

Architectural And Historic Survey



430

Identification

STREET ADDRESS: 1536 Rugby Road
MAP & PARCEL: 41-71
CENSUS TRACT AND BLOCK:
PRESENT ZONING: R-1
ORIGINAL OWNER: Charlottesville Country Club
ORIGINAL USE: Club House
PRESENT USE: Fraternity House
PRESENT OWNER: Alpha Omicron of Chi Phi Corporation
ADDRESS: 1536 Rugby Road
 Ch'ville, VA 22903

HISTORIC NAME: Trail's End
DATE / PERIOD: 1914
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 1½ storeys
DIMENSIONS AND LAND AREA: 3.662 acres
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Spring 1982
SOURCES: City/County Records
 Moore, Albemarle: Jefferson's County
 Holsinger's Charlottesville

ARCHITECTURAL DESCRIPTION

The Trail's End lodge consists of a central pavilion with two slightly lower flanking wings, all 1½ storeys in height. The slope of the land is such that, while the fieldstone foundations are low at the front, the basements are above ground in the rear. Walls are a combination of random fieldstone and stucco, much of it with half-timbering. All three sections have medium-pitched gable roofs with projecting eaves and verges and exposed rafter ends. They are covered with brown composition shingles. The facade of the central pavillion is set back, giving this section a 2-storey facade overlooking an entry court. First storey walls are constructed of random fieldstone, while second storey walls are stuccoed and have heavy riveted half-timbering. The facade is five bays wide, with a casement window of a different size and shape in each side bay. They have moulded trim at the first level and plain trim at the second, and they do not have shutters. The 6-paneled central entrance door is Tudor-arched. Above it is a large second storey bay window supported on struts. It has two tiers of three pairs of 6-light casement windows. A large, steep gable and a massive fieldstone exterior end chimney with one set of weatherings dominate the rear elevation of the central pavilion. There are paired casement windows on the rear elevation: 6-light and segmental-arched at the basement level, very tall 12-light at the first level, and 3-light at the second level. The south pavilion is a 1 1/2 storey, 3-bay, double-pile cottage. Its foundation and walls are constructed of random fieldstone. The gables are stuccoed and half-timbered. There is one central fieldstone chimney with two octagonal chimney pots. First storey windows are double-sash, 8-over-8 light, with shutters and brick sills. There are two hip-roofed dormers with brown weatherboarded walls on the front and rear elevations. Second storey windows, both in these dormers and in the gable, are paired 6-light casement with plain trim. A tiny shed-roofed entrance porch covers the center bay of the facade. The door has four lights over two tall panels. A back porch set under the main roof has been enclosed and stuccoed. It has matching 8-over-8 light windows. A recent one-storey addition covers the rear elevation of this pavilion at the basement level. Its walls are half-timbered and it has a low-pitched shed roof. Windows are paired 6-over-6 light. The north pavilion is also 1 1/2 storeys tall, two bays wide, and double pile. It is set on a fieldstone foundation, but all wall surfaces, including the basement, are stuccoed, and there is no half-timbering. There is a stuccoed central chimney with a brick stack which is stepped back and then corbelled out at the cap. This pavilion has no entrance door. In the south bay of the facade there is a gable-roofed, weatherboarded wall dormer with two tiers of four 6-light casement windows. There are two pairs of 6-light casement windows in the north bay, and a hip-roofed dormer matching the one in the south pavillion. There are three matching dormers on the rear elevation. The rear elevation is three bays wide with a group of three 10-light casement windows in the south bay. Apparently some sort of open porch or sun parlor on concrete piers was set into the northwest corner at the first level. It is now enclosed, with two pairs of French doors in each bay and a wrought iron balustrade. The basement level is also enclosed, with an inset panel in each bay. A back porch on stone piers, the front section now enclosed, fills the rest of the north end of this pavilion. There are two 6-light casement windows at the second level in the north gable end.

