

Architectural And Historic Survey



Identification

STREET ADDRESS: 620 Prospect Ave. (formerly 620 7½ St.)	HISTORIC NAME: Robert L. Updike House
MAP & PARCEL: 25-2	DATE / PERIOD: 1904
CENSUS TRACT AND BLOCK: 5-112	STYLE: Colonial Revival
PRESENT ZONING: R-2	HEIGHT (to cornice) OR STORIES: 2 Storeys
ORIGINAL OWNER: Robert L. Updike	DIMENSIONS AND LAND AREA: .43 acre
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Rental Property (Residence)	SURVEYOR: Bibb
PRESENT OWNER: William Ivar Mawyer	DATE OF SURVEY: Spring 1980
ADDRESS: Box 67	SOURCES: City Records
North Gardens, Virginia	William Ivar Mawyer
	Fendol Carter

ARCHITECTURAL DESCRIPTION

When seen at a distance, this large house has the appearance of a much older house that has had a Colonial Revival portico added to it at a later date. The house is two storeys tall, three bays wide, and double pile with a full height portico on the facade and a wide 1-storey back porch. It is set on a low brick foundation without a basement. Six projecting courses of half-thickness brick form the water table. Above it, brick is laid in 6-course American bond. The steep gable roof is covered with standing-seam metal and has projecting eaves and verges, boxed cornice with returns, and a plain frieze. There are four interior chimneys; all are capped and two also have stringcourses. Windows are double sash, 1-over-1 light, with wooden sills, architrave trim, and heavy concrete lintels. They are shorter at the second level and still shorter and smaller at the attic level. There is a cornerstone with the date 1904 under the western window on the facade and a plain inset panel under the other window. A full height portico covers the central bay of the facade. Four square brick columns with corbelled capitals, all painted white, support a wooden-shingled pediment. The ground level floor is made of octagonal concrete blocks. There is a 2-light rectangular transom above the wide double entrance doors. Above the entrance there is a small hanging balcony. Its balustrade is a wrought iron fence with richly decorated posts. Access is through a round-arched door with concrete keystone and endblocks and a half-round transom. The 1-storey back porch originally overlooked the Updike Brickyard. It has a low-pitched hip roof covered with standing-seam metal, with boxed cornice and plain frieze, supported by four slender Tuscan columns. It has a concrete floor.

HISTORICAL DESCRIPTION

In 1899 Robert L., Walter G., and E. Byrd Updike purchased 6 3/4 acres comprising a large part of the proposed Olinda subdivision on the old Orangedale estate (DB 114-166). All three were associated with their brother in the Eston Updike Brickyard just north of this tract. Robert L. Updike bought his brothers' shares of the property and built this house in 1904, according to tax records. Updike died in 1937 (City WB 4-329), and the house was sold in 1940 to George M. Marshall, Lula Mae Marshall and Nellie Lewis Patterson (City DB 103-163). Mrs. Patterson bought the others' shares in 1957 (DB 199-117). Fendol P. Carter bought the house in 1960 (DB 217-366) and sold it to the present owner in 1978 (DB 396-820). He has subdivided the 5¼-acre lot. This house has been used as rental property for 40 years, but has been maintained in good condition. Additional References: City DB 370-289.

SIGNIFICANCE

This house is an interesting vernacular interpretation of the Colonial Revival style.

UTM: 17/719940/4211300

NATIONAL REGISTER OF HISTORIC PLACES

EVALUATION / RETURN SHEET

United States Department of the Interior
National Park Service

Substantive Review

Updike, Robert L., House (Charlottesville MRA)
VIRGINIA

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:

*Problem with inadequate statement of significance
and context (please see reverse)*

Recom./Criteria Return
Reviewer A. Hest
Discipline 2/20/82
Date 10/21/82
☐ 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

7. Description

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

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)

This building is nominated under criterion "C" (we assume), yet there has been no local architectural context (for the M.R.A. as a whole) from which to evaluate the significance of the property, nor is there an explanation of which features this building possesses that makes it a distinctive enough example of the Colonial Revival architectural style, in comparison to other examples of Col. Rev. style found in the M.R.A., to merit individual listing under criterion C. Please provide the above context for and evaluation of this building.

☒ 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

— If the building is considered significant because it is not a distinctive example of its style (that is, it is a vernacular interpretation of the Col. Rev. style) please explain why that vernacular interpretation is

9. Major Bibliographical References _____ considered significant within the context of the M.R.A.

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UNIT 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

Patrick Andrews

Signed

Sandra McClelland

Date

10/21/82

Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

Architectural And Historic Survey



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 MAP & PARCEL: 25-2
 CENSUS TRACT AND BLOCK: 5-112
 PRESENT ZONING: R-2
 ORIGINAL OWNER: Robert L. Updike
 ORIGINAL USE: Residence
 PRESENT USE: Rental Property (Residence)
 PRESENT OWNER: William Ivar Mawyer
 ADDRESS: Box 67
 North Gardens, Virginia

HISTORIC NAME: Robert L. Updike House (C.M.R.B.)
 DATE / PERIOD: 1904
 STYLE: Colonial Revival
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 SOURCES: City Records
 William Ivar Mawyer
 Fendol Carter

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SIGNIFICANCE

The Robert L. Updike House is an interesting vernacular interpretation of the Colonial Revival style. It is unusual for its style in that it was most likely designed by its builder-owner, and is probably the largest "vernacular" Colonial Revival house in Charlottesville. Of special interest are the unique brick columns, obviously built of that material because the owner was the proprietor of a brickyard adjacent to this property.

UTM: 17/719940/4211300

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 6 of 9

Multiple Resource Area
Thematic Group

Name Charlottesville Multiple Resource Area
State Virginia

Nomination/Type of Review

Date/Signature

51. Wyndhurst
(611 Preston Pl.)

Substantive Review

Keeper

Attest

52. Updike, Robert L., House

Substantive Review

Keeper

Attest

53. Mt. Zion Baptist Church

Substantive Review

Keeper

Attest

54. Carey House

Substantive Review

Keeper

Attest

55. House at Pereus

Substantive Review

Keeper

Attest

56. Smith-Marshall House

Substantive Review

Keeper

Attest

57. Stonefield

Substantive Review

Keeper

Attest

58. Four Acres

Substantive Review

Keeper

Attest

59. Ebenezer Baptist Church

Substantive Review

Keeper

Attest

60. Tonsler, Benjamin, House

Substantive Review

Keeper

Attest

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

Updike, Robert L., 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:

*It's not exactly clear why this is stamped as vena-
cular, perhaps because it varies from notebook prototypes
of Col. Revival. Nevertheless, it illustrates
a fine variation of the style and is
distinguished by portico & corbelled brick
columns and frontispiece elements*

Recom./Criteria Accept C
Reviewer LM Clifford
Discipline A. Hist.
Date 8/10/83
_____ see continuation sheet

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

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Has this property been determined eligible? ☐ yes ☐ no

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<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

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- ☐ context
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- ☐ other

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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

*Architectural And Historic
Survey*



Graphics



Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000882