



IDENTIFICATION

Street Address: 1404 Jefferson Park Avenue
 Map and Parcel: 11-112
 Census Tract & Block: 6-108
 Present Owner: UVA Medical School Foundation
 Address: School of Medicine-P. O. Box 324
 Charlottesville, VA 22908
 Present Use: Apartments
 Original Owner: Paul Barringer
 Original Use: Residence

BASE DATA

Historic Name: The Barringer Mansion
 Date/Period: 1896
 Style: Victorian
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: B-1
 Land Area (sq.ft.): 100 x 185
 Assessed Value (land + imp.): 20,810 + 2070 = 22,880

ARCHITECTURAL DESCRIPTION

This structure is one of the finest examples of the Queen Anne style in the city. With its picturesque roofline, octagonal tower, tall pointed gables and chimneys decorated with ribs and bands, 1404 Jefferson Park Avenue is a classic example of the heavy massing and casual formality typical of the Queen Anne style. The most impressive feature of the exterior is the entrance doorway with its fine molded brick Romanesque design with Corinthian pilasters. Although the interior has been altered into apartments, much of the original fabric remains, including woodwork, glazed fireplace tiles, and hardware.

HISTORICAL DESCRIPTION

The lot was purchased by Paul Barringer from the Dawson Improvement Company in 1895 for 5 1/2 shares of stock valued at \$1,375. Dr. Barringer was Chairman of the faculty at the University from 1896 to 1903 and was the driving force behind the creation of the University's hospital. As the head of the University before the presidency of Mr. Alderman, Barringer played host to many notables visiting University of Virginia. Theodore Roosevelt visited there in June, 1903 and William Jennings Bryant was a guest in 1897. ACDB; 104-449, 137-313, City DB 69-397, 90-389.

SIGNIFICANCE

The large and picturesque Barringer Mansion is one of the finest examples of the Queen Anne style in Charlottesville. Many important guests, including Theodore Roosevelt and William Jennings Bryan, were entertained there while Dr. Barringer was Chairman of the Faculty at the University.

CONDITIONS

Average

SOURCES

City/County Records
 Mrs. Doris Collins

Compromise Could Save Barringer House

On May 26 both The Daily Progress and the Charlottesville Observer carried the first printed information that told the people of Charlottesville of the proposed demolition of the Barringer mansion on Jefferson Park Avenue so an outpatient surgical clinic building can be built by the University of Virginia Health Services Foundation on this lot. There is no doubt that such a facility is needed and that it must be near the hospital and medical school. Also there is little doubt that it can be built by the state; such facilities were not included in the Primary Care Center, and it is understood they will not be included in the proposed new hospital building.

The Charlottesville Historic Landmarks Commission has emphasized the importance of the Barringer mansion, now in the National Register of Historic Places. A property does not become a Virginia Historic Landmark or be placed in the National Register just because it is old, but because it is significant architecturally or because of association with important events.

I have urged the Health Services Foundation to consider erecting their building on the lot at 1312 Lane Ave. and the parking lot behind. As advantages of this location, I cited access by cars from two side streets rather than from Jefferson Park Avenue and ready access to the second-floor clinic in the back because of the rise in ground level of the lots. Regardless of where the clinic building is built, the basement floor will be used for parking. The disadvantages cited by the foundation were higher cost of land and the loss of parking space now rented for use by their employees. It is believed this property may have to be purchased by the foundation anyway in the future. Such a purchase would include a large parking lot at the end of 15th Street, a whole block away from the Park Lane Office Building, now rented by the foundation.

Besides the loss of a home of historic architectural significance, the disadvantages of using the Barringer property for the clinic building include access by all automobile traffic only to and from Jefferson Park Avenue. The elevation of the lot seems to make it unlikely that access from the rear or directly to the clinic level is possible. The foundation has mentioned that if expansion is required in the future, this can be done by building out over the roof of the Park Lane Office Building, which the foundation would purchase. The writer is very skeptical that this can be done in an architecturally and aesthetically acceptable manner.

There is no doubt that economic considerations are now paramount. The Barringer home may be converted to other uses, but not to a clinic. The clinic may be built elsewhere nearby to some advantage, but the land cost is much greater. Employees would have to walk a block to their parked cars. However, additional traffic congestion on Jefferson Park Avenue would be avoided. All of this can be accomplished if the principals and the landowners can compromise to make this possible.

