

Architectural And Historic Survey



Identification

STREET ADDRESS: #10 University Circle	HISTORIC NAME: Raleigh Court
MAP & PARCEL: 5-44	DATE / PERIOD: 1926-27
CENSUS TRACT AND BLOCK:	STYLE: Colonial Revival
PRESENT ZONING: R-3	HEIGHT (to cornice) OR STORIES: 3½ storeys
ORIGINAL OWNER: C. M. Wade & Grover T. Failes	DIMENSIONS AND LAND AREA: 125' x 95' (11,875 sq. ft.)
ORIGINAL USE: Rental Property (20 apartments)	CONDITION: Good
PRESENT USE: Rental Property (20 apartments)	SURVEYOR: Bibb
PRESENT OWNER: Wade Estate, Eleanor W. Tremblay, Exec.	DATE OF SURVEY: Summer 1983
ADDRESS: c/o E. Gerald Tremblay	SOURCES: City Records
105 East High Street	Mrs. Gerald Tremblay (Eleanor Wade Tremblay)
Charlottesville, Virginia	

ARCHITECTURAL DESCRIPTION

This handsome 3½-storey Colonial Revival apartment building is U-shaped, with wings projecting forward from the four bays at each end of the 12-bay facade. Two-storey semi-circular porticoes are centered on each of these three 4-bay sections of the facade: the central portion and the ends of the two wings. The building is set on a very high foundation of brick laid in 5-course American bond, with the front yard filled in nearly to the level of the concrete water table, so that the basement is above ground on three sides. Thus, the building is essentially 4½-storeys tall. Wall construction is of tile faced with brick laid in 8-course American-with-Flemish bond. The building has a medium-pitched hip roof, covered with composition shingles, with a boxed cornice and frieze. There are three capped interior chimneys. To give the building a more domestic scale in this neighborhood of single-family homes, a massive entablature with dental moulding continues from the porticoes around the entire building above the second storey, covering most of the area between the second and third storey windows. Windows are double-sash, 8-over-8 light in the central portion of the facade and 6-over-6 light in the wings. Tripartite windows (6-over-6 flanked by 4-over-4) in the wings overlook the courtyard. The windows are the same height at all three levels, and all have wooden sills and architrave trim. There are also some smaller double-sash windows on the side and rear elevations. Basement windows are 6-over-6 on the end and rear elevations and casement windows in window wells on the facade. There are four gable-roofed dormers over the central portion of the facade, one on the facade of each wing, two on the inside of each wing, four on the outside, and seven on the rear elevation. They have weatherboarded sides and corner pilasters, and each has a slightly smaller 6-over-6 light window, except the center rear dormer which is wider and has two 4-over-4 light windows. The 2-storey, flat-roofed, semi-circular porticoes cover the two center bays of each 4-bay section of the facade. Two Tuscan columns support the flat roof with entablature and paneled balustrade. There are porches with wrought iron balustrades at both levels of the porticoes. Access is by 15-light doors in both bays. Above the first storey porches, there are small entablatures with tiny dentils set behind the columns. The name "RALEIGH COURT" is written in raised letters on the first storey frieze of the center portico. The two interior corners of the building within the courtyard are clipped and there is a frontispiece entrance at the first level of each: The 15-light door is flanked by fluted pilasters carrying an entablature above a semi-elliptical panel with a moulded fan. There is a medallion on the frieze above each pilaster. There is a basement entrance in the front bay on each end of the building, with consoles supporting a shed-roofed hood with cornice and frieze. A new shed-roofed porch with brick piers covers most of the rest of the basement level of the western end of the building. There is a 10-light entrance door with sidelights and entablature in the third bay. There are seven garage doors and an entrance door at the basement level of the rear elevation.

HISTORICAL DESCRIPTION

C. M. Wade and Grover T. Failes purchased this lot in University Place subdivision in 1925 (City DB 52-222). Tax records show that construction of Raleigh Court began the next year, about the time the Rugby Apartments next door were completed. Although he had no formal training in architecture, C. M. Wade designed this building and the others built by the firm of Wade and Failes. Raleigh Court and the Rugby Apartments were built to be luxury apartments with large rooms, nicely detailed woodwork, and fireplaces. Wade received Raleigh Court when the partners divided their assets in 1927 (DB 57-254) and it is still owned by his children (DB 116-296, 135-250, 210-139, 274-335; WB 9-87, 14-364).



