

# Architectural And Historic Survey



## Identification

<b>STREET ADDRESS:</b> #3 University Circle	<b>HISTORIC NAME:</b> Hotopp-Watson House
<b>MAP &amp; PARCEL:</b> 5-39	<b>DATE / PERIOD:</b> 1900
<b>CENSUS TRACT AND BLOCK:</b>	<b>STYLE:</b> Victorian
<b>PRESENT ZONING:</b> R-1	<b>HEIGHT (to cornice) OR STORIES:</b> 2½ storeys
<b>ORIGINAL OWNER:</b> Marie F. Hotopp	<b>DIMENSIONS AND LAND AREA:</b> 142' x 183' (25,886 sq. ft.)
<b>ORIGINAL USE:</b> Residence	<b>CONDITION:</b> Fair (undergoing restoration)
<b>PRESENT USE:</b> Residence	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> Thomas M. & Susan G. Lane	<b>DATE OF SURVEY:</b> Winter 1982
<b>ADDRESS:</b> #3 University Circle Charlottesville, Virginia 22903	<b>SOURCES:</b> City/County Records Thomas M. Lane

## ARCHITECTURAL DESCRIPTION

This handsome white weatherboarded Queen Anne style house is 2½ storeys tall, three bays wide, and double pile. It is set on a high foundation of brick laid in 6-course American bond. It has a steep, slightly bellcast hip roof, covered with slate, with projecting eaves and verges and an entablature. Hip-roofed, slate-covered, semi-octagonal dormers are centered on the facade and both sides. There is an interior end chimney with stringcourse and corbelled cap at the west side of the facade. At the rear of the building there are two chimneys with smaller caps and lacking the stringcourses. Because the eastern half of the rear elevation projects slightly, that chimney is interior, while the western one is exterior. Most of the windows are double-sash, 1-over-1 light with decoratively leaded, tinted glazing either in the entire upper sash, or in a band at the top, or in a transom. They have plain trim and louvered shutters. A pair of small, square casement windows in the center bay at the second level of the facade are entirely in the decorative glazing. There is a one-storey semi-octagonal bay window with only one window, supported on struts, in the front bay of the east side. There is a Palladian window in the rear bay, and in the same room, small stained glass windows flank the rear chimney. Both bays at the west end of the house are bowed at the basement and first storey levels. The first storey is faced with vertical wooden siding. Each bay has a band of single-light fixed-sash windows (six in the front bay, five in the rear one) with the same decorative band at the top and moulding surrounds. Three brackets support an entablature below the second storey. A one-storey veranda covers the facade and extends half way along the east side. East of that is a porte cochere under the same low-pitched hip roof. The standing-seam metal on the porch roof is being replaced with composition shingles. It has an entablature. The veranda has Tuscan columns and a simple balustrade. There is a circular gazebo at the west end of the facade. The porch stair in the center of the facade is being replaced. Another at the east end of the facade leads into the porte cochere. On the east side of the porte cochere there are two brick pedestals, each with a Tuscan column and a square pillar with inset panel supporting the roof. The wide handsome entrance door in the eastern bay of the facade has a single large round leveled light over two panels, both with moulded rails. It has sidelights over panels, rectangular transom, and corner lights, all of the same leaded tinted glass. Several small sections have been lost. There are paired 3-light French doors with louvered shutters and transoms of decoratively leaded tinted glass in the other two bays of the facade. A matching pair in the western bay at the second level gives access to the flat roof of the gazebo at the western end of the veranda. A two-flight dog-leg stair rises from the entrance hall in the southeast front corner of the house. The stair wall is covered with staggered raised paneling, and several rooms have similar wainscot. An original one-storey kitchen wing covers the western bay of the rear elevation. It has a low-pitched hip roof covered with composition shingles, with an entablature. A back porch along its east side has square posts and simple balustrade.