Robert M. Hubbard
Charlottesville

BARRINGER MANSION



STREET ADDRESS 1404 Jefferson Park Avenue
MAP & PARCEL: 11-112
VDHR FILE NUMBER: 104-22
CITY FILE NUMBER: 143
PRESENT ZONING: B-1
ORIGINAL OWNER: Paul W. Barringer
ORIGINAL USE: Residence
PRESENT USE: Student Housing
PRESENT OWNER: University of Virginia The Rector & Visitors
ADDRESS: The Rotunda
Charlottesville, VA 22906

HISTORIC NAME: Barringer Mansion
DATE/PERIOD: 1896, c.1930's?, 1985
STYLE: Victorian
HEIGHT IN STORIES: 2 1/2 Storeys
DIMENSION AND LAND AREA: 100' x 185' (18,500 sq.ft.)
CONDITION: Good
SURVEYOR: -----/Bibb
DATE OF SURVEY: 1975/Spring 1988
SOURCES: City/County Records
Doris Driscoll Collins
Barringer, Pleasant It Is To Remember These Things
Sanborn Map Co. - 1920, 1929-57

BARRINGER MANSION

ARCHITECTURAL DESCRIPTION

With its imposing site overlooking the hospital, and its picturesque roofline, octagonal tower, porte cochere, elaborate Romanesque entrance and ornate chimneys, the Barringer Mansion is one of the most impressive Victorian houses in the City. The basic form is that of a 2 1/2 storey, 3-bay, double-pile block completely surrounded by porches and wings. The house is set on a foundation of brick laid in 7-course American bond with a moulded brick water table. Wall construction is of brick laid in stretcher bond and painted brick red. One-storey shed-roofed wings covering both side elevations are concealed behind a dominant 1-storey veranda which covers the entire facade. A large 2 1/2-storey wing covers the western portion of the rear elevation, and a shallower 2-storey wing covers the eastern portion. Between them, a 2-storey porch extends along the entire eastern elevation of the larger wing. All of these wings are original and match the main block in nearly all details. Composition shingles have replaced the original covering (probably standing-seam metal) on the steep hipped roof. A moulded wooden cornice runs around the entire building, and there is a brick frieze and architrave on the main block. There are steep pedimented gables faced with pressed tin over the western bay of the facade and over the rear bays of both side elevations. The house has 4 massive and ornate chimneys: an exterior end chimney centered on the eastern elevation, an interior chimney between the rooms on the western side of the house, an interior chimney on the western elevation, and an interior end chimney on the rear elevation of the longer wing. The chimneys have caps, 3 string courses, corbelled piers between the stringcourses and projecting chamfered corners. The rear chimney is somewhat less ornate, lacking the upper tiers. A 3-storey octagonal tower projects from the northeastern front corner of the house. The first two stories of the tower are enclosed, and capped with a projecting wood cornice and brick frieze. The 3rd level is an open gazebo. Groups of 3 Tuscan columns set on pedestals with inset panels support a very steep bellcast roof with projecting eaves, a boxed cornice and a frieze with a relief swag. There is an Eastlake finial at the peak of the roof. Most windows in the house are double-sash, one-over-one light, with moulded surrounds. Those on the facade have heavy stone lintels, while the others have jack arches. Several second-storey windows on the facade have upper sashes bordered by small lights, all within a regular window-sized opening. The basement has regular sized 6-over-6 and 1-over-1 light windows on the west and rear and short 6-light hinged-sash windows on the east, all with jack arches. There is a wide, 2-storey flat-roofed bay window in the western bay of the facade. There are 2 dormers on the facade: a hipped-roofed dormer with a pair of short double-sash windows over the eastern bay, and a very steep pedimented gable-roofed dormer with a single, slightly wider window over the central bay. Both have pilasters and dentiled cornices, and there is relief decoration in the form of swags on the friezes, and a wreath on each pediment. There is a matching gabled dormer with two windows on each side of the larger rear wing. A hipped-roofed dormer lacking most of the trim is centered on the rear elevation of the main block and there is a smaller and newer one beside it. A deep one-storey veranda covers the facade of the main block and small side wings. It has a medium-pitched shed roof with projecting eaves, a boxed cornice with modillions, a plain frieze, coupled Tuscan columns set on pedestals with inset panels, and a balustrade with urn-shaped balusters. A porte-cochere projects from the central bay and is supported by groups of 3 taller columns at its outer edge. The roof does not have a ceiling. The entrance in the central bay of the facade is most elaborate: the wide door has an octagonal light set within a square light, all of beveled glass, above 2 panels with moulded rails. The door and half-round transom have a moulded brick architrave and are set within an extremely deep round arch of moulded brick laid in a herringbone pattern and bordered by a heavy terra cotta rope. The interior of the house is rather pedestrian when compared to the exterior. windows and doors have architrave trim. The parlor has a cornice and chair rail. The rather narrow entrance hall has a paneled wainscot and a 2-flight stair with square newels and turned balusters. There are half a dozen fireplaces with different mantels, ceramic tile surrounds and hearths.

