

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1602 Gordon Avenue
Map and Parcel: 9-13
Census Track & Block: 2-411
Present Owner: The Perry Foundation, Inc.
Address: c/o Junius Fishburne, Court Square
Present Use: Mental Health Clinic
Original Owner: Richard Heath Dabney
Original Use: Residence

BASE DATA

Historic Name: Dabney-Thompson House
Date/Period: 1894
Style: Victorian
Height to Cornice:
Height in Stories: 2
Present Zoning: R-3
Land Area (sq. ft.): 150' x 156' (23,400 sq. ft.)
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This handsome two-storey white weatherboarded Queen Anne house is irregularly square with projecting bays on all sides. The central block is two bays wide and double pile. Its high foundation is of brick laid in five-course American-with-Flemish bond with a wooden water table. The slate roof is a steeply-pitched hip with tall gables over all four projecting bays. It has projecting eaves and verges and decoratively-sawn exposed rafter ends, and is pierced by three chimneys with corbelled caps. All the gables are covered with pressed tin and have a pair of attic casement windows with decoratively-shaped glazing. The peaks of the gables are decorated by spindles in a fan motif above a spindle frieze with a scalloped border below. The projecting bays on the facade and east side have chamfered corners, giving them a semi-octagonal shape. Curved brackets with spool trim support the overhanging corners of the gables. Windows are double-sash, two-over-two light, with plain narrow trim. Those at the second level are somewhat shorter and have a row of six small lights across the top of the upper sash. There is a four-light circular window in the entrance hall, below the second staircase landing. The two-storey addition filling in the SW corner and the small enclosed back porch have nearly-flat hip roofs, with matching rafter ends, and six-over-six windows. The veranda wraps around the NW corner between projecting bays and is reached by a flight of nine steps. It has a hip roof covered with asphalt shingles, boxed cornice with

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CONDITIONS

Very Good

SOURCES

City/County Records
Thomasia Goss



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SIGNIFICANCE

This house is one of the first examples of the Queen Anne style in Charlottesville. Of special interest is its decorative glazing and gable decorations (see photograph). It was the home of Richard Heath Dabney, Professor of History and Dean of the Graduate School of Arts and Sciences at the University of Virginia at the turn of this century, and of Virginians Dabney, author of the definitive History of the University.

Very Good

City/County Records
 Thomasia Goss



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7215

Page 1 of 2

Street address 1602 Gordon Ave.
Town/City Charlottesville

Historic name Dabney-Thompson House Common name

- Material
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - brick (bond: Flemish, stretcher, ____-course American, _____)
 - stone (random rubble, random ashlar, coursed ashlar, _____)
 - log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - stucco cast iron
 - concrete block terra cotta
 - enameled steel glass and metal
 - other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> ____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input checked="" type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other _____

Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> ____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 4 <i>asym.</i> <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> ____

Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> ____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> ____	Hip-roofed wraparound porch with modillion cornice and plain square posts.

Building type

<input checked="" type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period Eclectic Late Victorian Date 1894 Architect/builder

Location and description of entrance Plain entrance with toplight.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This house has a well-articulated facade with projections on the N and W facades; combination hipped and gable roofs, a wraparound porch, and a front bay with angled sides. Decorative detailing includes geometric sash, spindled openwork at the crux of the gable, and sunburst-pattern brackets under the roof of the front gable. The original slate roof remains along with its metal cresting.

The house sits on a high brick basement. A one-story screened porch projects at the rear. The house was originally heated with chimneys that retain their very tall brick stacks.

Historical information

See Ch'ville Landmarks sheet (not provided; apparently not completed).

