

Architectural And Historic Survey



Identification

STREET ADDRESS: 17 University Circle
 MAP & PARCEL: 6-67
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: R-1
 ORIGINAL OWNER: Bruce R. Payne
 ORIGINAL USE: Residence?
 PRESENT USE: Residence
 PRESENT OWNER: Florence A. Boalo
 ADDRESS: 17 University Circle
 Charlottesville, VA 22903

HISTORIC NAME: Payne-Boalo House
 DATE / PERIOD:
 STYLE: Colonial Revival
 HEIGHT (to cornice) OR STORIES: 1½ storeys
 DIMENSIONS AND LAND AREA: 126' x 143' (18,018 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Summer 1983
 SOURCES: City/County Records
 Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

Almost hidden by towering evergreens, this 1½-storey white weatherboarded house is seven bays wide and double pile, with a rear wing and a recessed loggia behind a pedimented portico. It is set on a high brick foundation which has been covered with concrete on the west side. The medium-pitched gable roof is covered with light gray composition shingles and has projecting eaves and verges, a boxed cornice with returns, and a plain frieze. Massive brick interior chimneys asymmetrically placed, with vertical brickwork between the stringcourse and caps. There is an additional chimney, without ornamentation at the rear of the wing. A pedimented Ionic portico projects from the recessed 3-bay central pavilions and extends part way over the 2-bay side pavilions. The four Ionic columns are proportional more like Tuscan columns. They support a weatherboarded pediment with a half-round fan window and an entablature with dentiled cornice. Flat-roofed verandas, continuous with the portico and projecting beyond it, cover the side pavilions. These have the same Ionic columns and a plain frieze. All have a flagstone floor and concrete steps. Wooden benches within the recessed loggia are attached to the walls of the side pavilions. Above the western bench is a band of three single-paned casement windows. The entrance door in the center bay of the facade has one wide light over three panels and is flanked by fluted Ionic pilasters supporting a narrow cornice above the door and the fish-eye sidelights over panels. Above this are a rectangular transom and corner lights, and there is an entablature over all. Windows are double-sash, single-paned, with plain trim and projecting lintels. Those on the facade of the central pavilion and in the two rear bays of the west side elevation are quite wide. Windows on the side and rear elevations are asymmetrically arranged. There is a band of three narrow single-light windows with flush panels between them in the center of the rear elevation, and a pair of these windows, one replaced with a paneled shutter, on the east side of the rear wing. There is a tripartite window group in each broad gable end: two center windows flanked by shorter windows, with flush panels between them all and a single cornice above each section. The top sashes have Gothic tracery. There are two large gable-roofed dormers on the facade and one on the rear elevation (the rear wing occupying the space for the second). Each has a circular-headed pair of windows with Gothic tracery in the upper sashes. A small triangular dormer centered on the rear elevation lights the stair. At the rear of the large entrance hall. From the first landing, 2-flight staircase rise to each side. There is a delicate Federal balustrade. The western wall of the basement is covered with weatherboarding. Its windows match those at the first level, except that the lintels are in the shape of a jack arch. The original one-storey wing that covers the western third of the rear elevation matches the main block in all details, except that its gable roof is lower pitched. A back porch covers its eastern elevation. It has a low-pitched shed roof with its cornice continuous with that of the main roof. The single column has lots its capital. There is a Colonial Revival balustrade.

HISTORICAL DESCRIPTION

Bruce R. Payne purchased this lot in 1906 (ACDB 137-366) and built the house according to tax records. It may have been the first house built after University Place was subdivided, and it is possible that it may have been designed to be a fraternity house, since Payne sold it to Beta Chapter of Zeta Psi Fraternity in 1912, year it was built (ACDB 149-357). Montalto Corporation, the house corporation of Phi Kappa Psi fraternity, bought it two years later, in 1914 (ACDB 156-315). In 1927, at the time construction was begun on the new Phi Kappa Psi house at the north end of Madison Bowl, this house was sold to Lambda Lodge Institute, the house corporation of Kappa Alpha fraternity (City DB 57-180). Isadore Witkin bought the house in 1945 (DB 120-215), and it has been used as a private residence since that time. Witkin sold it to Howard and Florence Boalo in 1954 (DB 176-491). Mr. Boalo died in 1965 (WB 10-373) and Mrs. Boalo in 1983.



