

Architectural And Historic Survey



455

Identification

STREET ADDRESS: 120 Rothery Road
MAP & PARCEL: 8-30
CENSUS TRACT AND BLOCK:
PRESENT ZONING: R-1
ORIGINAL OWNER: Harry Rogers Pratt
ORIGINAL USE: Residence
PRESENT USE: Residence
PRESENT OWNER: Virginia O. Stokes
ADDRESS: 120 Rothery Road
 Charlottesville, VA 22903

HISTORIC NAME: Recoleta
DATE / PERIOD: 1939-40
STYLE: Spanish Colonial Revival
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 36,450 sq. ft.
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Summer 1982
SOURCES: City/County Records
 Virginia O. Stokes
 Agnes Rothery, A Fitting Habitation

ARCHITECTURAL DESCRIPTION

This Spanish Colonial Revival house consists of a central pavillion with flanking wings, from which additional wings extend to the rear, forming a courtyard. All sections are two storeys tall and single pile, but the central pavillion is slightly taller. The house is set on a low foundation, but the land drops off sharply to the northwest so that the basement is above ground at the west end. The foundation and walls are constructed of reinforced cinderblock, originally painted terria cotta red and washed over with yellow. Mrs. Pratt described it as "a sort of Spanish or South American farmhouse, ...the long 2-storey central portion one room thick, facing the south. Its two wings, each with a loggia, surrounded a patio which faced our neighbors' gardens. The house turned its utilitarian kitchen side to the road and its forma, noncommittal north side to uncleared woodland..." The low pitched gable roof has close verges and projecting eaves with shaped rafter ends. It is covered with red tile, typical of the Spanish Colonial Revival style, and has lacy enameled cast iron air vents in the gable. There are two interior cinderblock chimneys without caps. Windows are metal sash 3-light and 4-light casement without surrounds. Most are arranged in single pairs, but some are single or in bands of three. On the facade of the central block there is an asymmetrical placed band of three pairs of casement windows at each level, 3-light at the first, and 4-light at the second with a window box on wooden brackets. The facade is dominated by a single-flight exterior stair rising across the west wing to give access to the studio at the second level of the central block. It has a stepped cinderblock balustrade. The small round-arched entrance loggia is under this stair. This is balanced by a shed-roofed round-arched entrance loggia at the east end of the central block. This gives access to the student rental units in the west wing. It has a small window opening with wooden grill. Other Spanish Colonial Revival details includes two windows with iron grills and a small wooden second-storey balcony, all on the west end of the house. In the rear courtyard there are one-storey porches or loggias along the sides of the two rear wings and a flagstone patio between them. These loggia have tiled shed roofs, rough timber pillars, and round log rafters. They have cinderblock end walls with parapet and round-arched entrances. A pair of 6-light French doors gives access to the dining room from the western loggia. It is balanced on the eastern loggia by a niche in the wall; there is no door or window in order to insure privacy from the rental units. Another pair of 6-light French doors provides access between the patio and the living room in the central block. The house was designed to be as nearly maintenance-free as possible. Interior walls are masonry, ceilings are of pine, and first storey floors are flagstone. The stair in the small entrance hall has a cinderblock balustrade. There are Norwegian corner fireplaces in the living room and the studio. The interior is divided into independent suites which can be combined or separated as needed. The east wing has always been rented to students, and the studio often has as well.

HISTORICAL DESCRIPTION

Harry Rogers Pratt was a music professor at the University and his wife was a popular author under her maiden name, Agnes Rothery. A Fitting Habitation describes their experiences in planning and building this house, as well as rehabilitating an original dependency of one of the Pavillions on the lawn. The Pratts purchased this lot in 1938 (ACDB 239-534). According to tax records, construction was begun in 1939 and completed the next year. Charles Baker was the architect, but the Pratts essentially designed the house themselves. In 1954, after his wife's death, Mr. Pratt sold Recoleta to William E. & Virginia O. Stokes (City DB 180-410).