## HISTORICAL DESCRIPTION

In 1900 Marie F. Hotopp (Mrs. Carl H. Hotopp) purchased a 20-acre tract (ACDB 117-442). This house was built the same year, according to tax records. Set some distance west of Rugby Road, it faces south, toward the University. Mrs. Hotopp died soon after the house was built, and in 1906 the entire tract was sold to William M. Lile, W. A. Lambeth, and Edwin A. Alderman (ACDB 133-415), who developed it as University Place subdivision. Thomas L. Watson, a professor at the University, bought this house in 1907 (ACDB 137-219). Norton Pritchett, Athletic Director at the University, bought it from his estate in 1936 (City DB 90-166), and his widow sold it in 1952 to Rosa Lee McNeel (Mrs. John McNeel) (DB 168-158). Annette, Stephanie, & Wesley Ellis, and Robert H. Williams, Jr., bought the house from Mrs. McNeel's estate in 1975 (WB 18-603, DB 364-255) and sold it in 1977 to Thomas M. & Susan G. Lane (DB 384-439). The house had been used primarily as a rooming house for University students for many years, and it had fallen into disrepair in recent years. The Lanes are restoring it.



# VIRGINIA HISTORIC LANDMARKS COMMISSION

## HISTORIC DISTRICT SURVEY FORM

File No. 104-130  
Negative no(s). 7220; 7298

Page 1 of 2 (see also attached City survey form)

Street address 3 University Circle  
Town/City Charlottesville  
Historic name Hotopp-Watson 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  cast iron  
 concrete block  terra cotta  
 enameled steel  glass and metal  
 other: \_\_\_\_\_

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input checked="" type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input 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 checked="" type="checkbox"/> 1 <i>per facade</i> <input type="checkbox"/> 4 <input type="checkbox"/> gable <input checked="" type="checkbox"/> <i>polygonal</i> <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <i>dormer</i> <input type="checkbox"/> 6 <input type="checkbox"/> _____

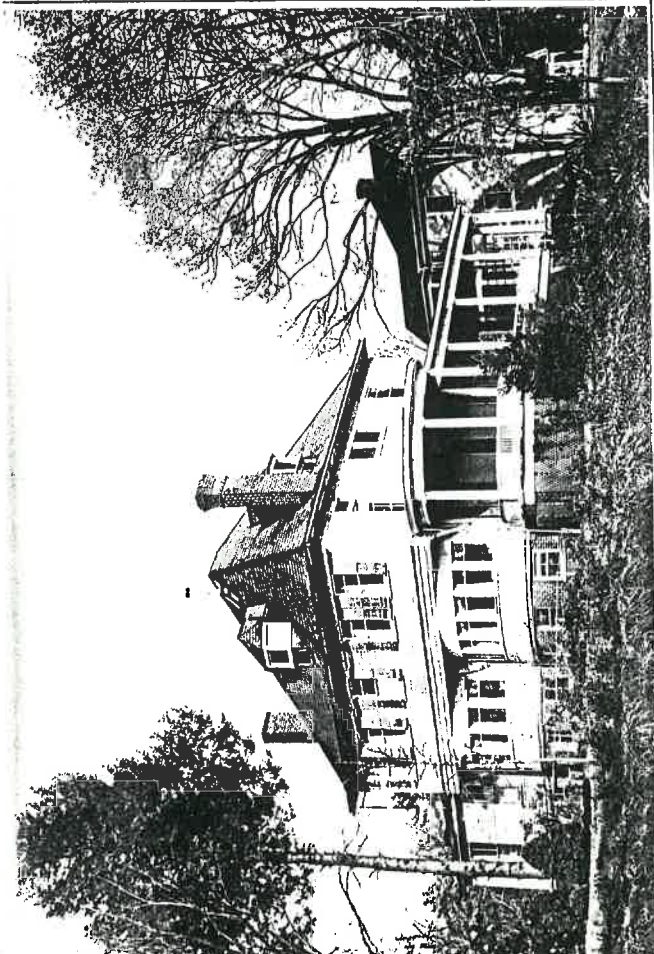
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Wraparound veranda with projecting circular corner bay.