HISTORICAL DESCRIPTION

Dr. Paul W. Barringer was one of the partners in the Dawson Improvement Co. which purchased and developed a tract of land south of the University in the 1890's. He built this house on a portion of the property in 1896. (ACDB 104-449, 113-5). Dr. Barringer was elected Chairman of the Faculty at U.Va. in 1896, a position analogous to that of President before that office was created. In this capacity, he entertained William Jennings

BARRINGER MANSION

Bryan there in 1897 and President Theodore Roosevelt in 1903, when they came to speak at Commencement. The creation of the hospital, however, was Dr. Barringer's great achievement and his legacy to the University. Dr. Barringer left the U.Va. in 1907 to become President of VPI and sold this house to Rosa Lane (in 1908 ACDB 139-313). Mary Glinn bought it from her in 1930 (City DB 69-377) and sold it in 1936 to Dr. O. E. Driscoll (DB 90-389). The house was divided into apartments many years ago. The house was deeded to Driscoll's daughter Doris Driscoll Collins in 1968 (WB 6-19, 12-197). After Mrs. Collins's death, the Barringer Mansion was purchased by U.Va. Medical School Foundation in 1981 (DB 420-271). It stood vacant for several years and was allowed to deteriorate. The announcement of plans to demolish the house brought protests from the community, the University, and medical school alumni which prompted the University to seek an adaptive use for the property. In 1985 it was purchased by Barringer Renovation Associates and rehabilitated under the direction of the University's Historic Renovation Corporation. It now houses students as a French language house. Robert Moje of VMDO was the architect for the rehabilitation.

1993: The rector and visitors of the University of Virginia purchased the house in 1992 (DB 586-216).

STATEMENT OF SIGNIFICANCE

The Barringer Mansion is possibly the finest domestic example of the Queen Anne version of the Victorian style in Charlottesville. Its picturesque roofline, irregular massing, octagonal tower, tall enriched chimneys, small-paned windows, round-arched entrance, and enveloping veranda are all typical of the style. Many details are unique in the City: the tower with its columned upper level, the broad and shallow bay windows, the exposed rafters in the porch ceiling, and especially the extremely elaborate Romanesque entrance with its moulded brick round arch and terra cotta ornamentation. The Barringer Mansion is listed individually on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area.

Dr. Paul Barringer was one of the pioneering medical men in the South during the late nineteenth and early twentieth centuries. He was largely responsible for the establishment of the University Hospital and for the expansion of the Medical School curriculum from a one-year to a four-year program. From 1886 until 1903, Dr. Barringer served the University as Chairman of the Faculty, a position analogous to the later post of President of the University. In that capacity, he entertained many distinguished visitors at his home, including William Jennings Bryan and Theodore Roosevelt when they spoke at Commencement in 1887 and 1903.

This picturesque and prominently located house is thus rich in both architectural and historical significance and is a very important building in the City.

