

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # ~~104-0223-000~~

104-0246

Property Name: Historic King-Runkle House

NR Property Category: Building
Wuzit: House

Tax Code: Section Parcel
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9 73

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 201 14th Street

Location:

Vicinity of: Municipality: ZIP: 22903

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:
Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?	TOTAL:	
1	Building	Contributing	1	
			Contrib:	1
			Non-Contrib:	0

WUZIT COUNT -

#	Wuzit	Contributing?	TOTAL:	
1	House	Contributing	1	
			Contrib:	1
			Non-Contrib:	0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:

Estimated Construction Date: 1891

Source of Date: Tax Records

Physical Status: Existing

Condition: Good

Threat: None Known

Degree of Historic Integrity:

Association:

Design:

Feeling:

Location:

Materials:

Setting:

Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Victorian (Queen Anne)

of Stories: 2.0 # of Bays Wide: 2 # of Bays Deep: 5

Arch Config: Geo Config:

Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	Brick	Corbelled cap
Foundation			Brick	
Porch		corner entrance	Wood	Eastlake details
Roof		Gable	Metal	Standing seam
Windows		sash	Wood	1/1 Double-hung

Brief Architectural Description of Primary Resource:

This is a picturesque two-storey Victorian house with Queen Anne massing and simple Eastlake detail. The walls are covered with weatherboarding, broken by horizontal bands of vertical planking above the water table, below the wooden-shingled pent-roof between the storeys, and below the cornice. The weatherboarding is now painted a cream color with chocolate-brown trim. The steeply pitched gable roof is covered with standing-seam metal and has a wooden-shingled gable with attic windows over the projecting bay on each side of the house. There are two interior chimneys with corbelled caps. The rear additions are faithful to the original section in most details. Windows are single-light, double-sash, with plain trim. There is a simple one-storey semi-octagonal bay window, with nearly flat roof and simple cornice brackets, on the Wertland Street side. Ornamentation is confined to the porches and the projecting pavilion on the 14th Street facade. There is a shallow one-storey rectangular bay window, with a window bordered by small stained glass lights and flanked by narrower windows. The lower sash of the single matching

window above has been replaced with a plain one. The Eastlake gable ornamentation includes a pendant and curved brackets and a decorated panel below the attic windows. The small entrance porch and vestibule, tucked in to the southeast corner of the house, are covered by a very steep shed roof with gouged ornamentation applied to its half-gabled end. The Eastlake detail is continued in the balustrade, posts with sawn brackets, and spool frieze with pendants. A small second-storey balcony is set into the porch roof. It has a steep gable roof with simpler ornamentation, supported on large sawn brackets. The balustrade matches that of the porch below. The entrance door, beneath a rectangular transom, has a large light bordered by small stained glass lights above six small panels. The vestibule is lighted by three small, eight-light, fixed-sash, stained-glass windows. The floor plan is irregular, with a central hall on the second level, but none on the first level. A double-flight, open-well staircase with stick style balustrade rises from a side stair hall, with separate flights rising from the landing to the original part and to the rear addition. Windows and doors have moulded trim with corner blocks. The three fireplaces with coal grates have been closed.

Brief Architectural Description of Additions and Alterations
See the Architectural Description and the Historical Description.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

HISTORICAL DESCRIPTION

In 1891, L. A. King purchased Lot #16 of McKennie's Addition from J. C. McKennie who had bought it from his father's estate, but had not received a deed (City DB 2-318). The 1892 tax appraisal shows a new building on the property. This was probably erected by King in 1891, although tradition says that the house was built in 1875.

In 1921, King's heirs sold the house to A. M. E. Runkle, who operated a rooming house there (DB 38-476). He apparently added a second storey to the original rear wing, added a side entrance, and possibly re-arranged the staircase. He sold it in 1958 to Goldie M. Allen, Sue Allen Ball, and Francis W. Halliday, three sisters who had apparently managed the rooming house during Runkle's ownership and continued to operate it under the name of "The Runkle House" (DB 208-285). Joe H. McMurry purchased the house in 1969 after the last of the sisters died, and sold it in 1974 to Russell C. Williams who had restored it and rented it to students (DB 309-209, 355-499).

Additional References: City WB 10-313, 12-149, 13-81.

1993: The property has changed hands four times since 1974 (DB 396-174, 383-467, 436-700, 550-157).

SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

Built in 1891, the King-Runkle House is one of the most intricately detailed Victorian period houses left in

Charlottesville. Of special note are its Queen Anne massing, contrasting surface materials, and the use of intricate Eastlake detail on the porches and in the gables. These elements have remained essentially intact through many years' use as rental property. It is listed individually on the National Register of Historic Places as a part of the Charlottesville Multiple Resource Area. Its prominent location and its fine Victorian detailing make the King-Runkle House a very important part of the architectural fabric of the City. The commercial development of the first block of Fourteenth Street has increased the prominence of this house in the neighborhood. The King-Runkel House and the house across from it now mark the gateway to the residential area, emphatically stating the transition from a decidedly late-20th century part of the Corner to the late 19th century Preston Heights subdivision.

BIBLIOGRAPHY

Type of Record	Citation
City Records	Charlottesville City Deed Books and Will Books
County Records	Albemarle County Deed Books
Interview	Russell C. Williams

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13468	16 - 18	1/ /1994

CRM MANAGEMENT EVENTS

MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
Survey	Community Development-Bibb/Huppert	/ /1978
IPS data entry-PAVA (Smead)		