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 Queen Anne Date 1900 Architect/builder

Location and description of entrance Door has oval light; top and side-lights.



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

This is probably the earliest house on University Circle, erected several years before the Circle was developed in 1907-08 under the name "University Place."

This is one of the largest houses of its period in the historic district. The house achieves distinction by its prominent situation on the crest of a rise, and its architectural features, including tall hipped roof with flared eaves; polygonal dormers; wraparound veranda-cum-porte-cochere with circular corner bay; curved bays on W wall, tall chimney stacks; Historical information etc.

The house was built for *John* Hotopp, and was purchased ca. 19\_\_ by Thomas L. Watson, Professor of Biology at UVa.

Eugenia Bibb, City survey form, 1982 (see attached)  
Source

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

C-39 ✓

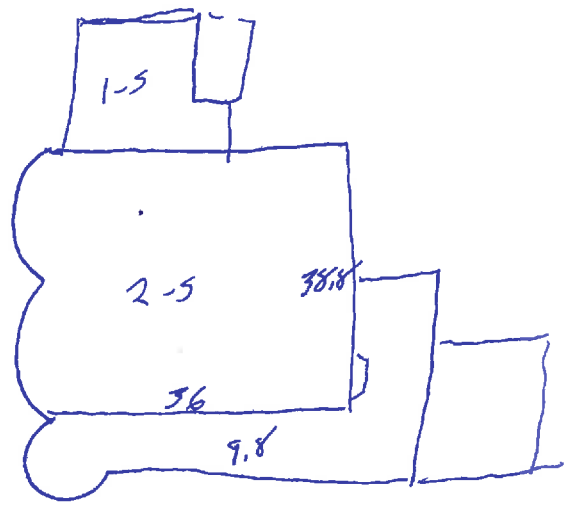
17-1  
142x183

### #3 University Circle

384-439	Thos. M. & Susan B. Lane	1977	\$50,000	plat 384-442
	Annette, Stephanie, & Wesley Ellis,			
364-233	& Robt. H. Wma Jr	1975		" ARDB 144-417
WB 18-603	Mr. Rosa Lee McNeal <sup>(Murdock)</sup> <del>cat</del>	1974		"
168-158	" " " " " "	1952		" 168-160
WB 7-14	Mary Ely, Pritchett (Mrs. Norton)	1936		" 90-166
<del>ARB</del> <del>114-117</del>	TL Watson			plat ARDB-417

1-fam, 2-5, basement, 8 rooms, 3 baths  
 brick found, wood, slate hys  
 built 1880, arc constr  
 1975 - front porch repaired

Holopp-Watson House  
 1900



~~1953~~

~~1953~~

168, 270

1953 City of

Mrs. Rose M. <sup>nee</sup> Neil, - #3 Union St

(wid John O)

Basement apt. 60

# 3 University Circle

- 168-158 Mary Ely Pritchett (wid) → Rosa Lee McNeel \$16,000  
11/18/1952 same as 90-166  
Lot 34 of Univ Place
- 90-166 Adelaide S. Watson (wid), Thos L Watson Jr, Adelaide W. Via (wid),  
8/17/1936 Patsy Mae & EA Peyton Jr, Robt F Watson, John L Watson,  
Duffel S Watson → Norton C & Mary Ely Pritchett - \$1,285  
Lot 34 of Univ Place, except for part sold 1928 (60-455)  
~~40' 6" lot by~~  
& ~~along~~ Lot 35 - w/ apt house  
part of ACDB 137-219  
Thos L Watson dec 1923  
see plat ACDB 144-417 & 135-
- ACDB WM & Maud C Lile, WA & F Drear Lambeth, Edwin A & Bevie H  
137-219 Alderman (Univ Place Company) → Thos L Watson \$10,000  
3/16/1908 Lot 34 of "Univ Place"  
(<sup>176-</sup>1201' x 160-178', on Linden Ave opp Univ Way)  
part of "what was formerly known as the Hotopp property"  
bought ~~in~~ 1906. (ACDB 133-45)  
mentions bldg restrictions, but no bldg
- 133-415 Geo Perkins (spec comm in cause of Frincke, Guardian vs Hotopp)  
8/25/1906 → Wm M Lile, WA Lambeth, & Edwin A Alderman  
"nearly 20 acres on which there is a dwelling house & other  
valuable impts" on Preston Hgts near U Va  
same as ACDB 117-442, 7/27/1900, RL Carter → Mrs Maria F Hotopp,  
except for 2 small lots: → Mrs Eugenia Hubbard 1904 (ACDB 128-34)  
100' on Rugby; & → Mrs Clara Lake & Mrs Kate Buckmaster 1905  
(ACDB 131-286) 75' on Rugby  
1906 <sup>continued</sup> sale by Mrs Anna Frincke, guardian for chn of Carl Hotopp, dec

