

STREET ADDRESS: #14 University Circle
 MAP & PARCEL: 6-98
 FILE NO:
 PRESENT ZONING: R-1
 ORIGINAL OWNER: Francesca B. Boone
 ORIGINAL USE: Residence
 PRESENT USE: Apartments
 PRESENT OWNER: Fourteen University Circle Limited Partnership
 ADDRESS: c/o Elaine McDaniel
 P. O. Box 5186
 Charlottesville, VA 22905
 HISTORIC NAME: Boone-Blake-Scarpetta House
 DATE/PERIOD: 1910-1915
 STYLE: Colonial Revival
 HEIGHT (to cornice) OR STORIES: 2 Stories
 DIMENSIONS AND LAND AREA: 94' x 150' (14,100 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Winter 1998
 SOURCES: City/County Records
 Sanborn Map Co. – 1920, 1929-57
 Ch'ville City Directories

ARCHITECTURAL DESCRIPTION

This house consists of a basic two-story, three-bay, double-pile main block with a large 2-story rear wing that was probably added soon after the main block was built. It is uncertain whether the Spanish Colonial Revival details are original or were part of a general remodeling at the time of the addition. Set on a low foundation, the walls of the house are stuccoed and painted the palest yellow. Both sections have gabled roofs, covered with tile, with deeply projecting eaves and verges and shaped rafter ends. The brick stacks of the two interior chimneys in the main block have been rebuilt. The double-sash, 8-over-8 light windows have the unusual feature of wide central muntins which give them the appearance of narrow paired windows. Windows at the second story level are somewhat shorter. There are circular-headed 4-over-4 light attic windows in the gable ends, and there is a single gabled dormer, with a pair of 2-light casement windows, on the western side of the rear elevation. There are two-story piazzas on both sides of the main block. The western one is enclosed and may always have been. It has circular headed tripartite windows, one front and rear and three on the rear elevation. They consist of a pair of 10-light casement windows flanked by multi-light fixed sash windows. The rear opening has a pair of French doors. The eastern piazza remains open. It has a brick floor, and four Tuscan Columns support a nearly flat metal shed roof with projecting eaves and shaped rafter ends. A pair of 10-light French doors gives access from the northeastern front room. This door is balanced by a parallel spandrel below the window in the rear room. A Palladian-arched frontispiece entrance is centered on the façade. The metal-covered arched hood has a boxed cornice and a frieze with dentil moulding. Its taller central section is supported by two fluted Doric columns. Coupled pilasters flank the 16-light entrance door and 5-light sidelights. There is a semi-elliptical concrete stoop. There is a simple 6-over-6 light second story window above the entrance. To

the left of the entrance, a single-light diamond window between floor levels lights the two-flight staircase that rises just inside the front door. It was partitioned off from the entrance hall when the house was divided into apartments. The long wing that covers the central bay of the rear elevation is set a half story lower than the main block so that its floors are probably at the level of the stair landing of the main block's back staircase. There is an exterior end chimney and a stuccoed interior chimney. The style is less restrained in the wing than in the main block. Some windows are double-sash, 8-over-8 light without the wide muntins, but there are also some paired 4-light casement windows at the first story level, and some windows are one-of-a-kind. All, however, are united by the Spanish Colonial Revival elements. A one-story screened recessed entrance porch with exposed rafters is centered on the eastern elevation of the wing. It has a tiled hood on brackets. A row of decorative tiles is set in the wall above it, and there is another single tile on that wall. On the western elevation, the central bay projects at the second story level and is supported on purlins. A flight of cinderblock steps gives access to a tudor-arched entrance door. There is another tudor-arched door with a small window beside it at the first story level of the rear bay on the western elevation. Above it is a huge 12-over-12 light window. On the rear elevation of the rear wing, the second storey projects and is supported on purlins. Tudor-headed 6-over-6 light windows flank the exterior end chimney.