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7216, 7218

Page 1 of 2

Street address 10 University Circle
Town/City Charlottesville
Historic name Raleigh Court Apartments Common name _____

Material
 wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 brick (bond: Flemish, stretcher, 3-course American, medium- to dark-red brick; possibly sheathing.)
 stone (random rubble, random ashlar, coursed ashlar, _____)
 log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 stucco
 concrete block
 enameled steel
 other: _____
 cast iron
 terra cotta
 glass and metal

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 1½ <input type="checkbox"/> 2 <input type="checkbox"/> 2½ <input type="checkbox"/> 3 <input checked="" type="checkbox"/> <u>3½</u> <i>+ limit</i>	<input type="checkbox"/> shed <input type="checkbox"/> gable <input type="checkbox"/> pediment <input checked="" type="checkbox"/> hipped <input type="checkbox"/> other: _____ <input type="checkbox"/> mansard <input type="checkbox"/> gambrel <input type="checkbox"/> parapet <input type="checkbox"/> flat	<input type="checkbox"/> slate <input type="checkbox"/> wood shingle <input checked="" type="checkbox"/> composition <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____ <input type="checkbox"/> tile <input type="checkbox"/> pressed tin <input type="checkbox"/> not visible

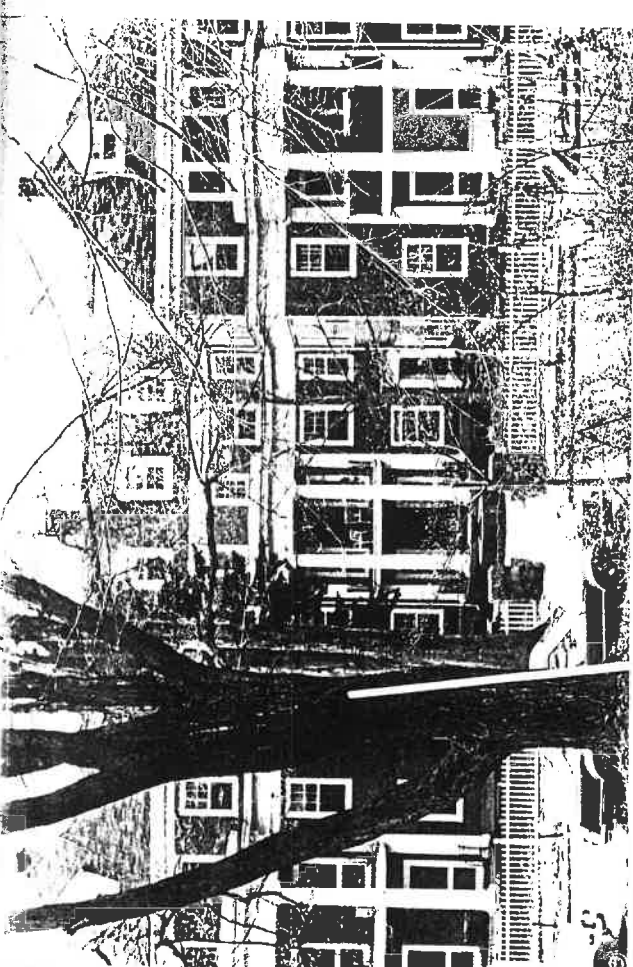
Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> <u>16</u> <i>at front</i> <input type="checkbox"/> shed <input checked="" type="checkbox"/> gable <input type="checkbox"/> pedimented <input type="checkbox"/> hipped	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> <u>14</u>

Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> three identical <input type="checkbox"/> porticos on front	<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 1 (side) <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	<u>Semicircular Roman Doric porticoes</u>

Building type
 detached house
 detached town house
 row house
 double house
 garage
 farmhouse
 apartment building
 gas station
 government
 commercial (office)
 commercial (store)
 railroad
 industrial
 school
 church

Style/period Georgian Revival Date 1927 Architect/builder _____

Location and description of entrance



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

Probably the most handsome apartment building of its period in the District, Raleigh Court features an H plan with forecourt and three semicircular two-story front porticoes. The dark-red brick-clad building rises 3½ stories, but the architect has skillfully broken down its mass by careful articulation, and thus the building does not seem as large as it actually is. There is a full basement story entered at grade at the rear. Trim is wood, painted white.

A similar building, Rugby Apartments, stands next door at no. 4.

Historical information

Source _____

Surveyed by Jeff O'Dell, VHLC Date 4-83; 8-83

5-44 ✓

R-3
125 x 95 (11,875)

#483

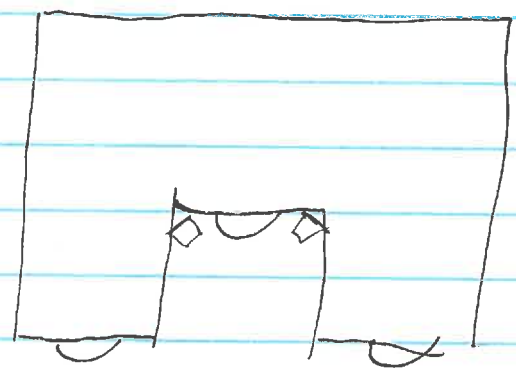
Raleigh Court Apts - #10 Univ Ct

~~Lucy E Wade~~
~~Wade Apts Land Trust same add.~~
740 E. Gerald Tremblay, 105 E High St

WB 14-364	Eleanor W. Tremblay, Exec	1970	
274-335		1966	1/6 int. family
WB 9-87	Lucy E Wade; + Lucy E Wade, Jr	1961	
210-139	CM " ; + CM " "	1958	plat 143-290 dad's gift
135-250	" " "		plat 143-290 "
116-296	" " -		" 142-235