36 <sup>1</sup> / <sub>8</sub>	20.225
5	20.6
41 <sup>1</sup> / <sub>8</sub>	40.8

~~36 <sup>1</sup>/<sub>8</sub>~~ ~~20.225~~

117-442 Robt L Carter → Marie F Hotopp (wife of C. H. Hotopp) \$17,500  
 7/21/1900 same as 92-383, 12/18/1889, fr Ch'v Ind & Land Imp Co  
 20.225 acres

same as 86-257, 1886, J H Blackwell → M. Thornton,  
 except for 20.9 acres → Mrs Bainbridge (91-44)

see plate 86-257 & 91-44

bounded by Mrs Dabney on N, Massie place on W, U Va on S,  
 county rd fr U Va → Barracks Rd on E

86-256 1) Joseph H. Blackwell → Wm M. Thornton of U Va \$266  
 4/10/1886 5 acres of Rugby est = \$53.20 per acre

~~86-256~~ 2) (same parties)  
 36 <sup>1</sup>/<sub>8</sub> acres of Rugby est \$1800.25  
 = \$50.00 per acre

91-43 Wm M & Eleanor Rosalie Thornton → Fannie E. Bainbridge \$1028.5  
 11/16/1888 20 <sup>90</sup>/<sub>160</sub> ac of tract fr J H Blackwell 1886 (ALDB 86-256) = \$50.00 per acre

92-383 Ch'v Industrial & Land Imp Co → R L Carter \$1500  
 12/18/1889 20.225 acres bounded by U Va, road, Bainbridge, & Farnish = \$74 per acre  
 same as 92-321

92-321 ~~Wm M. Thornton defaulted on 1886 deed of trust to Michael Wood~~  
 8/3/1889 Geo Perkins, ~~(86-252)~~ under 1886 deed of trust fr Thornton  
 (86-252) → C I & L Co, at auction 7/20/1889 \$1332  
 20.225 acres \$49 per acre = \$991.03  
~~same as~~

