

Architectural And Historic Survey



Identification

STREET ADDRESS: 204 Ridge Street
 MAP & PARCEL: 28-143
 CENSUS TRACT AND BLOCK: 1-217
 PRESENT ZONING: B-2
 ORIGINAL OWNER: Charles E. Bailey
 ORIGINAL USE: Residence
 PRESENT USE: Rental Property (Residence)
 PRESENT OWNER: Edmund H. Teeter
 ADDRESS: 2511 Brunswick Road

HISTORIC NAME: Bailey-Parrott-Fowler Cottage
 DATE / PERIOD: 1862
 STYLE: Gothic Revival
 HEIGHT (to cornice) OR STORIES: 1
 DIMENSIONS AND LAND AREA: 120' x 102' (12,240 sq. ft.)
 CONDITION: Fair
 SURVEYOR: Bibb
 DATE OF SURVEY: Winter 1978
 SOURCES: City/County Records Mrs. J. F. Fowler
 Sanborn Map Co. - 1907 & 1920 1877 Charlottesville Map
 Mr. and Mrs. Edmund H. Teeter

James Alexander, Recollections of Early Charlottesville

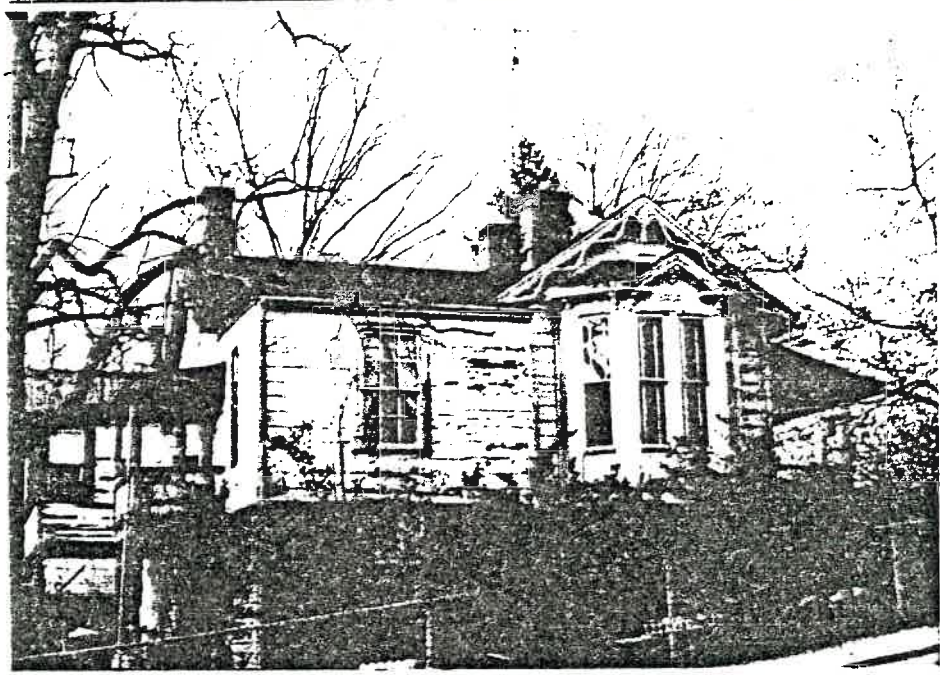
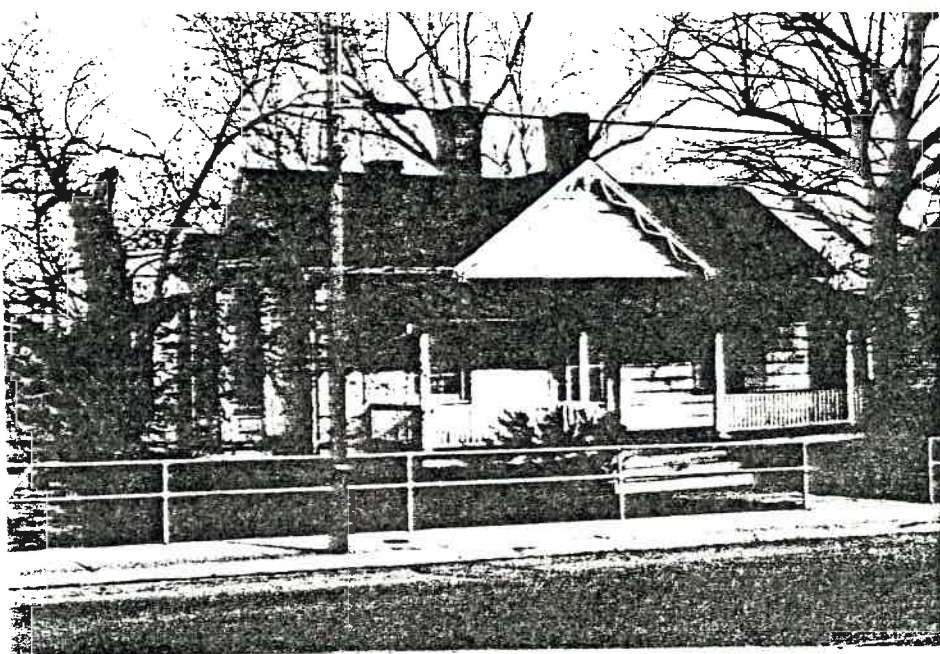
ARCHITECTURAL DESCRIPTION

This beautifully detailed single-storey Gothic cottage was originally T-shaped, but later additions have filled in the rear corners. The walls are covered with rusticated wooden siding. This was faithfully repeated in the additions. The English basement is above ground in the rear and was nearly so in front before the level of the front yard was raised when Ridge Street was widened. It is of brick laid in five- and seven-course American bond. The basement level of the SE addition is weatherboarded. A medium-pitched gable roof covers the original part of the house, with an additional large central gable on the facade. Asphalt shingles have replaced the original variegated slate. The 1870's NE addition has a nearly flat shed roof, while the 1923 SE addition has a metal shed roof, and the later addition behind it has a metal shed roof. It has projecting eaves and verges and a boxed cornice. The gables are decorated with delicately undulating sawn work, terminating in pendant loops at the corners, and with a pendant at the peak of the gable. There are three interior brick chimneys with corbelled caps and stringcourses, one on either side of the central hall and an interior end chimney in the rear. The huge fireplace in the basement kitchen has been closed. The very large double-sash windows are six-over-six light with architrave trim. An ornate semi-octagonal bay window is crowded onto the north end of the house. Stylistically, it looks as if it might have been added in the 1870's, at the time of the NE corner addition probably by the same builder who constructed a nearly identical bay window at 515 Ridge Street. It has four narrow, single-light double-sash windows above paneled spandrels at the main level, and one wide six-over-one and two narrow four-over-four windows at the basement level. Its metal hip roof has a small decorated central gable, bracketed boxed cornice with returns, and dentil moulding. The original single-bay entrance porch was replaced in 1923 with a veranda that extends across the entire front and around the south side to the projecting SE pavillion that was added at the same time. Steep metal shed roofs, supported on Tuscan columns, shelter the front and side sections, with the corner area left open. A simple balustrade encloses the whole. The small back porch has plain square posts, sawn balustrade, and metal shed roof with scalloped bargeboard. The original entrance door was also replaced, but its narrow recessed sidelights extending to the top of a shallow four-light rectangular transom remain.

