

# Architectural And Historic Survey



## Identification

|  |  |
|--|--|
| <b>STREET ADDRESS:</b> 901 Belmont Avenue                            | <b>HISTORIC NAME:</b> Holladay House                         |
| <b>MAP &amp; PARCEL:</b> 57-44                                       | <b>DATE / PERIOD:</b> 1894                                   |
| <b>CENSUS TRACT AND BLOCK:</b> 4-123                                 | <b>STYLE:</b> Victorian                                      |
| <b>PRESENT ZONING:</b> R-2   | <b>HEIGHT (to cornice) OR STORIES:</b> 2 storeys             |
| <b>ORIGINAL OWNER:</b> Mary D. Holladay                              | <b>DIMENSIONS AND LAND AREA:</b> 90' x 126' (11,340 sq. ft.) |
| <b>ORIGINAL USE:</b> Residence                                       | <b>CONDITION:</b> Fair (interior remodeling incomplete)      |
| <b>PRESENT USE:</b> Unoccupied                                       | <b>SURVEYOR:</b> Bibb  |
| <b>PRESENT OWNER:</b> Lawrence G. Dollins                            | <b>DATE OF SURVEY:</b> Spring 1981                           |
| <b>ADDRESS:</b> 855 Locust Avenue<br>Charlottesville, Virginia 22901 | <b>SOURCES:</b> City/County Records                          |

## ARCHITECTURAL DESCRIPTION

This large and imposing house is said to be the first one built after the Belmont estate was subdivided. A fairly basic plan was adapted to this corner lot by clipping the corner and wrapping the veranda around it and giving the veranda a corner entrance. The entrance to the house, however, is not on the corner. The house is two storey tall with irregular Queen Anne massing, having projecting bays on all four sides. It is set on a low brick foundation without a basement. Wall construction is of brick laid in 7-course American-with-Flemish bond. The roof is an unusual combination of gable and Mansard. The basic form is that of a cross-shaped high-pitched gable roof with gables over the four projecting bays. It is covered with slate and has projecting eaves and verges and a boxed cornice with returns. The southwest and southeast corners between the gables are filled in by a Mansard roof covered with fish-scale patterned slate. The walls of the gables are faced with the same fish-scale slate, and each has a triangular-headed louvered air vent. The rear gable still has a simple metal finial, suggesting that the roof may originally have had metal cresting. There are three interior chimneys with caps and stringcourses. The windows have been boarded up, but they appear to have been double-sash, mostly 2-over-2 light, with some narrower 1-over-1 light. They have wooden sills and moulded surrounds. Those at the first level are segmental-arched; those at the second level are slightly shorter and jack-arched. A one-storey veranda wraps around the southwest corner between projecting bays. The corners of both house and veranda are clipped and the veranda entrance is on this clipped corner. The veranda has a low-pitched hip roof covered with standing-seam metal with boxed cornice, a double frieze, the lower tier being decoratively shaped and pierced, and bracketed Eastlake posts and balustrade. The veranda was extended an additional bay to the north at a later date to accommodate another entrance in the projecting bay. There is also an original side entrance in the projecting bay on the south side. The main entrance is not oriented toward the corner, but faces west (Meridian Street). It has a rectangular transom and sidelights over panels. A two-storey back porch extends across the east elevation from the projecting north bay to the south corner. It has steep hip roof covered with standing-seam metal with exposed rafter ends. The south end has been enclosed at both levels with vertical wooden siding and the rest screened, but a section of the Eastlake balustrade has survived at the second level.

## HISTORICAL DESCRIPTION

Mary D. Holladay (Mrs. John Z. Holladay) bought this lot in 1893 (ACDB 100-337). Tax records show that the house was built in 1894. It is said to be the first house built in the Belmont subdivision. Mrs. Dora L. Hunt bought it from the Holladays in 1907 and conducted a boarding house there (ACDB 135-19). She sold it in 1920 to Henry S. Thomas (City DB 37-110), who sold it to Florence R. Gable in 1929 (DB 66-184). Mrs. Gable died in 1944 (WB 5-211), and her heirs sold the house the same year to Joseph C. Morris (DB 116-68). He sold it to Lawrence G. Dollins in 1963 (DB 246-12). The house was divided into two apartments c. 1929 and has been used as rental property since that time, later being further divided into four apartments. It has been vacant since 1966. Remodeling was begun in 1968, but never completed. Additional References: City WB 22-81.