French

W M Thornton

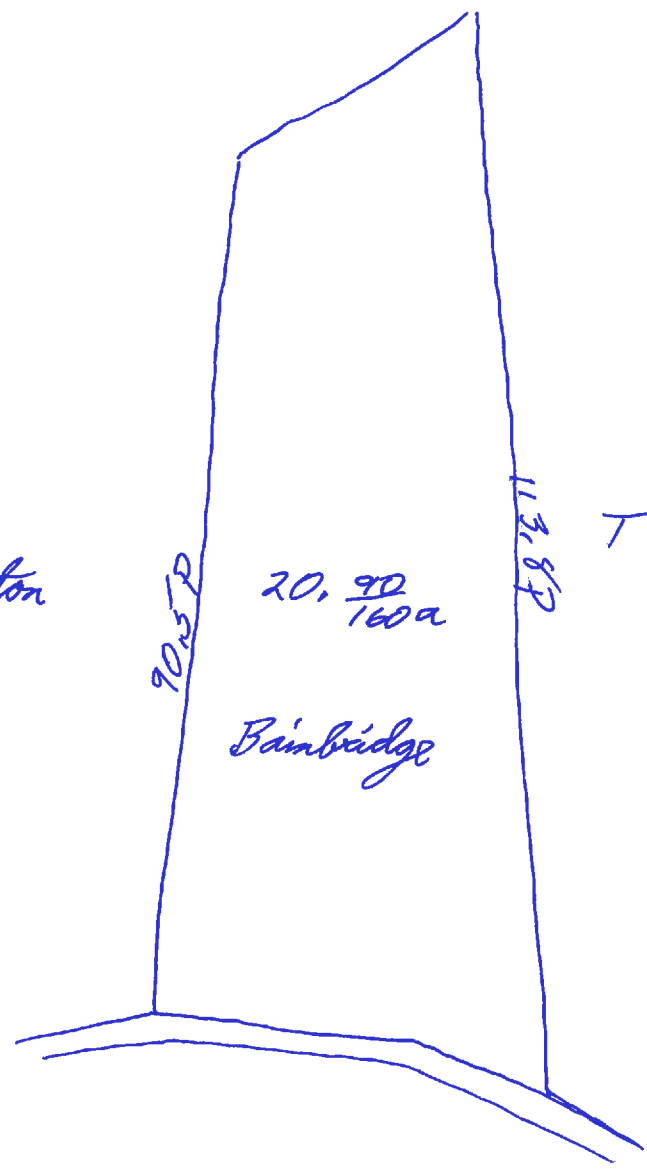
90.5 P

20,  $\frac{90}{160}a$

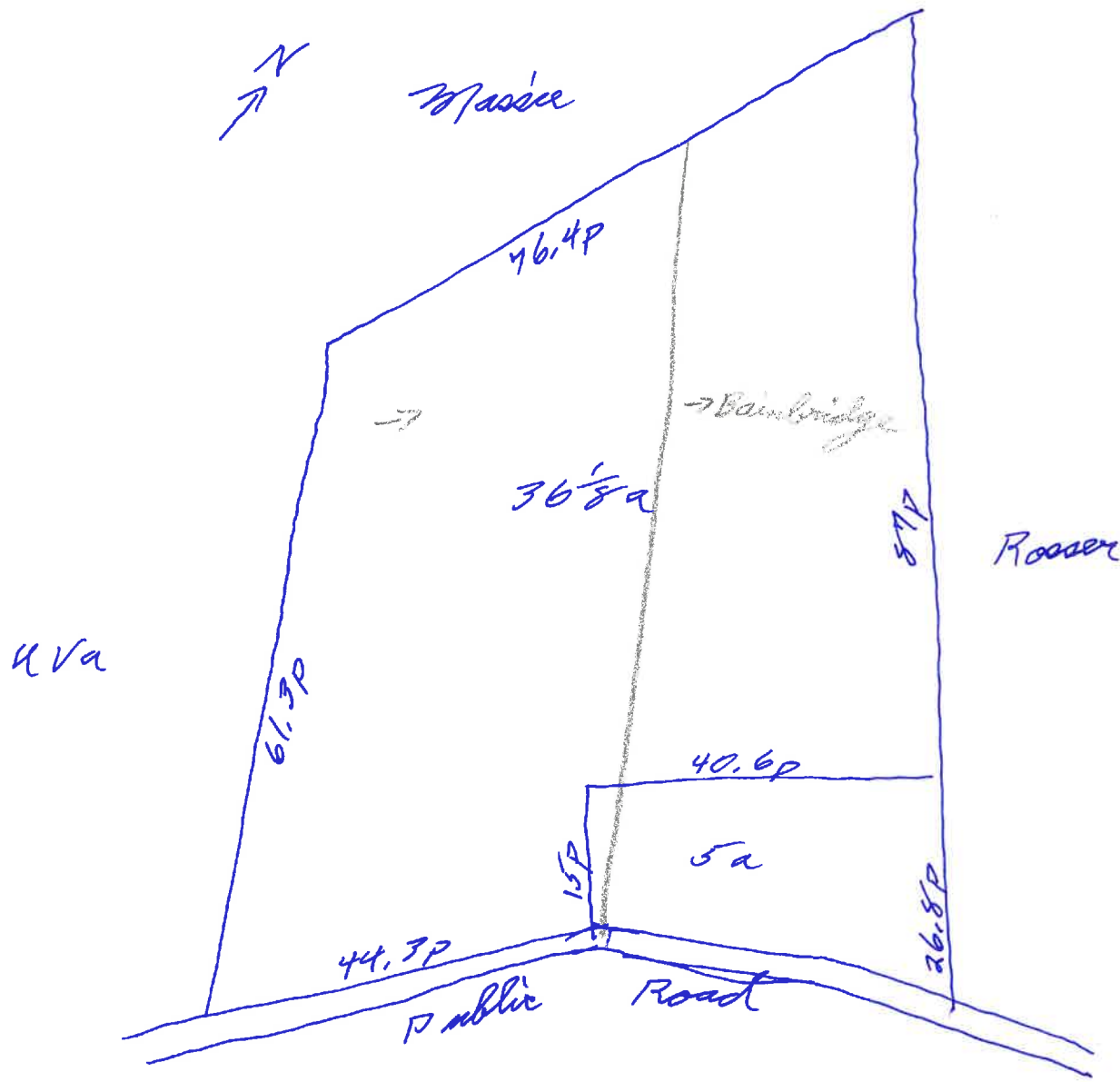
113.8 P

T L Rosser

Bainbridge



MCDB 86-257  
1886  
part of Ragley





Univ Cl

1886	Geo. H. B. Larkwell	41 <sup>20</sup> ac Rugby	+ 0 = 1233.75	off — → Rouse
1888	Prof. Wm M. Thornton	" "	" "	
1889	" "	20 <sup>80</sup> ac Univ	+ 0 = 617	off 20 <sup>80</sup> → Cambridge
1890	R. L. Carter	" "	+ 0 = 617	for W M Thornton
1891, 92	" "	10. <sup>100</sup> <del>00</del> "	+ 0 = 373	off 9 <sup>144</sup> → John M White
1896	" "	" PH	+ 0 = 533	
1900	" "	20.90 PH	+ 0 = 1028	for R L Carter
1901	Mrs M F Hotopp	" "	1028 + 3972 = 5000	\$3972 added for impts
1908	Lyle, Lambeth, & Alderman	19.140 ac PH	1670 + 4000 = 5670	X 23 → Magruder X 31 → Blake X 38 → Page
1909	" " "	17.90 ac PH	1100 + 0 = 1100	→ Watson, Bird, Payne
1900	Thos L Watson	X 34 Univ PL	100 + 4000 = 4100	for Lyle etc

1891, 92	Judge John M. White	9 <sup>144</sup> Univ	+ 0 = 346	for R L Carter
1896	" " "	" "	+ 0 = 495	
1900		nl		

- ✓ windows — plain trim
