ²³ Ames and McClelland, *Historic Residential Suburbs*, 26.
- ²⁴ Sold to Lulu M. & W. W. Keenan December 4, 1895. City of Charlottesville, Virginia, Deed Book 5, 330 (December 4, 1895).
- ²⁵ Walker, *The Daily Progress Historical and Industrial Magazine*, 27-28.
- ²⁶ "Civil War Leaders Identified with Charlottesville and Albemarle County," *Magazine of Albemarle Charlottesville History* 22 (1963-64): 191-206.
- ²⁷ Walker, *The Daily Progress Historical and Industrial Magazine*, 25.
- ²⁸ Walker, *The Daily Progress Historical and Industrial Magazine*.
- ²⁹ Pamela H. Simpson, "Cheap, Quick, and Easy: The Early History of Rockfaced Concrete Block Building," *Perspectives in Vernacular Architecture* 3 (1989): 108-118.
- ³⁰ Simpson, "Cheap, Quick, and Easy," 110-111.
- ³¹ Simpson, "Cheap, Quick, and Easy," 110-112
- ³² Simpson, "Cheap, Quick, and Easy," 116-117.
- ³³ *1904-05 Charlottesville City Directory* (Richmond: Hill Directory Company, 1904).
- ³⁴ *1898 Charlottesville City Directory* (Richmond: Hill Directory Company, 1898); Walker, *The Daily Progress Historical and Industrial Magazine*, 38.
- ³⁵ *1904-05 Charlottesville City Directory*.
- ³⁶ *1898 Charlottesville City Directory*.
- ³⁷ *1904-05 Charlottesville City Directory*.
- ³⁸ See Albemarle County, Virginia, Deed Book 100, 430 (April 18, 1894).
- ³⁹ Stilgoe, *Borderland*, 186-193. See also Ames and McClelland, *Historic Residential Suburbs*, 32-33.
- ⁴⁰ Robert M. Fogelson, *Bourgeois Nightmares: Suburbia, 1870-1930* (New Haven: Yale University Press, 2005), 70.
- ⁴¹ Durham, et. al., "The History of the Belmont Neighborhood."
- ⁴² Durham, et. al., "The History of the Belmont Neighborhood," 34.
- ⁴³ Fogelson, *Bourgeois Nightmares*, 95-103.
- ⁴⁴ Maral S. Kalbian and Margaret T. Peters, "Fifeville-Castle Hill Historic District," National Register of Historic Places Inventory – Registration Form (March 16, 2007).
- ⁴⁵ Kalbian and Peters, "Fifeville-Castle Hill," 118.
- ⁴⁶ Ames and McClelland, *Historic Residential Suburbs*, 16.
- ⁴⁷ Jefferson Randolph Kean, "Forward Is the Motto of Today:" *Street Railways in Charlottesville, Virginia, 1866-1936* (Forty Fort, PA: Harold E. Cox, 1984), 34.
- ⁴⁸ Albemarle County Deed Book 125, page 305.
- ⁴⁹ "Successful Land Company: Locust Grove Investment Company's Splendid Showing," *The Daily Progress* (Charlottesville), January 21, 1903, 5.
- ⁵⁰ These include the houses at 867 and 1025 Locust Avenue. See "Multiple Resource Nomination."
- ⁵¹ "Successful Land Company," 5.
- ⁵² United States Census Records, 1910.

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⁵³ 1927 *Charlottesville City Directory* (Richmond: Hill Directory Company, 1927).

⁵⁴ Moore, *Albemarle*, 386.

⁵⁵ 1951-52 *Charlottesville City Directory* (Richmond: Hill Directory Company, 1951).

⁵⁶ 1957 *Charlottesville City Directory* (Richmond: Hill Directory Company, 1957).

⁵⁷ 1955 *Charlottesville City Directory* (Richmond: Hill Directory Company, 1955).

⁵⁸ Hugh F. Simms, "Plat of a block of Lots situated on Hazel Street in the City of Charlottesville, Virginia, the property of L. F. Smith," City of Charlottesville, Virginia Deed Book 160, 135 (February 1928).

