



# VIRGINIA HISTORIC LANDMARKS COMMISSION

## HISTORIC DISTRICT SURVEY FORM

File No. 10  
Negative no(s)

Page 2 of 2

Street address 29 University Circle  
Town/City Charlottesville

Historic name Kepper H. 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"/> 1½ <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 2½ <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 3½ <u>2 floors</u>	<input type="checkbox"/> shed <input checked="" type="checkbox"/> gable <input type="checkbox"/> pediment <input 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 checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> _____ <input type="checkbox"/> shed <input type="checkbox"/> gable <input type="checkbox"/> pedimented <input checked="" type="checkbox"/> hipped <input type="checkbox"/> _____	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <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"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 1 (side) <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> _____	

**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 \_\_\_\_\_ Date \_\_\_\_\_ 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)

Date 4-83 File # \_\_\_\_\_  
 Name 29 University Circle  
 Town Charlottesville  
 County \_\_\_\_\_  
 Photographer \_\_\_\_\_  
 Contents 1 + 1



Date \_\_\_\_\_

Arch D 2200

# 29 Union St

This oldest ~~house~~ <sup>house</sup> in a row of four, <sup>basic</sup> two-story ~~three bay double pile~~ Colonial Revival houses is also the only one not of brick construction. Its walls and high foundation are faced with a ~~light terra cotta colored stucco~~ stucco, now painted a bright terra cotta color.

The house is 2 1/2 stories tall and five bays wide, and double pile. It has a gabled roof, covered with standing-seam metal, with a boxed cornice with returns and a plain frieze.

~~At~~ At the western end of the house, there is a stuccoed exterior end chimney, with one set of weatherings. At the eastern end, there is a half-board fanlight in the gable.

Windows are double-sash, 6-over-6 light, with architrave trim. Those on the facade have paneled shutters. Those at the second story level are slightly shorter, and shorter still are those in the two hipped-roofed dormers on the front and rear elevations. The walls of the dormers are faced with vertical wooden ~~paneled~~ siding.

A ~~small~~ one-story entrance porch covers the central ~~bay~~ bay of the facade. It has a gabled roof ~~with a boxed cornice with returns~~ with an entablature, Tuscan column, a simple balustrade, and a wooden floor and steps. The 6-paneled entrance door has sidelights with one light over a panel and one-light transom and corner lights.

Inside, a one-flight staircase rises from the wide central hall.

Basement windows are 6-over-6 light on the rear elevation and small, paired, 6-light casement on the side elevations.

In 1918, F. G. Hadden purchased a tract of land on both sides of Bridge Street (City of 3-35), subdivided it into 8 small lots. ~~He then~~ ~~could not~~ ~~live~~ ~~in~~ ~~the~~ ~~lot~~ ~~for~~ ~~two~~ ~~years~~ & built several small houses.

~~A 2 1/2-story~~

a 2 1/2-story wing covers the central bay of the rear elevation. It has an interior end chimney and a gabled roof with a boxed cornice with returns.

~~There is~~ Behind ~~that~~ <sup>the porch</sup> there is a one-story back porch. It has a shed roof, wooden pier, a simple balustrade, and a one-flight interior stair. The basement level is partially enclosed.

There are two small casement windows at the third level and two small 4-over-4 light windows at the second level.

A modern one-story wing covers most of the eastern end of the house and projects to the rear. Set on wooden piers, it has a ~~transomed~~ Mansard roof covered with standing-seam metal, walls covered with vertical wooden siding, and large one-flight windows.



First Draft

29 Univ Q

Lida Hooper Kepner, wife of William A. Kepner, a biology professor at the University, purchased this lot in the University Place subdivision in 1916 (A & DB 162-335) and built the house the same year, according to tax records.

~~Mrs~~ Mrs Kepner died in 1957 (City WB 8-52), and ~~in 1967, Dr Kepner sold~~ and Dr Kepner sold the house ten years later (City DB 290-513).

Edward H. and ~~Arthur~~ Achaak E. Henderson bought the house in 1969, <sup>(DB 308-185)</sup> ~~Dr Kepner~~ He too was a professor at the University. They ~~and~~ built the east side addition in 1976. The house is ~~still owned~~ now owned by their daughter, ~~and has been used as rental property for about a decade~~ (DB 359-429, 538-294, 534). She lived there for several years ~~and~~ but now uses the house as rental property.



14637

Date 3. 1996 File No. 104-136-10

Name House (1110 Westland St.)

Town \_\_\_\_\_

County Charlottesville

Photographer Dan Pezzoni

Contents 3 ext. views

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