Remnants of extensive landscaping remain in the yard. A fieldstone retaining wall along University Way has a stuccoed arched entry. Fieldstone gate posts and a wrought iron gate in the back yard may have once marked the entrance to a garden. Brick and fieldstone are used extensively in walkways, steps, and retaining walls. In the back yard, there are also walks and a driveway (now removed) made of broken pieces of roofing tile embedded in concrete.

HISTORICAL DESCRIPTION

Francesca B. Boone, wife of realtor, H. B. Boone, purchased this lot in 1910 (ACDB 142-318) and apparently built the main block of the house soon afterwards. City Directories indicate that they never lived there, however. They sold it in 1917 to Eugenie W. Blake (City DB 30-126). She and her sisters Henrietta W. Howard and Deborah W. Randolph owned and occupied the house until 1937 (DB 75-262, 86-828, 92-301) and may in fact, have rented it from Mrs. Boone before purchasing it. Tax records show that major improvements were made in 1917. This was probably the rear wing. Mary H. Scarpetta owned the house from 1943 until 1971 (DB 114-422, 325-433). She lived there and rented rooms to students. Those rooms were later developed into separate apartments. Fourteen University Circle Limited Partnership has owned the house since 1976 (DB 372-243).

Additional References: City DB 30-125, 38-236.



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No 104-130
Negative no(s). 7217

Page 1 of 2

Street address 14 University Circle
Town/City Charlottesville

Historic name _____ 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 over masonry (probably concrete or terra cotta) terra cotta iron
 - concrete block terra cotta
 - enameled steel glass and metal
 - other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <input type="checkbox"/> gambrel <input 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 type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input checked="" type="checkbox"/> other <i>pantile</i>

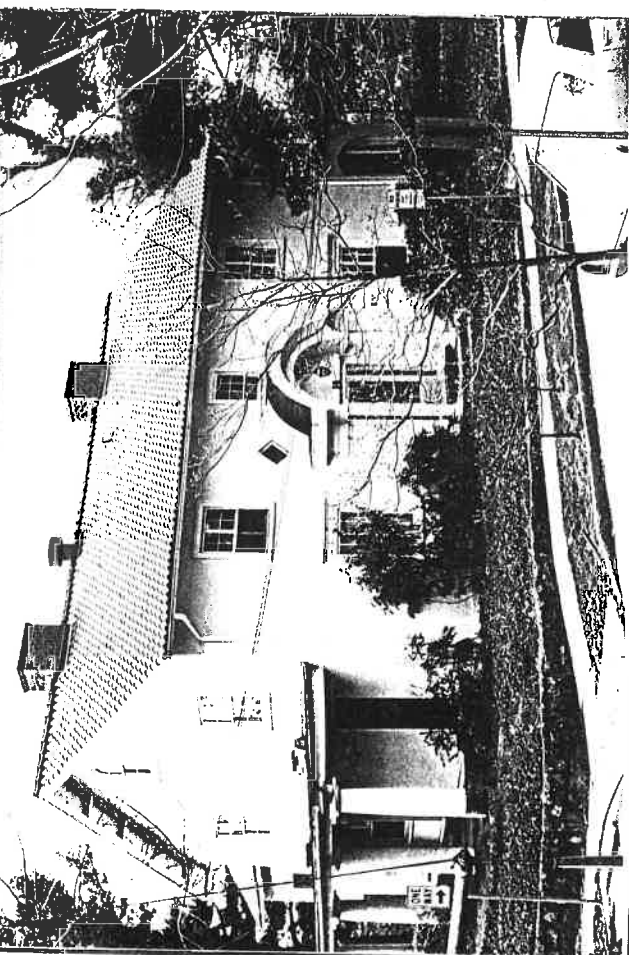
Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented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

Porch	Stories	Bays	Side porch supported by quasi-Doric columns! 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 checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 2 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Door hood with exaggeratedly large round-arch springing from Roman Doric columns. <i>See photo next.</i>