⁵⁹ County of Albemarle, Virginia, Deed Book 136, 223 (October 4, 1907).

⁶⁰ County of Albemarle, Virginia, Deed Book 129, 232 (October 11, 1904).

⁶¹ Hugh F. Simms, "Map of Monticello Heights, the Property of Jno. W. Fishburne," City of Charlottesville, Virginia Deed Book 51, 163 (April 1925).

⁶² County of Albemarle, Virginia, Deed Book 129, 147 (September 19, 1904).

⁶³ City of Charlottesville, Virginia, Will Book 6, 127 (1947).

⁶⁴ County of Albemarle, Virginia, Deed Book 126, 40 (March 24, 1903).

⁶⁵ County of Albemarle, Virginia, Deed Book 125, 437 (March 9, 1903).

⁶⁶ City of Charlottesville, Virginia, Deed Book 76, 43 (1930).

⁶⁷ City of Charlottesville, Virginia, Deed Book 208, 43 (August 29, 1958).

⁶⁸ City of Charlottesville, Virginia, Deed Book 422, 651 (July 29, 1981).

⁶⁹ City of Charlottesville, Virginia, Deed Book 207, 276 (August 7, 1958).

⁷⁰ City of Charlottesville, Virginia, Deed Book 208, 461 (October 1958).

⁷¹ City of Charlottesville, Virginia, Deed Book 33, 475 (September 19, 1919).

⁷² See Griffith-Wagner Co., Engineers, "Subdivision of Property of G. C. Colgan," City of Charlottesville, Virginia, Deed Book 37, 352 (October 22, 1920).

⁷³ Ames and McClelland, *Historic Residential Suburbs*, 5two-54.

⁷⁴ Ames and McClelland, *Historic Residential Suburbs*, 56.

⁷⁵ The Benevolent Society of Charlottesville founded a hospital dubbed the Cottage Hospital in 1886 on 5th Street NW; Dr. Edward M. Magruder began the Magruder Cemetery in 1899 at West Jefferson and 1st Streets; and Dr. Hugh T. Nelson opened a private hospital adjacent to his house on corner of High and 2nd Streets in 1895.

⁷⁶ Roger Gregory Magruder, M.D., *Martha Jefferson Hospital: A Story of the First Seventy-Five Years, 190three-1978* (Charlottesville: Martha Jefferson Hospital, 1985), 11.

⁷⁷ The original Martha Jefferson Hospital was demolished in 1972 with the addition of the South Wing.

⁷⁸ City of Charlottesville, Virginia, Deed Book 14, 361 (October 10, 1903).

⁷⁹ City of Charlottesville, Virginia, Deed Book 62, 133 (August 1, 1928); City of Charlottesville, Virginia, Deed Book, 62, 135 (August 1, 1928).

⁸⁰ This is also true of 438 Lexington Avenue (now a parking lot) and 506 Locust Avenue. See City of Charlottesville, Virginia, Deed Book 544, 797 (May 22, 1990); City of Charlottesville, Virginia, Deed Book 772, 20 (December 21, 1999).

⁸¹ Magruder, *Martha Jefferson Hospital*, 74.

⁸² One of the founding physicians, William R. Randolph, was a direct descendent of Jefferson's daughter. This inspired the name of the Martha Jefferson Sanitarium Association. See Magruder, *Martha Jefferson Hospital*, 11.

⁸³ See "Martha Jefferson Hospital," Folder at the Albemarle-Charlottesville Historical Society, Charlottesville, Virginia.

⁸⁴ See "Multiple Resource Nomination."