- basement w - 2/2 sq
- ✓ 2nd level, w facade, 1/1 of same dec band at top, lowered shutter
- ✓ " " center facade<sup>E</sup> - pr sq deced, dx, tinted <sup>casement?</sup> <sup>one of both</sup> <sup>one future</sup>
- ✓ " " rear - 1/1
- ✓ 1st " " E side - 2 sm stained glass <sup>bd, x, x</sup>
- ✓ " " E side, rear - Palladian<sup>1/1</sup> of upper sash <sup>bd, x, x</sup>
- ✓ " " " " center - 1/1
- ✓ " " " " front - 1-story, semi-oc. bay on struts, <sup>in eat hall</sup> 1/1 w/ l d t r transom, <sup>on other building</sup>
- ✓ 2nd level, rear, w end — <sup>was once, set into roof</sup> onto roof balcony <sup>l d t r transom</sup>
- ✓ 1st level facade, w center - pr 3-l Fr doors, low shutter, l d t r transom
- ✓ 2nd level facade, w end — pr " " " " " "
- \* onto flat roof of gazebo — did it ~~to~~ ever have bal or tower roof?
- ent E bay facade; beveled round 1-l over 3 panels w/ moulded rails, wide door, l d t r sidelights over panels, corner lights, & transom — see gpr

\* windows — for French doors & bay window band or transom?