20 apt, 4-5, base
 cone found, brick walls, corrug shingle hips
 25 dormers
 built 1927, ave + 5% const

(Lucy Edwards Wade dec 9/70; mrs E Tremblay = her dau)



built 1926-27
 # 1926-28

Mrs. Tremblay

1928

their first

her fa designed it & Rugby Apts
moved here 1922 fr NC

lots of houses on Rugby (left at end before light)

Stevens-Shepherd bldgs

75-90% JPEL; theirs lot on left

1953 City Dir & Manly Wade (& Lucy E) - bldg. contr, 10 Univ Cl, Apt 4; & mgr Brandon
home 2672 Jeff. Ph. Cl.

Sanborn - tile faced w/ brick

Raleigh Court Apt

116-296

agreement bet CM Wade & chr

4/29/1944

1) ~~new~~ "lot new No. 44 in Univ Place" (54-154)

part of 52-222, 1925, Edwin Alderman → CM Wade & Brewer T Fails
& same as 57-254, 1927, Fails → Wade

2) lot 41 of Univ Place

1925	E. A. Alderman	X 36, 43, 44	3500 + 0 = 3500	unfin. bld, fr Dr Alderman
1926	Wade & Failes	" " "	4000 + 3000 = 7000	P. 445 → Lindsey
1927	" "	" — "	2700 + 36,500 = 39,200	unfin bld added
1928, 29	Grover Failes	X 36	1400 + 25,000 = 26,400	1/2 fr Wade
1928	C. M. Wade			
1929	"	X 44	1300 + 38,000 = 39,300	bld fin

Year	Name	Lot	Univ PL	Calculation	Notes
1926	C M Wade & Brover T Faile	L 36, 43, 44	Univ PL	$4000 + 3000 = 7000$	unfinished bldg 4000 for Dr Alderman
1927	"	"	"	$L 36 + 44 - 2700 + 36,500 = 39,200$	P. L 43 off - Lundy unfin bld added
1928	C M Wade	L 41	Univ PL	$-1800 + 11,000 = 13,800$	$\frac{1}{2}$ int for Faile unfin bldg
" 29	Brover T Faile	L 36	"	$-1400 + 25,000 = 26,400$	$\frac{1}{2}$ int for C M White
1929	C M Wade	L 44	"	$1300 + 38,000 = 39,300$	
"	"	L 41	"	$1800 + 34,000 = 35,800$	bldg finished
1925	EA Alderman	L 36, 43, 44		$3500 + 0 = 3500$	
1927	J H Lindsay	L 42	Univ PL	$1600 + 23,500 = 24,100$	



Raleigh Court Apts

3 1/2 - 5, U-shaped, 12-bays wide w/ ~~two~~ wings ~~proj~~ on facade
~~4-bay cent pair w/ 4-bay proj end. #; 4; 4~~

5-6 in found. w/ conc. water table; found above
ground 3 sides, front yard filled in, ^{mostly} to water table
8-course am-wf. F-lens

med' hips roof, comp shingles, boxed cornice w/ fringe
full entab w/ dentil moulding, occupies most of space
bet 2nd & 3rd storey, windows around entire bldg
3 int chim w/ caps

windows 8/8 in cent portion of facade, 6/6 elsewhere,
wooden sills, arch. trim, same ht all 3 levels
bipartite groups 4/4, 6/6, 4/4 in wings overlooking cent
courtyard

3 flat-roofed, ^{2-storey} semi-circular porticoes 2 bays wide
on facade; entab cont, supported by 2 Tuscan (?) columns,
paneled roof bal; porches w/ wrought iron bal
at 1st & 2nd levels; 15-l doors ^{in front porch} in both bays;
entab w/ tiny dentils above 1st level, RALEIGH COURT in raised
letters on center one

interior corners ~~step~~ ^{chamfered}, ent 1st level:

15-l door flanked by fluted pilasters w/ (sunburst medallion)
on frieze above, carry entab above semi-ellip panel
w/ moulded fan
brick steps w/ wrought iron bal.

✓
✓
4 dormers over center portion of facade, 1 on facade each wing, 2 on each wing overlooking central courtyard, 4 on ends " " , 7 on rear elevation: gabled, weatherboarded walls, corner pilasters, ~~new~~ slightly smaller 6/6; center rear wider w/ 2 4/4

- basement windows - light casement, mostly paired, in window wells on front 6/6 ends & rear ~~not~~

int plain w/ chair rail & 3-fl open well stair to 4th

ends: 4-bay - per 6/6 center 2, 6/6 & smaller 6/6 end 2 (basement ent in 1st bay w/ shed-roofed hood w/ cornice frieze on console)

rear; ~~5 bays~~

basement; garage doors in 7, ent door w/ jack arch E

1st - 3rd: per 6/6 ~~2, 3, 8~~ or 10 bays or 7?

sm 4/4 2 center, flanked by 2 per 6/6, 6/6 & smaller 6/6 end

new shed-roofed porch covers 1st 3 bays W end, brick pier, ent door w/ 10-l sidelights ^{& entib} in 3rd bay reg ent 1st & 4th slate roof