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244-246, 248, 253, 261-264, 266-267, 271, 274-278, 281, 287, 293, 295-296, 298, 304, 307-310, 314-318, 320, 322, 326, 331, 333, 336, 339, 341, 343-344, 346, 348-354, 357, 360-363, 368-371, 374, 376, 378-385, 387-389, 391-392, 394-395, 397-398, 400, 405-408, 410, 412-413, 415, 417, 419-420, 422-423, 425, 427, 430-431, 433-436, 439, 441, 446, 449, 452, 458-460, 462-464, 467, 469-470, 473, 475, 480-481, 483, 485-486, 491-493, 495-500, 506, 510, 512, 519-520, 523, 528, 530-531, 534-535, 539-540, 542, 544, 546-447, 549, 552, 560, 562-563, 567, 570, 572, 575-577, 584-585, 593, 597, 603-605, 608, 618, 623, 631, 634-635, 640, 649, 650, 653, 655, 660, 663, 665, 672-674, 676-677, 687, 692, 696, 699, 703, 709, 715, 722, 725-727, 729-730, 732, 738-739, 752, 755, 762, 766, 769-770, 772, 775, 781, 785, 787, 789, 797-798, 802-804, 808, 812, 816-818, 823, 825, 833, 840, 848, 850, 852, 855, 857, 867, 900, 914, 917-918, 948, 952, 954, 959, 978, 981, 991-992, 100, 1004, 1006, 1018, 1030-1031, 1034, 1045, 1058, 1069, 1081, 1106, 1126, 1143, 4166.

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10. GEOGRAPHICAL DATA

UTM REFERENCES

1	17 721953E 4212619N	11	17 722105E 4212384N
2	17 721887E 4212479N	12	17 722159E 4212510N
3	17 721831E 4212506N	13	17 722274E 4212443N
4	17 721724E 4212304N	14	17 722308E 4212506N
5	17 721638E 4212301N	15	17 722215E 4212565N
6	17 721609E 4212196N	16	17 722403E 4212811N
7	17 721668E 4212174N	17	17 722276E 4212909N
8	17 721634E 4212076N	18	17 721949E 4212326N
9	17 722134E 4212156N	19	17 721876E 4212358N
10	17 722224E 4212322N	20	17 721953E 4212546N

VERBAL BOUNDARY DESCRIPTION

The boundaries of the nominated Martha Jefferson Historic District is delineated by the polygon whose vertices are marked by the following UTM reference points: 1- 17 721953E 4212619N, 2- 17 721887E 4212479N, 3- 17 721831E 4212506N, 4- 17 721724E 4212304N, 5- 17 721638E 4212301N, 6- 17 721609E 4212196N, 7- 17 721668E 4212174N, 8- 17 721634E 4212076N, 9- 17 722134E 4212156N, 10- 17 722224E 4212322N, 11- 17 722105E 4212384N, 12- 17 722159E 4212510N, 13- 17 722274E 4212443N, 14- 17 722308E 4212506N, 15- 17 722215E 4212565N, 16- 17 722403E 4212811N, 17- 17 722276E 4212909N, 18- 17 721949E 4212326N, 19- 17 721876E 4212358N, and 20- 17 721953E 4212546N. The boundaries are also shown on the accompanying map.

BOUNDARY JUSTIFICATION

The boundaries of the Martha Jefferson Historic District have been drawn to include the most concentrated and architecturally similar late 19th and early 20th-century suburban development in the area. Although they are defined primarily by the Locust Grove Investment Company's (LGIC) initial 1892 purchase and subsequent subdivision, the boundaries also include other institutional, civic, and residential developments that helped to define the area as a suburban neighborhood. The boundaries consistently follow property boundaries and have been drawn with an attempt to follow streets wherever possible. The District is bound on the south by East High Street, a consistent southern boundary for all development plats pertaining to the history of the District and separating it from the rest of Charlottesville. The boundary's irregular southwestern corner has been drawn to include G.B. Colgan's 1920 subdivision and the American Foursquare and Bungalow/Craftsman houses that were built on these five lots. These