HISTORICAL DESCRIPTION

The Charlottesville Country Club was organized and purchased this four-acre tract in 1914 (ACDB 155-295). This building was erected the same year, according to tax records. It was designed by Eugene Bradbury. The club disbanded in 1919, and the real estate and personal proerty were sold to R. J. R. Bing, "better known as Bobby Mainfort" (ACDB 170-240). He conducted the White Pines Health Resort there for a short while, but eventually lost the property. William E. Duke bought it in 1921 and sold it the next year to J. M. Rothwell (ACDB 178-104, 180-24). His widow sold it in 1944 to Robert W. Halsey, who wold it to the Phillip Spencer Memorial Trust in 1949 (ACDB 261-254, 284-83). It has been occupied by Chi Psi fraternity since that time and since 1977 has been owned by Alpha Omicron of Chi Psi Corporation (Cith DB 390-107). The house was renovated and the small rear addition built that year. Additional References: ACDB 160-353, 170-230, 190-404, 229-239, 242-193, 384-551; City DB 290-480.

To: Secretary
Board of Zoning Appeals
City Hall
Charlottesville, Virginia

PETITION FOR APPEAL

Gentlemen:

Your Petitioner is the owner of the following described property situated in this City: (Give legal description and street name and number)

ALPHA OMICRON OF CHI PSI CORP., 1536 RUGBY [TRAIL'S END] CITY.

The City Building Administrator has denied the application of the undersigned for a Building Permit (Certificate of Occupancy) (_____ Other _____) for the reason that the proposed use of the property violates the Zoning Ordinance of this City in the following particulars:

EXISTING STRUCTURE IS A NON-COMPLIANCE OCCUPANT OF THE AREA AND A 12' X 40' ADDITION IS PROPOSED.

Your Petitioner believes that the enforcement of this ordinance with regard to the above described property creates an unnecessary hardship on its owner for the following reasons:

THE ORDINANCE WOULD DENY REDISTRIBUTION OF STUDY AND LIVING AREAS NECESSARY TO PROVIDE IMPROVEMENTS PERMITTING UPGRADING FOR FIRE SAFETY PURPOSES AND IMPROVEMENTS OF GENERAL LIVING ARRANGEMENTS.

THE PROPOSED ADDITION IS SURROUNDED BY LARGE TREES AND SHRUBBERY; THERE ARE NO OTHER STRUCTURES

Your Petitioner therefore, request that the action of the Building Administrator be reviewed, and, if necessary that a variance from the terms of the Zoning Ordinance be granted which will permit said property to be used in the manner set out in said application, which is enclosed herewith. Also enclosed is a sketch of the property showing the location of the (existing) (proposed) improvements and a check in the amount of \$50.00 payable to the City as required by law.

Respectfully submitted,

Alpha Omicron of Chi Psi Corp.
by: *Malcolm D. Jones Jr.*
Petitioner
Treasurer

Rec. 6-16-77
Date

Jamie Davis
Sign Given By

V VICINITY OF THE PROPOSED ADDITION.

A VARIANCE WAS GRANTED IN 1973 FOR A PROPOSED ADDITION WHICH WAS $7\frac{1}{2}' \times 40'$. THIS WAS APPROVED BUT NOT CONSTRUCTED. THIS REQUEST IS FOR AN ADDITION SIZED $12' \times 40'$ & $4\frac{1}{2}'$ WIDER THAN ORIGINAL. THIS GIVES A MORE USABLE SPACE. AFTER DUE STUDY AND CONSIDERATION, THE ORIGINAL VARIANCE GRANTED DID NOT PROVE TO BE OF SUBSTANTIAL SIZE TO WARRANT CONSTRUCTION.

