

# Architectural And Historic Survey



## Identification

STREET ADDRESS: ← 64 University Way	HISTORIC NAME: ← The Lyndhall Apartments
MAP & PARCEL: ← 5-48	DATE / PERIOD: ← 1915
CENSUS TRACT AND BLOCK: 7-211	STYLE: Colonial Revival
PRESENT ZONING: R-3	HEIGHT (to cornice) OR STORIES: 2½ Storeys
ORIGINAL OWNER: Annie S. Lindsay & Shirley K. Rental Property (apts) Hall-Quest	DIMENSIONS AND LAND AREA: 97' x 142' (15,183 sq. ft.)
ORIGINAL USE: Rental Property (apts.)	CONDITION: Good
PRESENT USE: ← Rental Property (apts.)	SURVEYOR: Bibb
PRESENT OWNER: Nancy L. Gilmer	DATE OF SURVEY: ← Fall 1980
PRESENT OWNER ADDRESS: 1902 Greenbrier Drive Charlottesville, VA	SOURCES: ← City/County Records Holsinger's Charlottesville

## entire ARCHITECTURAL DESCRIPTION

← Lyndhall was one of Charlottesville's first large apartment buildings. By breaking the roof up into two smaller sections and recessing the third storey dormers into the roof behind a balustrade, it maintains the scale of what was at that time still a neighborhood of large single-family residences. The building is 2½ storeys tall and 7 bays wide. Construction is of brick laid in Flemish bond. It is set on a high basement, also of brick laid in Flemish bond. There is a stepped water table. The building is sheltered by two parallel, high-pitched, truncated gable roofs with concrete-capped parapet gables. There is an entablature with modillions and dentil moulding on the facade. Above it, a Chinese Chippendale roof balustrade conceals two wide 3-bay dormers set into the roof. A single wall dormer eight bays wide extends across the entire rear elevation. The walls of both front and rear dormers are covered with the same slate as the roof. There are six large rectangular capped interior chimneys. ~~The double sash windows have six large rectangular capped interior chimneys.~~ The double-sash windows have jack arches, concrete sills, and architrave trim and are the same height at all levels. Those on the facade and in the first bays on the ends are 8-over-8 light; others are 6-over-6 light. They are paired in the bays at each end of the facade. Dormer windows on the facade are paired 8-light casement. A shallow one-storey portico covers the center bay of the facade. Fluted Tuscan columns support an entablature with triglyphs and dental moulding with a wrought iron balustrade above. The entablature and balustrade continue across the two flanking bays, supported on plain Tuscan pilasters. The first level wall of these three center bays is plastered. At the second level, there are paneled spandrels below the windows in these three bays. Ten-light double entrance doors with leaded transom are set within a paneled recess. The Name "LYNDHALL" is incised in concrete at each side of the steps. A two-storey porch covers the front half of the south end of the building. There is an open porch with concrete floor and brick piers at the basement level. An entrance door in the first bay, with a transom and a single sidelight, originally gave non-tenant diners access to the basement dining room. The first storey level is a sun parlor with 8-over-8 light windows with spandrels, and columns and entablature matching those at the entrance. Above this is a shed-roofed second storey screened porch with coupled square posts on pedestals and Chinese Chippendale balustrade. Apparently the kitchen was in the north end of the basement, now used for storage, and the public dining room was in the south end. It has been divided into apartments, but French doors still open into a hall running between the central stair hall and the basement entrance at the south end of the building.

## HISTORICAL DESCRIPTION

← Annie S. Lindsay and Shirley Knox Hall-Quest bought this lot in the new University Place subdivision in 1915 (ACDB 161-88). According to tax records, the building was erected the same year. Mrs. Hall-Quest sold her half to Mrs. Lindsay's husband James H. Lindsay in 1917 (City DB 30-295), and Mrs. Lindsay deeded him the other half in 1922 (DB 50-181). The Lynd Company bought the property from the Lindsay heirs in 1965 (DB 270-557) and sold it two years later to the W & R Company (DB 291-79), which sold it to ~~the present owner~~ in 1974 (DB 355-44, 374-304). These were originally "non-housekeeping apartments" without kitchens. A large kitchen and dining room in the basement served meals to the tenants and others in the neighborhood. Kitchens were added to the individual apartments in 1937, and the public dining room was closed.

## SIGNIFICANCE

This early 20th century apartment house is a good example of the Colonial Revival style and maintains the domestic scale of the neighborhood.