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Charlottesville, Virginia**

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buildings have been included because the manner in which the land was developed as well as the architectural character itself is consistent with the rest of the District. The irregular western boundary separates the LGIC's development from the 1903-1928 development of the area north and west by the Lyons Place Development Company. The boundary drops south to avoid all of St. Charles Avenue because this area includes so few contributing properties. Because of a lake that occupied the rear of the Locust Avenue lots north of Hazel Street and a stream that ran from the lake south to Sycamore Street, this area was difficult to develop during the period of significance. Locust Avenue within the District is bounded by Long Street as the properties north of Long Street were purchased and developed in 1904 and because the street was developed into the 250 By-pass in the 1950s and 1960s to create a major geographical barrier. The eastern boundary does not include any of St. Clair Avenue because this area was developed later, contains few contributing resources, and is not architecturally similar to the rest of the District. The lots along Hazel Street between Locust Avenue and St. Clair Avenue have been included because this block was considered historically part of the Locust Grove property. The dwellings that occupy these lots are also of the same historic and architectural character of the rest of the District. Grove Avenue between Hazel Street and Poplar Street has not been included because it includes very few contributing buildings. The properties along Grove Avenue between Poplar and East High Streets have been included, however, as they were developed at the same time as the rest of the District and are both architecturally similar and were considered part of the core of the Locust Grove Investment Company's development. The District's boundaries, therefore, include the largest number of contributing historic resources without jeopardizing the District's integrity or historical significance.

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PHOTOGRAPHIC DOCUMENTATION

Unless otherwise noted, all photographs are of:

Martha Jefferson Historic District, Charlottesville, Virginia, VDHR File Number: 104-5144

Date of photograph: July 2007

Photographer: Lydia Mattice Brandt

Digital files on file at the Department of Historic Resources in Richmond, Virginia.

Photo 1 of 8

View: 714 Locust Avenue, view of west-facing façade [104-5144-0091]

Photo 2 of 8

View: 850 Locust Avenue, view of west-facing façade [104-5144-0114]

Photo 3 of 8

View: 501 Grove Avenue, view of east-facing façade [104-5144-0005]

Photo 4 of 8

View: 512 Lexington Avenue, view of west-facing façade [104-5144-0035]

Photo 5 of 8

View: 505 Grove Avenue, view of east-facing façade [104-5144-0007]

Photo 6 of 8

View: 509 Locust Avenue, view of east-facing façade [104-5144-0065]

Photo 7 of 8

View: Maplewood Cemetery, looking northeast [104-5144-0129; 104-5090]