Source *Virginia Dabney, Across the Years p. 1.*

DABNEY-THOMPSON HOUSE



STREET ADDRESS: 1602 Gordon Avenue
MAP & PARCEL: 9-13
VDHR FILE NUMBER: 104-213
CITY FILE NUMBER: 238
PRESENT ZONING: R-3
ORIGINAL OWNER: Richard Heath Dabney
ORIGINAL USE: Residence
PRESENT USE: Educational Facility
PRESENT OWNER: The Perry Foundation, Inc.
ADDRESS: Sovran P.O. Box 351
Charlottesville, VA 22902

HISTORIC NAME: Dabney-Thompson House
DATE/PERIOD: 1894
STYLE: Victorian
HEIGHT IN STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 150' x 156' (23,400 sq. ft.)
CONDITION: Very Good
SURVEYOR: Bibb
DATE OF SURVEY: 1978
SOURCES: City/County Records
Thomasia Goss

DABNEY-THOMPSON HOUSE

ARCHITECTURAL DESCRIPTION

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In 1892 Richard Heath Dabney, history professor and later Dean of the Graduate School of Arts and Sciences at the University of Virginia, purchased three lots in Preston Heights (ACDB 98-141, 142). He built this house in 1894 and lived there until he bought "Edgewood", 703 Rugby Road, in 1907. He sold the Gordon Avenue house in 1919 to Frank Thompson (City DB 34-131) who sold it in the next year to Kate H. Sawyer (DB 34-435). It was purchased by the estate of W.C. Fitzpatrick in 1922 and occupied by E.M. Fitzpatrick until 1938. Then Anne Bryant Thompson bought it in 1940 (DB 105-129). It was used as a rooming house during the 30 years that she owned it. The Perry Foundation purchased the house in 1970 (DB 319-397) and donated it for use by the Blue Ridge Mental Health Clinic, a department of the Charlottesville - Albemarle Community Health and Retardation Services Board. Except for two enclosed back porches, the house has been altered very little over the years. A trailer was set up next to the house in 1975 to provide additional office space.

STATEMENT OF SIGNIFICANCE

This large, nicely detailed, Victorian house with its spacious lawn and wrought-iron fence, was probably once typical of the Preston Heights area. Now it is rare to find a house and yard so well cared for and essentially unaltered. Especially noteworthy are the Queen Anne massing, the elaborate Eastlake gable trim, and the unusual staircase. Built in 1894, the Dabney-Thompson House is listed on the National Register of Historic Places as a part of the Charlottesville Multiple Resource Area, both individually and as a part of the Rugby Road-University Corner Historic District.

Richard Heath Dabney, the original owner of this house, was Professor of History and later Dean of the Graduate School of Arts and Sciences at the University of Virginia. Future President Woodrow Wilson, who had been a classmate of his, was a close friend. He was a guest at Dabney's later home, Edgewood, and probably at this house as well.

VIRGINIUS DABNEY
14 TAPDAN ROAD
RICHMOND, VIRGINIA 23226

June 26 1978

Dear Sandy:

I am glad to respond to your query as to the house at 1602 Gordon Avenue. It was indeed built by my father; whether 1894 is the right date I don't know, but it is ~~certainly~~ approximately correct. I was not aware that he retained ownership of the property until 1919, but have no reason to doubt it. I thought he built the house after his marriage to mother, but I could well be wrong.

I enclose the first page of some reminiscences that Doubleday will publish in late August under the title Across the Years: Memories of a Virginian, and which deals with the subject under scrutiny. You are welcome to retain these immortal words if you wish, for such purposes as you care to use them for.

That's about all I know about the structure in question. I left it at age six, as is apparent from the enclosed, since we moved to 703 Rugby Road at that time, where the Hogshires now live.

Trusting all goes well with you and that I have given you the information you desire, I am

Sincerely,

✓

Virginius Dabney

P.S. This is an even sloppier piece of typing than I am usually guilty of! Apologies.

Chapter One
IN THE BEGINNING

The twentieth century was only thirty-nine days old when I appeared on this spinning planet, February 8, 1901. The event occurred in my parents' home at the University of Virginia, which had not then been annexed by the neighboring town of Charlottesville.

The comfortable but undistinguished frame house in which I first saw ^{the} light--hardly anybody was born in ^a hospital in those days--is still there, albeit somewhat enlarged. Situated at 1602 Gordon Avenue, corner of Ackley Lane, it was serving in the middle and late 1970s as the Central Outpatient Clinic of the Blue Ridge Comprehensive Community Health Center. The house was built by my father, Richard Heath Dabney--at that time the one and only professor of history at the University of Virginia--following his marriage in 1899 to my mother, Lily Heth Davis of Albemarle County, Virginia. My sister Lucy, two years my junior, also was born there.