HISTORICAL DESCRIPTION

Patrick Martin and Spotswood Keller purchased an unimproved 19-acre tract east of "the ridge road" and south of the Virginia Central Railroad, in 1860 (ACDB 59-222). This house was apparently built in 1862 by Charles E. Bailey, because on December 12, 1862, Martin and Keller deeded him, for \$600, one acre "with all buildings", which he sold to Grafton D. Spurrier two weeks later for \$6,000. (ACBD 60-91 & 93) He must have built the house before receiving the deed to the lot. William J. Parrott purchased the property from Spurrier in 1863 (ACDB 61-70), and it was known thereafter as "the Parrott Cottage". James Alexander described it in 1874 as a "handsome cottage with variegated slate roof" (Early Charlottesville, p. 107). Parrott probably added the bay window and the shed-roofed addition filling in and projecting slightly beyond the NE corner about that time, because the 1877 map shows both. After Parrott's death, his heirs sold the Cottage to D. W. Fowler in 1894 (City DB 4-478). The Fowler family lived there for 74 years. In 1923 they built a gable-roofed wing filling in and projecting beyond the SE corner and replaced the entrance porch with a large veranda. The present owner bought the house in 1968 from Abbie C. Fowler, widow of D. W. Fowler's son J. F. Fowler, and uses it as rental property. (DB 302-342) This house has survived 116 years with much of its original fabric intact, but it is now endangered by the proposed construction of a new bridge over the railroad tracks. Additional References: City DB 10-358 and 360; WB 4-4, 7-110.

Sally Purcell
Fowler Cottage
204 Ridge Street



BAILEY-PARROTT-FOWLER COTTAGE



STREET ADDRESS:	204 Ridge Street
MAP & PARCEL:	28-143
VDHR FILE NUMBER:	104-25-1
CITY FILE NUMBER:	204
PRESENT ZONING:	B-2
ORIGINAL OWNER:	Charles E. Bailey
ORIGINAL USE:	Residence
PRESENT USE:	Offices
PRESENT OWNER:	Lawrence E. & Joan H. Cabell
ADDRESS:	6 Tennis Drive Charlottesville, VA 22901
HISTORIC NAME:	Bailey-Parrott-Fowler Cottage
DATE/PERIOD:	1862
STYLE:	Gothic Revival
HEIGHT IN STORIES:	1
DIMENSIONS AND LAND AREA:	120' x 102' (12,240 sq. ft.)
CONDITION:	Good
SURVEYOR:	Bibb
DATE OF SURVEY:	Winter 1978, Revised 1993
SOURCES:	City/County Records Mrs. J.F. Fowler Sanborn Map Co. - 1907 & 1920 Mr. and Mrs Edmund H. Teeter 1877 Charlottesville Map James Alexander, <u>Recollections of Early Charlottesville</u>

BAILEY-PARROTT-FOWLER COTTAGE

ARCHITECTURAL DESCRIPTION

This intricately detailed single-story Gothic Revival cottage was originally T-shaped, but later additions have filled in the rear corners, creating a rectangular footprint. Both the walls of the original structure and the additions are covered with rusticated wooden siding. The basement is above ground in the rear and was nearly so in front before the level of the front yard was raised when Ridge Street was widened. The foundation is of brick laid in five- and seven-course American bond. The basement level of the southeastern addition is weatherboarded. A medium-pitched gable roof covers the original part of the house, with an additional large central gable on the facade. Asphalt shingles have replaced the original variegated slate. The 1870's northeastern addition has a nearly flat shed roof, while the 1923 southeastern addition has a metal shed roof, as does the later addition behind it. It has projecting eaves and verges and a boxed cornice. The gables are decorated with delicately undulating sawnwork, terminating in pendant loops at the corners, and with a pendant at the peak of the gable. There are three interior brick chimneys with corbelled caps and stringcourses, one on either side of the central hall and an interior end wall chimney in the rear. The huge fireplace in the basement kitchen has been closed. The large double-sash windows are six-over-six light with architrave trim. An ornate semi-octagonal bay window is crowded onto the north end of the house. Stylistically, it looks as if it might have been added in the 1870's, at the time of the northeastern corner addition, probably by the same builder who constructed a nearly identical bay window at 515 Ridge Street. It has four narrow, single-light, double-sash windows above paneled spandrels at the main level, and one wide six-over-one and two narrow four-over-four windows at the basement level. Its metal hip roof has a small decorated central gable, bracketed boxed cornice with returns, and dentil moulding. The original single-bay entrance porch was replaced in 1923 with a verandah that extends across the entire front and around the southern side to the projecting southeastern pavilion that was added at the same time. Steep metal shed roofs, supported on Tuscan columns, shelter the front and side sections, with the corner area left open. A simple balustrade encloses the whole. The small back porch has plain square posts, sawn balustrade, and metal shed roof with scalloped bargeboard. The original entrance door was also replaced, but the original narrow recessed sidelights extending to the top of a shallow four-light rectangular transom remain.

HISTORICAL DESCRIPTION

Patrick Martin and Spotswood Keller purchased an unimproved 19-acre tract east of "the ridge road" and south of the Virginia Central Railroad, in 1860 (ACDB 59-222). This house was apparently built in 1862 by Charles E. Bailey, because on December 12, 1862, Martin and Keller deeded him, for \$600, one acre "with all buildings", which he sold to Grafton D. Spurrier two weeks later for \$6,000 (ACDB 60-91 & 93). He must have built the house before receiving the deed to the lot. William J. Parrott purchased the property from Spurrier in 1863 (ACDB 61-70), and it was known thereafter as "the Parrott Cottage". James Alexander described it in 1874 as a "handsome cottage with variegated slate roof" (*Early Charlottesville* p. 114). Parrott probably added the bay window and the shed-roofed addition filling in and projecting slightly beyond the northeastern corner about that time, because the 1877 map shows both. After Parrott's death, his heirs sold the Cottage to D.W. Fowler in 1894 (City DB 4-478). The Fowler family lived there for 74 years. In 1923 they built a gable-roofed wing filling in and projecting beyond the southeastern corner and replaced the entrance porch with a large verandah. Edmund Teeter bought the house in 1968 from Abbie C. Fowler, widow of D.W. Fowler's son J.F. Fowler, and in 1978 used it as rental property (DB 302-342). Wilson Cropp purchased the house in 1981 (DB 419-579) and rehabilitated it. Two brothers, Jeffrey P. and David DeLawter, purchased the house in 1983 (DB 435-799). In 1984, David conveyed his interest to Jeffrey who then sold it in 1987 to Lawrence E. and Joan H. Cabell (DB 449-556, 494-622). This house has survived 116 years with much of its original fabric intact. Additional References: City DB 10-358 and 360; WB 4-4, 7-110.