Photo 8 of 8

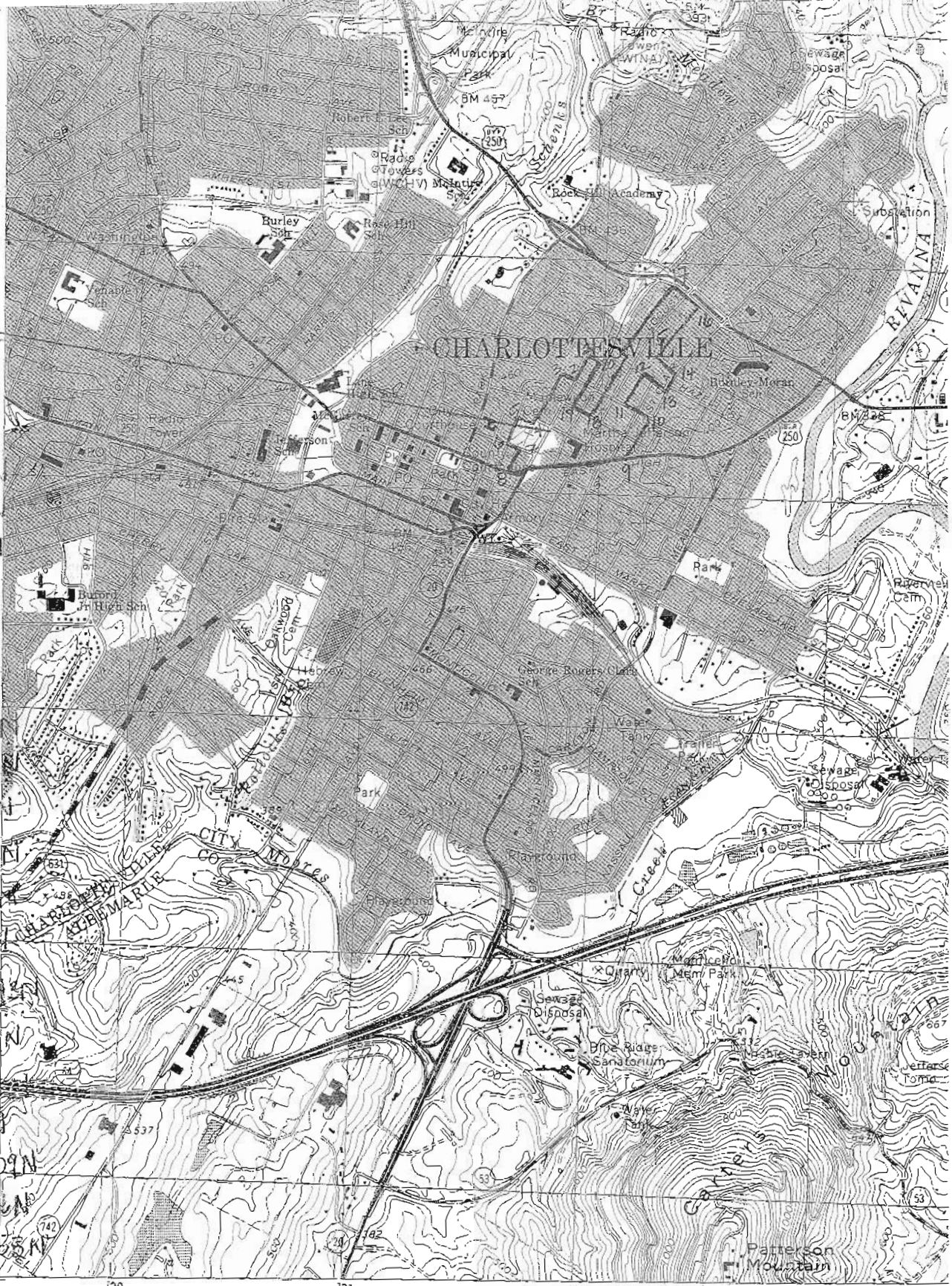
View: Streetscape, Locust Avenue looking northwest showing Martha Jefferson Hospital's Patterson and Rucker Wings

AD: 2'30"
 Mottsville East
 AR# 104-5144

ARTHA JEFFERSON
 HISTORIC DISTRICT
 MOTTESVILLE,
 VIRGINIA

REFERENCES

- 7 721953E 4212619N
- 7 721887E 4212479N
- 7 721831E 4212506N
- 7 721724E 4212304N
- 7 721638E 4212301N
- 7 721609E 4212196N
- 7 721608E 4212174
- 7 721634E 4212076
- 7 722134E 4212156N
- 7 72224E 4212322N
- 7 722105E 4212384
- 7 722159E 4212510N
- 7 722274E 4212442
- 7 722308E 4212506N
- 7 72215E 4212516
- 7 722403E 4212811N
- 7 722276E 4212909N
- 7 721949E 4212322N
- 7 721876E 4212325N
- 7 721953E 38°00'41" 4212829N



Produced by the United States Geological Survey
 Topography compiled 1972. Planimetry derived from imagery taken 1984 and other sources. Photonspected using imagery dated 1997; no major culture or drainage changes observed. Survey control current as of 1973. Boundaries verified 1999