I spent my first six years at 1602 Gordon Avenue, but my recollections of that era are decidedly dim. A salient event which my father related to me afterward, but which I do not recall, was the whaling he gave me for hitting my similarly youthful cousin, Edward Hickson, in the head with a tin can. ~~It was a deliberate~~ Perhaps I was intent upon mayhem or ~~it~~ perhaps it was an accident. Edward was not seriously wounded, but I gather ~~his~~ that Father thought Edward's mother had to be appeased. This was the only time in my life that my father chastised me physically, although I probably deserved it often.

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CONDITIONS

Very Good

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Thomasia Goss

*Architectural And Historic
Survey*



Graphics



VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
 PROPERTY SURVEY FORM
 RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0213-000

Property Name: Historic Dabney-Thompson House

NR Property Category: Building
 Wuzit: House

Tax Code: Section Parcel
 =====
 9 13

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 1602 Gordon Avenue Street

Location:

Vicinity of: Municipality: ZIP: 22903

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:
 Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?	TOTAL:	
1	Building	Contributing	1	
			Contrib:	1
			Non-Contrib:	0

WUZIT COUNT -

#	Wuzit	Contributing?	TOTAL:	
1	House	Contributing	1	
			Contrib:	1
			Non-Contrib:	0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
 Estimated Construction Date: 1894
 Source of Date: Tax Records
 Physical Status: Existing
 Condition: Good
 Threat: None Known
 Degree of Historic Integrity:
 Association:
 Design:
 Feeling:
 Location:
 Materials:
 Setting:
 Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Victorian (Vernacular Queen Anne)

of Stories: 2.0 # of Bays Wide: 4 # of Bays Deep: 2
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys			Brick	Corbelled
Foundation			Brick	5-course American
Porch		Wrap-around	Wood	Colonial Revival
Roof		Hipped	Slate	
Windows		sash	Wood	2/2 Double-hung

Brief Architectural Description of Primary Resource:

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Brief Architectural Description of Additions and Alterations
Two back porches have been enclosed.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

Rugby Road-University Corner

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

HISTORICAL DESCRIPTION

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SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

This large, nicely detailed, Victorian house with its spacious lawn and wrought iron fence, was probably once typical of the Preston Heights area. Now it is rare to find house and yard so well cared for and essentially unaltered. Especially noteworthy are the Queen Anne massing, the elaborate Eastlake gable trim, and the unusual staircase.

Built in 1894, the Dabney-Thompson House is listed on the National Register of Historic Places as a part of the Charlottesville Multiple Resource Area, both individually and as a part of the Rugby Road-University Corner Historic District. Richard Heath Dabney, the original owner of this house, was Professor of History and later Dean of the Graduate School of Arts and Sciences at the University of Virginia. Future President Woodrow Wilson, who had been a classmate of his, was a close friend. He was a houseguest at Dabney's later home, Edgewood, and probably also at this house.