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
 Estimated Construction Date: 1896
 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: 3 # of Bays Deep: 2
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	Brick	Decorative
Chimneys		Interior End	Brick	Decorative
Chimneys		Exterior end	Brick	Decorative
Dormers		gabled	Wood	
Dormers		Hipped	Wood	
Foundation			Brick	7-course American
Porch		Wrap-around	Wood	Colonial Revival
Roof		Hipped	Composition	Shingles
Windows		double-hung sash	Wood	1/1, 6/6

Brief Architectural Description of Primary Resource:

With its imposing site overlooking the hospital, and its picturesque roofline, octagonal tower, porte cochere, elaborate Romanesque entrance and ornate chimneys, the Barringer Mansion is one of the most impressive Victorian houses in the City. The basic form is that of a 2 1/2-storey, 3-bay, double-pile block completely surrounded by porches and wings. The house is set on a foundation of brick laid in 7-course American bond with a moulded brick water table. Wall construction is of brick laid in stretcher bond and painted brick red. One-storey shed-roofed wings covering both side elevations are concealed behind a dominant 1-storey verandah which covers

the entire facade. A large 2 1/2-storey wing covers the western portion of the rear elevation, and a shallower 2-storey wing covers the eastern portion. Between them, a 2-storey porch extends along the entire eastern elevation of the larger wing. All of these wings are original and match the main block in nearly all details. Composition shingles have replaced the original covering (probably standing seam metal) on the steep hipped roof. A moulded wooden cornice runs around the entire building, and there is a brick frieze and architrave on the main block. There are steep pedimented gables faced with pressed tin over the western bay of the facade and over the rear bays of both side elevations. The house has 4 massive and ornate chimneys: an exterior end chimney on the eastern side, an interior chimney between the rooms on the western side, and interior end chimneys on the western side of the house and at the rear of the large wing. They have caps, 3 string courses, corbelled piers between the stringcourses and projecting chamfered corners. The rear chimney is somewhat less ornate, lacking the upper tiers. A 3-storey octagonal tower projects from the northeastern front corner of the house. Above the cornice and brick frieze, the 3rd level is an open gazebo. Groups of 3 Tuscan columns set on pedestals with inset panels support a very steep bellcast roof with projecting eaves; a boxed cornice and a frieze with a relief swag. There is an Eastlake finial at the peak of the roof. Most windows in the house are double-sash, one-over-one light, with moulded surrounds. Those on the facade have heavy stone lintels, while the others have jack arches. Several second storey windows on the facade have upper sashes bordered by small lights. Several at the first storey level have a single-light fixed sash and a transom bordered by small lights, all within a regular window-sized opening. The basement has regular sized 6-over-6 and 1-over-1 light windows on the west and rear and short 6-light hinged-sash windows on the east, all with jack arches. There is a wide, 2-story flat-roofed bay window in the western bay of the facade. There are 2 dormers on the facade: a hipped-roofed dormer with a pair of short double-sash windows over the eastern bay, and a very steep pedimented gabled-roofed dormer with a single, slightly wider window over the central bay. Both have pilasters, dentiled cornices and relief decoration in the form of swags on the friezes and a wreath on the pediment. There is a matching gabled dormer with two windows on each side of the larger rear wing. A hipped-roofed dormer lacking most of the trim is centered on the rear elevation of the main block and there is a smaller and newer one beside it. A deep one-story verandah covers the facade of the main block and small side wings. It has a medium-pitched shed roof with projecting eaves, a boxed cornice with modillions, a plain frieze, coupled Tuscan columns set on pedestals with inset panels, and a balustrade with even-shaped balusters. A porte-cochere projects from the central bay and is supported by groups of 3 taller columns at its outer edge. The roof does not have a ceiling, giving the interior of the verandah a stick-style cavernousness. The entrance in the central bay of the facade is most elaborate: the wide door has an octagonal light set within a square light, all of beveled glass, above 2 panels with moulded rails. The door and half-round transom have a moulded brick architrave and are set within an extremely deep round arch of moulded brick

which springs from brick pilasters with inset panels and terra cotta capitals. All of this is set against a panel of brick laid in a herringbone pattern and bordered by a heavy terra cotta rope. The interior of the house is rather pedestrian when compared to the exterior. Windows and doors have architrave trim. The parlor has a cornice and chair rail. The rather narrow entrance hall has a paneled wainscot and a 2-flight stair with square newels and turned balusters. There are half a dozen fireplaces with different mantels and ceramic tile surrounds and hearths.