Building type	Side porch supported by quasi-Doric columns! description
<input checked="" type="checkbox"/> detached house <input type="checkbox"/> garage <input type="checkbox"/> detached town house <input type="checkbox"/> farmhouse <input type="checkbox"/> row house <input type="checkbox"/> apartment building <input type="checkbox"/> double house <input type="checkbox"/> gas station <input type="checkbox"/> government <input type="checkbox"/> commercial (office) <input type="checkbox"/> commercial (store) <input type="checkbox"/> railroad <input type="checkbox"/> industrial <input type="checkbox"/> school <input type="checkbox"/> church	_____ _____ _____

Style/period Colonial Revival/Mediterranean Date c.1908-10 Architect/builder possibly Eugene Bradbury (based on style)

Location and description of entrance See above under "porch"; doorway itself has sidelights but no toplight.



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

One of the more handsome and imaginative houses on University Circle, no. 14 combines features of the currently popular Mediterranean, Classic and Georgian revival styles. The masonry walls are stuccoed and the roof, with its broadly-projecting eaves is covered in orangish-red pantiles. A lower 2-story ell extends at the rear.

The wall surfaces and openings are simple, providing a foil for the exuberant front door hood, the striking roof, and the bold Doric side porch. The right or west wing is a sun porch with oversize round-arched windows. Also notable is a plastered wooden gateway along University Way.

Source _____

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



**VIRGINIA
HISTORIC LANDMARKS COMMISSION**
HISTORIC DISTRICT SURVEY FORM

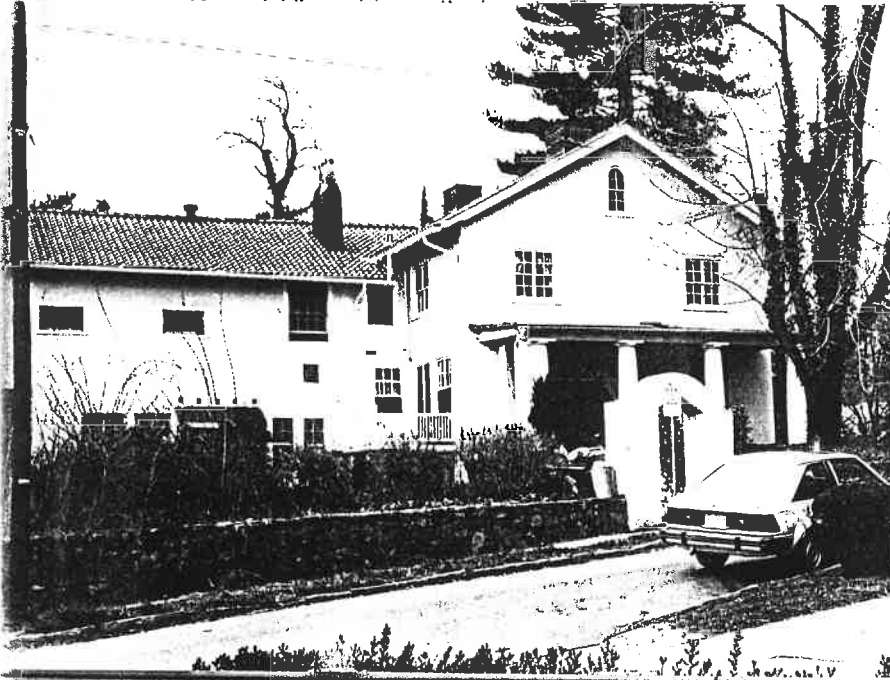
File No. 104-130

Negative no(s). 7217

Page 2 of 2

Street address 14 University Circle
Town/City Charlottesville

Historic name _____ Common name _____



brick/tex, _____

 cast iron
 terra cotta
 glass and metal

Roof Material

slate tile
 wood shingle pressed tin
 composition not visible
 standing seam metal
 other _____