BIBLIOGRAPHY

 Type of Record Citation

City Records
 Charlottesville City Deed Book

County Records
 Albemarle County Deed Books

Interview
 Thomasia Goss

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

 MISSING DATA ELEMENT

Media VDHR Neg # Frames Date

 B&W 35mm photos 13468 19 - 22 1/ /1994

CRM MANAGEMENT EVENTS

 MISSING DATA ELEMENT

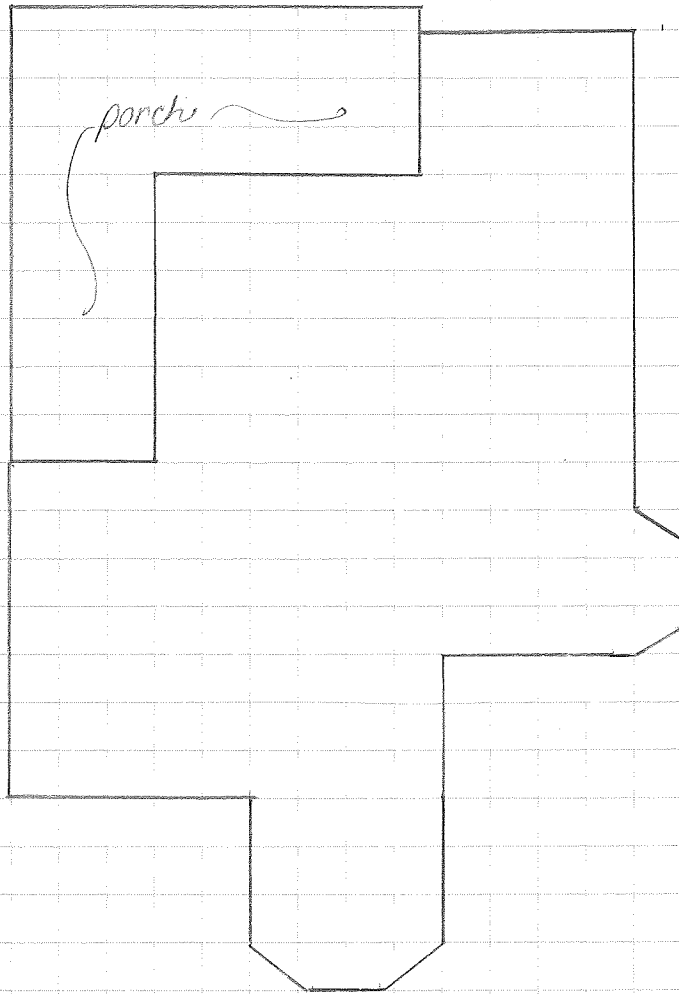
CRM Event Agency/Organization Date

 Survey Community Development-Bibb/Huppert / /1978
 IPS data entry-PAVA (Smead)

DABNEY-THOMPSON HOUSE
1602 GORDON AVE.

VDHR FILE NO. 104-213

Gordon Ave.



ANN HUPPERT
CITY OF CHARLOTTESVILLE COMMUNITY DEVELOPMENT
SUSAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994

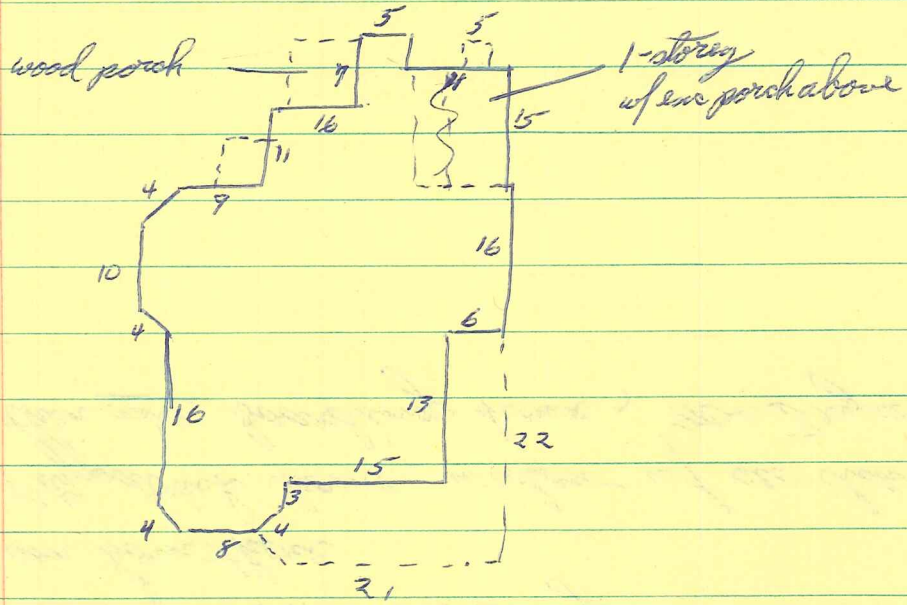
City Tax Assessor

1602 Gordon Ave

319-397	The Perry Foundation, Inc.	9/14/70	\$50,000	plat	ACDB 97-346
105-129	Anna Bryant Thompson	1941			