Brief Architectural Description of Additions and Alterations
The house was divided into apartments many years ago.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

HISTORICAL DESCRIPTION

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1988: After Mrs. Collin's death, the Barringer Mansion was purchased by the U.Va. Medical School Foundation in 1981 (DB 420-271). It stood vacant for several years and was allowed to deteriorate. The announcement of plans to demolish the house brought protests from the community, the University and medical school alumni which prompted the University to seek an adaptive use for the property. In 1985 it was purchased by Barringer Renovation Associates and rehabilitated under the direction of the University's Historic Renovation Corporation. It now houses students as a French language house. Robert Moje of VMDO was the architect for the rehabilitation.

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SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

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roofline, irregular massing, octagonal tower, tall enriched chimneys, small-paned windows, round-arched entrance, and enveloping verandah are all typical of the style. Many details are unique in the City: the tower with its columned upper level, the broad and shallow bay windows, the exposed rafters in the porch ceiling, and especially the extremely elaborate Romanesque entrance with its moulded brick round arch and terra cotta ornamentation. The Barringer Mansion is listed individually on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area. Dr. Paul Barringer was one of the pioneering medical men in the South during the late nineteenth and early twentieth centuries. He was largely responsible for the establishment of the University Hospital and for the expansion of the Medical School curriculum from a one-year to a four-year program. From 1886 until 1903, Dr. Barringer served the University as Chairman of the Faculty, a position analogous to the later post of President of the University. In that capacity he entertained many distinguished visitors at this home, including William Jennings Bryan and President Theodore Roosevelt when they spoke at Commencement in 1897 and 1903. This picturesque and prominently located house is thus rich in both architectural and historical significance and is a very important building in the City.

BIBLIOGRAPHY

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Type of Record	Citation

City Records	
	Charlottesville City Deed Books and Will Books
County Records	
	Albemarle County Deed Books
Interview	
	Doris Driscoll Collins
Map	
	Sanborn Map Company
Book	
	Barringer, Pleasant It Is To Remember These Things

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

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MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13469	28 - 31	1/ /1994

CRM MANAGEMENT EVENTS

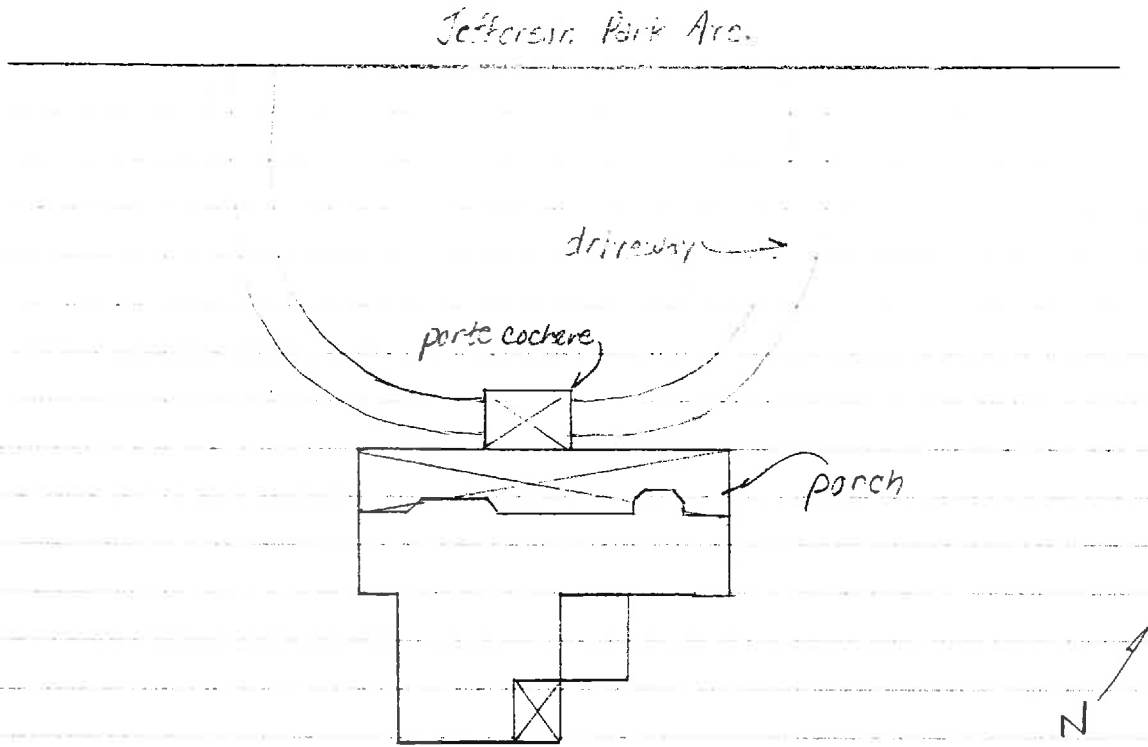
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MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
Survey	Community Development-Bibb/Huppert	/ /1975
IPS data entry-PAVA (Smead)		