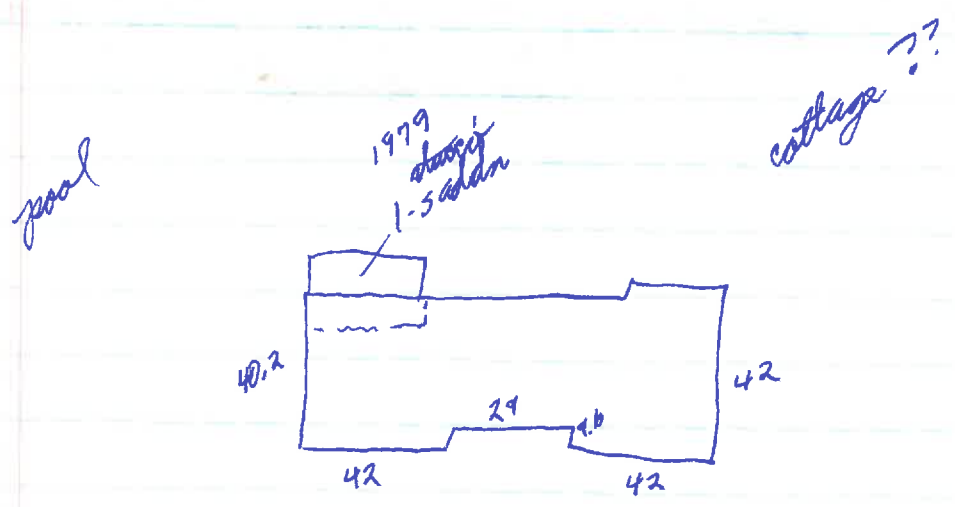
41-71 ✓

Trail's End
1536 Rugby Rd Eitel

390-107	Alpha Omicron of Chi Phi Org. - 1947	
290-480	James L. Beard, stat, Trc	1967
ADD B	" " "	1962
384-551		
284-83	Philip's Superior Mem. Trust	

.03 ac -> Highway Dept
plat 153-295
"

Frat. home
 1 1/2 stories, ^{3/4} basement, 15 rooms
 concrete foundation, stone & stucco walls, slate hipped
 5 fireplaces, stone stacks
 expensive const. (addn - good const.)
 1977 - alteration & addn - 3 bedrooms



Where & when did name "Trail's End" originate?

Moore, Alb: Jefferson's County

pp 346-47 Chi'o Country Club organized 4/14

Bobby Mainfort conducted the White Pines Health Resort there

1953 City Dir Chi Phi (sic)

1962 Chi Psi

1924 " Bing, Mainfort m l white Pines m l

" , 31 Jas M (Pres. Inland S. or Corp) & Eleanor Rothwell - Rugby Rd. in Halltop

1940 Eleanor Rothwell - 1710 Rugby

1945, 47, 48 Robt Halsey "

1950 vacant "

" Chi Psi - 161 Rugby

Holsinger's Ch'ville, p. — , 1916

1-storey, 3-bay open porches w/ Chin, Chys, bal, on rear elevation of N & S pavillions; S in light-colored; N darker
∴ walls stuccoed?

Trail's End

- ACDB
284-83 Robt. V. & Caroline Halsey → Philip Spencer Memorial Trust \$37,500
5/18/1949 4.1 acres just north of Ch'u
same as ACDB 261-254, 11/2/44, Eleanor J Rothwell, wid, → Halsey
" 155-295, 3/2/14, Red-Land Land Corp → Ch'u Country Club
subdivision plat ACDB 247-40
- 261-254 Eleanor J. Rothwell, wid → Robt. V. Halsey \$33,000
11/2/1944 4.1 acres
same as ACDB 242-193
- 242-193 Inland Service Corp. → Eleanor J. Rothwell
12/29/1938 4.1 acres
ACDB 190-404, 6/1/25, J M Rothwell → wife Eleanor
4.1 acre tract w/ imp'ts on Hydraulic Rd
same as ~~155~~ ACDB 180-24 (plat 155-295)
ACDB 229-239, 10/3/35, Rothwells → Inland Service Corp
4.1 acres + personal property
- 229-239 (personal property includes furniture, rugs, etc)
- 180-24 Wm. Eskridge Duke → J M Rothwell \$16,000
7/1/1922 4.1 acre tract w/ imp'ts on the Hydraulic Rd
same as 178-104
- 178-104 T P Peyton & C W Watts, under 1915 deed of trust from Ch'u Country
12/6/1921 Club (ACDB 160-353) → Wm Eskridge Duke, at auction
4.1 ac w/ imp'ts, same as 155-295 \$15,500
ACDB 170-240, 6/9/19, Ch'u Country Club → R. J. R. Bing
" 170-230, 6/11/19, R. J. R. Bing → (deed of trust)
Bing defaulted