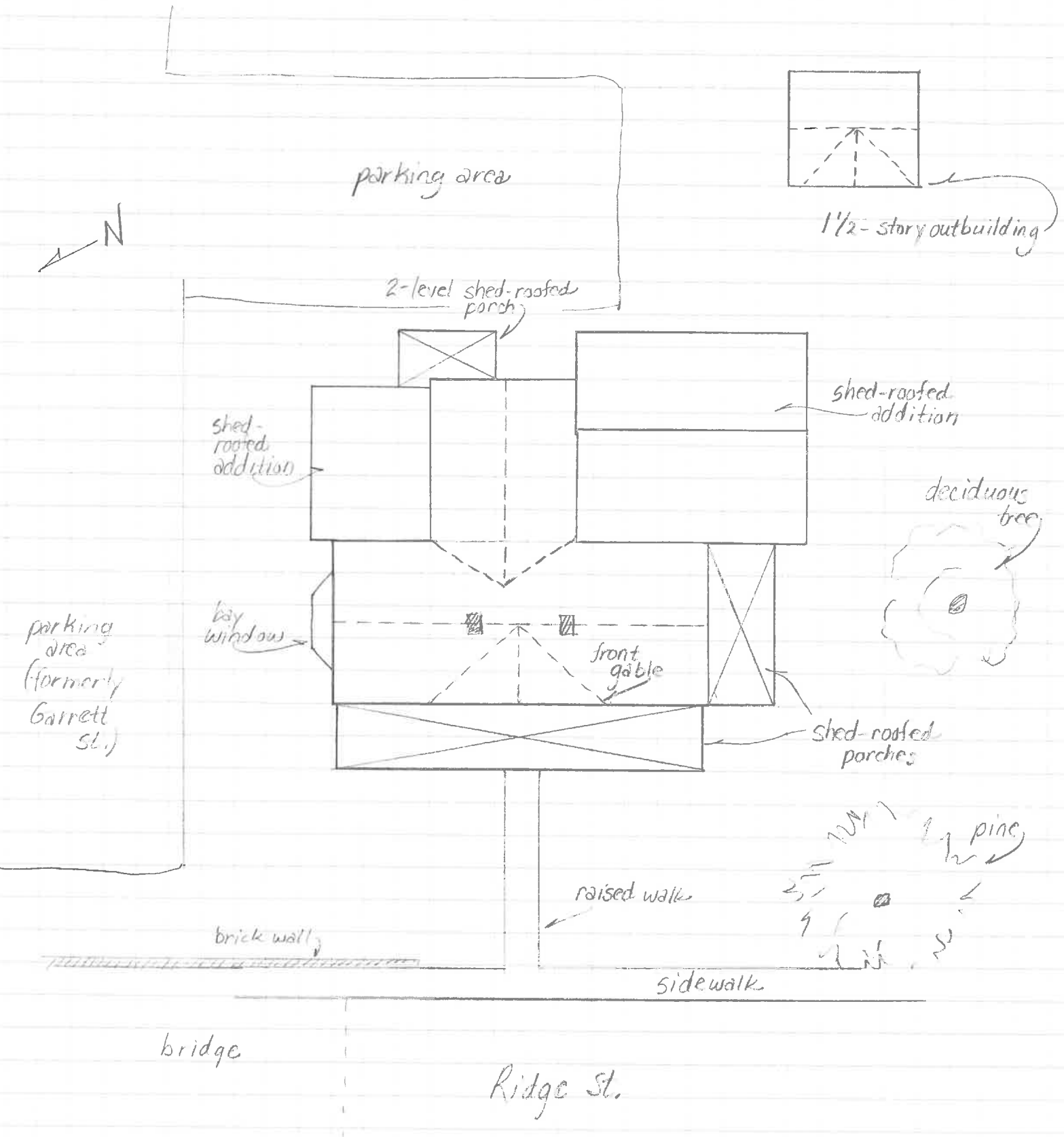
STATEMENT OF SIGNIFICANCE

The Bailey-Parrott-Fowler Cottage is one of only two or three Gothic Revival Cottages remaining in Charlottesville. That alone makes it an extremely important part of the architectural fabric of the City. Its basic form is clearly discernable, despite later additions. The delicately undulating sawnwork on the gables, terminating in pendant loops, is particularly fine and unlike any other in the City. Also of interest is the rather ornate bay window, an 1870's addition. A nicely detailed dependency, one of three in the District, has survived.

This house defines the northern boundary of the District, as it always has. It continues to assert the residential nature of the street against commercial encroachment. The Bailey-Parrott-Fowler Cottage is one of the most important buildings in the Ridge Street Historic District. It has been individually designated as a local historic landmark.

BAILEY-PARROTT-FOWLER COTTAGE
204 RIDGE ST.

VDHR FILE NO. 104-25-1



SUSAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-001

Property Name: Historic Bailey-Parrott-Fowler Cottage

NR Property Category: Building
Wuzit: House/Offices

Tax Code: Section Parcel
28 143

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 204 Ridge Street

Location:

Vicinity of: Municipality: ZIP: 22901

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:
Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?	
1	Building	Contributing	TOTAL: 2
1	Building	Contributing	
			Contrib: 2
			Non-Contrib: 0

WUZIT COUNT -

#	Wuzit	Contributing?	
1	House/Offices	Contributing	TOTAL: 2
1	Outbuilding	Contributing	
			Contrib: 2
			Non-Contrib: 0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
 Estimated Construction Date: 1862
 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: Gothic Revival

of Stories: 1.0 # of Bays Wide: 3 # of Bays Deep: 2
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	Brick	Corbelled cap
Foundation		English basement	Brick	5 & 7-course Amer.
Porch		Wrap-around	Wood	1-story, 3-bay
Roof		Gable	Asphalt	Shingles
Windows		double-hung sash	Wood	1/1, 6/1, 4/4, 6/6

Brief Architectural Description of Primary Resource:

This beautifully detailed single-story Gothic cottage was originally T-shaped, but later additions have filled in the rear corners. The walls are covered with rusticated wooden siding. This was faithfully repeated in the additions. The English basement is above ground in the rear and was nearly so in front before the level of the front yard was raised when Ridge Street was widened. It is of brick laid in five

and seven-course American bond. The basement level of the southeastern addition is weatherboarded. A medium-pitched gable roof covers the original variegated slate. The 1870s northeastern addition has a nearly flat shed roof, while the 1923 southeastern addition has a metal shed roof, and the later addition behind it has a metal shed roof. It has projecting eaves and verges and a boxed cornice. The gables are decorated with delicately undulating sawn work, terminating in pendant loops at the corners, and with a pendant at the peak of the gable. There are three interior brick chimneys with corbelled caps and stringcourses, one on either side of the central hall and an interior end chimney in the rear. The huge fireplace in the basement kitchen has been closed. The very large double-sash windows are six-over-six light with architrave trim. An ornate semi-octagonal bay window is crowded into the north end of the house. Stylistically, it looks as if it might have been added in the 1870s, at the time of the northeastern corner addition, probably by the same builder who constructed a nearly identical bay window at 515 Ridge Street. It has four narrow, single-light, double-sash windows above paneled spandrels at the main level, and one wide six-over-one and two narrow four-over-four windows at the basement level. Its metal hip roof has a small decorated central gable, bracketed boxed cornice with returns, and dentil moulding. The original single-bay entrance porch was replaced in 1923 with a verandah that extends across the entire front and around the southern side to the projecting southeastern pavilion that was added at the same time. Steep metal shed roofs, supported on Tuscan columns, shelter the front and side sections, with the corner area left open. A simple balustrade encloses the whole. The small back porch has plain square posts, sawn balustrade, and metal shed roof with scalloped bargeboard. The original entrance door was also replaced, but its narrow recessed sidelights extending to the top of a shallow four-light rectangular transom remain.

Brief Architectural Description of Additions and Alterations
See Architectural Description and Historical Description.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:
Ridge Street Historic District

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

HISTORICAL DESCRIPTION

Patrick Martin and Spotswood Keller purchased an unimproved 19-acre tract east of "the ridge road" and south of the Virginia Central Railroad, in 1860 (ACDB 59-222). This house was apparently built in 1862 by Charles E. Bailey, because on December 12, 1862, Martin and Keller deeded him, for \$600, one acre "with all buildings", which he sold to Grafton D. Spurrier two weeks later for \$6,000 (ACDB 60-91 & 93). He must have built the house before receiving the deed to the lot. William J. Parrott purchased the property from Spurrier in 1863 (ACDB 61-70), and it was known thereafter as "the Parrott Cottage". James Alexander described it in 1874 as a "handsome cottage with

variegated slate roof" (Early Charlottesville, p. 107). Parrott probably added the bay window and the shed-roofed addition filling in and projecting slightly beyond the northeastern corner about that time, because the 1877 map shows both. After Parrott's death, his heirs sold the Cottage to D. W. Fowler in 1894 (City DB 4-478). The Fowler family lived there for 74 years. In 1923 they built a gable-roofed wing filling in and projecting beyond the southeastern corner and replaced the entrance porch with a large verandah. Edmund Teeter bought the house in 1968 from Abbie C. Fowler, widow of D. W. Fowler's son J. F. Fowler, and uses it as rental property (DB 302-342). This house has survived 116 years with much of its original fabric intact, but it is now endangered by the proposed construction of a new bridge over the railroad tracks.

Additional References: City DB 10-358 and 360; WB 4-4, 7-110. 1993: Wilson Cropp purchased the house in 1981 (DB 419-579) and rehabilitated it. Two brothers, Jeffrey P. and David DeLawter, purchased the house in 1983 (DB 435-799). In 1984, David conveyed his interest to Jeffrey who then sold it in 1987 to Lawrence E. and Joan H. Cabell (DB 449-556, 494-622).

SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

The Bailey-Parrott-Fowler Cottage is one of only two or three Gothic Cottages remaining in Charlottesville. That alone makes it an extremely important part of the architectural fabric of the City. Its basic form is clearly discernable, despite later additions. The delicately undulating sawnwork on the gables, terminating in pendant loops is particularly fine and unlike any other in the City. Also of interest is the rather ornate bay window, an 1870s addition. A nicely detailed dependency, one of three in the District, has survived. This house defines the northern boundary of the District, as it always has. It continues to assert the residential nature of the street against commercial encroachment. The Bailey-Parrott-Fowler Cottage is one of the most important buildings in the Ridge Street Historic District. It has been individually designated as a local historic landmark.

BIBLIOGRAPHY

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Type of Record	Citation
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City Records Charlottesville City Deed Books and Will Books	
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County Records Albemarle County Deed Books	
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Map Sanborn Map Company	
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Interview
Mrs. J. F. Fowler

Interview
Mr. and Mrs. Edmund H. Teeter

Map
1877 Charlottesville Map

Book
Alexander, Recollections of Early Charlottesville

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

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MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13470	27 - 31	1/ /1994

CRM MANAGEMENT EVENTS

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MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
Survey	PAVA/Smead and City/Bibb	/ /1978

IPS data entry-PAVA (Smead)

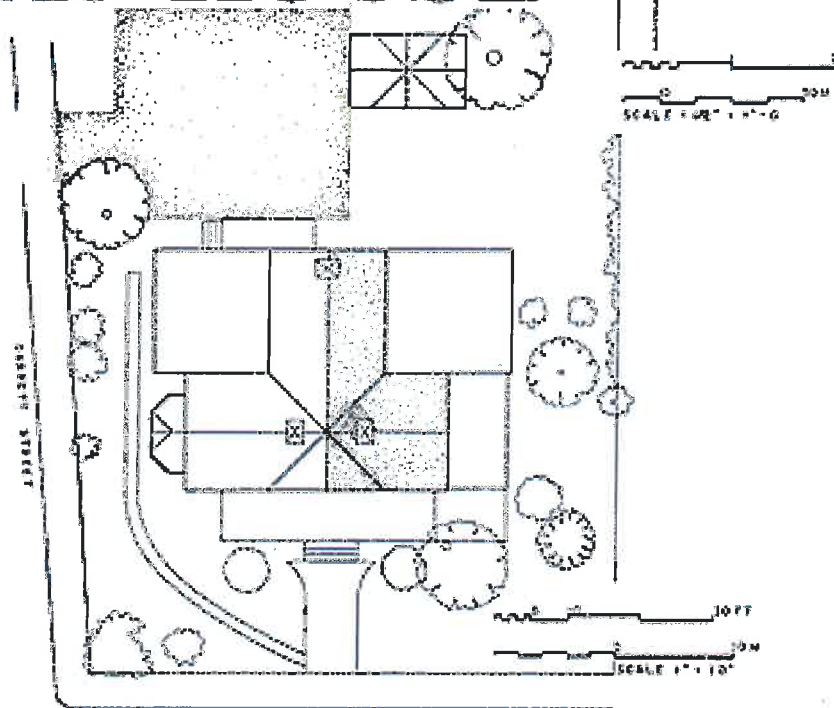
THE CHARLES E. PETERSON PRIZE IS AN ANNUAL STUDENT COMPETITION TO PROMOTE HIGH ACADEMIC STANDARDS SPONSORED BY THE HISTORIC AMERICAN BUILDINGS SURVEY OF THE NATIONAL PARK SERVICE AND THE COLLEGIATE OF PALEONTOLOGY. THIS SET OF DRAWINGS WAS AWARDED IN FEBRUARY 1963.

THIS CLASS PROJECT WAS UNDERTAKEN BY THE SCHOOL OF ARCHITECTURE AT THE UNIVERSITY OF VIRGINIA UNDER THE DIRECTION K. EDWARD LAY, PROFESSOR OF ARCHITECTURE, MEASURED AND DRAWN BY SUSAN HOLBROOK, GRADUATE ARCHITECTURAL HISTORY STUDENT, SPRING SEMESTER, 1962.

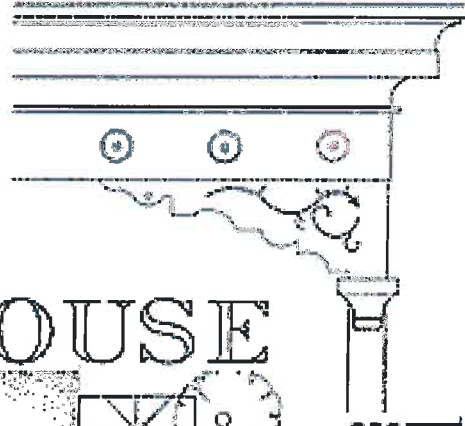
FOWLER HOUSE

ORIGINALLY NAMED THE BAILEY-PARROTT COTTAGE, THE FOWLER HOUSE WAS BUILT BY CHARLES E. BAILEY IN 1862. AN EXAMPLE OF THE GOTHIC REVIVAL STYLE, IT IS NOTEWORTHY FOR THE RUSTICATED WOOD SIDING AND ELABORATE BARGEBOARD WHICH WERE EMPLOYED THROUGHOUT SUBSEQUENT BUILDING STAGES.

UTM 17 72000 42100



DETAIL INTERIOR DECORATIVE EXTRUCLATURE

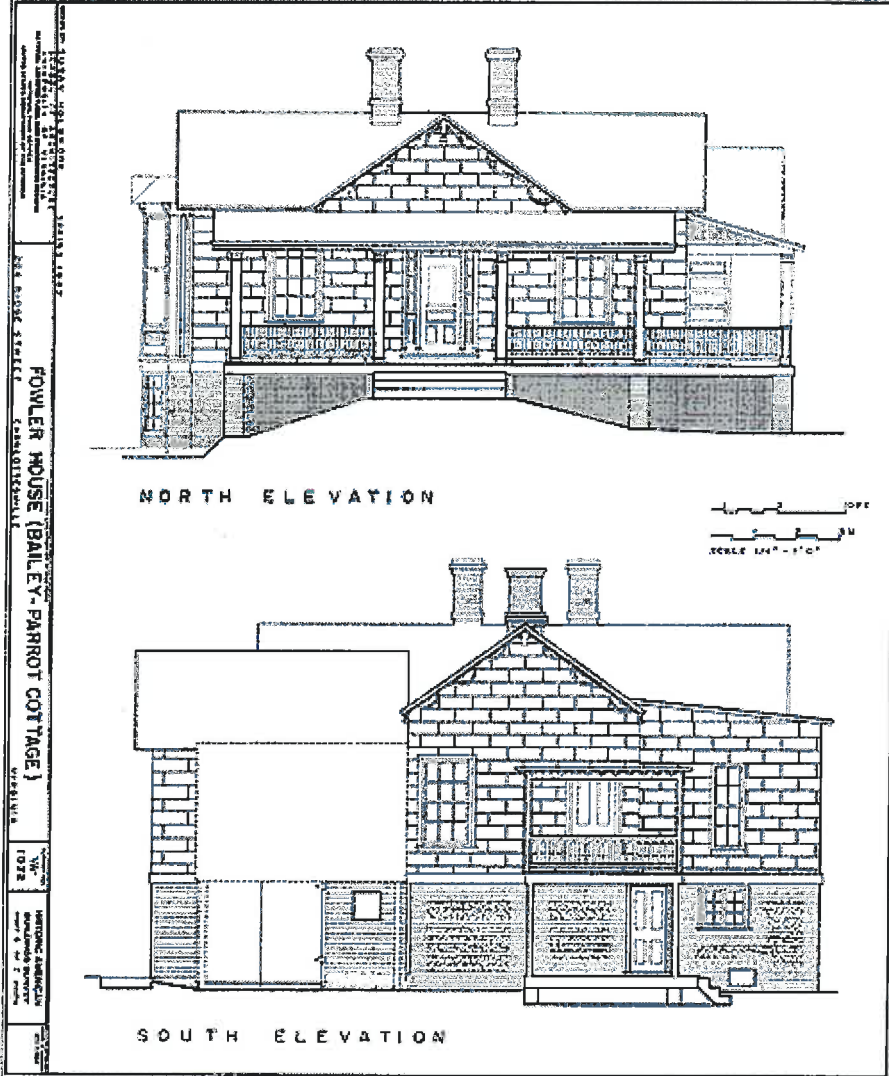


SCALE 1/2" = 1'-0"

SCALE 1" = 10'

DRAWN BY SUSAN HOLBROOK SCHOOL OF ARCHITECTURE UNIVERSITY OF VIRGINIA CHARLOTTESVILLE, VIRGINIA	SPRING 1962 204 WOLF STREET CHARLOTTESVILLE VIRGINIA	PROJECT NO. 1072 HISTORIC AMERICAN BUILDINGS SURVEY SHEET 1 OF 3 SHEETS
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1903 CHARLES E. PETERSON PRIZE, MONMOUTH, N. J.



