



## IDENTIFICATION

Street Address: 909 Cottage Lane  
 Map and Parcel: 2-54.4  
 Census Tract & Block: 7-203  
 Present Owner: Robert R. & Patricia F. Patterson  
 Address: 909 Cottage Lane  
 Present Use: Residence  
 Original Owner: Bettie Winston Rosser  
 Original Use: Rental Property ?

## BASE DATA

Historic Name: Rosser Cottage #2  
 Date/Period: circa 1885  
 Style: Victorian Vernacular  
 Height to Cornice:  
 Height in Stories: 2  
 Present Zoning: R-1  
 Land Area (sq.ft.): 80' x 138' (14,640 sq. ft.)  
 Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

Cottage #2 is a T-shaped two-storey building with a shingled second storey. The original front section is a small rectangle, three bays wide now since one of the two central entrance doors was removed. Each of its four rooms originally had a separate entrance. There is a small, square central chimney. A two-storey rear wing made the building T-shaped, and a one storey addition now fills in the NW corner. The original section is covered by a medium-pitched gable roof, and the rear wing by a low-pitched hip roof. Dark gray composition shingles have replaced the original wooden shingles covering the roof and the second-storey walls in both sections. The shingled walls project slightly above a cornice of cyma recta moulding at their lower edge. The first-storey walls are covered with milled German weatherboarding in the original section and ordinary weatherboarding in the wing, all painted tan. Windows are double-sash, six-over-six light, with architrave trim and louvered shutters. There are two gable-roofed wall dormers on the front and back of the original rectangle. A one-storey entrance porch is centered on the facade. It has a composition-shingled shed roof supported by plain square posts. Its concrete-and-brick floor is at ground level, but due to the slope of the land, the rear wing is on a very high foundation. The present owners have enclosed the porch in the NW corner of the house and built an open deck beyond it. The old exterior staircase enclosure at the north end of the original section has been made a part of the living room and a new exterior end chimney and fireplace added. None of the four original fireplaces remains. A single-flight

## HISTORICAL DESCRIPTION

staircase is now located opposite the remaining entrance door. Most of the original fabric has been replaced, but the south bedroom has retained its old flooring with the seam marking the site of one of the two original interior staircases.

Andrew J. Brown, who built Rugby, was unable to finish paying for it after the Civil War. The court ordered it sold in 1869 (Alb. Chancery 7-306), and it was finally sold in 1882 to Joseph H. Blackwell (ACDB 80-333), who sold the house and 115 acres three years later to Bettie Winston Rosser, wife of Maj. Gen. Thomas Lafayette Rosser (ACDB 85-109). The legal status of the property makes the traditional date for the cottages of "circa 1870" seem unlikely, and their shingle style is more in keeping with Rosser's 1885 Victorian adaptation of the main house than with its original late Federal style. Both cottages were probably built about the time of the remodeling of the main house, although numerous small differences between them suggest that the two were not built together. Mrs. Rosser kept a boarding house with as many as 40 guests at a time, and the 4-room cottages apparently were built

## GRAPHICS

to house some of them. They were never servants' quarters: a third cottage in the row, built later and no longer standing, served that purpose. Each cottage originally had an interior staircase at each end. These were later removed and exterior staircases built at each end. Before 1911, however, Cottage #2's south staircase was removed and the north one enclosed. Probably at the same time, a two-storey central rear wing was added to Cottage #2. Tradition says that at one time there was one bath in Cottage #2 for the use of the residents of both cottages. After 1920 a one-storey kitchen wing was added to Cottage #1 as well, and interior central staircases were built in both to replace the exterior ones. In 1967 Barbara W. Rosser, granddaughter of Gen. Rosser, sold Rugby and the remaining six acres to Nathan Poole (City DB 285-226). He subdivided it, and Cottage #2 was sold in 1971 to Constance H. Easton (DB 326-274), who deeded it to Constance C. Bloemers-Easton in 1973 (DB 345-137). It has been extensively remodeled, losing much of its original fabric and character. The present owners bought it in 1977 and are further remodeling it (DB 387-609).

Additional References: Alb. Chancery 7-374 & 775, 9-291 & 480, 10-276, 11-403, 12-175; City WB 4-443, 9-113, 13-474 & 477

## CONDITIONS

Very Good

## SOURCES

City/County Records James A.D. Cox  
 Mrs. Robert R. Patterson Sanborn  
 Miss Barbara W. Rosser Map, 1920  
 Briggs, Sandbeck & Myers, One Cottage Lane, U.Va. Studies  
 in Vernacular Architecture

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# Architectural And Historic Survey



## Identification

STREET ADDRESS: 907 Cottage Lane  
 MAP & PARCEL: 2-54.3  
 CENSUS TRACT AND BLOCK: 7-203  
 PRESENT ZONING: R-1  
 ORIGINAL OWNER: Bettie Winston Rosser  
 ORIGINAL USE: Rental Property?  
 PRESENT USE: Residence  
 PRESENT OWNER: Joan F. Baxter  
 ADDRESS: 203 Rugby Road  
 Charlottesville, Virginia