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RESEARCH FOR THE HOUSE AT 901 BELMONT AVENUE

Researcher: David Edward Watson  
Address: 2111 Michie Drive #77  
Charlottesville, VA 22901  
Telephone: 804-295-6736 (home)  
804-295-2136 (work)

House Address: 901 Belmont Avenue (corner of Belmont and Meridian)  
Lots 17,18, and 19 Block 9 of the Belmont Subdivision

Original Owner: Mary D. and John Z. Holladay  
Original Use: Residence

Current Owner: Lawrence G. Dollins  
Address: 855 Locust Avenue  
Charlottesville, VA 22901  
Telephone: 804-295-5370 (home)  
Present Use: Unoccupied since 1966(?)

Parcel Number: 57-44  
Lot Size: 96'x 126'

Date of House: 1895 (first appeared in Albermarle Land Book)

House Description: 2 story brick, each floor 1599 sq. ft., 10 rooms  
3 fireplaces (closed), pine floors, 2 full baths, slate and  
metal roof.

\*\* note dated 4 April 1975 in Real Estate Assessors Office's  
History File stated that all old wiring had been removed, slate  
roof needs new built-in gutters and valleys, and all plumbing,  
kitchen and bathroom equipment had been removed. This letter  
was written for the purpose of having the house reappraised.  
Ivo Romenesko appraised the house at that time for the following:  
\$1950(land)+\$3150(improvements)=\$5100(total)  
Market Value = \$17,000.00

\*\* Also in the History File was a note dated October 4, 1967,  
stating that the house had been vacant for more than one year at  
that time.

\*\* See attached letter from Mr. Carl F. Muse, Chief Building Inspector  
for the City of Charlottesville, concerning the status of the house  
in regards to zoning.

Deed and Will Book References:

Date: 11 July 1893 (ADB 100-337)  
From: Charlottesville Land Company  
To: Mary D. Holladay  
Payment: 12 Shares of Stock

Date: 8 March 1907 (ADB 135-20)  
From: Mary D. Holladay and John Z. Holladay, Sr. (husband)  
To: Dora L. Hunt (widow - husband: H.L. Hunt)  
Payment:

page 2 Research for house at 901 Belmont Avenue

Date: 14 December 1920 (CDB 37-110)  
From: Dora L. Hunt  
To: Henry S. Thomas  
Payment: \$7,000.00  
Use: Residence (?)

Date: 8 August 1929 (CDB 66-184) (check CDB49-364 for additional information)  
From: Henry S. Thomas and Fannie M. Thomas  
To: Florence R. Gable  
Payment: conveyed by Trust to F.R.G.  
Trustees: H.W. Walsh  
T.J. Michie, Jr.  
Peoples National Bank of Charlottesville

Date: 26 January 1944 (CWB 5-211) (witnesses: O.T. and Hattie Allegree)  
From: Mrs. Florence Rebecca Gable  
To: Barbara G. Ross and Catherine G. Lilly

Date: 18 March 1944 (CDB 116-68)  
From: Barbara G. Ross and Hugh Ross and Catherine G. Lilly and Miles Lilly  
To: Joseph C. Morris and Gay F. Morris (wife)  
Address: 813 E. Jefferson St.  
Use: Apartments  
Payment: \$5,500.00

Date: 2 October 1963 (CDB )  
From: Joseph C. Morris and Gay F. Morris  
To: Lawrence G. Dollins and Virginia Dollins (wife)  
Payment: \$10,000.00  
Use: Apartments

Date: 4 October 1977 (CWB )  
From: Lawrence G. Dollins and Virginia Dollins  
To: Lawrence G. Dollins (by survivorship)  
Use: Unoccupied since 1966 (?)

Note: 1907 Sandborn Map of Charlottesville showed the house as it presently stands. There was a stable indicated on the back right corner. On a 192? Sandborn Map an additional car garage was indicated next to the stable. Today, neither structure is standing.