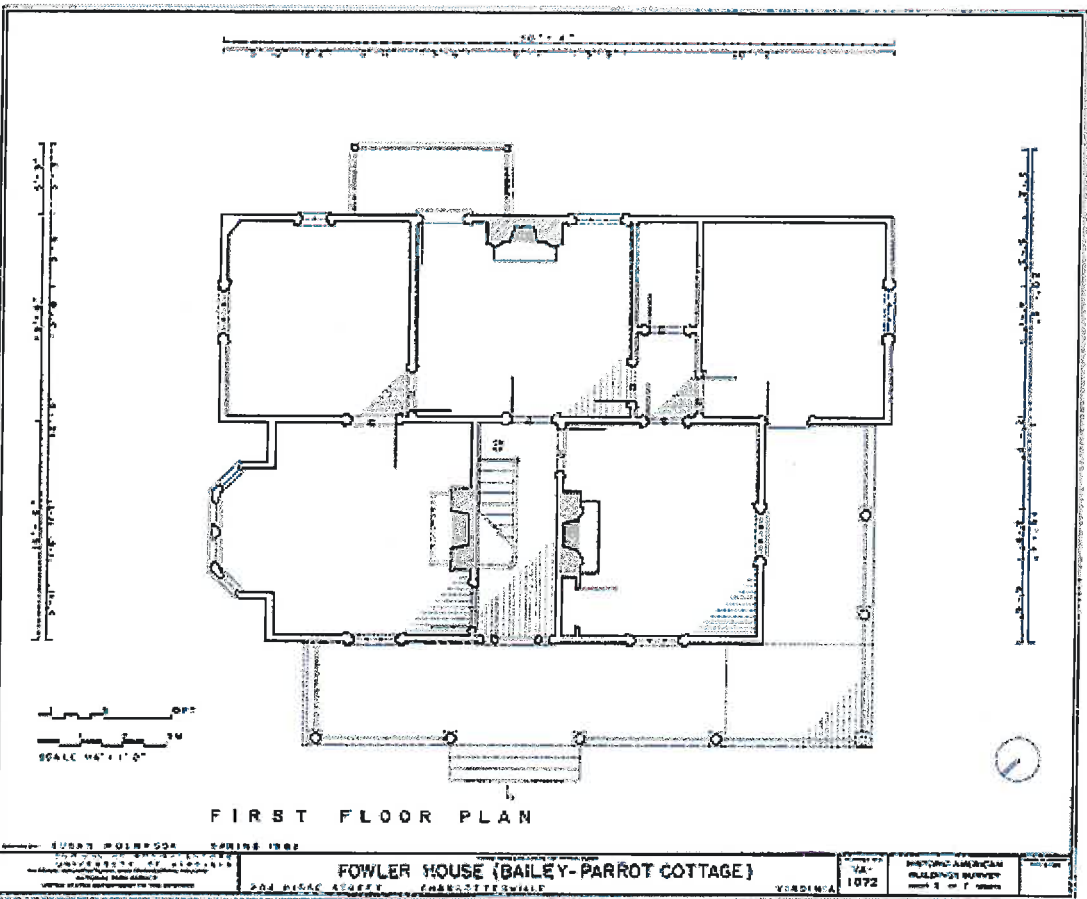
NORTH ELEVATION

10 FEET
5 FEET
SCALE 1/4" = 1'-0"

SOUTH ELEVATION

DRAWN BY: 1903-1904-1905
 ARCHITECT: CHARLES E. PETERSON
 120 WEST 45TH STREET
 NEW YORK, N. Y.
 PROPERTY OF: FOWLER HOUSE (BAILEY-PANROT COTTAGE)
 ADDRESS: 120 WEST 45TH STREET
 BROOKLYN, N. Y.
 DRAWN IN: 1903
 SCALE: 1/4" = 1'-0"
 ARCHITECT: CHARLES E. PETERSON
 120 WEST 45TH STREET
 NEW YORK, N. Y.
 PROPERTY OF: FOWLER HOUSE (BAILEY-PANROT COTTAGE)
 ADDRESS: 120 WEST 45TH STREET
 BROOKLYN, N. Y.

LOIS CHARLES E. PETERSON PRIZE, MEMORABLE MENTION



FIRST FLOOR PLAN

EIGHT METERSON SPRING 1982 UNIVERSITY OF MICHIGAN 204 BIRAC ACHERY, ANN ARBOR, MICHIGAN	FOWLER HOUSE (BAILEY-PARROT COTTAGE) YARDING	VA. 1072	HISTORIC AMERICAN BUILDINGS SURVEY FORM 1 OF 2 (1980)
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Date JAN 1994 File No. 104-25-2

Name BAILEY-PARROT-FOWLER COTTAGE - 204 RIDGE ST

Town CHARLOTTESVILLE

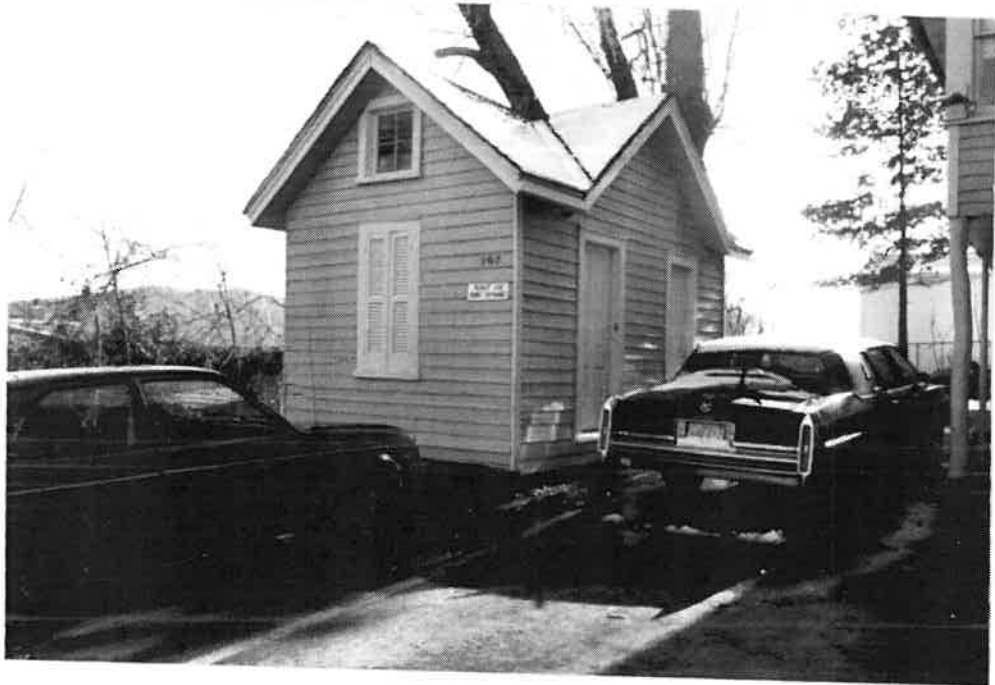
County _____

Photographer ANN C. HUPPERT

Contents 4 EXT. VIEWS OF HOUSE, 1 EXT.