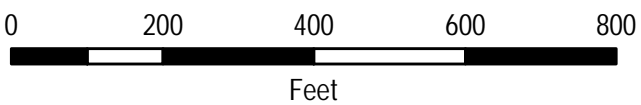
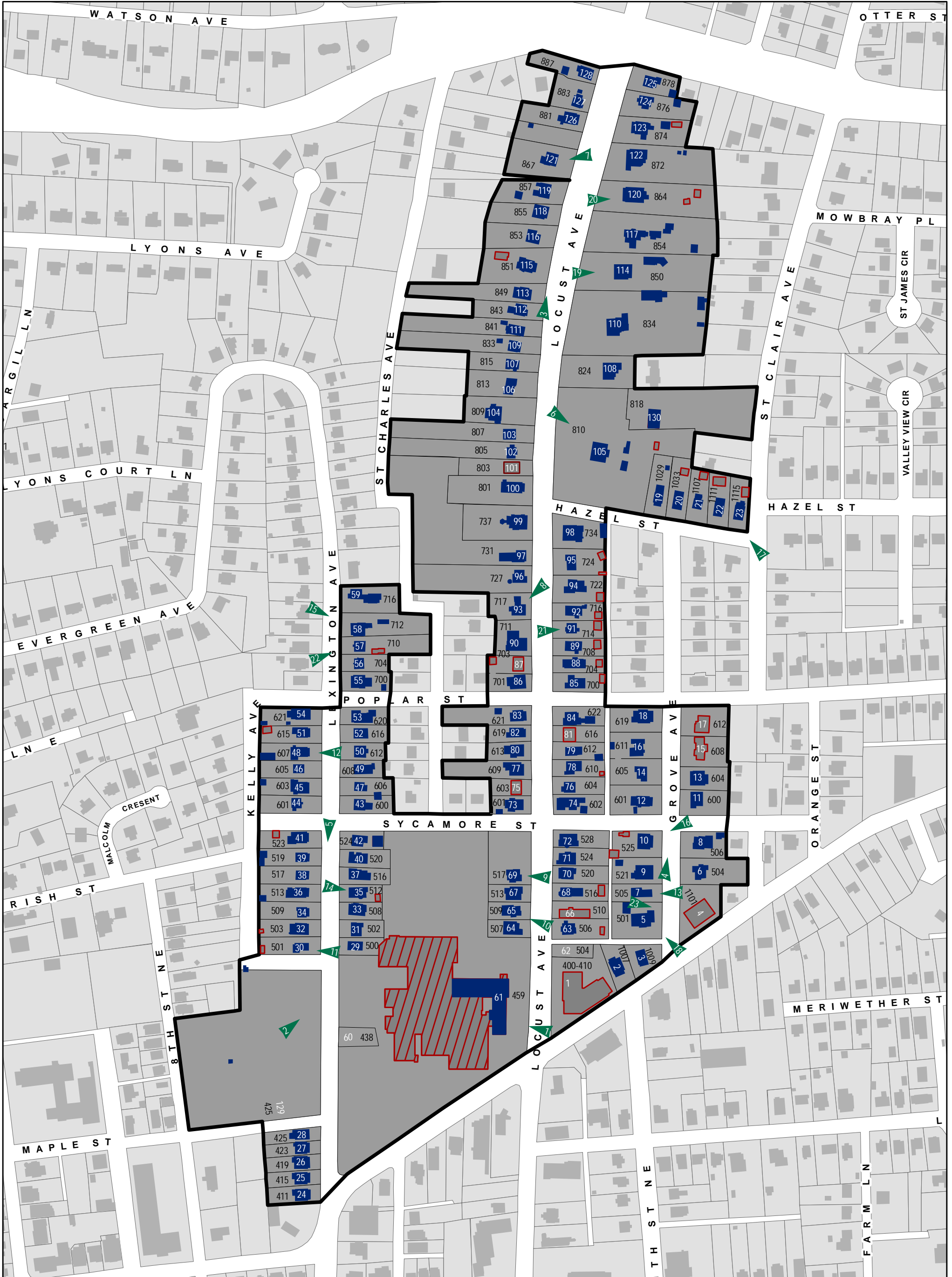
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Virginia coordinate system, south zone (Lambert conformal conic)
 1000-meter Universal Transverse Mercator grid, zone 17

North American Datum of 1983 (NAD 83) is shown by dashed



UTM GRID AND 1999 MAGNETIC NORTH

PROPOSED MARTHA JEFFERSON NATIONAL REGISTER HISTORIC DISTRICT SEPTEMBER 2007



	Proposed District
	DHR Number (104-5144-0__)
	Resource Address
	Contributing Resource
	Non-Contributing Resource
	Non-Historic Portion of Resource
	Photo Key

