



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

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

Page 1 of 2

Street address 33 University Circle
Town/City Charlottesville
Historic name Manahan Apartments 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"/> 2 1/2 <input type="checkbox"/> 1 1/2 <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 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 checked="" type="checkbox"/> standing seam metal <input type="checkbox"/> other _____

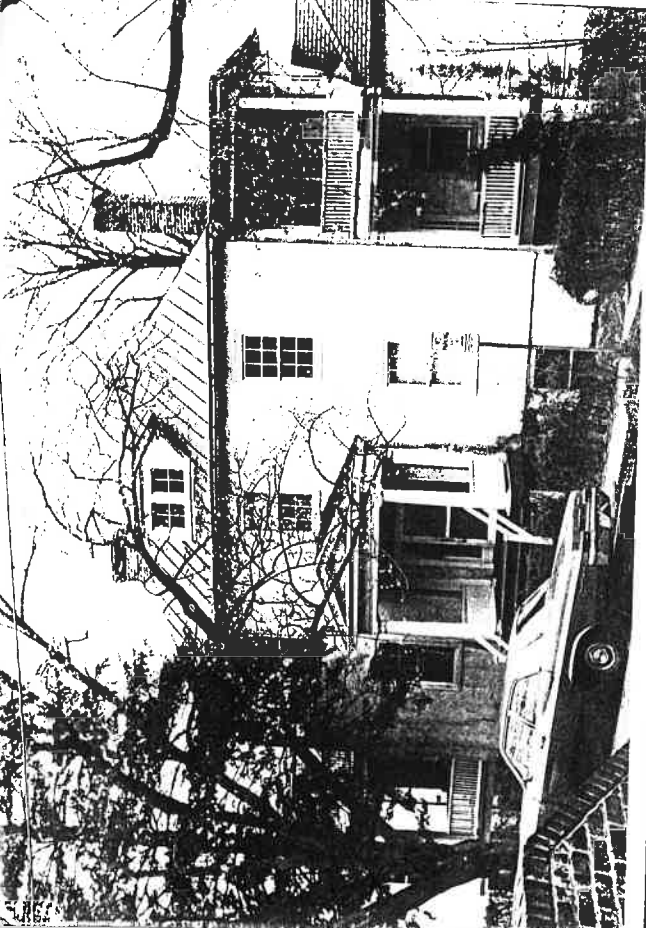
Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input checked="" type="checkbox"/> hipped <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 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 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"/> _____	Simple Roman Doric distyle front porch. Two-story west side porch and one-story east side porch.

Building type	General 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"/> industrial <input type="checkbox"/> commercial (office) <input type="checkbox"/> school <input type="checkbox"/> commercial (store) <input type="checkbox"/> church <input type="checkbox"/> railroad <input type="checkbox"/> _____

Style/period Georgian Revival Date, 1910; 1945 Architect/builder

Location and description of entrance Central entrance with top- and side-lights.



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

This rather ^{and sits} plain Georgian-style house has a raised basement on a sloping lot. Cinder-block hip-roofed side wings were added ca. 1945: to accomodate apartments.

Historical information

The original unit was built ca. 1910 and served as the home of John L. Manahan, Dean of the School of Education for fifty years. In 1945 the masonry end wings were built and the building was converted to apartments.

Real Estate Dept.; Sanborn maps; Univ. Directory;
Source Eugenia Bibb;

33 University Circle
6-81

STREET ADDRESS:
MAP & PARCEL:
DHR FILE NUMBER:
PROPERTY FILE NUMBER:
PRESENT ZONING:
ORIGINAL OWNER:
ORIGINAL USE:
PRESENT USE:
PRESENT OWNER:
ADDRESS:

R-3
Ethel P. Randolph
Residence
Apartments
Circle Land Trust
Althea B. Hurt & David W. Kudravetz,
252 E. High Street
Charlottesville, VA 22902
Trustees
Randolph - Manahan House
c. 1910 and 1945
Colonial Revival

HISTORIC NAME:
DATE/PERIOD:

STYLE:

HEIGHT IN STORIES: 2 stories

DIMENSIONS AND LAND AREA: 100' x 145.5' (14,550 sq ft)

CONDITION:

SURVEYOR:

DATE OF SURVEY:

SOURCES:

Good

Bibb

Fall 1999

City Records

Sanborn Map Co - 1920, 1929-57

Charlottesville City Directories

Arch Description

33 Union St

The central block of this ~~10~~⁶ unit apartment building is a 2-story, 3-bay, single-pile Virginia I-house with Colonial Revival details. ~~It is set on a high foundation, and its~~
~~one facade~~, surcoed walls are now painted copen blue. The medium-pitched hipped roof is covered with standing-seam metal and has deeply projecting eaves with a boxed cornice. There are two interior end chimneys. Windows are double-sash, 6-over-6 light, the same height at all three levels, including the basement, which is above ground at the rear. ^{Windows} ~~These~~ on the facade have lowered shutters.

The ~~one~~^{one}-story central entrance porch has a pedimented gabled roof with a full entablature, two Tuscan columns, a simple balustrade, a wooden floor & steps. The 5-paneled entrance door has a transom, sidelights, & corner lights.

~~These~~

~~single hipped-roofed~~
Hipped-roofed, dormers are centered on the front & rear elevations.

Tuscan columned porches at both ends of the house, the eastern one with a sleeping porch above, have been partially enclosed with cinderblock and ~~incorporated~~ incorporated into ~~a~~ one-story cinderblock additions.

The ~~new~~ additions have slate hipped roofs. Their windows match those in the central block.

Small ^{front} sections of the original Tuscan-columned porches remain open. They have simple balustrades. Paired French doors give access to these porches.

~~Small sections of the original Tuscan-columned porches remain open. They have simple balustrades. Paired French doors give access to these porches.~~ ^{Third sleeping porch,} ~~still visible~~ ^{from the rear,} ~~are~~ large, paired, 3-light casement windows.

which project slightly beyond the porches on the facade & extend some distance beyond the original house at the rear.

(new paragraph)

A brick ~~garage~~ garage behind the house has been extended to the rear as a garage-apartment complex. Five garage units on the cinderblock-walled basement level are accessed from a driveway shared with #35 University Circle. There are three apartment units above, accessed by a ^{wooden} gallery that covers the eastern ~~front~~ elevation. Walls are covered with asbestos shingles, as is the gallery balustrade. The hipped roof is covered with slate. There is one interior chimney. Windows are 6-over-6 light.

(new paragraph)

A privet hedge surrounds the property. There is a tall hemlock tree in the front yard. The western half of the back yard with driveway & parking, concentrated at the eastern side of the lot, is a somewhat secluded area. An octagonal concrete slab looks as if it might once have been the floor of a gazebo.

Historical Description

Ethel P. Randolph purchased this lot in University Place subdivision in 1909 (ACDB 140-71) and probably built the house the next year.

~~The 1911-12 City~~ The 1912-13 City Directory shows her living on University Place.

She sold the house in 1914 to ~~Kate Austin Tattle~~ Kate Austin Tattle, wife of University biology professor Albert H. Tattle (ACDB 156-103).

Lucille B. Manahan, wife of John L. Manahan, Dean of the School of Education, bought the house in 1922 (City DB 41-43). After living ^{there} in ~~the house~~ for over twenty years, they ~~built~~ ^{added} ~~two large wings onto the house~~

added two wings and divided the house into six apartments, one of which they occupied. ~~for the rest of their lives.~~

Althea B. Huxt's Circle Land Trust bought the property from the Manahan's son John E. Manahan in 1985 (DB 469-768).

Additional References: City WB 10-38, 11-406;
DB 710-190.