VIEW OF OUT BUILDING









This beautifully detailed single-storey Gothic cottage with English basement was originally T-shaped, but later additions have filled in the rear corners and made it roughly square. The English basement is above ground in the rear and was also quite high all around before the level of the front yard was raised when Ridge Street was widened. It is of brick laid in 5- and 7-course American bond. The walls of the main level are covered with wood, shaped in imitation of ashlar masonry. This was faithfully repeated in the two corner additions. The basement level of the 1923 addition is weatherboarded. A medium-pitched gable roof covers the original part of the house, with an additional large central gable on the facade. ~~Asbestos~~ shingles have replaced the original variegated slate. The 1870's NE addition has a nearly flat shed roof, while the 1923 SE addition has a tin gable roof, and the later addition behind it has a tin shed roof. The original section has projecting eaves and verges and a boxed cornice. Its gables are decorated with a bargeboard of delicate, undulating sawnwork, terminating in pendant loops at the corners, and with a pendant at the peak of the gable. It is remarkable well-preserved after 115 years. There are three interior brick chimneys with corbelled caps and stringcourses, one on either side of the central hall and an interior end chimney in the rear. The house originally had six fireplaces, but the huge fireplace in the basement kitchen has been closed. The very large double-sash windows are six-over-six light with architrave trim. An ornate semi-octagonal bay window is crowded onto the north end of the house. ~~It~~ Stylistically it looks as if it might have been added in the 1870's, at the time of NE corner addition, probably by the same builder who constructed a nearly identical bay window at 515 Ridge Street. It has four tall and narrow, single-paned, double-sash windows above low paneled spandrels at the main level and one wide six-over-one and two narrow four-over-four windows at the basement level. Its tin hip roof has a small central gable with sawn decoration, bracketed boxed cornice with returns and dentil moulding far back under the projecting cornice. The original single-bay entrance porch was replaced in 1923 with a sort of vernacular Colonial Revival veranda that extends across the entire front and around the south side to the projecting SE pavillion that was added at the same time. Steeply pitched tin shed roofs with boxed cornices, supported on Tuscan columns, shelter the front and side sections, with the corner area left open. A simple balustrade encloses the whole. The small back porch with plain square posts, simple sawn balustrade, and tin shed roof with scalloped bargeboard, may be an indication of the design of the original entrance porch. The original entrance door was also replaced, but its fine narrow recessed sidelights extending to the top of a shallow four-light rectangular transom remain.

32-3
cottage

Patrick Martin and Spotswood Keller purchased 18.93 unimproved acres of Alexander Garrett's estate from Thomas J. Pretlow ^{on 11/20/1860} in 1860 and immediately gave a deed of trust on the property to S. V. Southall. On 12/13/1862 they sold one acre "with all buildings and improvements" for \$600 to Charles E. Bailey, who sold it two weeks later on 1/1/1863 to Grafton D. Spurrier for \$6,000. The deed gives no indication that Martin and Keller had defaulted on their deed of trust or that Bailey had constructed the house before receiving a deed for the land, but some such situation must have existed. The house, then, was built circa 1861-62 either by Martin and Keller or by Bailey. William J. Parrott purchased the property from Spurrier on 12/5/1863, and it was known thereafter as "the Parrott Cottage". James Alexander described it in 1874 as a "handsome cottage with variegated slate roof." (Early Charlottesville p. 107) Parrott probably added the bay window and the shed-roofed addition filling in and projecting slightly beyond the NE corner about that time, because the 1877 map shows both. After Parrott's death, his wife and children sold the Cottage to D. W. Fowler in 1894 (City DB 4-478). The Fowler family lived there for 74 years. In 1923 they built a gable-roofed wing filling in and projecting beyond the SE corner and replaced the entrance porch with a large veranda across the front and south side. In 1968 Abbie C. Fowler, widow of D. W. Fowler's son J. F. Fowler, sold the house to Edmund H. Teeter (DB 302-342). It is now used as rental property. This house has survived 117 years with much of its original fabric intact, but it is now endangered.

City Tax Records

204 Ridge St

- Parrott - Fowler
village

302-342 Edmund H. Teeter - 10/14/68 - \$20,000

1B 7-110 Abbie C. Fowler 2/17/52

1B 4-4 J. F. "

2B 10-360

Build 1860

1 story, 5 rooms, 1 1/2 baths
wood siding, ~~star~~ asbestos shingle
softwood, plaster

Parrott - ~~1863~~ 1863 - 1894 = 31 yr

Fowler - 1894 - 1968 = 74 years (lived there until 19~~68~~⁶²)

~~Probably built~~

~~Prellow prob built another house before 1860 sale, then Martin~~

~~Keller subdivided & built this, but might have been built by~~

~~Clara Correll Prellow & husband,~~

~~Prellow bought entire Oak Hill estate (129 1/2 acres) at auction (see~~

~~Alexander p. 107), sold this 19 acres in 1861 & other 117 acres soon after.~~

~~Have to pin house down by working backward from Parrott thru tax records.~~

Alexander "The handsome cottage with corrugated slate roof is the property
p. 107 of Wm. J. Barrett."

→ Which came first, house or railroad tracks?

By Director's

1953 Abbie C. Fowler, wid Joshua F., nurse - 204 Ridge St

Jerry E. (State Farm) & Susan B. Fowler - " "

1962 Abbie C. Fowler same, Jerry E and

1970 " " - 511 North 1st St, apt 304

house rented

Alexander SM Keller bought house on Market St for Barrett estate in 1893
p. 63 & fam lived there 2 gen. (could he have lived on Ridge first?)

Woods Clara Feltner (now Thorpe) was Alex. Barrett's dau!
p. 202

~~1-115~~ 1-201, 510
~~2-115~~ 3-32, 224(2), 280, 381
4-67, 82 (1875)

204 Ridge (Parrott)

City
~~1-115~~

0-360 Miss Fannie M. Fry → Alice J. Fowler (Mrs DW) 5

2/5/1900 "lot on east side of Ridge St & just north of VORR tracks & known as the Parrott Cottage"

115.60' on Ridge, 270' back to Parrott St, 129.90' on Parrott,
271' on Barrett

"being same property this day conveyed to [Miss Fry] by
D W Fowler & wife

0-358 D.W. & Alice J. Fowler → Fannie M. Fry

2/5/1900 (same property)

"~~being same lot sold to~~ same as 4-475

"on which is situated a 2-story frame dwelling & other bldgs.

1-475 ^{2 Single R} N.T. Shumate, R.B. & Alice D. Parrott, Maggie E. Parrott

1/2/1894 Bertie A. Matthews, WJ & Lottie K. Tyson

→ D.W. Fowler

\$3800

Parrott's Cottage

Maggie E. Parrott is widow of WJ Parrott

Lizzie, R.B., Bertie, & Lottie are his children

died intestate (nothing in city walls,

Parrott address: 1887 (1-310) owned Parrott House 1887

- 1 Ch'ille

My wills Alice J. Fowler 1929, 1932

4-4 "I leave all of my real estate, which is a house & lot "204 Ridge St to J.F. Fowler in consideration of the many things he has done for me, & to Alice E. Fowler, a house as long as she does not marry."

furniture -> J.F. & Alice

#10 -> DW "as he married agst my wishes, & I don't want his wife to have anything that was mine"

9-7-110 Joshua Fry Fowler 1942, 1952

all to wife Alice Clark Fowler

59-223 SM & Georgiana Keller & Patrick & Martha A Martin (all of all)