HISTORIC NAME: Rosser Cottage #1 (CMRA) Outbuilding of Rugby  
 DATE / PERIOD: Circa 1885  
 STYLE: Victorian Vernacular  
 HEIGHT (to cornice) OR STORIES: 2  
 DIMENSIONS AND LAND AREA: See form for "Rugby" at 908 Cottage Lane  
 CONDITION: Very Good  
 SURVEYOR:  
 DATE OF SURVEY:  
 SOURCES: City/County Records  
 James A. D. Cox  
 Miss Barbara W. Rosser

Sanborne Insurance Co. Map, 1920  
 Briggs, Sandbeck, & Myers, One Cottage Lane, UVA  
 Studies in Vernacular Architecture

### ARCHITECTURAL DESCRIPTION

Cottage #1 was originally a small two-storey rectangular building with a shingled second storey. Each of its four rooms had a separate entrance. A later one-storey rear wing makes it T-shaped. It is single-pile and four bays wide, the two central bays being entrance doors, one of which has been closed and plastered over on the inside. The square central chimney has recently been replaced with a somewhat shorter one. Composition shingles have replaced the original wooden shingles on the medium-pitched gable roof. The dark gray wooden-shingled walls of the second storey project slightly above a cornice of cyma recta moulding at the lower edge and also at the roof line in the gable end. The walls of the first storey are covered with milled German weatherboarding painted a light gray. Windows are double-sash, six-over-six light, with architrave trim and louvered trim and louvered shutters. There are two gable-roofed wall dormers on the facade. When the bathroom and central staircase were added some years ago, the two rear dormers were joined to form one wide shed-roofed dormer with a third window in the center and dormer gables over all three windows. A one-storey entrance porch covers the two central bays of the facade. It has a composition-shingled shed roof supported by plain square posts. Its concrete-and-brick floor is at ground level, but due to the slope of the land, the rear wing is on a very high foundation. The wing has a shed roof covered with standing seam tin and walls covered with ordinary weatherboarding. Its windows and door have plain trim. A screened porch south of the wing fills in the SW corner. Seams in the weatherboarding on the facade and in the flooring at the second level mark the sites of the original single-flight interior staircases at each end of the cottage, and some lesser traces of the later exterior staircases are also visible. A single flight of open stairs is now located opposite the entrance door in the south room. One of the four fireplaces, with simple mantel and coal grate, remains.

### HISTORICAL DESCRIPTION

Andrew J. Brown, who built Rugby, was unable to finish paying for it after the Civil War. The court ordered it sold in 1869 (Alb. Chancery 7-306), and it was finally sold in 1882 to Joseph H. Blackwell (ACDB 80-333), who sold the house and 116 acres three years later to Bettie Winston Rosser, wife of Maj. Gen. Thomas Lafayette Rosser (ACDB 85-109). The legal status of the property makes the traditional date for the cottages of "circa 1870" seem unlikely, and their shingle style is more in keeping with Rosser's 1885 Victorian adaptation of the main house than with its original late Federal style. Both cottages were probably built about the time of the remodeling of the main house, although numerous small differences between them suggest that the two were not built together. Mrs. Rosser kept a boarding house with as many as 40 guests at a time, and the four-room cottages apparently were built to house some of them. They were never servants' quarters: a third cottage in the row, built later and no longer standing, served that purpose. Each cottage originally had an interior staircase at each end. These were later removed and exterior staircases built at each end. Before 1911, however, 1911, Cottage #2's south staircase was removed and the north one enclosed. Probably at the same time, a two-storey central rear wing was added to Cottage #2. Tradition says that at one time there was one bath in Cottage #2 for the use of the residents of both cottages. After 1920 a one-storey kitchen wing was added to Cottage #1 as well, and interior central staircases were built in both to replace the exterior ones. In 1967, Barbara W. Rosser, granddaughter of General Rosser sold Rugby and the remaining six acres to Nathan Poole (City DB 285-226). He subdivided it and sold Cottage #1 to the present owner in 1969 (DB 307-488).

Additional References: Alb. Chancery 7-374, 7-775, 9-291, 9-480, 11-403, 12-157; City WB 4-443, 9-113.

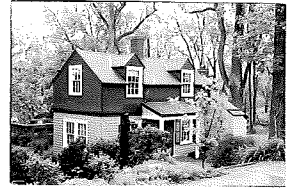
**HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT**

2-54,3

907 COTTAGE LANE

"old - 1890" (assessor)

orig part of Rossen estate



rented catalog

about 100 yrs old - Constance Co. plan  
#228

Owner: James A.D. Cox  
#1 Cottage Lane

orig. Thomas L. Rosser

c.1990



907 Cottage Lane