

Architectural And Historic Survey



Identification

STREET ADDRESS: 228 ~~Fourteenth Street~~ ^{14th} ~~N.W.~~ ^{F. 9}
 MAP & PARCEL: 4-293
 CENSUS TRACT AND BLOCK: 2-313
 PRESENT ZONING: R-3
 ORIGINAL OWNER: Mattie F. Connell
 ORIGINAL USE: Residence
 PRESENT USE: Rental Property (3 apartments)
 PRESENT OWNER: Donald L. and Marina I. McGrady
 ADDRESS: 530 North First Street
 Charlottesville, Virginia

HISTORIC NAME: McConnell-Neve House
 DATE / PERIOD: c. 1894
 STYLE: Victorian
 HEIGHT (to cornice) OR STORIES: 2 stories
 DIMENSIONS AND LAND AREA: 54.8' x 147' avg. (8056 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1980
 SOURCES: City Records
 Donald L. McGrady

ARCHITECTURAL DESCRIPTION

A high-pitched hip roof, irregular silhouette, and slender three-storey tower with steep pyramidal roof give this picturesque house a touch of the Chateausque Style. The house is two-stories tall and three bays wide with projecting pavillions on the facade and south side and an original 1½-storey south wing housing the stair hall. The projection on the facade is two bays wide, and the tower projects from it at the northwest corner of the house. The house has a high-pitched hip roof covered with standing-seam metal, painted red, with Philadelphia gutters and boxed cornice. It is pierced by two interior chimneys. There are gables with circular attic vents above both projecting pavillions. The stair hall wing extends beyond the adjacent projecting pavillion and has a very steep shed roof. The house is set on a low concrete foundation. The walls are weatherboarded except for the tower, the gables, and the air hall wing, all of which are covered with wooden shingles. The original color scheme is not known; all wall surfaces are now painted white. Windows are double-sash, 1-over-1 light, with plain trim. They are the same height at both levels. The slender 3-storey octagonal tower has narrow windows on five sides at the first and second levels and diamond-shaped air vents at the third level. It has a very steep pyramidal metal roof with finial and cornice brackets. A small one-storey entrance porch covers the southern bay of the facade and extends slightly beyond the adjacent projecting bay. It has a medium-pitched shed roof covered with standing-seam metal and bracketed Eastlake posts without a balustrade. The entrance door has one large rectangular transom. The floor plan is irregular. The 2-flight open-well stair in the stair hall on the south side of the house, adjacent to the small entrance hall, was partially enclosed when the house was divided into apartments. The shed-roofed back porch has been partially enclosed.

HISTORICAL DESCRIPTION

Mattie F. Connell (Mrs. L. W. Connell) bought this lot in McKennie's Addition in 1892 (City DB 3-491). Tax records indicate that the house was built c. 1894. Mrs. Connell sold it in 1903 to Isabel Rives Wolfe (DB 14-499) who sold it to F. W. Neve in 1907 (DB 18-133). He owned the house for 42 years and apparently used it as rental property. The house had ten different owners between 1949 and 1971, when the present owners purchased it (DB 146-456, 151-232, 172-119, 188-403, 199-191, 220-85, 230-324, 280-213, 312-476, 328-192). It has usually been used as rental property and has now been divided into three apartments.

SIGNIFICANCE

This is a fine example of the Victorian style. Its slender octagonal tower, steep roof, and irregular silhouette give it a touch of the Chateausque style.

UTM: 17/720010/4212610

HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT

SEP 7 1980

#28

United States Department of the Interior
National Park Service

McCormell-Neve House (Charlottesville MRA) VIRGINIA

Substantive Review

Working No. 9/7/82-2435

Fed. Reg. Date: _____

Date Due: 10/7/82 - 10/22/82

Action: ACCEPT
 RETURN 10/21/82
 REJECT

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments: "Victorian" style is very broad and general. This house has some interesting features - but its overall design and arch. merit must be evaluated in context of Charlottesville's residential architecture of this period.

Recom./Criteria Return
Reviewer L.M. Chittard
Discipline A. Hist.
Date 10/20/82
 see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

X 7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> original site
		<input type="checkbox"/> moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

Please date and describe any changes since original construction.

X 8. Significance

Period _____ Area of Significance—Check and justify below _____

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

Please expand statement of significance to evaluate this example and its distinctive features in context of Charlottesville's residential architecture of the late 19th century. Please assess integrity.