4/28/1860 -> J.V. Southall

same trust bought that day for Prallow

deed of trust

no mention of Edg

7

59-650 Martin -> C.E. Bailey

7/1/1862 for Keller & Martin 5/1/61 (59-546)

part of Prallow purchase

part of Ridge left north for proposed cross st, end to another st

to secure K&M -> Prallow bonds

Chiles Brand & Thos R Bailey trustees

~~24-70~~ ~~82-93~~
~~27~~ ~~17-74~~
~~17-60~~
~~61-32, 30, 30, 30, 30, 30~~

X 600
 11400

61-70 Crofton D & E by K Spurrier → Wm J. Farrell #9,010

12/5/1863 same as 60-93
 begin at intersection Va. Cen RR & Ridge rd. sit on sea side RR
 c E of RR 231' to a back st, of st 126' c W to Ridge st
 139' on Ridge st (c 130' x c 230')
 c 1 acre
 & another small piece
 w/ all improvements

60-93 Chas E & Frances C Bailey → Crofton D Spurrier #6000

1/1/1863 mostly lot bought fr Patrick Martin & Spottwood Keller 12/3/62
 + another small piece
 w/ all bldgs

60-91 Patrick & Martha Martin, Spottwood, & Berigianna Keller →

12/13/1862 Chas E Bailey #6000
 part of parcel bought fr T J Prutton 1/30/1860, c. 1 acre
 east of Ridge & south of RR
 w/ all bldg & imp

9-233 Thos J & Clara A Prutton ^{of Southampton} → Patrick Martin & Keller #3,150

11/20/1860 18.93 acres, part of tract bought fr V W Southwell, spec
 of Alex. Barrett
 56 p 18 l along Ridge, 14 p 25 l on RR
 = 936' x 234'

(probably bounded by Ridge St, RR, Farrell St,
 may have reached to midway bet Dix & Pak - Martin & Keller owned 400-406 lot)
 (Barrett died 1860, so their deed was a formality as they could
 re-sell. If cottage built before 1860, couldn't date it by tax
 - tax levied in Barrett estate)

1200 piece area

18.93
 13750 X 200
 14
 185 3786.00
 171
 40
 adj. Wm Morris on southwest & E
 adj. Wm Morris on south

59-195 V W Southall, ex Alex Barrett → Dr. Thos. Prallan #245250
7/31/1860 69 1/2 ac on Eastern Mtn

59-217 V W Southall, ex Alex Barrett → Thos. Prallan #17,085
1/14/1860 127.45 acre tract adj Ch's

Begin: center of road for Ch's to Farish's Mill & corner
John C Patterson's lot, w/ Patterson line N 67 W 64 p 10 l
to Robert Scott corner, ^{of Scott} S 57 W 122 p 23 l to old road
& @ John H Cooke & Jacob Waltman corner, w/ Waltman
N 28 1/2 W 16 p 37 l to Ezra Wolfe corner, w/ Wolfe line
N 33 E 27 p to SE corner Robt. Battles, w/ Battles &
Berkdale line N 33 1/2 E 52 p 40 l to corner 60' fr
corner of Institute lot, w/ sd lot S 63 1/2 E
64 p 3 l, N 28 E 34 p 10 l to James Reynolds line
w/ Reynolds S 60 E 18 p, N 23 1/4 E 64 p 33 l to
Wm Mover's corner, w/ Mover's N 10 1/4 W 10 p 7 l, N 66 W
10 p 15 l to east side Ridge St, along st N 36 E
56 p 18 l to RR, w/ RR S 73 1/2 E 22 p 33 l to
Wertenbaker corner, w/ road l N 22 1/2 E 4 p 18 l
to South St, w/ st S 72 1/4 E 32 p 7 l to Battles corner
w/ Battles S 20 1/4 W 16 p 7 l to crest, w/ st S 68 E
34 p 6 l to Road 1st mentioned, w/ rd S 33 1/4 W 28 p,
S 30 1/4 W 124 p 17 l to start
"of all the bldgs thereon"
at public auction

872,7374 Wm J. Farrell 18th St. S.W., 1 ac + 2000 = 2500

Tax Summary

861-62	Keller & Martin	17 ^{1/2} ac, 11749	+ 0 = 2188, 1469	for Alice Barrett est off to various people Wm J. Farrell for Keller & Martin
863	Crafton D. Spurrer	1 ac 225	+ 600 - 1850 + 2275 = 2500	
867-70	Wm J. Farrell of Richmond	"	135 + 2375 = "	
872-74	" "	"	500 + 2000 = "	
890	" "	"	500 + 2500 = 3000	
894	" " est.	"	" + 2000 = 2500	
896-98	D. W. Fowler	"	700 + 1800 = "	
1905	Alice J. "	"	1000 + 1500 = "	
1911	" "	"	1200 + 1200 = 2400	
921-23	" "	"	1600 + " = 2800	
924	" "	"	1200 + 2200 = 3400	- added. off to various people
927	" "	"	1800 + 2300 = 4100	
889	Wm A. Bill est	* 61462	+ 2500 = 3000	

with annexed 1873
town lot thereafter

Parrott tax

163	Charles E Bailey	2 ac $\frac{1}{4}$ m south $\frac{1}{2}$ " " "	+ 2200 = 2500 + 0 = 25	for 22,200 in for 1000 in
1872	Wm J. Parrott	1 ac $\frac{1}{4}$ m S Ch'0	+ 2000 = 2500	
875, 77	" "	1 $\frac{3}{4}$ ac " "	+ 0	
874	" "	1 ac $\frac{1}{4}$ m S	+ 2000 = 2500	
174, 179	" "	1 $\frac{3}{4}$ " "	+ 0 = 535	
179, 80, 8182	Wm J. Parrott	1 ac $\frac{1}{4}$ m S	+ 0 = 150	
879	Rosa Parrott	1 ac $\frac{1}{4}$ m S	+ 0 = 150	
880	Wm J. Parrott	1 ac " "	+ 0 = 437	off $\frac{1}{2}$ m \rightarrow in 1000
881	" "	1 $\frac{1}{2}$ " $\frac{1}{2}$ m	+ 0 = 535	
182, 83, 84, 85, 87	" "	1 $\frac{1}{4}$ "	+ 0 = 437	off $\frac{1}{4}$ m \rightarrow Ch'0 Sch Rd
887	" "	1 " $\frac{1}{4}$ m S	+ 2500 = 3000	for 1000 in for 1000 in

1890 9th Wm J. Powell 5 Powell (500) + 2500 = 3000

1894 " " et. E Ridge + 2000 = 2500

1896, 98 J W Fowler + 1800 = "

1905 Alice J. " # 304 Ridge 1000 + 1500 = 2500

1911 " " " 1200 + 1200 = 2400

1921, 23 " " " 1600 + " = 2500

1924 " " " 1300 + 2200 = 3500 *Back added off to Healy*

1927 " " " 1800 + 2300 = 4100

~~1875-84~~

P

1855 T. J. ... 1100 ... + 400 = 1500

1857 ... 1200 ... + 0 = 1200

1859 ... 1500 ... + 0 = 1500

1861 ... 1700 ... + 0 = 1700

1862 What did 1862 tax say??

1863 ... 1800 ... + 0 = 1800

1864 ... 1800 ... + 0 = 1800

1865 ... + 2350 = 2350

1867 ... " " "

~~1877~~ Mrs Fowler bought 1877
~~1877~~ Mrs Fowler dec 1932

204 Ridge St

~~407 Ridge~~

Mrs Fowler - who built & when, what she's heard
changes, incl woodwork - before, during, & after then
when new roof put on ~~amber shingles on walls (what was)~~
orig porch? wings added? (Shingled 2, 1 before then, maybe her's parents)
* old picture - ~~no~~, 1936 ^{looked} same as now
fireplaces
How long she lived there

