

Architectural And Historic Survey



Identification

STREET ADDRESS: 804 Rugby Road	HISTORIC NAME:
MAP & PARCEL: 5-136	DATE / PERIOD:
CENSUS TRACT AND BLOCK:	STYLE: Victorian
PRESENT ZONING: R-1	HEIGHT (to cornice) OR STORIES: 1½ storeys
ORIGINAL OWNER: Emily A. Greaves	DIMENSIONS AND LAND AREA: 100' x 132.5' (13,250 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: William W. Abbott III & Eleanor P. Abbott	DATE OF SURVEY: Summer 1983
ADDRESS: 804 Rugby Road Charlottesville, VA 22903	SOURCES: City/County Records William W. Abbott III Sanborn Map Co. - 1920

ARCHITECTURAL DESCRIPTION

This picturesque 1½-storey cottage is three bays wide and double pile. It is set on a brick foundation and has a partial basement. The first storey walls are weatherboarded, while the gables and dormers are covered with wooden shingles. All wall surfaces are now painted a uniform light gray. The cottage has a steep hip roof. Its original wooden shingles have been replaced with light gray composition shingles. It has deeply projecting eaves, boxed cornice, and plain wide frieze. There is a large former of a different shape on each slope of the roof: on the north side is a large gable roofed dormer with one window. The two side planes of the roof continue into an immense gambrel-roofed dormer on the rear elevation. It has a single window and a pair, with a louvered air vent above them. On the south side, the front and rear planes of the roof continue into a very wide and low hip-roofed with a small central gable (almost a wall dormer within a dormer) above a pair of windows. The facade is dominated by a splendid large semi-octagonal dormer. It has a 6-light fixed-sash window in the center and a 4-light fixed sash window and a 1-over-1 light double-sash window at each side. There are two capped interior chimneys. The one original one is larger and has been faced with concrete. Most windows are double-sash, 1-over-1 light, with plain trim and dark gray louvered shutters. Some on the facade and southern elevation have diamond glazing in the upper sash. There is a pair of windows in the south bay of the facade and a group of three centered on the rear elevation. In the north bay of the facade, there is a fixed-sash, 1-over-1 light window with a tall transom, flanked by narrow double-sash windows. An L-shaped veranda is recessed into two-thirds of the facade and the southern elevations. Its square pillars flare out at the top where they join the plain frieze to form flat-topped arches. There is a nice sawn balustrade. One bay of the side portion of the porch has been enclosed. It has a shallow semi-octagonal bay window. The entrance door in the central bay of the facade has one light over three panels with moulded rails. Beside it there is a narrow double-sash window with diamond glazing, the same width as a sidelight.

HISTORICAL DESCRIPTION

This cottage house appears to be identical to one that stood at 150 Madison Lane, and there has been speculation that it might have been moved to this site c. 1920. Tax records, however, indicate that both were built between 1900 and 1910, and the 1920 Sanborn Map shows both houses. Perhaps the design was from a book of plans or a stock plan of a local builder. Emily A. Greaves (Mrs. F. N. H. Greaves) purchased four lots in Preston Heights in 1901 (ACDB 124-453), and tax records show that she built this house. Maria P. Duval bought the property in 1906 (ACDB 134-173) and sold it in 1919 to Dorothy D. & Albert G. A. Baly (City DB 82-464). Mr. Baly was Professor of Philosophy at the University. In 1925, they built the large stone house at 1701 Burnley Avenue and sold this cottage to Dr. V. W. Archer, keeping the two lots behind it, which also adjoined their new house (DB 52-62). Mary McNair Smith bought the house in 1930 (DB 69-135) and sold it in 1947 to J. Frank Sargeant, Jr., and Claudia T. Sargeant (DB 132-2), who sold to E. V. & Estelle W. Echols in 1964 (DB 251-150). William W. Abbott III and Eleanor P. Abbott bought the house in 1966 and remodeled it in 1969.