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No 1041130
Negative no(s) 7221

Page 1 of 2

Street address 17 University Circle
Town/City Charlottesville

Historic name Payne-Boalo House Common name

- Material**
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - brick (bond: Flemish, stretcher, _____-course American, _____)
 - 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"/> 2½ <input checked="" type="checkbox"/> 1½ <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <input type="checkbox"/> gambrel <input checked="" type="checkbox"/> pediment <input type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input checked="" type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

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

Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Pedimented portico running full length of facade; Ionic columns.

Building type

<input checked="" type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period Colonial Revival Date c. 1908-10 Architect/builder

Location and description of entrance Large entrance features top- and side-lights with geometric glazing.



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

This, one of the few early weatherboarded houses on University Circle, it also ^{boasts} one of the most unusual designs. Although quite large, the house is 1½ stories, having a full-length front portico with low pediment pierced by a fanlight. It sits at the top of a terraced rise, and is presently largely hidden by ^{evergreen} trees and shrubs, even in the winter. Decorative features include the Ionic porch columns, the round-headed, traceried dormer lights, and the French doors (with curvilinear muntins) opening onto the veranda.

Historical information

Built .ca. 1908 for this house was the home of Zeta Psi fraternity from about 1912 to 1914, and Phi Kappa Psi fraternity from then until 1927. After that it served as a private residence. The Isadore Witkin family lived there from about 1945 to 1954, and ^{the} Howard Boalo family has owned and occupied it from then to the present.

Eugenia Bibb; Charlottesville City Court Records; Source Sanborn maps.

Surveyed by Jeff O'Dell, VHLC Date 4-83; 9-83

6-67✓

R-1
126X143

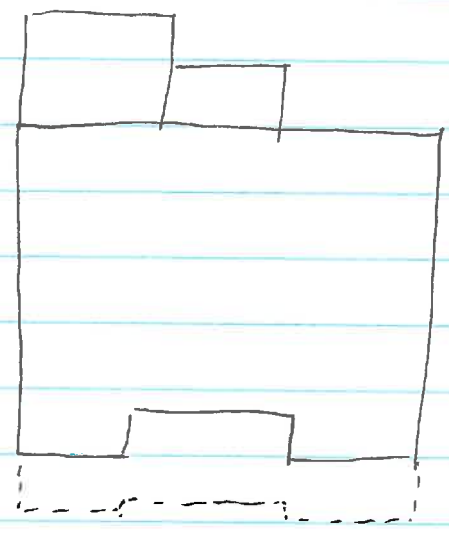
17 Univ Cl

#481

- WB 10-373 Florence A. Boalo 1965
- 176-491 Howard & " " 1954 plat ARDB 144-417
- 120-216 Osadore Withins

1 1/2 - 3, 1/2 base, 1-fam, 8 rooms + foyer
 brick found., wood, comp shingle gable
 built 1900, good condt
 2 chim, 2 fireplaces

- j
Payne 1908-1912 = 4 yrs
- K.A.
~~W.D.~~ 1927-1945 = 18 yrs
- Withins 1945-1954 = 9 yrs
- Boalo 1954-1984 = 30 yrs



1918, '21, '23 Cochs & Curle
Student Directory } $\phi K \Psi$
1924 City Directory "

1929, '40, '45 City Directories - KA

1924 Phi Kappa Psi - Univ PL

1910-11 Bruce R. Payson (prof. A.Ve) Univ PL

~~Mrs. Wilkes~~
~~6-6259~~

17 Univ Cl

120-215 W. Allen Perkins & H.W. Walsh, under 1927 deed of trust for Lambda
5/21/1945 Lodge Institute, a Va. corporation (57-177) →
Isadore Within, at auction 5/7/45 \$11,100
lot w/ bldg (& use of road on western side) ~~acres~~
X 32 Univ Pl, N side Linden Ave (or Univ Cl)
ACDB 144-417
same as 57-177

~~57-174 same as 57-180, except 8' Beta Chap Zeta Psi → Montalto Corp~~
~~1914 (ACDB 156-315)~~

57-180 Montalto Corp → Lambda Lodge Institute \$19,000
6/9/1927 now occupied by Va Alpha Chapter of Phi Kappa Psi fraternity
being a frame house of approx. 10 rooms...
X 32...
same as ACDB 156-315, except 8' steps

ACDB Beta Chapter of Zeta Psi Fraternity, in N Am, Inc →
156-315 Montalto Corp. \$10,500
6/6/1914 Lot 32 & part Lot 33 of Univ Pl (ACDB 135-229),
& Lot 32 of plat 144-417
same as 149-357, 1912
deed of trust dated 1908

149-357 Bruce R & Lula Carr Payne → Beta Chap of Zeta Psi \$10,000
5/13/1912 Lot 32... w/ bldg
same as 137-366

137-366 W.M. Nile, W.A. Lambell, & Edwin A. Alderman, & wife
5/23/1908 ("The Univ Place Co") → Bruce R Payne \$1,000
X 32...
134' x 146'
part of Hotopp property purchased 1906 (ACDB 133-46)

~~WB~~

WB
1909 27-~~28~~
247

will of Florence A. Boals, dec 11/6/1983 (1925)

17 Univ Ct & ~~901 E. Jefferson~~ → sis

901 E. Jefferson → Tracey Matthews, if unmarried

Tracey Matthews & NB = exec

sister & 2 nieces

the Sandys

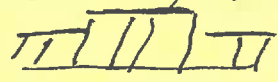
Mary Clark (nurse)

~~unfurnished~~
~~the Sandys~~

1 1/2 - 5, 3^{or 7}-bay, double side w/ ^{orig} 1-5, ^{hip-roofed} rear wing & side w/ ^{regt} ^{ext end} ^{chim} ^{pl}
high ~~low~~ ^{back} ~~found~~, covered w/ cone & side
white weatherboarded, trim white too

med gable roof, proj eaves & verges, boxed cornice
w/ returns, pl frieze; lt gray some shingles

2 heavy brick chim w/ vertical brickwork bet
stringcourse & caps — int end left at front,
int bet, ^{ext & at front} ~~rooms on rt side~~

windows 1/1 w/ pl trim, but top board wider, ^{projecting lintel?} ^{boards}
very wide beside int & 2 ^{high} bays w side, & some small
2nd level ~~at~~ ends; groups 4 

center 2 taller — Palladian; flush panels bet,
cornice over sash section; top sash wooden both tracery
4 1st level windows on ^W side, 5 on E, all functionally arranged
band 3 narrow 1-l casement w/ flush panels bet, ^{entire}
& pr on back porch in wing, but one replaced w/ paneled shutter

2 large gable-roofed dormers on facade & 1 E rear
pr double-sash windows w/ both tracery, in upper sash
form ~~circ~~ ^{circ}-headed composition.
mullioned window?

small Δ dormer center rear prob lights star

center bay of facade deeply recessed. Ped portico projects from it & extends part way over side bays, which are already narrower. Half-round wheel window w/ cartouche in ws ped. Ped's cornice has dentil moulding. 3rd bay, supported on 4 ^{flat} columns, 2 sets cornice & frieze - vernacular white wash?

^{2nd bay} flat-roofed porches covering the side bays project beyond portico, each w/ 2 columns supporting plain frieze (columns hide any cornice)

soapstone porch floor, conc steps



entrance: ^{wide} 1 2/3 panels, flanked by fluted columns supporting narrow cornice over door & sidelights (over panels); entab above rect transom & corner lights; plain surround. 2 wide windows beside it.

Side bays of facade: 2 pr Fr doors, 4 l (top muntins curved), cornice, sq (- 1/2-round) transom w/ wooden Gothic trussery

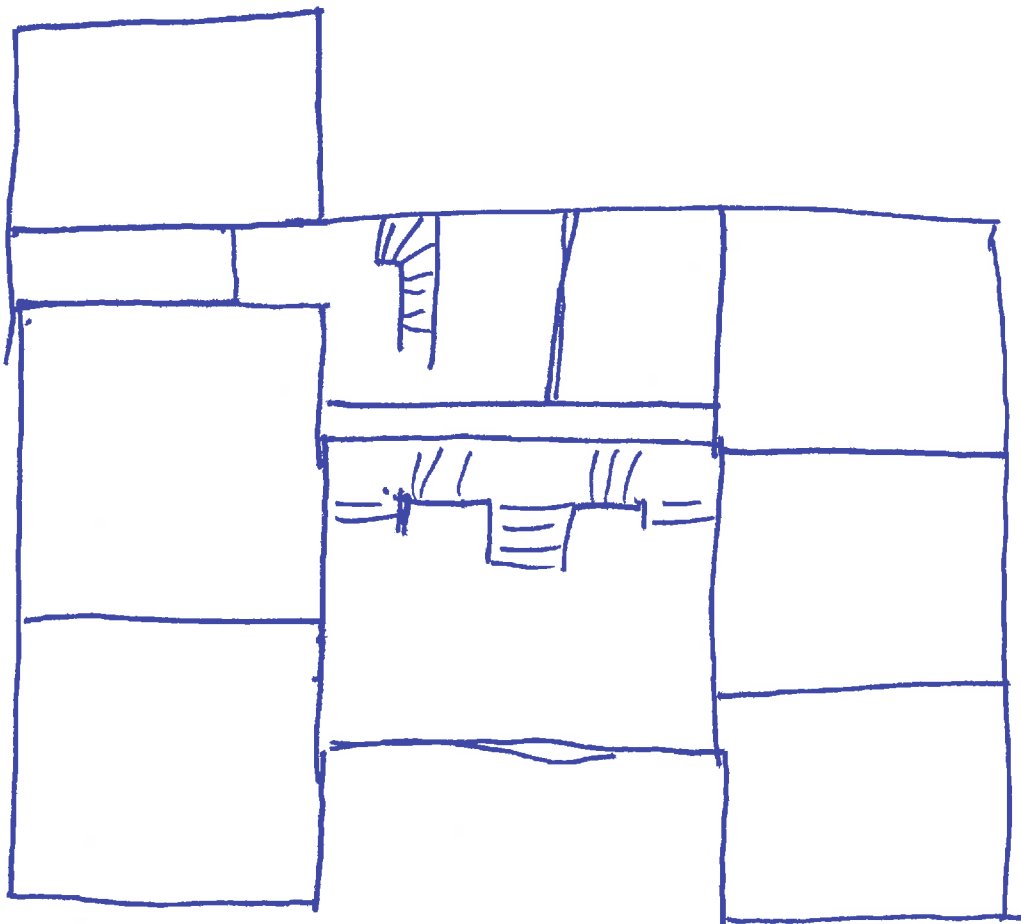
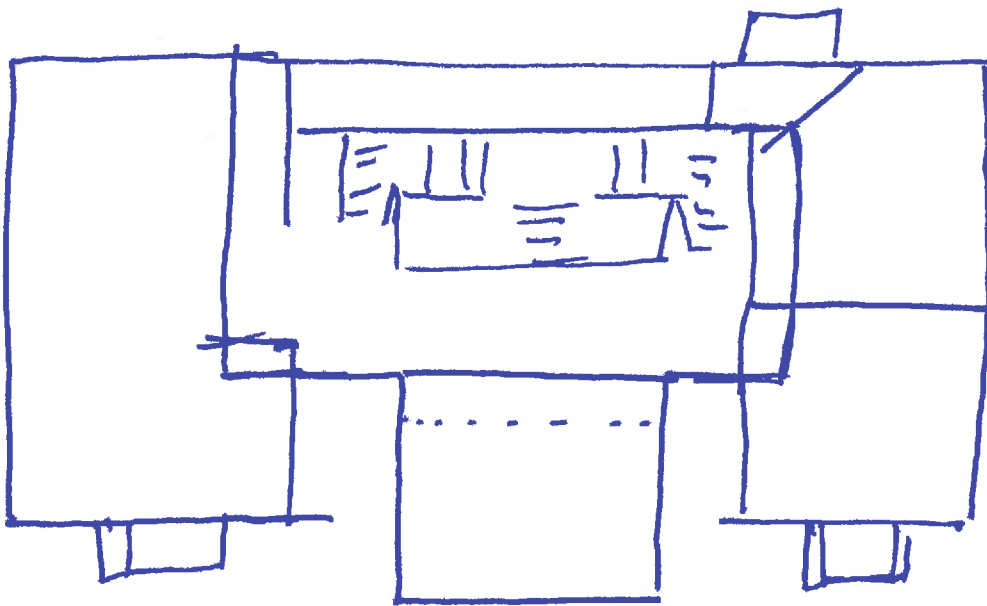
within portico: star lamps
wooden benches attached to side walls
band 3 1-l casement windows w side