Additional References: City DB 332-185

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8-30

328.8 x 117.6 }
15 x 123.45 } 36,450
orig 90 x 170

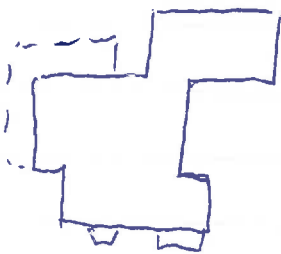
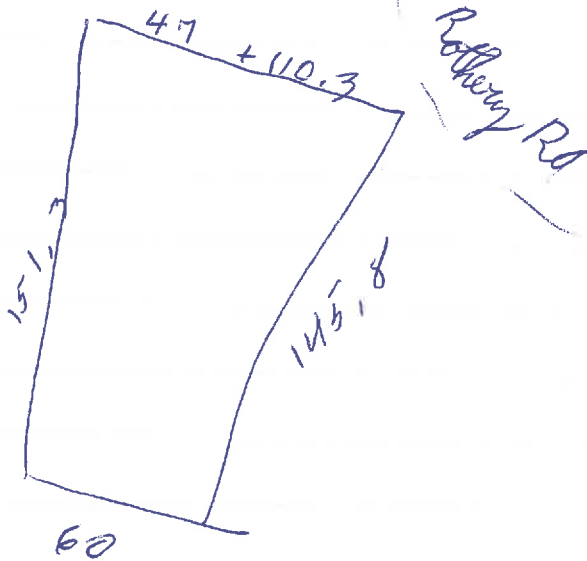
120 Rothery Rd

332-185	Virginia O. Stokes ^{same}	1971
218-424	Wm Egan " "	1960
200-220	" " "	1957
180-410	" " "	1954
104-81	Harvey R. Pratt	
WB 7-295	Harvey R. Pratt	
114-152		
ACDB 239-535 or 534		

plat 117-152
plat 104-81

2-3, 1-fam, 11 rooms, partial basement
 conc blk found, ^{cinder block} stone walls, tile gable roof
 2 fireplaces
 built 1940
 pine ceilings up, slate & stone floors down

