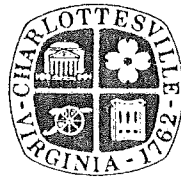


Architectural And Historic Survey



Identification

STREET ADDRESS: 909 Cottage Lane	HISTORIC NAME: Rosser Cottage #2 (CMRA) Outbuilding
MAP & PARCEL: 2-54.4	DATE / PERIOD: Circa 1885 of "Rugby"
CENSUS TRACT AND BLOCK: 7-203	STYLE: Victorian Vernacular
PRESENT ZONING: R-1	HEIGHT (to cornice) OR STORIES: 2
ORIGINAL OWNER: Bettie Winston Rosser	DIMENSIONS AND LAND AREA: See form for "Rugby" at 909
ORIGINAL USE: Rental Property?	CONDITION: Very Good Cottage Lane
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: Robert R. & Patricia F. Patterson	DATE OF SURVEY: Summer, 1978
ADDRESS: 909 Cottage Lane Charlottesville, Virginia	SOURCES: City/County Records James A. D. Cox Mrs. Robert R. Patterson Sanborn Map, 1920 Miss Barbara W. Rosser

Briggs, Sandbeck & Myers, One Cottage Lane, U.Va.
Studies in Vernacular Architecture

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 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.

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 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 around 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 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 on 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 287-609).

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

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 907 Cottage Lane
Map and Parcel: 2-54.3
Census Tract & Block: 7-203
Present Owner: Joan F. Baxter
Address: 203 Rugby Road
Present Use: Residence
Original Owner: Bettie Winston Rosser
Original Use: Rental Property?

BASE DATA

Historic Name: Rosser Cottage #1
Date/Period: circa 1885
Style: Victorian Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: R-1
Land Area (sq.ft.): 70' x 150' (10,500 sq. ft.)
Assessed Value (land + imp.):

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 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

HISTORICAL DESCRIPTION

at the second level mark the sties 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.

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.

GRAPHICS

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, 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, 10-276, 11-403, 12-157; City WB 4-443, 9-113.

CONDITIONS

Very Good

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*

229

Architectural And Historic Survey



Identification

<p>STREET ADDRESS: 909 Cottage Lane MAP & PARCEL: 2-54.4 CENSUS TRACT AND BLOCK: 7-203 PRESENT ZONING: R-1 ORIGINAL OWNER: Bettie Winston Rosser ORIGINAL USE: Rental Property? PRESENT USE: Residence PRESENT OWNER: Robert R. & Patricia F. Patterson ADDRESS: 909 Cottage Lane Charlottesville, Virginia</p>	<p>HISTORIC NAME: Rosser Cottage #2 (CMRA) Outbuilding DATE / PERIOD: Circa 1885 of "Rugby" STYLE: Victorian Vernacular HEIGHT (to cornice) OR STORIES: 2 DIMENSIONS AND LAND AREA: See form for "Rugby" at 909 CONDITION: Very Good Cottage Lane SURVEYOR: Bibb DATE OF SURVEY: Summer, 1978 SOURCES: City/County Records James A. D. Cox Mrs. Robert R. Patterson Sanborn Map, 1920 Miss Barbara W. Rosser</p>
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Briggs, Sandbeck & Myers, One Cottage Lane, U.Va.
Studies in Vernacular Architecture

ARCHITECTURAL DESCRIPTION

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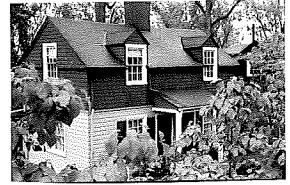
HISTORICAL DESCRIPTION

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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

2-54.4

909 COTTAGE LANE



1870^o (assessor)
orig. part of Rosser estate

rented cottage

about 100 yrs old. - Countess Easton.
#229

Owner: Constance Hoyt Easton
1821 Winston Road.

orig. Thomas L. Kessen

c. 1970



CITY OF CHARLOTTESVILLE

Department of Community Development

City Hall

Charlottesville, Virginia 22902

909 Cottage Lane
Rosser Cottage #2