David Edward Watson  
2111 Michie Drive #77  
Charlottesville, VA 22901  
804-295-6736

Mr. Carl F. Muse  
Chief of Inspection  
City of Charlottesville  
Department of Public Works  
P.O. Box 911  
Charlottesville, VA 22902

29 September 1980

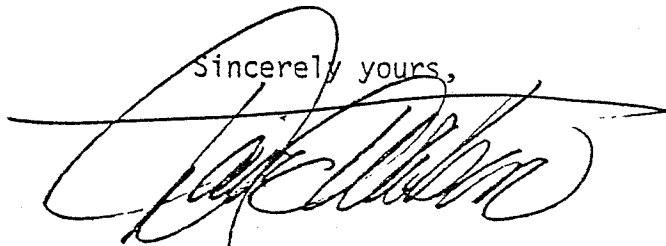
Dear Mr. Muse,

In a recent conversation with Mr. Lawrence G. Dollins, the owner of the house at 901 Belmont Avenue, there appeared to be conflicting information as to the present status of the house in regard to both the applicable zoning and any building permits issued for the structure.

Would you please clarify this and explain the permitted uses that would be allowed by the City of Charlottesville for either Mr. Dollins or any future owner. Also, what steps would have to be taken before additional work could be done on the house by Mr. Dollins or any future owner?

Thank you very much.

Sincerely yours,

A large, stylized handwritten signature in black ink, appearing to read 'David Watson', is written over the typed name below.

David Watson

# CITY OF CHARLOTTESVILLE

Public Works Department

City Hall • Charlottesville, Virginia • 22902

Telephone 804-296-7151



September 30, 1980

Mr. David E. Watson  
2111 Michie Drive #77  
Charlottesville, Virginia. 22901

Re: 901 Belmont Avenue

Dear Mr. Watson:

In reply to your letter of September 29, 1980 and our recent conversation pertaining to the above property the following is pertinent.

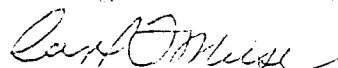
Mr. Dollins was issued a Building Permit on April 16, 1968 #10482 to make General Alterations to the existing four family unit that existed. He started the work by stripping the plaster and fixtures inside the building and then stopped all work. The Virginia Uniform Statewide Building Code states that work must progress and if abandoned for a period of six (6) months after time of commencing the work, the Permit will become invalid. (See Section 113.2).

Since this property is located in a R-2 Residential District which does not permit Multiple Units. The existing use was non-conforming and could continue so long as it was used as such, (Section 31-262) however, Section 31-264 of the City Code states if a non-conforming use ceases for a period of two (2) years thereafter shall conform to the regulations of the district.

From the above information, you can see that a Permit could only be issued for a one or two family conversion.

Trust this information is satisfactory or if you have any questions, please feel free to contact this office.