5 ping pong tables



crevice

1960 plat
217-373525

Mrs. Stokes

1941

A Fitting Habitation

no address to home, just ^{to} plot

R.E. Lee was builder

Charles Baker was architect, but Mrs. Pratt prob. designed house

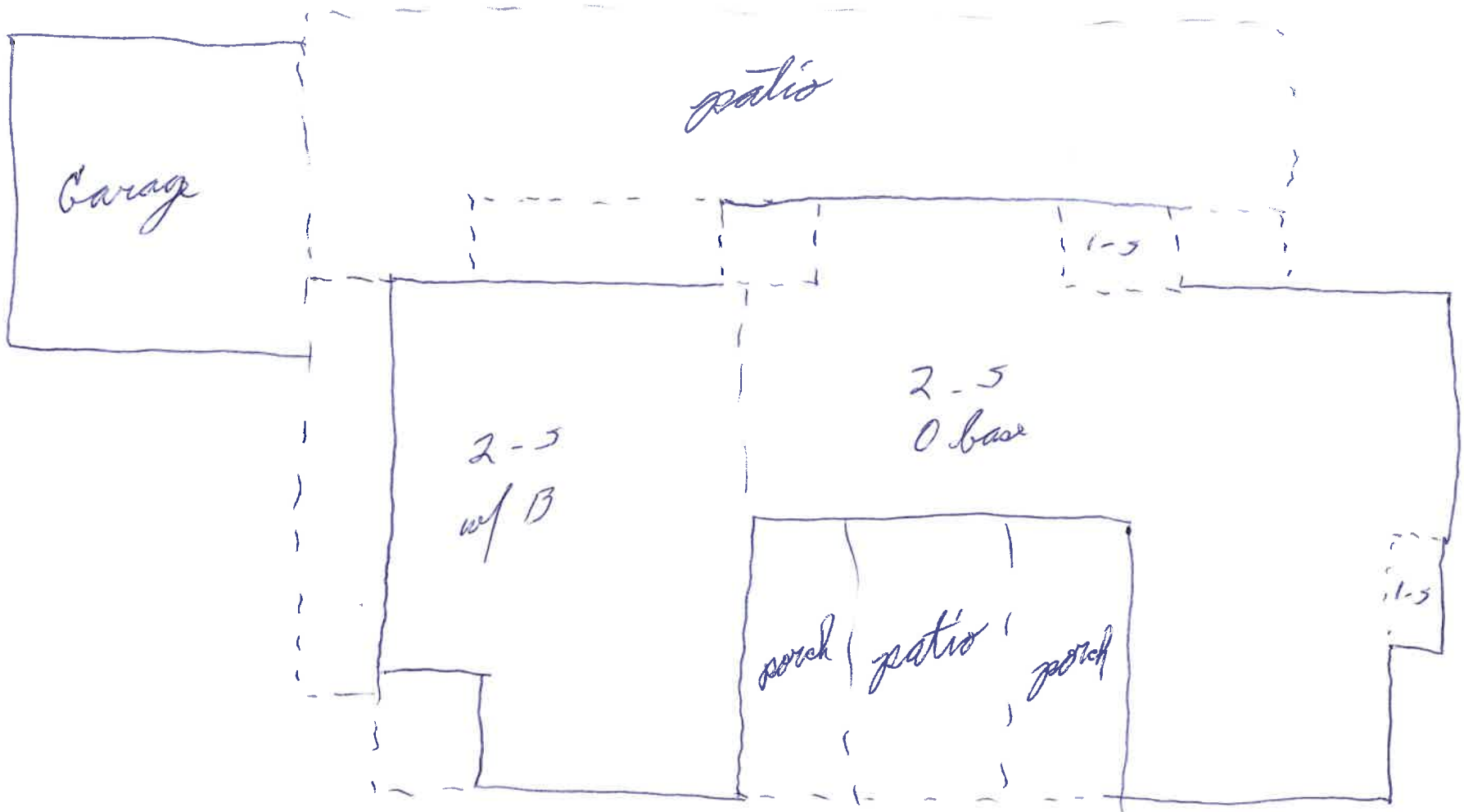
Garden Week 273

student wing planned; no windows in loge

What style did Pratt call house?

How long has Mrs. Stokes lived there?

What relation is she?



~~180-410~~
~~11/24/54~~

Recollections

180-410

~~11/24/54~~

11/24/54

Harvey Rogers Pratt (wid) → Wm E & Virginia O. Stokes ^{\$15,000}
on East Morea Circle in Morea Subdivision

acquired by: ACDB 239-534, 5/14/38

City DB 104-81, 9/12/40

" 107-152, 6/23/44

Agnes Rothberg Pratt dec. 8/54

also all personal property except clothing & car
buyers to provide him a home

WB 7-295

Agnes Rothberg Pratt

\$100 to Mattie Carter of Ch'ville!

& \$100 to Philips Carter

life interest in house to William & Virginia Stokes,
then to SPCA

WB 7-462

Harvey Rogers Pratt

1956

\$100 to Philips Carter

real & personal property to Virginia Stokes

m. 3-353-25

Wm. E. Stokes, Jr, 24⁵, b. Ohio, Wm Stokes & Hazel Bice, KS house

Virginia Harmon Baker, 25, dia, b. W. Va., Wm M³K Harmon & Willia Morea, ¹⁹¹³ ~~Thomson~~

m. 2/10/47

Tax

1939	Harry B. Pratt	set in nowa	320 + 0 = 320	
1940	"	"	" + 1000 = 1320	unfinished bid added
1941	"	"	" + 11,400 = 11,720	bid added

p. 167

" There it was — the long 2-story central portion one room thick, facing the south. Its 2 wings, each w/ a loggia, surrounded a patio which faced our neighbors' gardens.... The west side, facing the wooded road, was on the hillside, & was, therefore, 3 stories in ht. One ascended this by a flight of outdoor steps.... The north side... would accommodate the entrances.... The north side was the formal, the noncommittal side...."

p. 170

"So the new house turned its utilitarian kitchen side to the road, & its ^{formal noncommittal} north side to uncleared woodland, & its south — its living side — to our neighbors' gardens."

p. 171

"We had intended a sort of simple South American farm house...."