basement, ^{almost} above ground & weatherboarded W side -
windows same, but w/ jack-arch shaped top board

of back porch in ell - 1 column w/ capital missing, wooden
floor & steps, Col Rev bal, ^{low-pitched} shed roof starts high so
cornice is at ~~the~~ others

- roof of wing - lower gable, comp. shingle

very large entrance hall in center (Hall, not Passage)
stair at rear, opp ent, rises to a landing, & from there a 2-fl
stair rises to each side; delicate (Fed?) balustrade
fireplace



TERMS & CONDITIONS (cont'd)

sold with all faults, imperfections, and errors of descriptions. Purchasers to satisfy themselves as to conditions, quality and description of items before bidding. The Auctioneer not to be responsible for the correct description, genuineness, authenticity or condition of items; and to make no warranty whatever. ALL SALES FINAL.

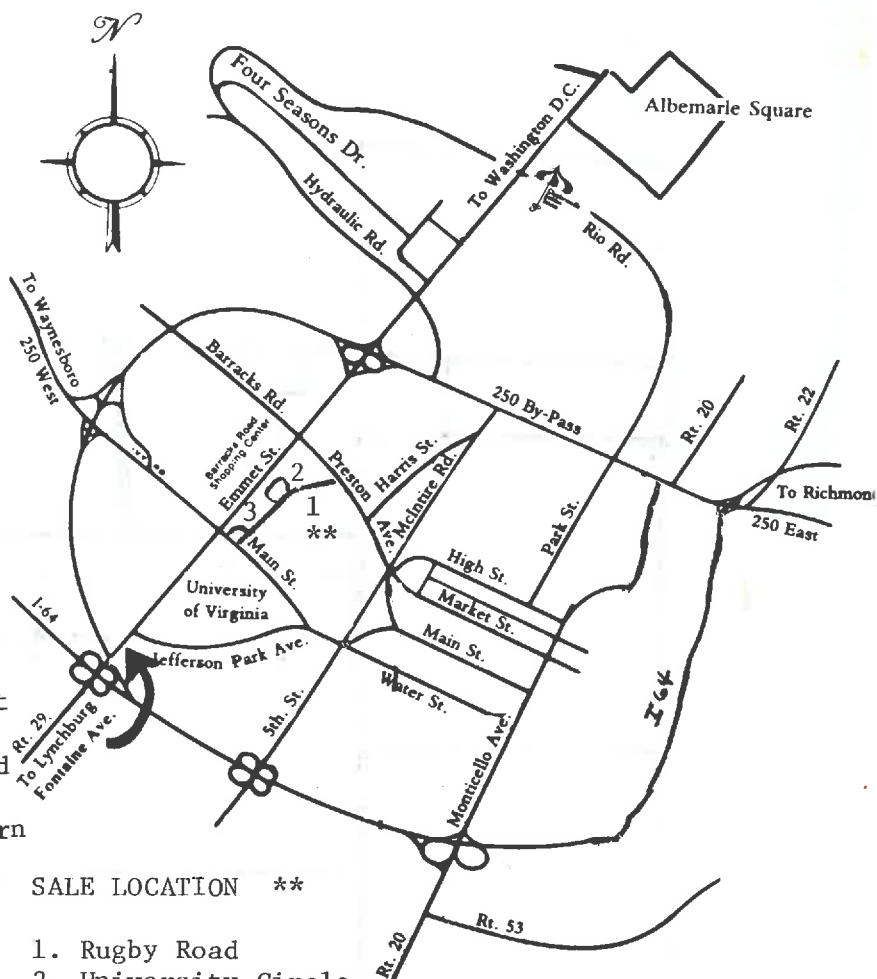
3. All items, except those in the basement, will be sold under the tent by a slide presentation. The basement items will be sold as we walk through at the end of the sale.
4. Payment will be case or personal check with proper identification.
5. No lot may be removed from the house unless purchase price has first been paid in full. Upon presentation of receipt, merchandise will be brought to front porch for your wrapping and packing.