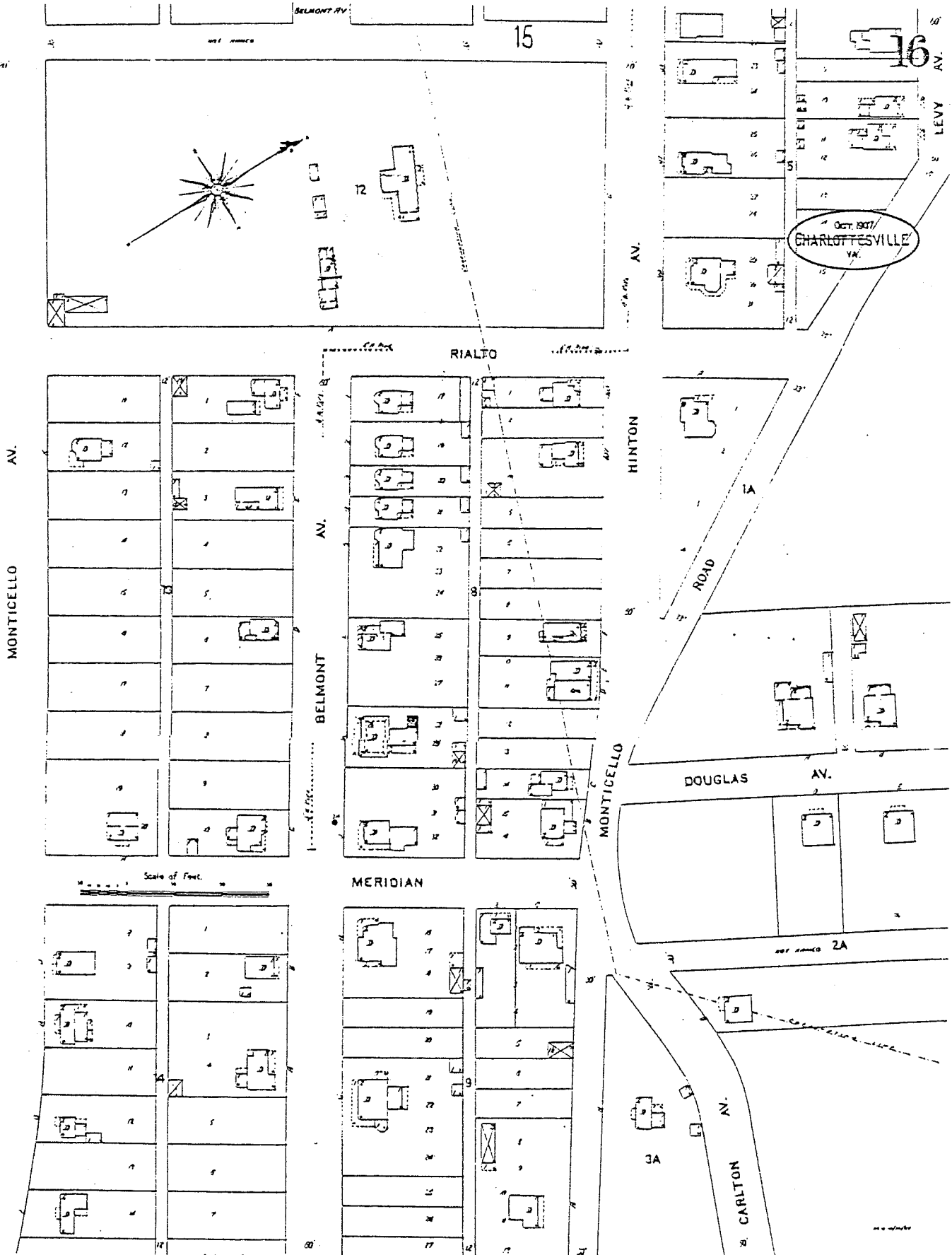
Yours very truly,

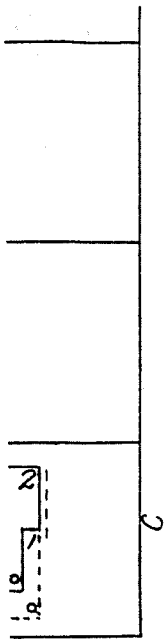
  
Carl F. Muse  
Chief of Inspections

CFM:jpd

cc: City Attorney  
Mr. L. G. Dollins

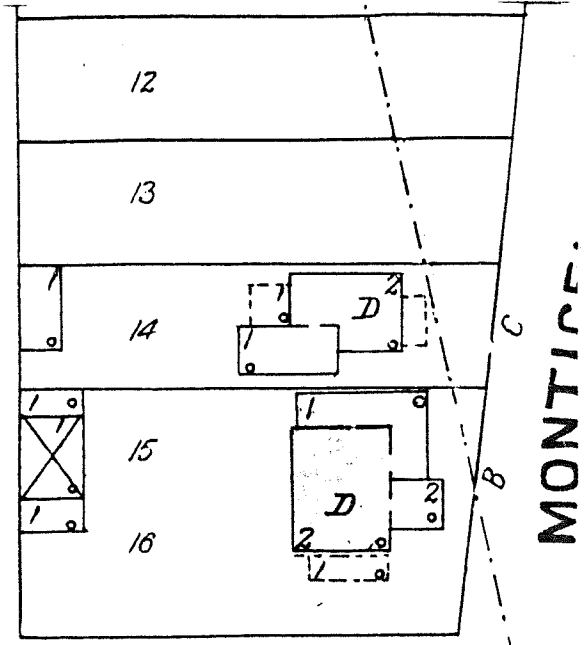