Number of bays — Main facade

4 7
 5 8
 6 _____

Porch

Stories

Bays

General description

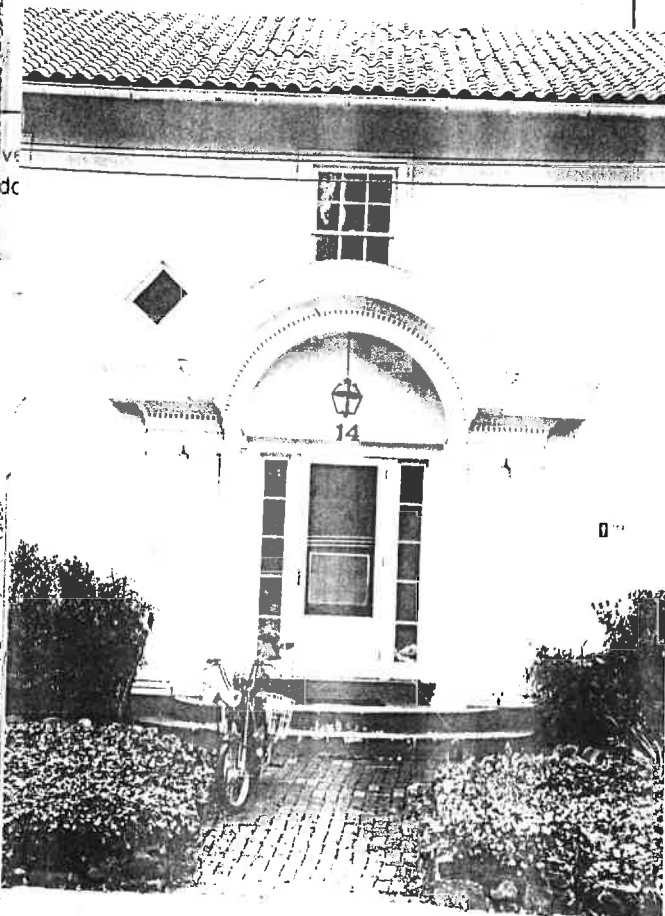
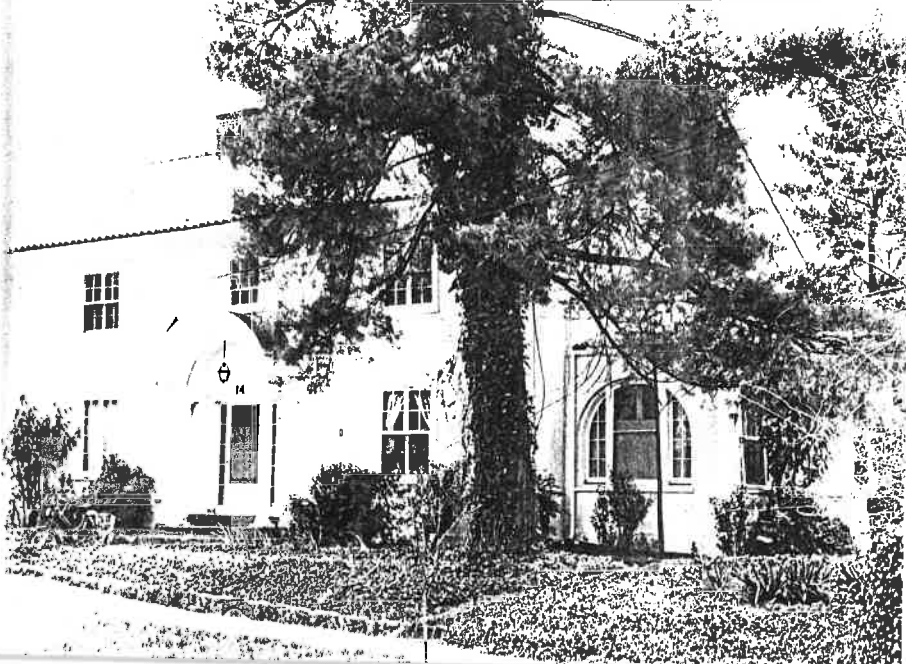


Government
Commercial (office)
Commercial (store)
Industrial
School
Church
Other _____

Architect/builder _____

Date 4-83 File No. 104-130

Address 14 University Circle



Date _____

Arch. Drawings

14 Union St

This house consists of a basic ^{two-}story, ^{three-}bay, double-pile main block with a ~~large~~ 2-story rear wing. ~~The~~ that was probably added soon after the main block was built. It is uncertain whether the Spanish Colonial Revival details are original or were part of a general remodeling at the time of the addition.