BARPLINGER MANSION
1404 JEFFERSON PARK AVE.

VDPR FILE NO. 104-22

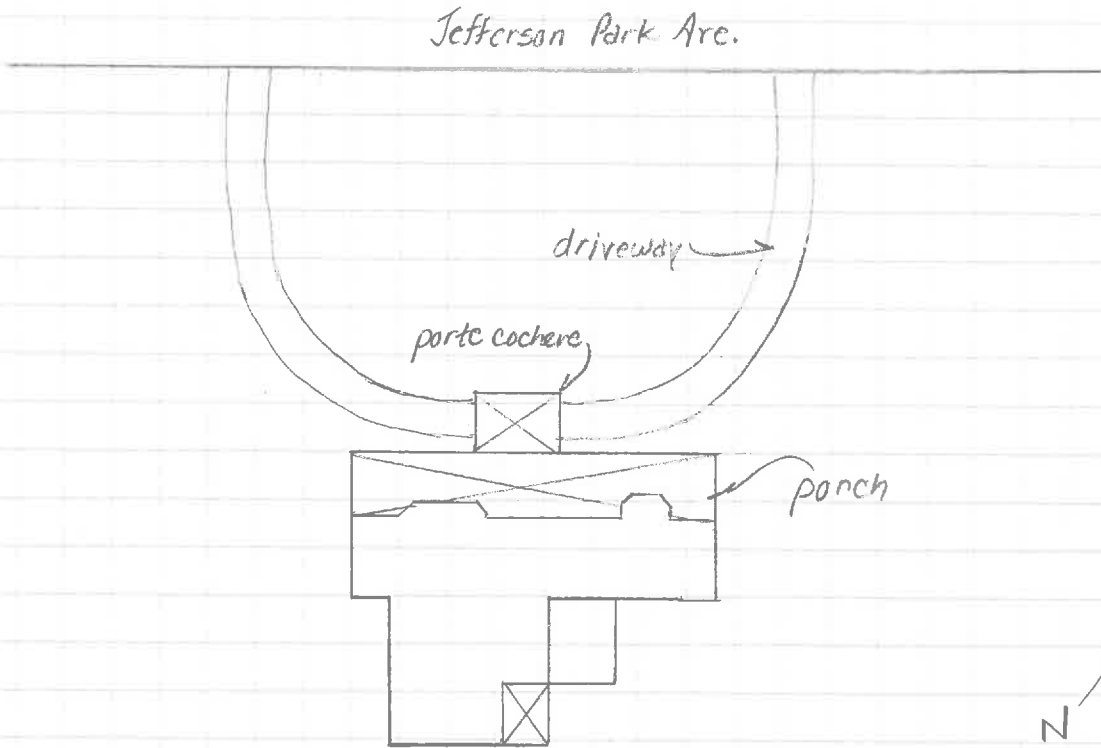


ANN HUPPERT
CITY OF CHARLOTTESVILLE COMMUNITY DEVELOPMENT
SUSAN E. SWEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994

BARRINGER MANSION
1404 JEFFERSON PARK AVE.

VDHR FILE NO. 104-22



HUPPERT
OF CHARLOTTESVILLE COMMUNITY DEVELOPMENT
SMEAD
ATIONS ASSOCIATES OF VIRGINIA

JANUARY 1994



Date JAN 1994 File No. 104-22

Name BARRINGER MANSION, 1404 JEFFERSON
PARK AVE

Town CHARLOTTESVILLE

County _____

Photographer ANN C. HUPPERT

Contents 4 EXT. VIEWS