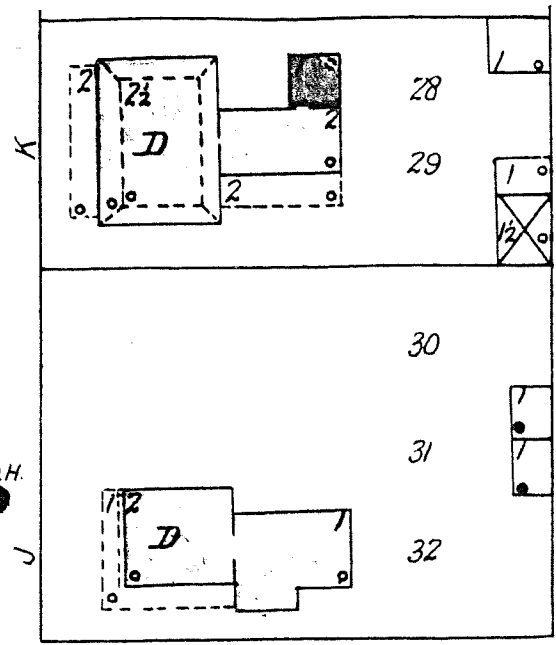
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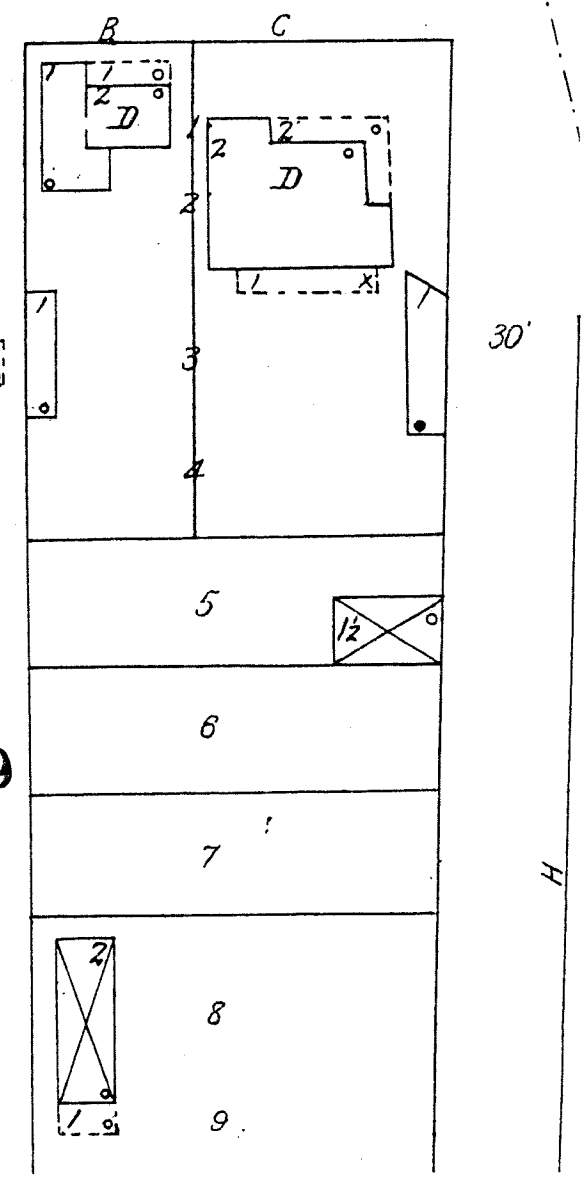
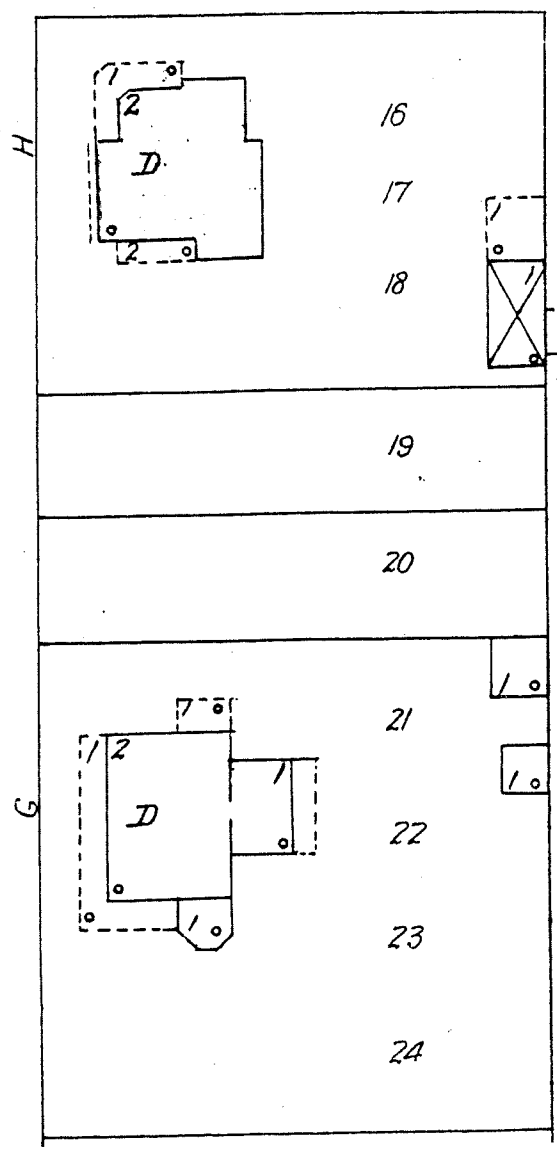
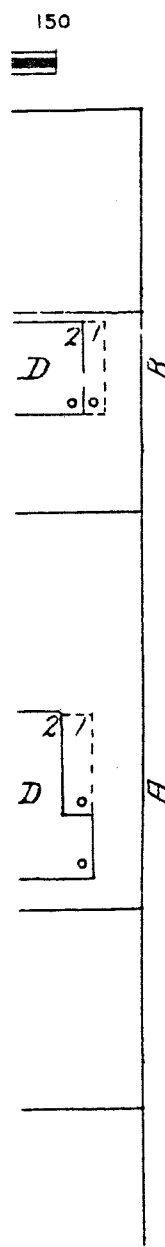
**BE**

