



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No 104-130
Negative no(s) 7221

Page 1 of 2

Street address 1841 University Circle
Town/City Charlottesville

Historic name *Flippin House* Common name

- Material**
- | | |
|--|--|
| <input checked="" type="checkbox"/> wood frame (siding: <input type="checkbox"/> weatherboard, <input checked="" type="checkbox"/> ^{wood} shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____)
<input type="checkbox"/> brick (bond: <input type="checkbox"/> Flemish, <input type="checkbox"/> stretcher, <input type="checkbox"/> _____-course American, <input type="checkbox"/> _____)
<input type="checkbox"/> stone (<input type="checkbox"/> random rubble, <input type="checkbox"/> random ashlar, <input type="checkbox"/> coursed ashlar, <input type="checkbox"/> _____)
<input type="checkbox"/> log (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____)
<input checked="" type="checkbox"/> stucco
<input type="checkbox"/> concrete block
<input type="checkbox"/> enameled steel
<input type="checkbox"/> other: _____ | <input type="checkbox"/> cast iron
<input type="checkbox"/> terra cotta
<input type="checkbox"/> glass and metal |
|--|--|

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 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 type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" 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 checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <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 <input type="checkbox"/> 6 <input type="checkbox"/> _____

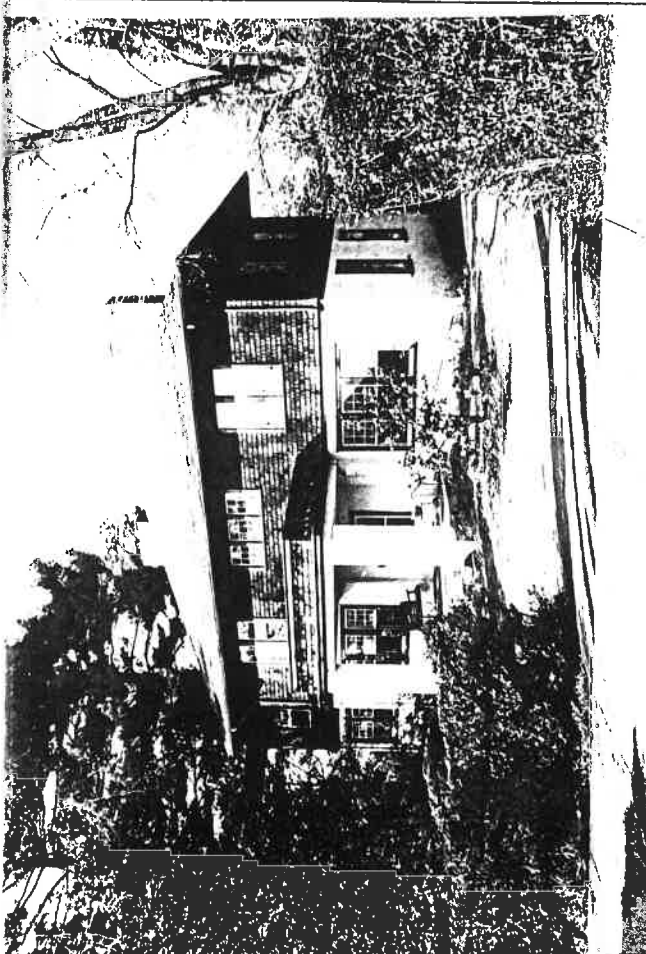
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Large one-bay front porch supported by stout piers and topped by an abbreviated Mansard roof

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 *Craftsman* Date *c. 1910* Architect/builder

Location and description of entrance: *Entrance is plain.*



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

This house, like that two doors up the street at no. 1831, has a wood-shingled upper floor and a smooth-plastered lower story. The facades are well balanced, with sets of multiple windows. The hipped roof has broadly overhanging eaves which give a strong character to the building.

An original two-story, inset wing extends at the west end.

Historical information

This was the home of Dr. J. C. Flippin, Professor of Clinical Medicine and Therapeutics at UVA., during the early part of this century. The house may have been built for Flippin.

P.A. Bruce, *History of UVA.*, IV, p. 298; V, pp. 178, 190 Source 382.