~~The main~~ block set on a low foundation, the walls of the house are stuccoed & painted the palest of yellow. Both sections have ~~gabled~~ gabled roofs, covered with tile, with deeply projecting eaves and verges and shaped rafter ends. The brick stacks of the two interior chimneys in the main block have been rebuilt.

~~The windows are unusual~~

The double-sash, 8-over-8 light windows have the unusual feature of wide central muntins which give them the appearance of narrow paired windows. Windows at the second story level are somewhat shorter. There are circular-headed 4-over-4 light ^{with} windows in the gable ends;

There are one-story piazzas on both sides of the main block. The western one ^{is enclosed and may always have been} ~~has been enclosed~~ ^{it} has circular-headed tripartite windows, one ^{front and rear} ~~on the facade~~ and three on the rear elevation. They consist of a pair of 10-light casement windows flanked by multi-light fixed sash windows. The rear opening has a pair of French doors.

and there is a single gabled dormer, with a pair of 2-light casement windows, on the western side of the rear elevation.

The long ~~rear~~ wing that covers the central bay of the rear elevation is set a half story ~~below the main~~ lower than the main block so that its floors ~~are~~ are probably at the level of the stair landing of the main block's back staircase.

There is an exterior end chimney & a stuccoed interior chimney. ^{The style is less restrained in the wing} ~~than in the main block.~~ ^{Some} ~~of the~~ windows are double-sash, 8-over-8 light without the wide muntins, but there are ^{also} some paired 4-light casement windows at the first story level, ~~and some are~~ and some ^{are} one-of-a-kind. All, however, are united by the Spanish Colonial Revival ~~style~~ elements.

~~A double-arched~~

a one-story ^{covered} recessed entrance porch ^{with exposed rafters} is centered on the eastern elevation ^{of the wing.} It has a tiled hood on brackets. A row of decorative tiles is set in the ~~the~~ wall above it, and there is another single tile on that wall.

On the western elevation, the central bay projects at the second story level and is supported on purlins. A flight of rindarblock steps gives access to a ~~small~~ Tudor-arched entrance door.

There is another Tudor-arched door with a small window beside it at the first story level of the rear bay on the western elevation. Above it is a huge 12-over-12-light window.

On the rear elevation of the rear ^{wing,} ~~section,~~ the second story projects ~~and~~ and is supported on purlins. Tudor-headed 6-over-6 light windows flank the exterior end chimney.

(new paragraph)

Remnants of extensive landscaping ~~are~~ remain in the yard. A fieldstone retaining wall along University Way has ~~an arched~~ ~~stuccoed~~.

a stuccoed arched entry. Fieldstone gate posts ~~is wrought~~ ~~with~~ ~~the~~ ~~back~~ ~~yard~~ and a wrought iron gate in the back yard may have once marked the entrance to a garden.

Analysis

Brick ^{and} fieldstone are used extensively in walkways, steps, and retaining walls. In the back yard, there are also ~~at~~ walks and a driveway (now ~~been~~ ~~removed~~) made of broken pieces of roofing tile embedded in concrete.

1913 Sanborn
Boone

Historical Description

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Tax records show ~~that~~ ^{that} major improvements were made in 1917. This was probably the rear wing.

Mary H. Scarpitta owned the house from 1943 until 1949 (DB 114-422, 325-433). She lived there and rented rooms to students. Those rooms were later developed into separate apartments.

Fowler University Circle Limited Partnership has owned the house ~~since~~ since 1976 (DB 372-243).

Additional References: City DB 30-125, 38-236