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

- Architecture
- Community Planning and Development
- Health/Medicine

Period of Significance ca. 1827-1957

Significant Dates 1827 (founding of Maplewood Cemetery)
1839-44 (construction of Locust Grove)
1888 (incorporation of Charlottesville)
1892 (purchase of Locust Grove farm by the Locust Grove Investment Company)
1903 (incorporation of Martha Jefferson Sanitarium Association)
1916 (incorporation of Charlottesville)

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Locust Grove Investment Company (developers/builders)
William N. Lupton and John L. Lupton (contractors)
George B. Marshall (developer/builder)

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====
9. Major Bibliographical References
=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register

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National Register of Historic Places Continuation Sheet

Martha Jefferson Historic District –
ADDENDUM (November 2011)

Charlottesville, Virginia

Section number 8

Page 1

Significance under Criterion A

The Martha Jefferson Historic District is also eligible under Criterion A in the area of Health/Medicine for the Martha Jefferson Hospital which was the first substantial private hospital constructed in Charlottesville. It was chartered in 1903 as the private Martha Jefferson Sanatorium for the treatment of sick and injured patients; a training school for nurses was to be included. The University Hospital at the University of Virginia opened only two years earlier in 1901, and both hospitals were responding to a need for improved medical care as the population of Charlottesville grew. Although both hospitals were inspired by similar needs, the clients that they served and the larger goals of each institution were quite different. University Hospital was, first and foremost, a part of the University of Virginia. Training doctors and nurses and providing opportunities and facilities for research and teaching was an integral part of their daily mission. Ward patients were given preference for the limited number of beds in the 1901 hospital and the fact that the hospital was expanded rapidly, with additions in 1905 and 1907, suggests that the demand for hospital care far outstripped the supply. The founders of the Martha Jefferson Hospital made it their goal to serve people of means with the ability to pay who desired a private hospital setting.ⁱ Only white patients were to be admitted initially, and this remained true until 1920, when all races except for blacks were admitted as patients. Blacks were not admitted until 1953.ⁱⁱ The founders created a Joint Stock Association and the hospital was to be financially supported by voluntary donations and the sale of stock. The selection of the site for the new Martha Jefferson Hospital was certainly strongly influenced by the availability of land in close proximity to downtown Charlottesville. But it is hard to believe that the simultaneous founding of the Locust Grove subdivision, a residential subdivision geared towards exactly the class of people that the hospital hoped to treat, wasn't also a factor in deciding to locate the hospital on High Street.

Although it wasn't a teaching hospital in the same way that University Hospital was, a nursing school was part of the Martha Jefferson Hospital starting in 1904. Only white students were accepted. It was discontinued in 1927 because the hospital had difficulty maintaining the minimum number of patients required for accreditation, but was then reestablished in 1953 in cooperation with the County school system. At this point, students were accepted into the program without bias based on their race or gender.ⁱⁱⁱ

From the time of its founding the Martha Jefferson Hospital quickly became a significant local institution that filled an important niche in Charlottesville and the surrounding area. In many ways University Hospital and Martha Jefferson Hospital were opposite sides of the health care coin within the local context. University Hospital accepted blacks and those without the ability to pay and had a 24-hour emergency room. During the period of significance, Martha Jefferson did not accept blacks (though all other races were accepted as patients by 1920), patients had to be able to pay for their care, and a staffed emergency room was not part of the operation, patients were not supposed to present themselves to the hospital without a plan of care from their own doctor. Without a focus on research and teaching, the Martha Jefferson Hospital devoted itself to patient care. As the first substantial private hospital in Charlottesville, the Martha Jefferson Hospital played a significant role in

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the lives of countless citizens of the City and surrounding area, including many who lived in the current Martha Jefferson Historic District, and the history of health and medicine in Charlottesville would not be complete without acknowledging the significance of this institution.

