Introduction:
University students have been calling 14th Street "home" for just over a century now. Today this student community has density, vibrancy and easy access to Central Grounds and the Corner district. Nevertheless, it now represents a very different place both architecturally and culturally than it did when UVA students first arrived on the street.

Beginning in the final decades of the 19th century, boarding houses occupied the southern end of 14th Street and adjacent properties on the Corner closest to Grounds. The large, elegant houses on 14th Street often were occupied by a family that rented bedrooms to University students and occasionally even faculty. Here several boarding houses provided rooms, meals and social support for their residents. The upper floors of the Anderson and Chancellor Buildings, located on University Avenue, were additional sites of student boarding and rooming houses. In addition to living on University Avenue, the students who lived in these buildings had greater access to the shops and restaurants located below them on the Corner.

The 1925 construction of Venable School on the northern end of 14th Street spurred the development of smaller, single-family homes. Designed to accommodate nuclear families, these homes varied greatly in their architectural style and scale from the larger, more prominent boarding houses. Interestingly, during the 1930s several families turned to students boarders to help stave off mortgage foreclosure.

The relationship between students and the families on 14th Street was a positive one – students were welcomed into these homes and were expected to act politely and respectfully in return. Perhaps the situation was amenable because the number of student residents was still fairly minor. In the 1930s and 1940s this relationship began to change dramatically as the boarding house culture began to die out. The remaining proprietors continued to rent to students, but at much smaller numbers.

Today many of these houses still remain but with very different occupants than originally intended. The University has continued to grow without providing sufficient housing for its students. As more and more students crowded into 14th Street, more families moved away. Houses have now been chopped up and added onto, haphazardly providing student apartments. In addition, privately owned apartment complexes and parking lots have altered the scale of the neighborhood and eroded its historic single-family domestic character. A mutually supportive relationship between town and gown has given way to something of a monoculture of students in this location.

Housing Tour Continued:

7. Venable Court Apartments
402 14th Street
(Built: 2005)

The 2005 Venable Court Apartments are the newest example of the continually changing student environment on 14th Street. A total of fifty-one units in three buildings will provide a variety of units ranging from two to four bedrooms.

Included "extras" such as central air-conditioning, high-speed internet access, and private washer/dryer units, as well as its close proximity to Central Grounds and the Corner are major selling points when marketing to students.

The availability of off-street parking spaces for each unit will also be a big selling point as parking on and around the 14th St. area is often difficult because of the dense living arrangements of students in houses whose driveways were designed to hold far fewer vehicles.

8. The Venable School
450 14th Street
(Built: 1925)

Constructed in 1925 at the Northern end of 14th Street, the Venable School is a landmark for several reasons:

A large number of families began building houses on and around 14th street to live close to where they would be sending their children, it is a prominent architectural building which stands out amongst the sea of homes and apartments along the rest of the street, and it stands as a symbolic reminder of how the living conditions and demographics of people have changed over time from families to student renters from the University.

Additions to houses along 14th Street to accommodate more students.
Anderson Bros. Store (Built: 1891)
1417-1419 University Avenue

In the late 1890s, merchants Richard and John Anderson understood the need for student housing at UVA. They began as book sellers and expanded their wares including items such as stationary, furniture, sporting goods, train tickets and hot showers - unavailable at UVA until 1899.

Anderson's 1891 three-story building contained more space for the store, as well as two stories of student rooms, accessible via a separate entrance. Students lived in double-occupancy rooms, sharing bathrooms and perhaps a kitchen.

Chancellor Building
1411-1415 University Avenue
(Built: 1891/1914)

Starting in 1891, Dr. Samuel Chancellor operated a Corner Drug Store. After the tragic death of his young bride in 1905, Chancellor leased his house on Chancellor Street to a boarding house proprietor, reserving just one room for himself. In 1914, when he built a new building for his drug store on University Avenue, he also included an entire floor for student rooms.

The Chancellor Building had three stores on the main level, including his drug store, and eleven rooms on the second. One side of the floor contained a suite of rooms (two bedrooms, a kitchen, a bathroom and a sitting room) rented to a matron. In turn, she leased the remaining rooms to students who would have lived two to a room and shared a bathroom.

The Bowcock House
214 14th Street
(Built: 1890)

This property was used primarily as a student boarding house almost since it was constructed. Mrs. Virginia Bowcock was the most well-known Boarding House matron after she bought the house in 1920 and ran a popular establishment for the next twenty years. Her daughter Sallie took over the house after her mother's death in the early 1940s. Nearly every owner since then has rented part of the house to UVA students. The large dining room in the rear was a popular eating spot that was open to all University students. The house is now privately managed by a rental company, housing undergraduate students.

The Sadler House
301 14th Street
(Built: 1910)

Currently one of the only two remaining owner occupied homes on 14th Street, Mrs. Mary Sadler purchased this house in 1919, and began to advertise for three student boarders in 1934. Mrs. Sadler grew ill as she got older which led to her son and his wife, Watson and Hilda to move in with her in 1956. She passed away in 1959 and the house remains in her children's possession to the present day.

The Sadler family has had to adapt along with the changing environment around them on 14th Street. Their surrounding neighbors who were once all nuclear families raising their own children are now all made up of 'student families' as each of the surrounding properties has since been rented out by University students.

The Catterton House
322 14th Street
(Built: 1920)

In 1928, Mr. & Mrs. Ed Catterton moved from their farm in Orange County into this house on 14th Street so that their kids could attend nearby Venable School. Soon after, Mrs. Catterton began taking boarders and preparing meals for University students. Their children, Johnny and Ada, still live in the house today, making it the second of two owner occupied properties remaining. They still can remember what it was like to play with the neighborhood children growing up, and are continuously amazed by how different 14th Street looks today as compared to then.

The Goodwin House
443 14th Street
(Built: 1925)

Much like the Bowcock House, the Goodwin House has been a residence for student boarders almost since it was constructed. The longest Boarding House owners were Mr. & Mrs. Newell Goodwin who bought the house in 1929. It was an ideal location for both attracting University student boarders and for its proximity to Venable School (which was just across the street) for their son David. Mrs. Goodwin was widowed in 1965 and continued to live in the house until her own death in 1991. After she passed, David began renting the house full-time to University students who enjoy the house because of its proximity to Central Grounds and other amenities such as the Corner shopping and eating district.

(Housing Tour for 7 & 8 continued on reverse)