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

STREET ADDRESS: 1841 University Circle
MAP & PARCEL: 6-70
FILE NO:
PRESENT ZONING: R-1
ORIGINAL OWNER: Dr. James C. Flippin
ORIGINAL USE: Residence
PRESENT USE: Residence
PRESENT OWNER: Paulette Sen'Gerni
ADDRESS: c/o Treas., Well Stone Properties
2239 m. Jockett's Mill Road
Lake Ridge, VA 22192
HISTORIC NAME: Flippin House
DATE/PERIOD: c. 1912
STYLE: Colonial Revival
HEIGHT (to cornice) OR STORIES: 2 Stories
DIMENSIONS AND LAND AREA: 100' x 143 (215' at rear)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Winter 1998
SOURCES: City Records

ARCHITECTURAL DESCRIPTION

This 2-story, 3-bay, double-pile house is set on a low brick foundation. Two courses of vertical headers form a water table. The first story walls are stuccoed and second story walls are covered with wooden shingles and bellcast above a wooden stringcourse. The house has a medium-pitched hipped roof, covered with red tile. It has very deeply projecting eaves with a boxed cornice. There are two interior brick chimneys, one on either side of the central hall. Double-sash windows are fifteen-over-one light the first level and twelve-over-one at the second. They have plain surrounds. In the side bays of the façade, there are bands of three 9-over-1 light windows at the first story level, and two at the second story level. In the central bay, above the entrance porch, there is a band of half-sized, square, 9-light casement windows. The heavy entrance porch has a stuccoed roof balustrade, boxed cornice and plain frieze, large stuccoed piers, and a brick floor and steps. The wide entrance door has twenty lights over two low, horizontal panels. Inside, a two-flight, open-well stair rises from the wide central hall. Pairs of wide French doors give access from the hall to the rooms on either side. An original two-story, two-bay side wing covers the rear bay of the western elevation. The first story room is a solarium with two pairs of windows on the front and rear elevations and windows flanking French doors on the western elevation. Two covering flights of steps lead down the hill to the garden. The wing has an interior chimney on the rear wall. The three chimneys in the house serve six fireplaces. A one-story kitchen wing with a back stair covers the eastern bay of the rear elevation. A back porch beside it, covering the central bay, has been enclosed with multi-light French doors and transoms. A multi-light door gives access from the rear of the central hall.

Arch D sketch

1841 Union St

This 2-story, 3-bay, double-gable house is set on a low ^{brick} foundation. ^{Two courses of vertical headers} form a water table. ~~The~~ first story walls are stuccoed and second story walls are covered with wooden shingles and belcast above a wooden stringcourse.

The house has a medium-pitched hipped roof, covered with ^{red} tile. It has very deeply projecting eaves with a boxed cornice.

There are two interior brick chimneys, one on either side of the central hall.

Double-sash windows are ^{five} ~~two~~-over-one light at the first level and twelve-over-one at the second. They have plain surrounds.

In the side bays of the facade, ~~there are windows~~ there are bands of three ^{two-over-one} windows at the first story level, and two at the second story level. In the central bay, above the entrance porch, there is a band of half-sized, square, 9-light casement windows.

The ^{heavy} entrance porch has a stuccoed roof balustrade, boxed cornice and plain frieze, large stuccoed piers, ~~and~~ and a brick floor and steps.

The wide entrance door has ~~20~~ twenty lights over two low, horizontal panels.

Inside, a two-flight, open-well stair rises from the wide central hall. Pairs of wide French doors give access ~~to the rooms~~ from the hall to the rooms on either side.

An original two-story, two bay, ^{side} wing covers the rear bay of the western elevation.

~~The first~~ The first story room is a solarium with two pairs of windows on the front and rear elevations and windows flanking French doors on the western elevation. Two curving flights of steps lead down the hill to the garden. The wing has an interior chimney on the rear wall. The three chimneys ^{in the house} serve six fireplaces.

A one-story kitchen wing with a back stair covers the eastern bay of the rear elevation. A back porch beside it, covering the central bay, has been enclosed with multi-light French doors and transoms. A multi-light door gives access from the rear of the central hall.

~~Red~~ Hist Descr

Dr. James C. Flynn, ^{later} Dean of the Medical School, purchased this lot in 1912 (ACDB 149-335) and built the house ~~on afterwards~~ before the City annexed that area in 1916. The ~~1914-15~~ 1914-15 City Directory shows his family residing ~~on~~ there.

The Flynn family owned the house until 1953 (City DB 171-207). After that there were four other owners (DB 189-220, 424-395, 461-116; WB 31-693) before the house was purchased by Paulette Ben Berni in 1990 (DB 548-205).