

Architectural And Historic Survey

Identification

STREET ADDRESS: 829 Belmont Avenue	HISTORIC NAME: Eddins-Robinson House
MAP & PARCEL: 58-254	DATE / PERIOD: 1895
CENSUS TRACT AND BLOCK: 4-116	STYLE: No Identifiable Style
PRESENT ZONING: R-2	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: S. A. Eddins	DIMENSIONS AND LAND AREA: 120' x 126' (15,120 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Rental Property (5 apartments)	SURVEYOR: Bibb
PRESENT OWNER: Nellie C. Thomas	DATE OF SURVEY: Spring 1981
ADDRESS: 716 Park Street	SOURCES: City/County Records
Charlottesville, Virginia 22901	Mrs. Vaden B. Thomas (Nellie C. Thomas)
	Sanborn Map Co. - 1907

ARCHITECTURAL DESCRIPTION

This large T-shaped brick house is said to be the second house built after the Belmont estate was subdivided. Set on a low foundation, it is 2½ storeys tall, three bays wide, and double pile, with a large two-storey central rear wing. Brick is laid in 5-course American-with-Flemish bond throughout the house and is painted white. The central block has a Mansard roof covered with pressed tin, with a boxed cornice and plain frieze. There are two dormers on the front and rear elevations. Their walls are covered with pressed tin, and they have 2-over-2 light windows with plain trim and nearly flat roofs with projecting eaves and boxed cornices. There are four capped semi-exterior end chimneys. There are two narrow 1-over-1 light, double-sash windows with louvered shutters in each side bay of the facade. The windows in the center bay and on the side and rear elevations are single wider 2-over-2 light. All have wooden sills and no surrounds. A one-storey, five-bay veranda covers the facade. It has a low-pitched hip roof covered with standing-seam metal with projecting eaves, a boxed cornice, plain frieze, and six square wooden pillars on cinderblock pedestals. Its concrete floor is at ground level. The entrance in the center bay has a semi-elliptical fanlight in a rectangular transom. The present asymmetrical composition of a single entrance door and sidelight probably replaces narrower paired doors. A semi-circular plastered arch separates the entrance and stair halls. The two-flight dog-leg stair has an Eastlake balustrade. The long two-storey central rear wing has a nearly flat roof with boxed cornice. Brickwork and windows match those in the main block. There is one interior chimney. A two-storey veranda with an exterior stair covers its east side. It has a nearly flat shed roof supported by bracketed square posts. The first level has a spool frieze, but has lost its balustrade. The shorter second level did not have a frieze, but its turned balustrade has survived. A one-room, flat-roofed addition constructed of rock-faced concrete block covers the rear bay of the west side of the wing.

HISTORICAL DESCRIPTION

S. A. Eddins purchased two lots in the new Belmont subdivision in 1895 (ACDB 102-309, 103-50) and built this house the same year, according to tax records. He deeded it, along with a third lot, to F. A. Eddins and Q. E. Eddins in 1897, and in 1903 F. A. Eddins sold his share to Q. E. Eddins (ACDB 111-384, 125-397). F. A. Eddins later operated the University Dry Cleaners. The large rear wing, if not original, was added before 1907. The Eddins family lived in the house for awhile, but when they sold it to Samuel J. Robinson in 1906, the deed stated that the Robinson family was living there (ACDB 132-468). Robinson conducted a grocery business on Main Street. His wife died in 1939, and he died in 1942 (City WB 5-97), and in 1945 their heirs sold the family home and a fourth lot which they had bought (City DB 121-179 & 180). The house passed through several ownerships during the next 16 years and was used as rental property (DB 157-424, 207-136 & 139, 212-477, 226-303 & 305). Vaden B. and Nellie C. Thomas bought it in 1961 and divided it into five apartments (DB 227-154, WB 20-548).

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58-254 ✓

R-2
120126

829 Belmont Ave

- WB 20-548 Nellie P. Thomas ^{716 Park St} 1976
- 227-154 Vaden Bv " " 1961 \$9,850 plat ACPB 96-72
- 226-305 Chas W Hunt " "
- " - 303 Ethel Quirin " "
- 212-477 Ora E Lander, et al 1959
- 207-136437 Bagnanella Land Corp 1888
- 157-424 Max "
- ~~ACD 76 72~~ J F Odle

2-story, 0 basement, 5-fam, 12 rooms, 5 baths
 core found, ^{common} brick walls, metal hip roof
 0 fireplace
 cheap const, old
 (3 more baths ← ~~1959-61~~ 1961)

Eddins - Robinson House - 1895

- 1910-11 City Dir Fountain A. Eddins (V. pres Jan Eddins Co) - Lex. Ave
 QB Eddins n l
- 1910-11, 14-15 " no Eddins in Belmont & no cleaners
- 1953 " Fountain Eddins Jr = asst mgr dry cleaners
- 1927 " FA " - tailor, Dry Rd; J. C. L., Sam'l B., & W. S. = students, ^{his} own
 ∴ rental property, since ≤ 1951, at least almost exclusively, since 1942