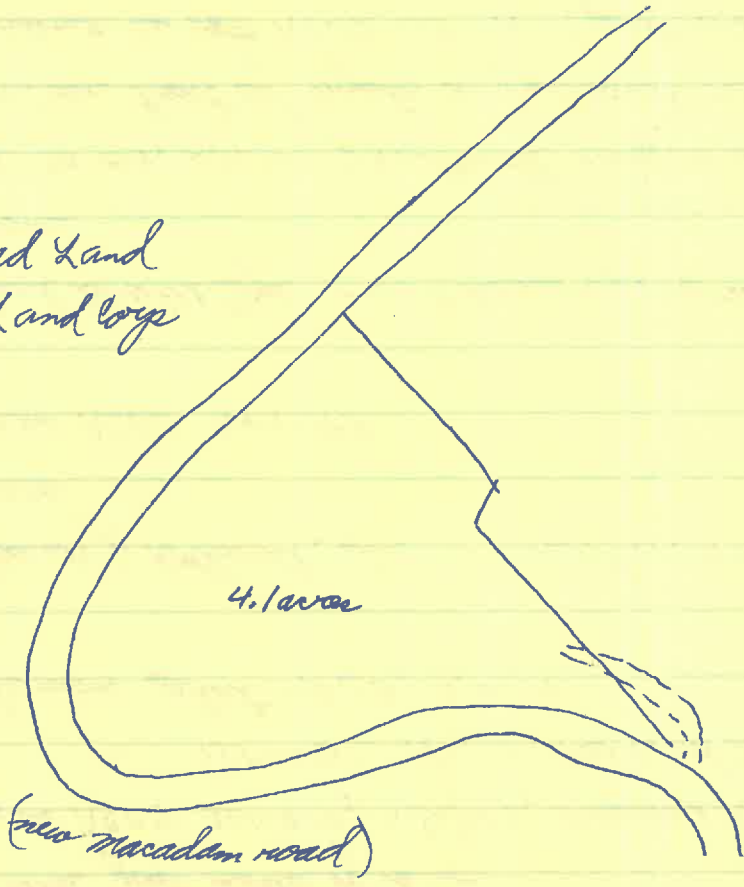
\$13,800

170-240 Chi'o Country Club -> R D R Bing, "better known as Bobby Mainfort"
6/9/1919 3/26/1919 stockholders authorized sale of all property
(W Allan Perkins, President)
real est & personal property

155-295
3/2/1914 the Red Land Land Corp -> The Chi'o Country Club, Inc
4.1 acres on the Hydraulic Rd
part of 200 acres fr Todd & James 1913 (ACDB 152-220)



Red Land
Land Corp



Red Land Land Corp

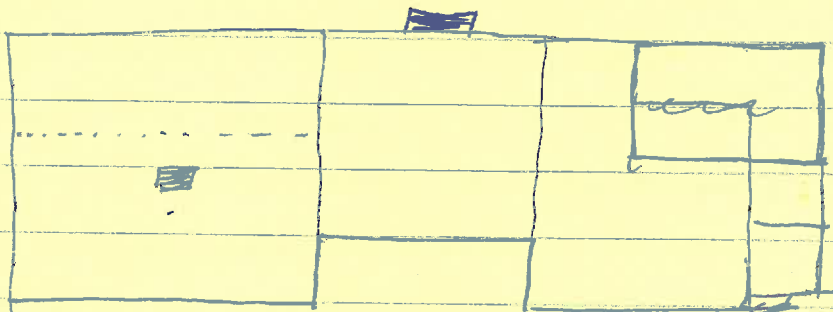
Trail's End

1 1/2 story

2 end pavilions joined by hyphen

all sections med gable roof, brown cone shingles,
proj eaves & verges, exposed rafter ends, st baywood
low found front, basement above ground rear
care taken to coordinate details all sections