ANNOUNCEMENTS:

1. Parking: Very limited parking on University Circle. You may park at Westminster Presbyterian Church, 190 Rugby Road - access to lot in rear is off 17th St. (signs will be posted) and at Culbreth Theater of Rugby Rd. on Carr's Hill Rd. A shuttle van will run from these lots to the sale.
2. Time: The auction will begin at 10 A.M. with item #1 as described and continue through item #675.
3. Purchases & Loading: Pay for your items and present receipt at the front door of the house. Boxes and paper will be available. After wrapping and packing purchases, if you have more than you can carry, the van will return you to your car. You may then bring your vehicle to #17 University Circle for loading.

Items must be removed from the house the day of the sale, Sunday 2 P.M. to 5 P.M. or Monday 10 A.M. to 3P.M.

4. Bidder Registration: Because of winter weather and limited space, advance registration will be conducted during the preview days. Bidding numbers may be picked up on sale day from the trailer office at the "Pre-registered" sign.
5. Absentee Bid Sheets: Harlowe Auction Ltd. will be pleased to execute bids on behalf of clients. If you do not have established credit, bidder should supply bank and other references. Bid Sheets will be available at the preview.
6. Day of Sale Viewing: On the 24th our host will allow a limited number of people into the house for merchandise viewing.
7. Portable Potty: Available
8. Caterers: On sale day.



SALE LOCATION **

1. Rugby Road
2. University Circle
3. Carr's Hill Road

HARLOWE
AUCTION, LTD.
 TROY, VIRGINIA 22974 804/293-2904
 SALES ROOM-218 WEST MARKET STREET
 CHARLOTTESVILLE, VIRGINIA

IMPORTANT ESTATE AUCTION

Saturday, March 24, 1984 at 10 AM

Preview:

March 22, 23, 10 AM to 4 PM

March 24, 8 AM to Sale Completion

#17 University Circle, Charlottesville, VA

Mrs. Howard Boalo Estate

FINE FURNITURE AND ACCESSORIES: Including Chippendale Style Breakfront, mahogany veneer, font glazed doors over one drop shelf, three grad. drawers flanked by two doors; Victorian Corner Shelf, five shelves, turned spindle, fretted back, walnut; Victorian Chairs, balloon back, walnut, "C" scroll carving, serpentine front, tan velvet, cabriole legs; Federal Style Breakfast Table, drop leaf, round corners, reeded scroll legs, brass paw feet, mahogany; Chippendale Style Sideboard, two small drawers over one long flanked by two doors, reeded gadroon edge, cabriole legs; China Press, oak; Victorian Dining Table, oval, drop leaf ends, walnut; Six Dining Chairs, upholstered with medallion backs, mahogany, brass inserts, shield shaped seats; Federal Style Side Table; Victorian Hall Rack, mirror insert, one shelf with umbrella stand, walnut; Louis XVI Style Settee, oval back, serpentine front, turned fluted legs, upholstered back; Rococo Gesso Frame, velvet and beaded center section; Victorian Side Chairs (several); Fireplace Fender, Brass, turned brass rod, moulded base; Victorian Brass Andirons, urn tops, Griffin feet; Brass Fireplace Tools; Victorian Marble Top Side Table, moulded edge, cabriole leg, turned center finial; Gone With The Wind Lamp, pink glass shade and font; Victorian Side Table, white marble insert, carved skirt, cabriole legs, turned center finials; Cut Glass Lamp, brilliant shade with prism drops; Federal Style Sofa, three cushion, upholstered light green, scroll legs, reeded moulding; Jacobean Cabinet; Italian Arm Chair, upholstered back, seat & arms in red velvet, carved top rail and arms, turned reeded legs, walnut; Chest, panel end, paw feet, carved front panel; Russian Samovar, brass, round, with tray & waste bowl; Gilt Mirror, Rococo, plaster over wood; German Mantle Clock; Italian Tall Post Beds, pineapple finials, reeded posts, carved head & foot board; French Provential Bedroom Suite, bed, two end tables, dressing table, stool, chest on chest, painted white with gilt trim; Ansonia Mantle Case Clock, metal; Music Stand, French; Italian Mirror, pier, oval, moulded marble base, cabriole legs, floral carving, Rococo, 9'9" H, 38" wide; American Spinning Wheels, two; Victorian Hat Rack; Victorian Dresser; Victorian Marble Top Chest of Drawers; Victorian Marble Top Washstands; Empire Sofa, carved top rail, scroll sides, paw feet; Pie Safe, pine; Hanging Tiffany Style Lamp, leaded glass, floral decor; **COLLECTION OF GLASS AND CHINA:** (over 500 pcs) including Carnival Glass, Cut Glass, Rose Medallion, Carlsbad, Park Lane, Pressed Glass, Milk Glass, Staffordshire and more; Mantle Clock, Ingram, Walnut. **COLLECTION OF PEWTER** (approx. 25 pcs); Collection of Cerami and Glass Pitchers, antique to modern (approx. 300); **ORIENTAL RUGS** (room and scatter size); **PAINTINGS** (oils, misc, sizes and artists); **STERLING AND PLATED SILVER** including Sterling Tea Service, 4 pcs., Reponse, Chinese marks; Candlesticks, plated; Bisque Figurines, painted, boy and girl, late 18th century; Japanese Figurines, nodding mandarin and woman, painted; **COPPER;** Art Glass; **PRINTS;** Empire Candelabra, three branch, figural, black marble, prisms; Japanese Satsuma Base Lamp; **COLLECTION OF BOOKS** (approx. 250); **LINENS;** Collection of Copper and Tin Molds plus much more.