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____
 Quadrangle name _____
 UBT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:
 ___ national ___ state ___ local

State Historic Preservation Officer signature _____
 Site _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to McClelland / P Andrews

Signed Sue McClelland Date 10/20/82 Phone: 202 272-3504

Architectural And Historic Survey



Identification

1454
STREET ADDRESS: 228 ~~Fourteenth Street~~ ¹⁴⁵⁴ N.W.
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CENSUS TRACT AND BLOCK: 2-313
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ORIGINAL USE: Residence
PRESENT USE: Rental Property (3 apartments)
PRESENT OWNER: Donald L. and Marina I. McGrady
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Charlottesville, Virginia

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DATE / PERIOD: c. 1894
STYLE: Victorian
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DIMENSIONS AND LAND AREA: 54.8' x 147' avg. (8056 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Spring 1980
SOURCES: City Records
Donald L. McGrady

ARCHITECTURAL DESCRIPTION

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HISTORICAL DESCRIPTION

Mattie F. Connell (Mrs. L. W. Connell) bought this lot in McKennie's Addition in 1892 (City DB 3-491). Tax records indicate that the house was built c. 1894. Mrs. Connell sold it in 1903 to Isabel Rives Wolfe (DB 14-499) who sold it to F. W. Neve in 1907 (DB 18-133). He owned the house for 42 years and apparently used it as rental property. The house had ten different owners between 1949 and 1971, when the present owners purchased it (DB 146-456, 151-232, 172-119, 188-403, 199-191, 220-85, 230-324, 280-213, 312-476, 328-192). It has usually been used as rental property and has now been divided into three apartments.

SIGNIFICANCE

The McConnell-Neve House is one of the City's finest examples of the Victorian-Queen Anne Style. Its slender octagonal tower, steep roof and irregular silhouette give a Chateausque touch, setting it apart from other Victorian buildings in Charlottesville. There have been no major exterior changes to the house since its construction, with the exception of part of its back porch being enclosed.

UTM: 17/720010/4212610

HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT

SEP 7 1982

#28

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number

Page 3 of 9

Multiple Resource Area
Thematic Group

Name Charlottesville Multiple Resource Area

State Virginia

Nomination/Type of Review

Date/Signature

21. Carter-Gilmer House

Substantive Review

Keeper

Linda McClelland 10-20-82

Attest

- 22. Lewis Farm

Substantive Review

Keeper

Linda McClelland 10-20-82

Attest

Preserve

23. Timberlake-Branham House

Substantive Review

Keeper

accept Curt Dinkie 1/10/1984

Attest

24. Woolen Mills Chapel

Substantive Review

Keeper

Linda McClelland 10-20-82

Substantive Review

Attest

25. Pireus Store

for Keeper

accept Patrick Andrews 8/10/83

Attest

26. Hawkins-Wondree House

Substantive Review

Keeper

act.

Attest

- 27. Hillcrest Apartments
Cottage

Substantive Review

Keeper

act.

Attest

28. King-Runkle House

Substantive Review

for Keeper

accept Patrick Andrews 8/10/83

Attest

29. Peyton House - Hillcrest
Apartments

Substantive Review

Keeper

act.

Attest

30. McConnell-Neve House

Substantive Review

for Keeper

accept Patrick Andrews 8/10/83

Attest

X

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

McConnell-Neve House (Charlottesville MRA)
Charlottesville (Independent City)
VIRGINIA

Working No. 9.7.82-2435
Fed. Reg. Date: 2-7-84
Date Due: 8/13/83
Action: ACCEPT 8/10/83
 RETURN
 REJECT
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

stronger statement of significance and info. on alterations provided on resubmission - bld. is architecturally significant within the context of the MRA

Recom./Criteria accept c
Reviewer Patrick Ardus
Discipline Historian
Date 8/10/83
_____ see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category Ownership Status Present Use
Public Acquisition Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition excellent good fair deteriorated ruins unexposed unaltered altered original site moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet

#28
Donald McGrady
530 North First Street
Charlottesville, VA 22901

RE: McConnell-
New House
228 14th St
NW

13 February 1982

Corrine P. Hudgins
Va. Historic Landmarks Commission
221 Governor Street
Richmond, Va. 23219

Dear Miss Hudgins:

Many thanks for your kind
letter of February 12.

My wife and I would be very
proud and gratified if our house at
228 14th Street, Charlottesville, is
placed on the National Register of
Historic Places.

Yours sincerely,

Donald McGrady

FEB 17 REC'D
CPT