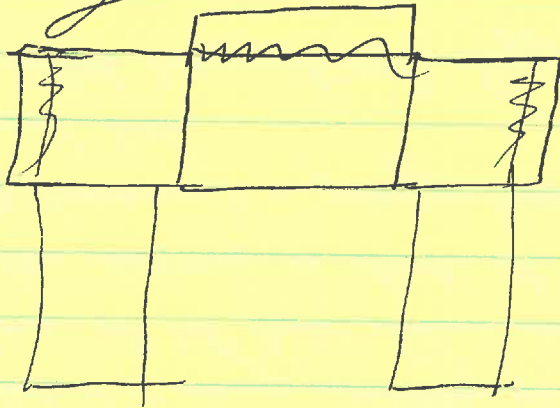
p. 168

"... more like a Spanish or South American house on a hillside."

The Pratts' plan was to have the kitchen ~~and~~ & garage at the end toward the street, to have ~~the~~ an unassuming entrance on the "noncommittal" north side overlooking a wooded ravine, & to have ^{"the living side" of} the house face ^{the rear,} toward ^{with} the garden on the south side which would adjoin their neighbor's side & backyards.

Recolletta

central pavillion w/ flanking wings & wings ¹projecting fr
them forming entrance court:



2-3, cent block 3 bays & single side; wings 2-bay
low found. ~~basement above ground~~
cinderblock reinforced w/ rebar

low-pitched gable roof, red tile, close verges, proj eaves
w/ shoged rafter ends; roof cent block sl higher (pitch same)
cast iron attic vents enameled & look like tile

2 int chimneys - CB, no caps

windows metal 4-l casement w/ 0 surrounds & conc. sill,
most paired, a few 3-sash; some 3-l at 2nd level

walled garden w/ dec. tiles, fountains, round arches, wrought iron gates,
flagstone walks & patio, pedestals, urns, statues ("garden ornaments")
Retaining walls are fieldstone
CB walls & flagstone floors inside, beamed ceilings
^{1/4-round} corner fireplace, no mantel; another in study above

South elevation:

matching porches on proj. wings flank flagstone patio
shed roof, rough timber pillars & ^{round log rafters} fringe, CB end walls of
parapet & round-arched ent (W closed)
ent in center bay cent. block: pr 6-l Fr doors, no surrounds
or hood, but ^{plaster} console supporting nothing (once a pergola...)
CB wall incl lawn

North elevation (~~and as front view, porch not wings~~)

central block: ~~band~~ off-center ~~pr~~ band 3 pr casement windows,
3-l at 1st level & 4-l at 2nd w/ ^{wooden} window box on wooden brackets
1-5 shed-roofed addn fills in $\frac{2}{3}$ NE corner
has round-arched ent, loggia, opening w/ wooden grill
& round-arched ent, loggia in NW corner under stair
along side W wing; ^{door (now closed) in W end cent. block, 2nd level} CB wall forms stepped parapet
balustrade; door at top now closed
wt. paneled ent door w/ 1 cm light
leaded star chandelier in loggia matching 2 Bradbury
stucco houses on Rugby
CB-walled flagstone terrace

West end

shed-roofed 2-5 wing, partially fills in SW corner
2 windows at 1st level have iron grill
sm wooden balcony on struts at 2nd level, pr Fr doors
stair to basement & garage level, terrace wall becomes
stepped bal.
round-arched basement ent loggia, door same as N

matching 2-car garage attached to home at basement level
CB, tile gable roof w/ shaped rafter ends