



STREET ADDRESS: #1831 University Circle  
 MAP & PARCEL: 6-68  
 FILE NO:  
 PRESENT ZONING: R-1  
 ORIGINAL OWNER: Clifford V. Brokaw III  
 ORIGINAL USE: Residence  
 PRESENT USE: Residence  
 PRESENT OWNER: C. Michael & Karen B. Moffit  
 ADDRESS:  
 HISTORIC NAME: Brokaw House  
 DATE/PERIOD: 1987  
 STYLE: Vernacular  
 HEIGHT (to cornice) OR STORIES: Two Stories  
 DIMENSIONS AND LAND AREA: 100' x 143' (14,300 sq. ft.)  
 CONDITION: Good  
 SURVEYOR: Bibb  
 DATE OF SURVEY: Winter 1998  
 SOURCES: City/County Records  
 Sanborn Map Co. – 1920, 1929-57

#### ARCHITECTURAL DESCRIPTION

This single-family house consists of a two-story, five-bay, main block with a slightly smaller two-story side wing. The presence of entrance in both sections gives it the appearance of a duplex. It is set on a low foundation, and its walls are veneered with brick laid in stretcher bond. The gabled roofs are covered with wooden shingles and have close eaves and verges and a boxed cornice. There is an interior chimney in the larger section. First story windows in the main block are double-sash, 6-over-9 light. Second story windows and those at both levels in the side wing are shorter 6-over-6 light. All have flat arches and brick sills. The six-paneled entrance door in the central bay of the main block has a three light transom and is flanked by fluted pilasters carrying a frieze and a metal hood. A shallow one-story porch covers the western half of the façade of the eastern side wing. It has a steep shed roof covered with wooden shingles, a shingle slender square post, a simple balustrade, and a brick floor. There is an entrance door in the western bay of the wing.

#### HISTORICAL DESCRIPTION

This house stands on the site of a 2-story wooden shingled and stuccoed house build c. 1913 by John S. Grasty, a professor at the University. It remained in the Grasty family for nearly three-quarters of a century (ACDDB 153-49; City WB 16-343 & 347, 29-623 & 625). The house was damaged by fire in 1975 and was completely destroyed by a second fire in 1986 less than a month after it had been purchased by Clifford V. Brokaw III (City DB 487-630). Brokaw built the present house in 1987 and sold it in 1997 to C. Michael and Karen B. Moffitt (DB 708-568). Additional References: City DB 557-448.

~~Arch. Record~~

1851 Union St

This ~~single~~ single-family house consists of a two-story, five-bay, ~~single~~ main block with a slightly smaller two-story side wing. The presence of entrances in both sections gives it the appearance of a duplex.

It is set on a low foundation, and its walls are veneered with brick laid in stretcher bond. The gabled roofs are covered with wooden shingles and have close eaves and verges and a boxed cornice.

There is an interior chimney in the larger section.

~~Windows at the first floor level of~~ First story windows <sup>in</sup> ~~on the facade of~~ the main block are double sash, 6-over-9 light. Second story windows and those at both levels in the side wing are shorter 6-over-6 light. All have flat sashes and brick sills.

The six-paneled entrance door in the central bay of the main block has a three light transom and is flanked by fluted pilasters carrying a frieze and a metal hood.

A shallow one-story porch covers the western half of the facade of the eastern side wing. It has a steep shed roof covered with wooden shingles, and ~~supported by~~ a <sup>single</sup> slender square post, a simple balustrade, and a brick floor. There is an entrance door in the western bay of the wing.

## Historical Description

This house stands on the site of a 2-story wooden shingled ~~frame~~ <sup>strawed</sup> house built c. 1913 by John S. Grasty, a professor at the University.

It remained in ~~the~~ the Grasty family for nearly three-quarters of a century, ~~but~~

The house

~~It~~ was damaged by fire in 1975 and was completely destroyed by a second fire in 1986, less than a month after it ~~was~~ <sup>had been</sup> purchased by Clifford V. Burkaw III ~~(DB 487-630)~~ (City DB 487-630).

Burkaw built the present house in 1987.

Additional Reference: City DB 557-448

(ACDB 153-49; City WB 16-343 & 347, 29-623 & 625)

and sold it in 1997 to C. Michael and Karen E. Moffatt (DB 708-568).