# VIRGINIA HISTORIC LANDMARKS COMMISSION

## HISTORIC DISTRICT SURVEY FORM

File No. 104-130  
Negative no(s) 7298; 7216

Page 1 of 2

Street address **64 University Way**  
Town/City **Charlottesville**  
Historic name **Lyndhall 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"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 4 <span style="font-size: small; margin-left: 100px;">at rear</span>	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <i>double</i> <input checked="" type="checkbox"/> gambrel <i>double (parapet)</i> <input type="checkbox"/> pediment <input checked="" type="checkbox"/> parapet <i>ends</i> <input 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 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input checked="" type="checkbox"/> <i>prism</i> <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented <span style="font-size: small; margin-left: 100px;">at rear</span>	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 7 <i>system</i> <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

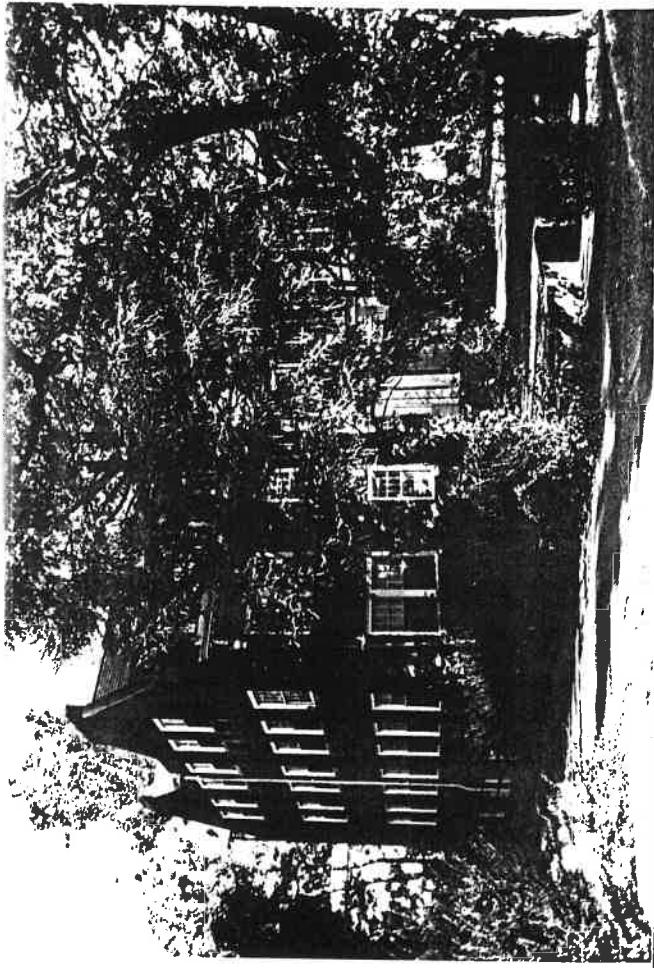
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Small distyle Greek Doric front entry shelter

**Building type**

<input 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 checked="" 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 **Georgian Revival** Date **1915** Architect/builder \_\_\_\_\_

Location and description of entrance **Central front entrance with double-leaf French doors.**



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

This unusual apartment building, located near the intersection of University Way and University Circle, features a double-gambrel roof with parapet ends (forming a W-shaped end profile). Another interesting feature are the cut-outs in the roof providing small balconies for the apartments on the top floor.

Historical information

The City tax records show this building was erected in 1915.  
(See future Ch'ville survey form for more info!)

Source **Eugenian Bibb; Real Estate records**  
Surveyed by **Jeff O'Dell, VHLC** Date **9-83**

Lyndhall (Apts)  
1915

Lyndhall

R-3  
97,06' x 142' ave  
(15,183)

Lyndall  
(Lynd Hall Apts)

64 Union Way  
(formerly "Place")

374-304	Nancy L. Bilmer <sup>1902</sup> <del>Greenbriar Dr</del>	1976	\$113,000	plat c/o 144-41
355-44	Geo Bilmer Jr	1974	\$115,000	"
291-79	W. & K. Company	1967	\$107,500	270-563
270-557	Lynd Company	1965		"
WB 10-429	Elsie M. Lindsay - Exec Tr J. Gordon " et al	"		

3 stories, 9 apts (were 10), 41 rooms  
 brick, slate gable  
 built <sup>1916</sup> 1913  
 1957 - dem garage

Lyndhall Apts

270-557  
9/24/1965  
Elice M. Lindsay (wid & exec of J Gordon Lindsay), Clarke E & Dorothy W. Lindsay, Anne F & James H Breckbell, Ely L & Edw B Kelly, Phoebe F & Chas C Elliott  
→ Mayo Cabell & G.H. Story, Jr (Lynd Company)  
Lyndhall Apts, northern part of Lot 42 on plat of Univ Place  
ACDB 144-417

acquired by James H Lindsay by 2 deeds:  
30-295, 1917, fr Shirley Knox Hall-Quest  
50-181, 1922, fr Anne S Lindsay  
life est to wife ~~see~~ Anne S Lindsay (died, WB 37-416) <sup>1930</sup> 78-253  
Lindsay's will WB 11-15, 4 chn: J. Gordon - dec 1965, WB 10-129  
Norma - dec 1959, WB 8-303  
Clark -  
Ely -  
see