5-136 ✓

R-1
100x132.5

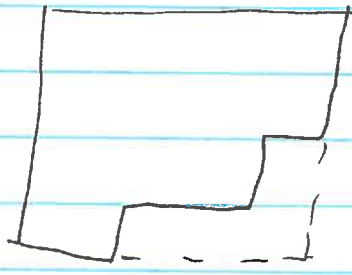
804 Rugby

#486

280-122	Wm W III & Eleanor P. Abbott	1966	plat ACDB 97-347
251-150	EV & Estelle W Echols	1964	" 97-346
132-2	J. Frank ^{Dr} & Claudia Sargent Mary M [≡] Nair Smith		" "

1 1/2-3, 1/4 base, 8 rooms
 brick found, wood, comp. shingle gable
 1 chim, 1 fireplace
 built 1910
 1969 - int. alterations

Greaves c1901-1906 = 5 yr
 Balz 1919-1925 = 6"
 Abbott 1969-21984 = 315 yr



Baltzer bought land in Preston Hgts 1919 & 1922,
this lot 1919

Fraternity study says SPE home built 1924-25

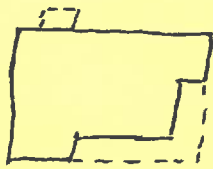
3-6449 | Mr. Ball
who moved it & when?
" built " " " ?

not sure, looks like it, but wonders if it was possible, maybe another house
5th floor alderman

Sanborn maps: 1920 (A&HS) - wooden shingled roof

804 Rugby

150 Mad. Lane



$1\frac{1}{2}-5 D$
frame
x = shingle roof



$1\frac{1}{2}-5 D$
frame
x = shingle roof

proportions sl. diff.



$1\frac{1}{2}-5 D$
frame
x = shingle roof



$1-5 D$
frame
x = shingle roof

~~150006~~

1920

2/1920

XΦ on Madison Hill lot

4/18/1901 Mrs Breaver bought 4 lots on Rugby, \$185 ?!

5/22/1905 Mrs Stockton deeded Lizzie Albin her int in "near 1/2 lot" on Mad Lane

11/16/1906 Lizzie Albin → XΦ, Mad Lane (\$1400)

10/25/1906 Mrs Breaver → Maria Duval, 4 lots Rugby, \$3000

1914 XΦ requested a site on western side of Carvis Hill

4/10/1919 Maria Duval → Dr. Balg, Rugby, \$6,000

4/29/1921 SPE bought^a lot on Rugby next to 804

4/26/1922 XΦ requested lot in Quadrangle

1922 Dr. Balg bought lots on Burnley where built stone house

1922 house must have been removed from Mad Lane (off tax 1923)

10/7/1922 XΦ began construction on new house in Quadrangle

1924 construction loan on Mad Lane

5/22/24 XΦ → SPE, Mad Lane \$50,000

10/26/1924 SPE's plans for Mad Lane ready

4/1925 " Mad Lane home ^{already} under construction

10/24/1925 Dr. Balg → Dr. Archer, 2 lots Rugby, \$9,000

804 Rugby

32-464
 (34-45)
 (35-404), 437
 37-233
 40-8410

132-2 Mary M^{rs} Nair Smith, wid → J Frank Bargeant Jr
 5/20/1947 & Claudia T Bargeant

L 9 & 10 of Bl 18, Preston Heights 97-364
 + 7½ x 100' strip at rear

100' x 132½'
 same as 69-135

69-135
~~69~~ V W & Kate E Archer → Mary M^{rs} Nair Smith \$12,000
 5/1/30 L 9 & 10...

same as 52-62, 10/24/25, fr A & A Balz

52-62 Albert B A & Dorothy Dean Balz → V W Archer \$9,000
 10/24/1925 L 9 & 10...

part of DB 32-464, 1919, fr Maria P. Duval
 1924 deed of trust (DB 46-363)

52-464 Miss Maria P. Duval → Dorothy D. & Albert B. A. Balz \$6,000
 4/10/1919 L 3, 4, 9, & 10....

same as ACDB 134-173, 1906, fr Emily A. Breaves,
 w/ all imp'ts

ACDB Emily A & F V H Breaves → Maria P. Duval \$5000

134-173 L 3, 4, 9, & 10 in Bl 18 P & H (97-~~364~~)

16/25/06 same as 124-453, 1901, fr Chancellor

124-453 AC & Corrie W Chancellor → Emily A. Breaves \$185
 4/18/1901 4 lots

L 3 & 4 = part of 117-132, 1900, fr Ch' & Land Co

L 9 & 10 = " " 117-343, " , fr Chancellor

Tax

1920, ~~20~~ Dorothy D. + Albert B. A. Baly 500 + 1000 = 1500 for MP & dual
B 18, L 3, 4, 9, 10 P. H.