Call or Write For Catalogue Containing Terms & Conditions,
Order of Sale, Parking, Etc.

— Snow Date March 31, 1984 —

ESTATE AUCTION
March 24, 1984
10 AM
#17 University Circle
Charlottesville, VA


Louise Bibb
1545 Dairy Road
Charlottesville, Va. 22903

BULK RATE
U.S. POSTAGE
PERMIT NO. 1
TROY, VA.

HARLOWE
AUCTION, LTD.
TROY, VIRGINIA 22974 804/293-2904
SALES ROOM-218 WEST MARKET STREET
CHARLOTTESVILLE, VIRGINIA

MRS. HOWARD BOALO ESTATE
#17 University Circle, Charlottesville, Virginia



**HARLOWE**
AUCTION, LTD.
TROY, VIRGINIA 22974 804/293-2904
SALES ROOM-218 WEST MARKET STREET
CHARLOTTESVILLE, VIRGINIA
Sale Under Heated Tent

ent hall

stair 1 + 2 + 2, del-tax bal
& spiral newel

fluted columns & dentile ^{mantel}
5' paneling ^{parlor}
Ionic columns → ~~to~~ front

front W - parlor (in)
same columns & ^{shaped} modillions

pl trim of cornice, upstairs too

encl back stair of winders; Ω dormer over it

back hall E-W behind stairs


another star light in upstairs hall

As We Were



If you've ever yearned for the world of wide front porches, great big rooms with high ceilings, and plenty of space for everyone's privacy, come see this charmer within walking distance of The Rotunda. \$130,000. (Yes, it needs a little work, but it is worth it!)

For more information please call
RUTHE BATTESTIN 973-
5393 (days) or 293-3512
(eves.).

Montague, Miller & Co.

REALTORS

Toll Free (800) 431-1953 ext 91 • New York only (800) 942-1933 ext. 91
500 Westfield Road • P.O. Box 7666 • Charlottesville, Virginia 22906 (804) 973-5393

h
at
d
n-
e it
the
lan

arn
ose
atu
npl
ock
OR

Teleon's house

Union Cl
ANKER BAILEY REALTY CO.
TODAY 2:00 P.M.

Barbara Mallett
Marcus Mallett

SECRET

arrived - PH - no house

17 Univ Cl

1907, 08

Payne n l

1909

Brace R. Payne

Univ PL 237433

150 + 2500 = 2650

\$ 2500 for bldg
for Lyle, etc