50-181  
8/29/1922  
Annie S Lindsay → J H Lindsay  
he has 1/2 int in Lyndhall on Lot 42  
same as ACDB 116-88

30-295  
6/8/1917  
Shirley K & Alfred L Hall-Quest → James H Lindsay \$12450  
Lyndhall on lot 42  
same as ACDB 116-88

ACDB  
~~116-88~~  
~~3/5/1897~~  
Wm V & Addie C. McAlister → Mary Jane Keyton

161-88  
11/2/1915  
W.M. Lile, Wm A Lambert, & Edwin A. Alderman (Univ Place Co)  
→ Shirley Knox Hall-Quest & Annie S Lindsay \$2500  
Lot 42



ACDB  
161-88  
11/2/1905

WM Lile, Wm A Lambert<sup>(sic)</sup>, & Edwin A Alderman, partners in The  
Univ Place Co → Shirley Knox Hall-Quest & Annie S. Lindsay  
\$2500

Lot 42

## Lynd - Hall

917 2nd Army BK Hall - Quest + AV Lindsay - 242 U. Place — 260 + 8000 = 8260

920 " " AV + JH Lindsay " " " " "

916 BK Hall - Quest + AV Lindsay " " " = "

916 Lile, Lamport & Alderman " 1740 + - = 1740

915 " " " " 1060 + - = 1060

242 + 6 sold  
(bldg added mb)

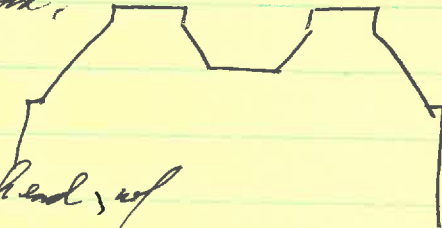
# The Lyndhall Gyle

2<sup>1/2</sup> storey, 5 or 7 bay, ~~prob~~ 7 bays deep (prob 5-pile)

high basement, stepped water table

brick - Flemish bond, incl sides & found.

roof in 2 || truncated gables (steep), N-S  
~~double~~ <sup>or</sup> con-capped parapet gables, at each end, w/ slate:



semi-circular air vent each gable

large, rect,  
6, capped int chim

entab w/ dentils on frieze & modillions across facade above 2nd level

Chinese Chippendale bal ~~at~~ above concealed set-back<sup>2</sup> of 3rd storey windows in bays 1-3, 5-7 - <sup>\*</sup> appear to be 10-l double doors (recessed dormers)

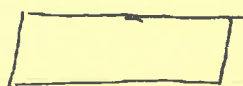
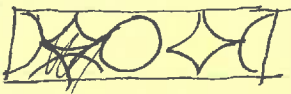
windows ~~of~~ w/ arch. trim & jack arches & conc sills, same set ~~back~~ all 3 levels, paired in 1st & last bays of facade, 8/8 on facade & 1st side bays, 6/6 on sides

basement shorter 4/6 in long well at end, <sup>very</sup> short hinged ashlar front, above ground 5 (w/ another water table & cb found)

ent in center bay; on porch w/ fluted || columns, entab w/ triglyphs & dentiled frieze; flat roof w/ wrought iron bal

Entab ~~and bal~~ <sup>on conc found</sup> cont across center 3 bays 1st level, w/ pl (not fluted) pilasters, plastered wall, & paneled spandrels

Architraves of 3 windows above cont to floor w/ paneled spandrels  
conc floor & steps, LYNDHALL incised in each piece beside steps  
Paneled entry recess, for 10-l double door, leaded transom



5 end of front half:

basement: open porch of conc fl + 3 brick posts  
ent door 1st bay of <sup>double-sash</sup> transoms / <sup>double-sash</sup> over panel

1st: sun parlor w/ columns, entab,  $\frac{5}{8}$  wind, 4 openable

2nd: shed-roofed screened porch, Chin Chip bal,  
couple of posts on pedestals, <sup>collared</sup> spread rafters

rear elevation: 5 bays, 6/6 at 4 levels  
slate <sup>double</sup> dormer across whole elevation (shed roof)  
2 fire escapes

sub-basement; v. pr 1-l casement

int: vestibule w/ ceramic tile fl; 2 int doors, sit into <sup>wide</sup> lower hall  
w/ 2 fl <sup>(and very short)</sup> open-well stair to 3rd, simple bal  
4 opt each of <sup>upper 3</sup> levels, possibly only 3 at 3rd, 2 basement  
1 door: <sup>not being</sup> fl open stair to basement, one fl; 1 opt from Fr doors to hall

\* pr 8-l casement, slate walls  
4-l " fr hall in center bay

basement:

