

Architectural And Historic Survey



Identification

STREET ADDRESS:	1730 Jefferson Park Avenue	HISTORIC NAME:	Carrollton Manor
MAP & PARCEL:	16-114 (or Carrollton Terrace)	DATE / PERIOD:	c. 1909-1910
CENSUS TRACT AND BLOCK:	6-202	STYLE:	Colonial Revival
PRESENT ZONING:	R-3	HEIGHT (to cornice) OR STORIES:	2 Storeys
ORIGINAL OWNER:	Z. F. Barnum	DIMENSIONS AND LAND AREA:	c. 19,750 sq. ft.
ORIGINAL USE:	Residence	CONDITION:	Good
PRESENT USE:	Rental Property (Five apartments)	SURVEYOR:	Bibb
PRESENT OWNER:	Mohammed H. Naeoroz	DATE OF SURVEY:	Summer 1980
ADDRESS:	633 S. Wayne Avenue Waynesboro, Virginia	SOURCES:	City/County Records Mrs. E. A. Talley Charlottesville City Directories

ARCHITECTURAL DESCRIPTIONS

This house is built of ashlar concrete blocks on a high foundation of rock-faced concrete blocks, with smooth concrete water table and stringcourse. Quoins of the rock-faced concrete blocks mark the corners. The house is two storeys tall, five bays wide, and double pile, with an original rear wing. Composition shingles has replaced the original standing-seam metal on the low-pitched hip roof. It has projecting eaves and a boxed cornice. There is one interior chimney. The tall windows are double-sash, 12-over-1 light, with concrete sills and architrave surrounds. Those at the second level are slightly shorter, and those on the facade have louvered shutters. Basement windows are short, 3-over-3 light. A full-height portico covers three bays of the facade. Four simplified Tuscan columns support an entablature and a pediment with a half-round window. The central entrance door has one light over two panels. There are multi-light sidelights over panels and a multi-light rectangular transom. There is a 1-bay second storey balcony above the entrance. It has a variation of the Chinese Chippendale balustrade. Access is by a pair of 10-light French doors with 4-light rectangular transom. The rear elevation is three bays wide and the 2-storey wing covers the northern bay. The hip roof is higher pitched, and the windows at the second level are shorter than those in the main block. All windows and doors on the south and east sides have been filled in. A 1-storey back porch enclosed with aluminum siding covers the rest of the rear elevation. A door in the center bay at the second level gives access to its shed roof and suggests that the house may once have had a 2-storey back porch. The house has been divided into apartments and the central hall has been enclosed, so that the single-flight stair rises between walls.

HISTORICAL DESCRIPTION

Z. F. Barnum bought this lot in 1909 (ACDB 140-269) and built the house the same year or the next. Tradition says that he was a railroad man and built it as close as possible to the edge of the bluff above the Southern Railroad tracks. A flight of steps and a long walk led to Jefferson Park Avenue (then called University Avenue). Charles V. Bugg bought the house from Barnum in 1916 (City DB 29-27) and sold it in 1919 to Norah Clarke Carroll, wife of J. Payne Carroll of the Charlottesville Hardware Company (DB 34-60). It has had a number of owners in the last 35 years, most of whom have used it as rental property, as the Carrolls did for the last ten years that they owned it. Tenants have included Pi Lambda Phi fraternity in the 1930's and '40's and Tau Kappa Epsilon fraternity in the late 1950's and early 1960's. The present owner bought the house in 1975 (DB 366-38).

Additional References: City DB 121-144, 136-495, 149-378, 267-254, 275-190, 294-69, 301-547, 313-540.

SIGNIFICANCE

This is a good example of the Colonial Revival style popular in Charlottesville in the early part of the 20th century.

16-114 ✓

R-3

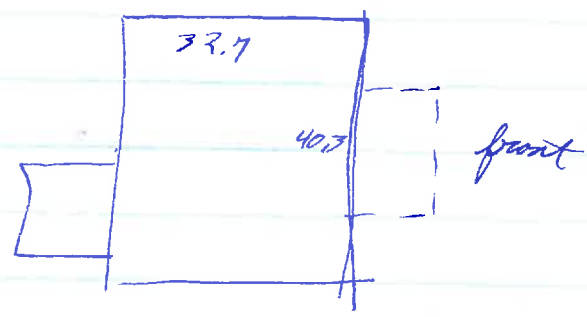
1730 JPA Carrollton Manor

app 19,750 sq ft

633 S Wagners Dr, Wagnersboro

366-38	Mohammed H. Naoroy	1975	\$39,500	plat 121-90
313-340	W. Sterling Carter	1969		"
301-547	B & K Company	1968		"
294-69	Univ Corner Apts Inc	1967		"
275-190	Jane Floyd Bush & Norman K. Keyser	1966		"
267-254	" "	1965		"

fraternity house . Tau Kappa Epsilon ^{at some point} (c1969-74)
 2-story, ¹⁰12 rooms, 3 1/2 baths, 1 fireplace
 core found, CB walls, metal hys
 good const
 old
 1975 - general alterations
 maple floors



~~147-575 Albermarle Ave, Inc~~
 Mue T. Thomson

~~something built 1909-1910~~

Q

1914-15 City Dir of Payne Carroll - Chi's Hdw - 612 Locust Street
Bugg rd, also 1910-11
Barnham rd "

1953 City Dir not fraternity, no TKE house

1962 Tau Kappa Epsilon (listed at end of Carrollton Tex without street number)

1970 121 Carrollton vacant

Tau Kappa Epsilon now on Brady Ave, & since \leq 1965
Kappa Kappa Gamma now 1900 JPA (apparently other side of the rocks)

Mrs Talley rem. built > 1908, & 1910
3-8982 ask Ethel Holinger, told her the story; or Velora Thomson, & how to contact
Hawkins (Dan Peba) lived there, not local Hawkins. ^{Miss Holinger}
built by RR man ^{worked} for her for Holinger

call Bernard Chamberlain, probably, ~~at~~

Cartex 973-3811 tenants, past & present

~~8/23/1905~~

Carrollton Manor

267-254 Albemarle Associates, Inc → Norman K. Keyser \$18,000

1/23/1965 1730 JPA

Lot 1 on Carrollton Manor plat 131-90

same as 149-378

149-378 Gilbert J. Burton (S) → Alb Assoc Inc \$20,000

3/23/1950 same as 136-495

136-495 Holland M & Emma L Norford → Gilbert J Burton \$15,000

2/20/1948 same as 121-144

121-144 E. P. Parham (S) → Holland M & Emma L Norford \$12,000

8/13/1945 part of 121-86

121-90 plat of Carrollton Manor, 1945, J Pagne Carroll & wife

121-86 Norah Clarke Carroll (wid) → E P Parham \$10,500

7/30/1945 150' on JPA; back to RR

same as 34-60

34-60 C. V. Bugg (widower) → Norah Clarke Carroll \$5637.50

6/11/1919 (SW of Prof Francis H Smith's land)

same as 29-27

29-27 Z F Barnham → Char V Bugg \$65.00

5/24/1916 most of ACDB 140-269, 1909, for Eva & Wilkes

ACDB Eva C & B Wilkes → Z F Barnham \$16.00

140-269 tract short distance SW of Uva in the JP Addn, immed SW Prof Francis

7/24/1909 H. Smith, 150' on Univ Ave

same as 137-227 (4 136-276)

Tax

1919, 16 1st	EV Bugg	Jeff Park	160 + 1000 = 1160	
1920	Norah C. Carroll	"	" " "	
1921, 22, 25	"	"	1000 + 2000 = 3000	
1931, 26, 33, 34	"	"	" + 2500 = 3500	-
1938, 35	"	"	" + 3000 = 4000	-

1910	Zona F Barium torn out			
1911, 1914	"	several JP, incl	100 + 800 = 900	
1907	Eva Wilke	JP 1 1/2 ac	180 + -- = 180	for Haden & Allen

1730 SPA?

Carrollton

2-storey, 5-bay double-pile w/ rear wing

(hill cut away at rear)

blue high found. of rock-faced cast concrete blocks ^{above plain concrete}
concrete water table & stringcourse, flush

white walls ^{ashlar} concrete blocks

rock-faced quoins at corners only
a few wrong blocks both ways

low-pitched hips roof, ~~comp~~ shing, proj eaves, boped cornice
no dormers


windows

windows tall 12/11, shorter 12/11 at 2nd, conc sill, rock surrounds
basement short 3/3

blue lowered shutters on facade
irreg fen ^{on} sides

full-ht. portico: 3 bays wide

conc floor & 7 steps

4 Tuscan columns ~~with~~ without capitals, wider space center
plain arch & frieze, both of narrow boards
pediment w/ half-round fan window 

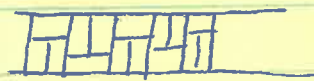
central ent:

12-over-2 panels, oak, relief dec inside

12-l sidelights over panels, 6-l above,

10-l transom

sm 2nd-storey balcony, 1-bay
sq newel, sq balustrade
pr 10-l Fr doors
4-l transom, shutters



int chim^{vent} N, uncapped; only one

rear wing covers N 1 bays of 3-bay rear

2-storey

wall treatment identical

roof oned pitch

windows 9/1, 2nd level "more shortex", some narrow

E & S doors & windows blocked up, req CB

~~int hall to~~ int side hall to area, must be common baths

1-5 back porch across rest rear incl alum siding
door center 2nd level onto comp shing shed roof

int: arch trim

0 hall (or encl), 1-fl encl stair

5 apt (4)

- 1931 Carroll - JPA
- 1938 ¹⁹³¹
~~1874~~ JPA Theta Tau frat., also 1936, 1947
 1874 " Pi Lambda Phi; n.l. 1947
 Carroll on Altamont Cir, also 1936
 1730 JPA n.l.
 1714 " alpha chi sigma; Cummings 1947
- 1947 1830 JPA (bet Carpenter & Shamrock Rd)
 Truman P. Southall (own)
 Carrollton Tor - mud on Bishop (own)
 Theta Tau n.l., also Pi Lambda Phi
 1730 JPA Mason H Norford
- 1950 1830 n.l.
 for Gilbert Burton
 1730 Chester C. Madham (own)
 THE rd
- 1957 1730 n.l.
 1830 Truman Southall (own)
 Carrollton Tor - Tau Kappa Epsilon
 also 1960, '64¹³¹
- 1966 121 C.T. vac, '68, '69, '70, '71, '72

-1931 Cornell

1938-1947 Pi Lambda Phi ?

1957-1964 TKE