"Property donated for use by Blue Ridge Mental Health Clinic, a dept of Ch'ville - Alb Community Health & Retardation Services Board"

good condition
 built 1890, one owner
 9 rooms, 2 baths, basement
 wood, slate gable & hips
 softwood & plaster
 trailer 1975



Stabney	1892 - 1919	= 27 yr
Fitzpatrick	1922 - 1940	= 18 "
Thompson	1940 - 1970	= 30 "

1953, '62, Mrs Ashby A. Bryant © - furnished room - 1602 Borden Ave
" " " Ashby A. Bryant (wid Chas E) - " " "
" " " Chas + Anna T Thompson - l

home of Dr. Heath Dabney
son born there

Fitzpatrick home, widow of sev. laws, c. 1920s-'30s
then misc boarding house, Mrs Bryant

~~4-1111~~
10135-10145

1602 Gordon Ave

A&DB

105-129

3/30/1896

John E. Gibbon → Robert H. Wood
tract in all near A & B 95-393 & City 2-356
* 321 ac
see 95-299

97-299

4/4/1891

City D13

319-397

9/2/1970

Anna B & Char W Thompson → The Perry Foundation \$50,000
1602 Gordon Ave
Lots # 1, 2, & 3 of Block 2 A&DB 97-346
3 x 52' ~~wide~~ "2nd St", 150' back
same as 105-129

105-129

12/19/1940

~~W.C. Fitzpatrick~~ trustee → Anna Bryant Thompson \$8500
1922 Nelson to Circuit Ct in Chancery cause EM Fitzpatrick vs
John T Fitzpatrick & others - decreed the Kate H Sawyer
property in this be purchased for funds adm by said
cause w/ ~~W.C. Fitzpatrick~~ as trustee
W.C. Fitzpatrick's will recorded 40-356
property was purchased & occupied by EM Fitz, until dec
3/1938
same as 34-435

~~34-435~~
~~34-435~~ 97-346

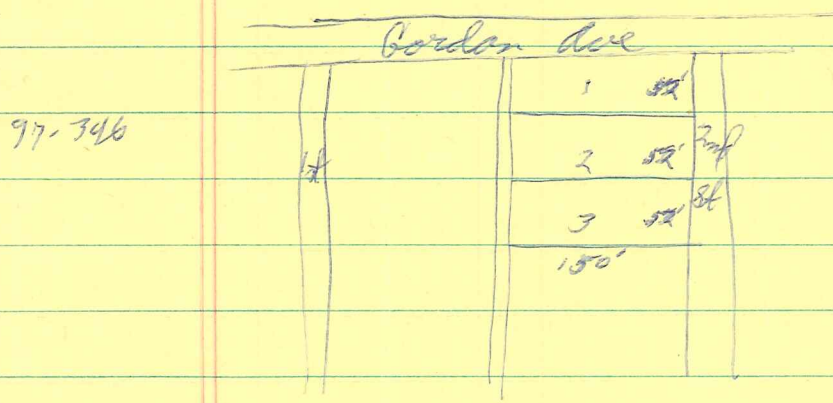
~~copy of deed to the~~
~~the house, but don't believe~~

34-435 Frank & Mary J Thompson → Kate H. Sawyer \$10,500
 1/20/1920 3 lots of dwelling house
 same as 34-131

34-131 Richard Heath Dabney ^{& Lily H} → Frank Thornton \$8,000
 10/30/1919 #142 same as ACDB 98-142 for AD Payne 1892
 #3 " " " 98-141 " RP Valentine 1892

ACDB-98-141 RP & Rda M Valentine → Richard Heath Dabney \$725
 10/31/1892 Lot 3, Block 2 of Preston Hgts (97-346)

98-142 AD & Annie L Payne → Richard Heath Dabney \$700
 10/5/1892 Lots 142, Block 2 of Preston Heights