4" W. PIPE



**MONTICELLO**

**MERIDIAN**



150

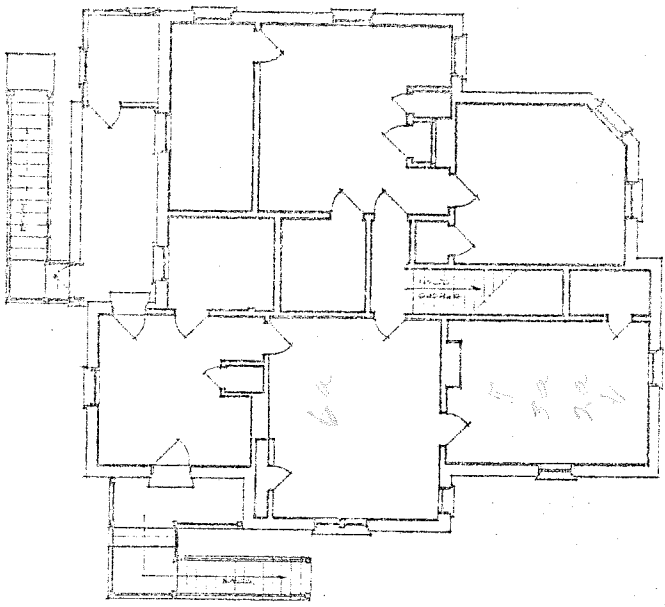
50'

30'

