

Architectural And Historic Survey



Identification

STREET ADDRESS: 440 Second Street, N.E.
MAP & PARCEL: 33-84
CENSUS TRACT AND BLOCK: 3-503
PRESENT ZONING: R-3
ORIGINAL OWNER: Nellie H. Massie
ORIGINAL USE: Residence
PRESENT USE: Rental Property (Residence)
PRESENT OWNER: Virginia S. Carratt
ADDRESS: 1420 Rugby Road
 Charlottesville, VA

HISTORIC NAME: Massie-Dabney House
DATE / PERIOD: 1895
STYLE: Victorian Vernacular
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 54' x 104' (5,616 sq. ft.)
CONDITION: Fair
SURVEYOR: Bibb
DATE OF SURVEY: Summer 1979
SOURCES: City Records
 Virginia S. Carratt

ARCHITECTURAL DESCRIPTION

This two-storey, two-bay, double-pile house is almost a mirror image of the one next door, built three years earlier. The walls are now covered with white asbestos shingles, and the trim is painted a very dark green. The house is set on a high foundation of brick laid in 5-course American bond. It has a high-pitched hip roof covered with standing-seam metal with shaped rafter ends. There are steep wooden-shingled gables with plain bargeboards over projecting bays on the facade and north side, each with a pair of small casement windows. The projection on the facade is very shallow. The northwest front corner of the house is chamfered and has a narrow window at each level. The projecting bay on the north side is semi-octagonal. Brackets with pendants support the overhanging corners of the roof above this bay and also above the chamfered corner. There are two interior chimneys and a third smaller one at the end of the original one-storey rear wing which covers the northern bay. The wide windows are double-sash with plain trim, 1-over-1 light on the facade with 2-over-2 light elsewhere. A one-storey entrance porch, reached by a flight of eight steps, covers the southern bay of the facade. It has a medium-pitched shed roof covered with standing-seam metal with a central gable and boxed cornice, square posts, and simple balustrade. The double entrance doors have one light over two panels with moulded rails, and a 4-light rectangular transom. Tall and narrow 4-over-4 light windows flank the entrance.

HISTORICAL DESCRIPTION

Nellie H. Massie (Mrs. Frank A.) purchased this lot in 1895 (City DB 6-92), and tax records show that the house was built the same year. Mrs. S. C. Tyler bought it from the Massies in 1908 (DB 13-191) and sold it in 1920 to Guy F. Via (DB 35-323), who sold it the same year to W. O. Dabney (DB 36-415). The Dabney family lived there for twenty years before selling the house in 1941 to Louis C., Pollard L., and Thomas B. Staley who deeded it to their mother Cornelia H. Staley (DB 106-445, 107-88). After her death, the Staley family sold the house in 1947 to S. H. Carratt (DB 135-245). It has been used as rental property since that time. Additional Reference: City WB 10-108.



440 W E 2nd St