Tax

1893	#20k	R. Heath Dabney	1 lot PH	+ 0 = 100	for Valentine
	"	"	2 lots PH	+ 0 = 200	for Pappas for WEL Co
1894	"	"	3 lots PH	+ 0 = 300	2 entries blended
1895	"	"	"	+ 2000 = 2500	inputs added

4,50 - 5,40

can photograph front gable now

~~W. 5. 40~~
4. 5. 40

sym, moulded w/ corner blocks
semi-enc back stairs, 3-flight w/ winder
~~wing plan~~ (central hall)

transoms sing-pane

& molar transom

Col Rev mantels 2 x 3 ^{not} support to ceiling instead of newel

3-flight open stairs, Eastlake balustrade, ball frieze

double doors w/ 4 sq panes, 1-l transom

circular window ⊕ under stairs ^{near proj. scullin}
irreg shape - sq w/ proj bays ^{small 4 sided} - basically 3-bay, double pane
2-story, white weatherboarded

high

high brick found - 3-course Am-w/ Flemish
no water table

slate roof - steep hip w/ NR at crest

^{top} gables over projecting bays

projecting eaves & verges

~~cornice fascia~~ w/ exposed & shaped rafter ends

3 int brick chimneys

windows 2/2 w/ plain trim, door too ^{new}

2nd level - row of plain small panes across top of top sash
shatter hardware
1st level taller


all 4 gable ends: patterned tin

see casement windows, attic, w/ 3 

cornice fascia or plain vergeboard, rafters not shaped

frieze-like row of spindles w/ half-wheel of spindles above
& ^{scalloped} below

Eastlake

veranda wraps around NW corner bet projecting bays
 asbestos shing, hipped roof, not flat
 banded cornice w/ modillions
 plain frieze
 large square columns or pillars
 like Eastlake balustrade 
 9 steps

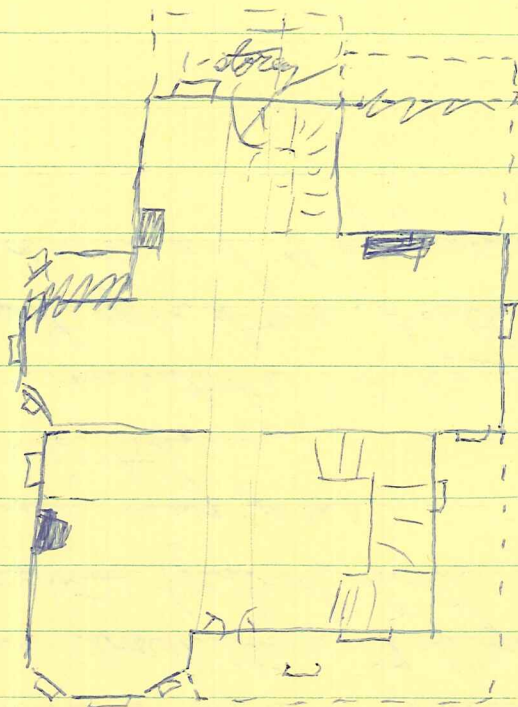
basement w/ 4-light casement windows

rear gable - rafters not shaped, cornice fascia,
 trim lost, 6/6 window at 2nd level

Eastlake

projecting bays on facade + east side ^{are semi-orthogonal} have chamfered corners
 w/ simple curved brackets w/ good sunburst
 1/1 windows on side

rear additions - nearly flat hipped roof, tin?; ^{rafter ends} matching gable
 6/6 windows



trailer connected to west side of veranda



Date Jan 1994 File No. 104-213
Name DABNEY-THOMPSON HOUSE, 1602 GORDON AVE
Town CHARLOTTESVILLE,
County C
Photographer ANN C. HUPPERT
Contents 4 EXT. VIEWS



9-13

1602 GORDON AVE.

° 1890 (assessor)

no info - Fishburne



Blue Ridge
Mental Health
Clinic

238



Owner: The Perry Foundation, Inc.
do Junius Fishburne
230 Court Square

(donated)

c. 1970