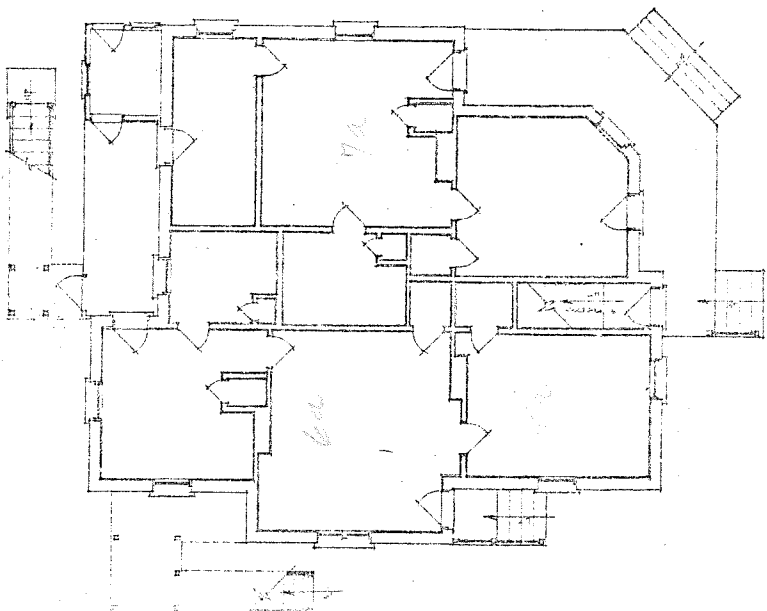
**9**



*Floor Plans for 4 apartment unit  
Conversion.*



SECOND FLOOR PLAN  
1/2" = 1'-0"



FIRST FLOOR PLAN  
1/2" = 1'-0"

David Edward Watson  
2111 Michie Drive #77  
Charlottesville, VA 22901

Mrs. Euginia Bibb  
Department of Community Development  
Charlottesville, VA 22901

12 July 1981

Dear Mrs. Bibb

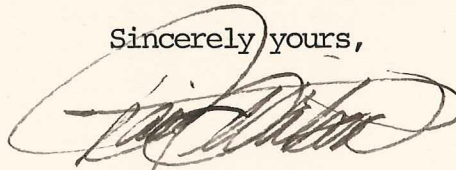
Please forgive the delay in sending you the material on the house at 901 Belmont Avenue. I have just returned from New York.

I am enclosing the research I have done on the house, a contact sheet of the interior and exterior, and floor plans for the conversion of the house to four apartments.

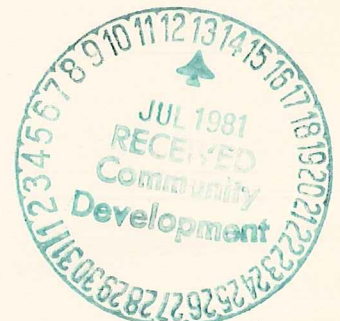
As I told you in our telephone conversation, I am still interested in purchasing the house, but at the present time there seems to be little hope. I would appreciate it if you would not use my name in connection with anything I have given you.

I hope that this helps your research. Please let me know if I can be of any more help. Also, please let me know if you find out any additional information.

Sincerely yours,



David Watson



37-44 ✓

R-2  
90' x 126'

901 Belmont Ave

| WB                | 855 Locust Ave      | Year | Value    | Notes           |
|-------------------|---------------------|------|----------|-----------------|
| 22-81             | Lawrence B. Dollins | 1947 |          |                 |
| 246-12            | " & Val "           | 1963 | \$10,000 |                 |
| <del>DB 225</del> | Joseph C. Morris    | 1961 |          | heir D/B 229-63 |
| 116-68            | " & Gay F "         |      |          | plot AD/B 96-72 |
|                   | Florence R Gable    |      |          |                 |

2-story, 0 basement, 10 rooms, 2 baths, 2-fam (long)  
 CB found, brick, slate & metal gable & hips  
 3 closed fireplaces  
 cheap concrete  
 1975 - "vacant & not habitable"  
 1968 - alterations (~~22 fam?~~)

Holladay House - 1894

| Year    | City Dir | Notes  |
|---------|----------|--|
| 1910-11 | 14-15    | ( <del>board</del> ) (1910-11 only)                                |
| 1928    |          | Dora L Hunt - boarding house - Meridian & Belmont                  |
| 1931    |          | rented - 2 apt   |
| 1940    |          | " - 4 "  |
| 1947    |          | " - 3 "  |
| 1953    |          | Joe C Morris - real est - E Jeff St ; 901 E Belmont rented - 2 apt |

1907 Sanborn - same as now

5-5370

Mr Dollins

called re: landmarks

DAVID WATSON

295-2136 WORK

DI: Design Associates  
Wa arch graduate w/ Ron

901 Belmont Ave

116-68 Barbara & Hugh Ross, ~~Joe C & Bay F Morris~~ + Catherine B. & Miles L. Lilly  
3/9/1944 → Joe C & Bay F Morris \$5,500  
Lots 16, 17, 18 in Block 9 on Belmont plat ACDB 96-72  
same as 66-184  
Florence Bable dec. 1944 (WB 5-211)

