



City of Winchester

230 West Boscawen Street

Tax Map Number: 172-1-C- 1-

DHR Resource Number: 138-0042-0064

Resources: 1 single dwelling (originally)

Date/Period: ca. 1854

Style: Greek Revival with Italianate

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*

Architectural Description

Site Description: The Seevers Residence is located on a large corner lot northeast of the intersection of West Boscawen Street and North Stewart Street. The dwelling has a setback of approximately fifteen feet from the brick sidewalk. A brick privacy wall, built in 1940, extends down West Boscawen Street, obscuring most of the large side yard. A wrought-iron fence with a grape vine motif extends between brick posts up the North Stewart Street property line. A gravel alley north of the property provides access to a small asphalt parking lot in the northeast corner. Foundation plantings, mature trees, and a garden patio enhance this large corner property.

Secondary Resource Summary: There are no secondary resources associated with this property.

Primary Resource Description: The Seevers Residence, also known as the Holly House, is a two-story brick building combining Greek Revival frieze windows with Italianate arched windows, brick quoins, and hood moulds. Constructed circa 1854, this two-story building has an irregular form composed of two square blocks with overlapped corners. Set on a solid foundation (material not visible), the dwelling's brick coursing was not discernible due to multiple layers of paint. A wide plain frieze accentuate the half-hipped roofs of standing-seam metal. Interior-side brick chimneys extend from the side elevations.

The main entry, located in the recessed first bay of the façade (south elevation), holds a single-leaf, paneled wood door with fanlight. A pedimented surround with fluted pilasters, dentils, and cornice returns completes the door opening. Elongated first-story window openings hold 4/4, double-hung, wood sash with wood sills and pedimented hoods. Rounded-headed second-story window openings hold 4/4, double-hung, wood sash with wood sills and rowlock arches. Narrow, two-light windows located in the frieze complete the fenestration of the main block. All of the window openings have operable louvered wood shutters.

Extending off the rear of the dwelling are a series of additions centered on a two-story, five-bay ell. The ell has the same material treatment and finishes found on the main block, with the major difference being that it is approximately three feet shorter. A half-hipped roof of standing-seam metal is pierced by interior and a interior-rear brick chimneys. The first-story window openings hold 4/4, double-hung, wood sash with wood sills, but lack the stylized pedimented hoods found on the main block in favor of splayed brick jack arches. Second-story window openings are round-headed and hold 4/4, double-hung, wood sash with wood sills and rowlock brick arches. Vents across the west and east (side) elevations replace the frieze windows utilized on the main block. A two-light frieze window and large louvered vent are located on the north (rear) elevation.

A two-story, full-width porch appears as early as 1891 on the east (side) elevation of the ell. Based on its form and materials, this porch appears to date to the fourth quarter of the nineteenth century. Enclosed with weatherboard siding, the porch exhibits its square posts with scrolled eaves brackets which now serve to separate 6/6, double-hung, wood-sash windows located on the second story. The first story has been obscured by a full-width addition constructed circa 1975. A brick veneer clads the addition, which is covered by a shed roof of standing-seam metal. Fenestration consists of five, 6/6, double-hung, wood-sash windows with rowlock brick sills. An integral porch is located off the southeast corner, however, it was not visible from the public right-of-way.

Off the rear of the ell is a two-story, one-bay deep appendage. Based on Sanborn Fire Insurance Company maps, this appendage started as one-and-one-half stories and may be an original dwelling component. Enlarged to two stories between 1921 and 1927, the appendage has five-course, American-bond brick coursing across the west (side) elevation. The north (rear) and west (side) elevations are clad in weatherboard siding. Window openings contain 6/6, double-hung, wood sash with wood sills. Splayed brick jack arches compliment the two west elevation openings. The north and east elevation openings are finished with square-edge wood surrounds. A front-gabled roof of standing-seam metal includes a diminutive shed dormer on the eastern slope. Clad in weatherboard siding, the dormer is pierced by a small 2-light wood-sash awning window. Of note is the single-leaf, paneled wood door located in the western end of the north elevation. This opening is sheltered by an eave extending off the mid-twentieth century rear addition.

The rear mid-twentieth century addition is one story in height and two-bays wide. Constructed of concrete block, the addition has a front-gabled roof of asphalt shingles and an interior-side brick chimney. Due to its siting, this addition reads as a side-gabled building fronting North Stewart Street. Fenestration consists of a single-leaf, paneled wood door with nine lights and a 6/9, double-hung, wood-sash window with wood sill. Both are located on the west elevation, facing North Stewart Street. The addition extends to the east under a side-gabled roof and to the southeast under a shed roof. Fenestration consists of a 6/6, double-hung, wood-sash window located on the east (side) elevation. Additional details concerning the dwelling were not visible from the public right-of-way.

Significance Statement: . Known as the Seevers Residence, this ca. 1854 house was designed in the Greek Revival style with Italianate influences. Although the dwelling has additions, they are located on the rear and have achieved historical significance in their own right based on their date of construction. The dwelling's fenestration pattern remains intact and retains most of its character-defining elements. As such, the Seevers Residence presents a high level of integrity of design, materials, and workmanship. Although the dwelling no longer functions as a single-family residence, its prominent location on the west side of downtown Winchester and its integrity of design, materials, and workmanship have allowed it to remain a visual landmark. The building retains its integrity of feeling, setting, location, and association. This building is a contributing resource to the Winchester Historic District under Criteria A and C.