5/26/26



Booth pavillion

1½ - storey, 3 - bay, double pile

walls random fieldstone

nearly cent chimney (N of hall), fieldstone, 2 cent chimney pots

windows 8/8, shutter, brick sill

2 hip-roofed dormers on facade, weatherboarded walls,
pr 6-l casement w plain trim

tiny shed-roofed cent porch, w plain

door 4 1/2 tall panels, moulded surrounds

gable end stucco & half-timbered, pl bayboard

Back porch under main roof, ^{2nd story} end of stucco, on stone pier

at basement level, 2nd storey on brackets or struts,

matching 8/8 w moulded surrounds

end window in gable pr paired 6-l casement w plain trim

1 - storey, shed-roofed stucco & half-timbered basement

wing across rear el

windows paired 6/6

roof much lower pitch, but matches

Central hypocaust

facade stepped back deeply for pavilions

roof sl higher & extends over pavilions

fieldstone 1st storey, 2nd stuccoed w/ heavy riveted half-timbering

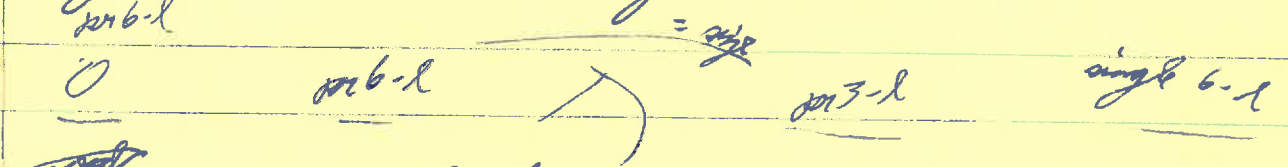
ent door center bay seq, low Tudor arch-headed, 6-panel

2. storey, because, being shallower, eaves are higher center 2nd level large proj bay wind proj on p

2 tiers of 3 per 6-l casement

per 6-l casement 1 1/2-level left, per low 1-l casement high under eaves right

5-bay st 1st level, side bays:



~~mod~~ moulded surrounds, 1st level, plain 2nd
O shutter brick sills

rear sl proj sl beyond pavilions

base. x 1st fieldstone

steep gable covers eaves, stuccoed & half-timbered

1 1/2-storey, would be 3-bay w/ center filled by 2

massive fieldstone ext end chin, centered, 1 set weathering

windows paired 6-l seq-arched casement basement, full-ht

paired 12-l casement, both moulded surrounds, paired

3-l casement 2nd

North Pavilion

fieldstone found, beige stuccoed walls, no half-timbering
on stuccoed chim front of center w/ brick stack ^{up} stepped back ^{corbelled} & ^{the} ^{end}
e. 2 bays wide:

5 bay; 2 tiers of 4 6-l casement, ^{weatherboarded} gable-roofed wall
dormer, 0 windows

N bay; 2 exp per 6-l casement, ^{0 windows} one now closed for
ventilation fan

1 ~~low~~ hip roofed dormer N bay matches S row
wooden side, 0 shutters

rear of stuccoed at basement level too

3 bays wide; 5 bay; ~~3~~ garage 3 12-l casement 1st level,
door flanked by sm 4-l casement at basement

2 4 bays proj & each is a recessed bet pier, as if ~~and~~
enclosed porch; 1st level each bay: band 2 pr 12-l doors
w/ wrought iron railing; sm blind panels basement

3 matching dormers

south end:

rear 40% a recessed bet pier & matches rear w/ a band of 2 pr
15-l doors & railing

front 60% div into 2 bays, both open w/ stone pier at
basement level, center open porch at 1st level, w/ sq post
& simple bal; stuccoed walls, door flanked by pr 6-l or 5-l
2nd story always cool? 2 6-l casement

a distance c 5' w/ stone basement wall south w/ sq-arched
door & pr 4-l casement

on facade, this porch section appears as ^{1-bay} wing w/ found stuccoed
bet stone pier, a lower matching roof, paired 8-l casement

Trail's End

715

Ch'w Country Club

4.16 ac

$$80 + 5000 = 5080$$

for Redland Land Co
\$5000 added for Dwyer