66-184 Henry J & Fannie M. Thomas → Florence R Bable  
8/8/1927 Lots 16, 17, 18 . . . . .  
same as 37-110

37-110 Dora L. Hunt (wid) → H J Thomas \$17,000  
12/14/1920 Lots 16, 17, 18 . . . . .  
same as ACDB 135-20, 1907, Mary D Holladay → Dora L. Hunt

ACDB Dora L. Hunt (wid) → Harmon White  
135-20 deed of trust on Lots 16, 17, 18  
3/11/1907 same as

135-19 Mary D & John Z. Holladay → Mrs Dora L. Hunt \$4500  
3/8/1907 Lots 16, 17, 18 49' x 126'  
same as 100-337, 7/11/1893, Chas Lando → Mary D Holladay

1894

Mary Lou Holladay 5 lots B7 Edmont + 0 = 40

1895

Mary D Holladay L 16, 17, 18 " 30 + 800 = 830 bldg added

901 Belmont

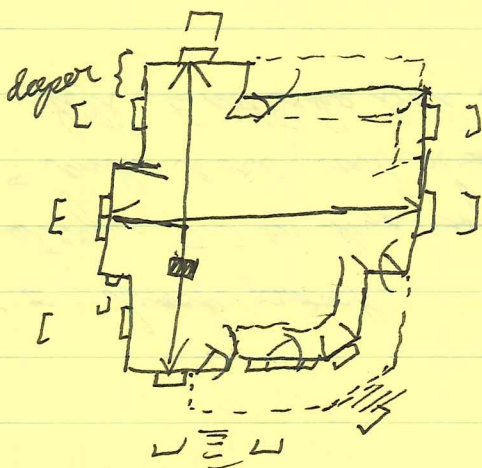
2-5, 3 bays wide at rear, 2 front, <sup>irreg</sup>  
med found - 7-c trim, low rear, 0 basement  
brick - 7-c trim w/ Film

curbed Mansard around SW <sup>SE</sup> corner  
slate

boxed cornice w/ ret, pl frieze, <sup>proj</sup> ~~cornice~~  
fish-scale slate in gables & on corner Mansard  
~~point~~  $\Delta$ -headed lowwooded attic vents in gables  
 $\square$  at peak <sup>gable</sup>, metal

windows reg arched & headed 1st level, sl shorter jack-arched  
2nd, ~~moulded~~ trim, boarded, wooden sills; paired narrow  
in N porch bay; prob 2/2 & some narrower 1/1

1-5 veranda (see plan) - low 55m high, boxed cor, pl frieze w/  
add'l dec shaped & pierced frieze below,  
bracketed Eastlake posts & bal (see Plan 1)



3 ent on porch, main has <sup>1-2'</sup> sidelights over panels & 1-l. rest  
tran over all

N door & porch bay added later, lattice bet,  
but ~~exact~~ match perfectly

1 int chin, capped & str course

2-5 back porch

steeps 55 in high roof, shaped rafter ends

3 ends end, rest covered with wooden siding

still Eastlake bal end level





→ 3A

→ 4

KODAK SAFETY FILM 5063



→ 4A

→ 5

KODAK SAFETY FILM 5063



→ 5A

→ 6

KODAK SAFETY FILM 5063



→ 9

4 5063



→ 9A

→ 10

KODAK SAFETY FILM 5063



→ 10A

→ 11

KODAK SAFETY FILM 5063



→ 11A

→ 12



→ 15A

→ 16

KODAK SAFETY FILM 5063



→ 16A

→ 17

KODAK SAFETY FILM 5063



→ 17A

→ 18

KODAK SAFETY FILM 5063



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→ 21A

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KODAK SAFETY FILM 5063



→ 22A

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KODAK SAFETY FILM 5063



→ 23A

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→ 27

KODAK SAFETY FILM 5063



→ 27A

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KODAK SAFETY FILM 5063



→ 29A

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KODAK SAFETY FILM 5063