1919, 17 MP & dual " 500 + 1000 = 1500

1924, 23, 22, 21 Dorothy + Albert Baly 1800 + 3000 = 4800

1	2	3	4	5	6
7	8	9	10	11	12

804 Rugby

1 1/2-5, 3-bay, double pile

med brick, found, wooden water table matches frieze;
basement ^{triple door} gray weatherboarding w/ white trim, incl corner boards
dormers & gables wooden-shingled, painted gray

steep hip roof, lt gray asbestos shingles same color
as water, deeply projecting eaves, boxed cornice
plain frieze

veranda set under main roof (incised into frame);

~~10 bay~~ in 2-5 bays of facade; looks as if may
have cont. ^{2/3 way} along 5 side ~~to~~ later end as it cont
5'-10' now & a post was left beyond bay window; an
room, was end porch; could have cont. whole length
pl frieze, sq gillows spread in bracket shape at top
making \square arch; 3-bay; sawn bal; wooden floor

marvelous semi-oc dormer ~~cont'd~~ dominates facade; is
very large; fixed 6-l front, fixed 4-l & 1/1 double sash at
sides

most windows 1/1 w/ plain trim & dk gray lowered shutters;
some have multilight upper sash w/ diamond glazing
(facade & 5); per 5 bay facade; 1/1 bay by article:
1 l w/ deep transom, flanked by narrow 1/1; window frames
touch
frieze & groups 3 equal 1/1 center row

ent in center bay of facade; 1 l/3 panels w/ moulded rails;
1 side-light with double sash window w/ diamond glazing

(N) & 1 old (S) both bricks
1 new (S) into chim, capped, old larger & wood w/ concrete

• N elevation - large gable-roofed dormer;
one 1/1 window; cornice returns

2 side planes of roof cont to at rear into an
absolutely huge gambrel-roofed dormer; cornice
return; single & pr 1/1; lowered attic vent

5 elevation; front & rear planes of roof cont
into huge, but low, hip-roofed dormer w/
a central gable (almost a wall dormer within a
dormer) over pr 1/1

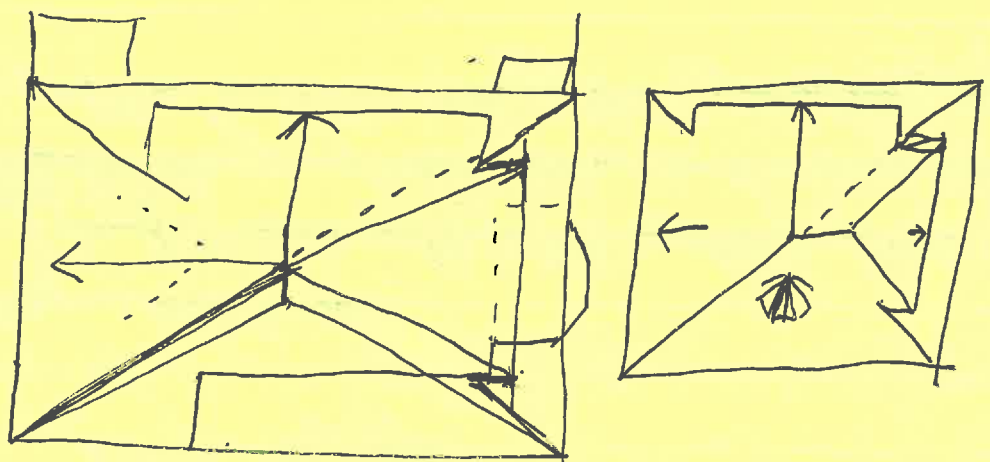
shallow semi-act 1-5 bay window below this;
weatherboarded walls, multilight fixed arch center,
4/4 sides

doors in both side bays rear;

S - 15-2 Fr of shutters, open stoop w/ horiz. rail

N - 12/3 panels, on back porch w/ nearly flat roof,
boxed cornice, pl frieze, sq posts, lattice

~~vestibule~~
porch



stone gate posts, iron gate

