

# LANDMARK



# SURVEY

IDENTIFICATION		BASE DATA	
Street Address:	1200 Carlton Avenue	Historic Name:	Ficklin-Crawford Cottage
Map and Parcel:	57-133	Date/Period:	before 1886
Census Track & Block:	4-126	Style:	Gothic Revival
Present Owner:	Carlton Associates	Height to Cornice:	
Address:	c/o John Marr 615 East High Street	Height in Stories:	1½
Present Use:	Rental Property (residential)	Present Zoning:	R-3
Original Owner:	Slaughter W. Ficklin	Land Area (sq.ft.):	2 lots: 50' x 137', 50' x 162'
Original Use:	Residence	Assessed Value (land + imp.):	7,000 + 10,500 = 17,500

## ARCHITECTURAL DESCRIPTION

This is a fine example of a small Gothic cottage. It is three bays wide, single pile, weatherboarded, 1½ stories above a brick English basement. The deeply projecting eaves and verges of the steep bellcast gable roof are unornamented except for a pair of brackets at each corner and one at the peak of each gable. A wide cornice board runs around the entire structure. There is a high central gable on the front and two dormers on the rear. Originally there were two interior chimneys, one on either side of the central hall, but one was removed in 1969. The windows are double sash, 2-over-2, with plain pediments on the main level, shorter and without pediments in the basement, and pointed with pediment-like trim in the upstairs gables. The bay window on the parlor end has decorated paneled spandrels with moulded rails. Both the bay window and the entrance porch have truncated hip rooves with overhanging bracketed cornices. The porch has chamfered posts with wide brackets and sawn ballustrade. The entrance door has four raised panels with moulded rails. The glass in its rectangular transom and narrow sidelights was replaced with amber-colored plexiglass in 1969. Originally there were two rooms and central hall on each level, but the basement at the new site was only partially excavated and only the kitchen finished. It was abandoned in 1969 when a room on the main level was converted into a modern kitchen. Both single-flight staircases have quarter-turn winders at the main floor level. The doors on the upper level are beaded board-and-batten with slanting tops. The roof was originally decorated with iron cresting.

## HISTORICAL DESCRIPTION

Slaughter W. Ficklin purchased the Belmont Farm from the estate of John Winn in 1847 and lived there until his death in 1886. The cottage was built before 1886, but no record of the exact date has been found. Stylistically it appears to date from the 1865-1885 period. It originally stood on the southwest corner of Belmont Avenue and Castalia Street, where Clarke School stands today, 2½ blocks from "Belmont", the Ficklin mansion. The farm was subdivided after Ficklin's death, and D.C. Carver purchased "the Cottage" and one acre of land in 1891. He sold it in 1903 to C.E. Crawford whose family lived there for the next 26 years. They sold the land along to the Charlottesville School Board in 1929 and moved the cottage on rollers two blocks downhill to its present site. Since then it has been used as rental property and has had several owners. Cecil Higgins modernized it in 1969, built a one-room addition behind the parlor, enclosed the back porch for a larger bath, and converted a bedroom into a modern kitchen. The present owners purchased it in 1977.  
Deed References: ACDB 45-368, 96-322, 127-162, City DB 65-292, 106-54, 267-250, 289-78.

## SIGNIFICANCE

This distinctive cottage was a part of the Belmont estate of Slaughter W. Ficklin. It is a fine example of the Victorian style.

## CONDITIONS

Fair

## SOURCES

City/County Records  
Mrs. James R. Ellis  
Mrs. Cecil Higgins

UTM: 17/421900/4211200