Additional significance under Criterion C

In addition to being significant under Criterion C in the area of architecture for its collection of late 19th century and early 20th century middle class residential architecture, the Martha Jefferson Historic District is also home to a notable architect-designed building, the Patterson Wing of the Martha Jefferson Hospital. The Patterson Wing was designed in 1928-29 by the Lynchburg firm of Johnson and Brannon. Stanhope Johnson was a prominent and prolific architect with commissions in Virginia, Georgia, Florida, and the Carolinas. He did both residential and institutional work in a variety of styles, but Georgian Revival was his most common style of choice. Gallison Hall (listed on the state and federal registers/VDHR File #002-0808), perhaps his finest residential design, is a free-form Colonial Revival mansion located just outside of Charlottesville in Albemarle County. In addition to the Martha Jefferson Hospital, Johnson designed only one other building in Charlottesville, the 1924-25 Jackson Park Hotel or Hotel Monticello on Court Square, a tall 9-story hotel on an urban lot. In perhaps his best institutional design, the Allied Arts Building in Lynchburg, Johnson traded the Georgian Revival palette for the Art Deco and created one of the finest Deco skyscrapers in the state. But Johnson also designed a number of institutional buildings in Lynchburg with marked stylistic similarities to the Patterson Wing, including Presser Hall at Randolph-Macon Women's College and Virginia Baptist Hospital on Rivermont Avenue. Both are long brick buildings that employ Georgian Revival details including heavy quoining, modillioned cornices, multi-paned double hung windows, paired gable end chimneys, and elaborate molded architraves at the front entrances. While the Colonial Revival was certainly a popular style in Charlottesville in the early to mid-20th century, buildings tended to incorporate elements of Jefferson's Roman Classicism rather than the Georgian Revival which makes the Patterson Wing of the Martha Jefferson Hospital stand out. It is also an excellent representative example of Johnson's signature Georgian Revival motifs as applied to institutional buildings.

For his hospital designs, including Martha Jefferson's Patterson wing and Virginia Baptist Hospital in Lynchburg, Johnson employed his signature Georgian Revival style and tried to give these large institutions a domestic, welcoming feeling by achieving the square footage requirement with long, low, three- or four-story, buildings rather than tall, imposing ones. He also sited both hospitals back from the road providing a landscaped lawn in front, thus furthering the sense of domesticity and allowing these substantial institutions to blend in with the residential architecture of their respective neighborhoods (Virginia Baptist Hospital is a contributing building in the Rivermont Historic District in Lynchburg). The Patterson wing at Martha Jefferson still retains all of its original Johnson-designed details, save the cupola which was removed in 1937 because it leaked, its original scale, and the landscaped lawn in front of the building along Locust Avenue, the primary thoroughfare of the district.

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The need for expansion and modernization is a character defining feature of all hospitals and Martha Jefferson and Virginia Baptist are not exceptions. In both cases, the original Johnson-designed buildings have been added onto many times and the front entrance has been relocated multiple times to the newest addition to the building. In the case of Martha Jefferson, the history of the hospital has been marked by a near constant need for additional space. Every decade was marked by a building campaign of some sort, from enclosing porches, building additions, finishing attics and basements, repurposing laboratories and storage, to building entirely new wings in the 1920s, 1950s, and 1970s, the need for more bed space was a driving force that shaped the physical evolution of the hospital campus. As new wings were added they often housed the primary spaces of the hospital. The original 1904 hospital building, a 25-bed facility that stood to the southwest of the Patterson Wing at 919 High Street, had become housing for nurses by 1953 and it was demolished to make way for the South Wing in 1972. By the 1950s all of the medical functions of the hospital were taking place in the Patterson and Rucker wings. While the non-historic additions to the hospital are not architecturally significant in their own right, the history and success of the hospital is told by the physical evolution of the building footprint and the façade of the Patterson wing remains a prominent view of the hospital, particularly from within the Martha Jefferson Historic District.

ⁱ Roger Gregory Magruder, M.D., *Martha Jefferson Hospital: A Story of the First Seventy-Five Years, 1903-1978* (Charlottesville: Martha Jefferson Hospital, 1985), 11.

ⁱⁱ Magruder, *Martha Jefferson Hospital*, 80.

ⁱⁱⁱ Magruder, *Martha Jefferson Hospital*, 21, 41, and 83.