1907 Sanborn: same as now, both rear wings

5-2587

Mrs Thomas

Knows nothing about its history

Q G & Cornelia Eddins

F.A. Eddins - m > 1903 Lucy Y
- < 1953

John, Sam, Wm, F.A. Jr

SA & Bessie Eddins, m < 1897

829 Bel Ave

$2\frac{1}{2}$ -5, $5\frac{3}{4}$ -bay, double-pile
very low found
3-c am-uf-1-len, white

Mansard roof, pressed tin, curb, boxed cornice,
pl. fringe

2 nearly flat-roofed dormers on facade, ^{pressed tin side},
boxed cornice, $2\frac{1}{2}$, pl trim

2 capped semi-ext end chim each end

windows @ ^{(wider in cent bay) w/ lowered shutters} narrow $1\frac{1}{2}$ facade, $2\frac{1}{2}$ elsewhere, ^{shutters}
wooden sills, 0 surrounds

1-5 ^{5-bay} veranda covers facade
nearly ^{boxed cornice} flat roof, boxed cor, proj eaves, pl fringe,
sq pillars on c & pedestals, conc fl ground level

ent: ⁷ $9\frac{1}{2}$ panels, 1 narrow ³-l sidelight over panel
(prob replace double doors)
semi-clip fan in root ban

low semi-circ arch bet ent & stair halls
dog-leg stair w/ Eastlake bal, chunky turned newel

2-story wing covers ~~to~~ ^{center bay} rear

5' c. dim w. Flim $\frac{2}{3}$

c ~~double~~ ^{bricks} - sill

nearly flat roof, bond cornice

1 int skin

2/3 wind, 0 surrounds

2-story porch covers its E side; ext stair

nearly flat shed roof, bracketed sq posts, 1st level

new horiz bal & good frieze, 2nd level ~~to~~ turned bal & frieze

1-room r-f cor. bl wing covers its rear bay of Wall ^(over)

shed roof

(still incl all 4 lots)

829 Belmont Ave

J F Odle (widow) → Max Bayanella \$10,000

lots 27, 28, 29, & 30 in Block 8 of Belmont plat ACDB 96-72

lot 27 = 121-180

lots 28, 29, 30 = 121-179

R. Merritt Robinson & Ely R Spicer, exec ut of Samuel J. Robinson

→ J F Odle

(Samuel J. Robinson dec 1942 - WB 5-94)

\$6500

lots 28, 29, & 30

same as ACDB 132-468

(same parties)

(Mrs. Samuel J.)

\$750

Josephine C. Robinson, dec. intestate 1939

(Ch. convey property to these trustees) - 101-91

lot 27

same as 29-168

Lavice B. Kennedy, wid, (& chr) → Mrs Josephine C. Robinson \$410

lot 27

part of same ACDB 133-94

QB & Cornelia M Eddins → Samuel J. Robinson

90' x 126', Belmont Ave, 3 lots # 28, 29, 30

" same property at one time occupied by Eddins fam as a residence & now " " Robinson " " "

see ACDB 111-384, 8/12/1897, SA Eddins et al → QB & FA Eddins

" 125-397, 2/2/1908, FA Eddins → QB Eddins

SA & Bessie S Eddins → QB & FA Eddins

→ QB int in lot 30

→ QB & FA - Lots 28 & 29

} Each now own 1/2 of all 3 lots

102-309
103-50
109-32

X 30, 1897

ACDB 111-372 1898
YMRR x old X by Rd & Moore's bk

ACDB 102-314 1894

proposed sewer bet Meadowlark, W M Rd, & ...

ACDB 102-312 1894

Flanagan's vineyard, pond, res, ady Hedge

FA Eddins (5) -> ffa & QG Eddins
share of lots

ACDB
125-397

111-384

~~share of~~

109-34
1897

deed of trust

102-309
1/1/1895

Ch'w Land to -> SA Eddins
Lot 27

\$100

103-50
1/1/1895

^{24m²}
Ficklin -> SA Eddins
Lot 28

\$100

1896, 1900

SA Eddins L 28 & 29 Belmont 100 + 700 = 800 X 28 ft
X 27 ft

1905, 01

QG Eddins " " " " + 900 = 1000

1908, 06

Eddins, Saml J. Robinson L 28-30 " 300 + 1250 = 1550

	Lot 27	Lot 28	Lot 29	Lot 30
1895		SA Eddins	SA Eddins	(FA Eddins + SA Eddins)
1896		↓ ↓ House built	↓ ↓	↓ ↓
1897		FA & QG	FA & QG	FA Eddins & QG Eddins
1903		↓ ↓	↓ ↓	↓ ↓
		QG Eddins	QG Eddins	QG Eddins