# 3 Univ Cl

2 (1/2) storey, 3-bay, double-pile  
high brick found, 6-c am  
white weatherboarding

steep, sl bellcast hip roof, slate, proj eaves, boved cornice, entab

int end chim w front, stringcourse, arched eaves

ext " " rear, — — — — —  
int " " E " " — — — — —

hip-roofed, slate-walled, semi-oct dormers, <sup>central</sup> front & E & W

1-storey veranda covers facade, beginning of a circular gable  
at SW corner, & cont around 1/2 E side & into porte-cochere  
E of that

low hip roof, 55m being replaced w comp shingles  
boved cornice, single entab, Tuscan columns, single bal  
stair center front being replaced; another into porte-cochere  
porte-cochere has coupled Tuscan columns & sq pillars w med  
panels on same brick pedestals

both ~~2~~ bays on W side are bowed at basement & 1st level;  
vertical wood siding 1st; 6 windows front & 5 rear, band,  
single-sl fixed w <sup>pleated</sup> greying & tinted rippled glass at tops,  
o moulding  
2nd level extends to end of bow; 3 brackets support  
entab

1-storey kitchen wing covers W bay rear, orig  
2/1 wind, sl trim  
porch along E - sq posts, single bal  
low hip, comp shingles, entab  
center & E bays proj sl rear

~~workshop~~  
beveled paned (shallow raised) high wainscot  
spool balusters, sq newels w/ inset panels & wavy  
rippled glass ~~only very slightly tinted~~ (fr inside)  
round arch under stair  
leaded glass door & mantel  
most mantels columned w/ columned over-mantel  
nook in like paned like stair around fireplace  
~~low beveled glass~~ <sup>pillars</sup> w/ spool trim  
was balcony on back porch roof

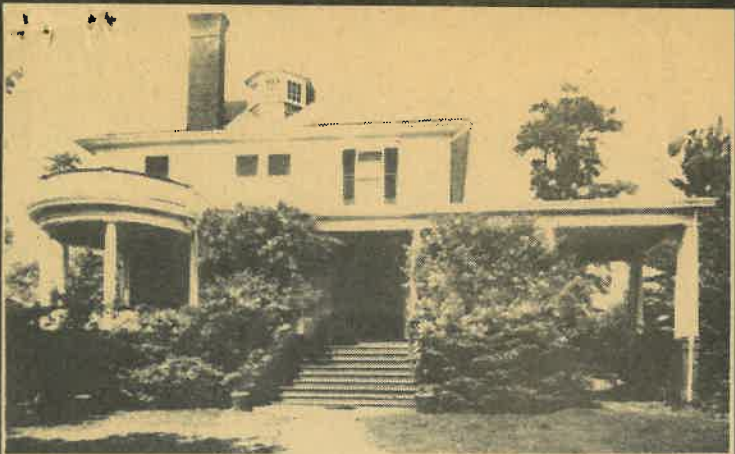
2-fl dogleg stair, staggered raised paneling, <sup>stair wall</sup> glass  
bal, sq newels w/ wavy  
arch trim

### City Directory

#3 Union

1931, 36 Adelaide S Watson

1940, 45, 50 Norton G Pritchett - ath dir UVA



### **ARCHITECTURAL LANDMARK**

Historically appealing "turn of the century" home located minutes from Mr. Jefferson's Rotunda. The exterior of this 2 story French Romantic is to be completely restored to its original charm. The slate roof, beveled, leaded and stained glass windows, six usable fireplaces, beautiful moldings, bookcases, outstanding foyer and staircase, 7,000 finished square feet, are but a few of its features.

For an appointment to inspect please call Charlotte Carrell 295-3898 or Margaret Honn 973-1000.

**THE HONN COMPANY,  
REALTORS**

**977-6322**