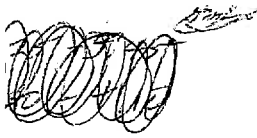
was (later) - mainly, impress him w/ its worth
plan for house
when ~~shingles put~~ ^{what was} roof done over
arrange to see house
still wanted to ~~Salvation Army~~ ^{North} Forrest (N, not well)
age - 1860 ✓ CH
alterations he's made - no, same tenants whole time
tenants none - alcoholics, don't go alone, go ahead & go, 10-3
she's well-ed, nurse once
did it ~~never~~ ^{up to bed down}
city take for bridge
bath tub > 100 yr old

will call back tomorrow night

Mrs Fowler - (close friend of family)

no interior pictures
call her (I think I'd better see ^{her} first)

br mantel - kind of marble
orig 3 rooms, beautiful wide pine floors, high ceilings
roof - ran over slate
1936 ~~shingles~~; ^{her} ~~husb~~ b there, ^{his} painted in list of house
front porch ~~no~~; side when b-r added is much before 1936, ¹⁹¹⁰⁻¹⁵
front woodwork orig
bay window orig
basement - always dr & h, ^{10 other} huge fireplace plastered over
3 fewer front steps since street widened
front door old but not orig



204 Ridge

orig. T., many additions

1 story + basement - high found., over steps up to front

3 bay, single gable

basement weatherboarded on rt side add, brick left side add & main room wood shap'd to imitate stone, white w/ white & green trim

asbestos shingle gable roof, fairly ~~steep~~ ^{steep} (orig slate)

large central gable; tin roof rt side add

2 int chimneys in central section, on each side of hall,

& int end chimney at rear of orig; ^{central eye} ^{vertical} ^{structure}

projecting eaves & eaves

large board (or ~~board~~ trim) ^{gable} ^{delicate, graceful} undulating, sawwork terminating in pendant loop at corner; pendant at peak of gable (see picture.)

large 6/6 windows, arch trim

ent door - very narrow sidelight (7 l. over panel) extend to top of 4-l. transom;

veranda - front & rt side, shed roof, cont as open deck between

Tuscan columns

simple balustrade

box cornice, no fringe

on brick pier

on back porch, shed roof, 4-l. posts, simple ^{open} balustrade; on posts, scalloped largeboard, steps down

4/4 6/1 bay

basement windows

fireplaces

✓ chimney shape

✓ porch roof mat, - tin shed

found. bonding

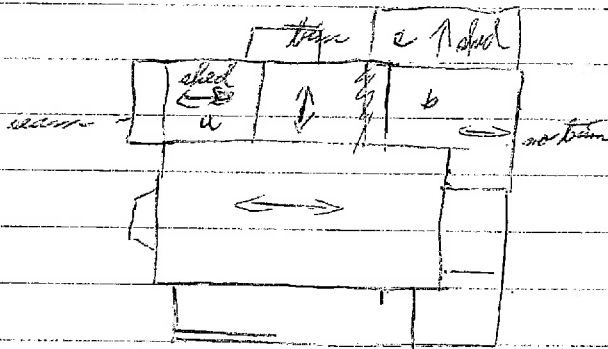
windows & door

✓ cornice - box

⊗ 4.7 bay only

⊗ 4 R. Pan

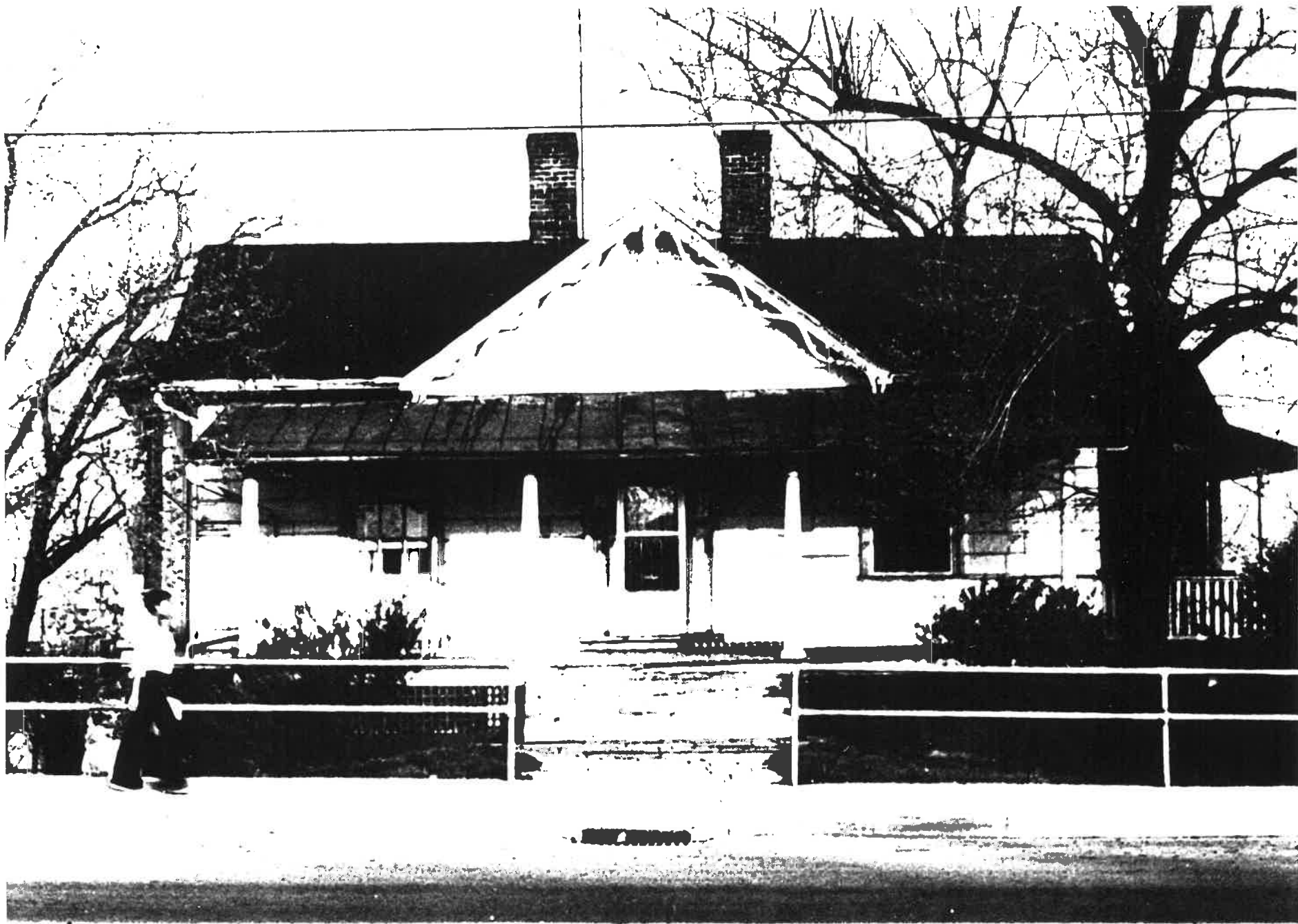
⊗ 4 l. (ornate) 4 l. over panel, narrow



	sidings	foundations	roof	windows
a	same	same block	same web, nearly flat shed	end mullion near narrow 4/7 per basement basement
b	same	weatherboarding above window	same gable tin	same
c	weatherboarding	on joist	shed, job tin	2/2, job tin
bay:			tin	1/1 narrow, chamfered

Bay window - semi-circ, high ^{tin} roof of central gable
 bracketed box cornice of exterior, projecting
 4 tall & narrow 1/1 over ~~roof~~ ^{tin} paneled open shells
 basement windows below
 appl. dec. in little gable around
 mid. blocks way back under
 chamfered surrounds projecting

(1897 map shows old veranda as 1 1/2 times width of back porch & 2/3 forward;
 porch stopped just short of windows.)



204 Ridge Street

A Showcase Property

A Rare Opportunity To Own A Historic Downtown Property... A Building With Charm And Character



This beautiful Gothic Revival house was built in 1862 and is known as the "Fowler Cottage." It is completely renovated with the original ornate woodwork and mantels intact. The house has central air, gas radiator heat, and a \$6000 security system by Dynamark.

The main floor has 11½-foot ceilings and 6 spacious rooms with 3 fireplaces. The cozy downstairs apartment has 4 rooms and 2 fireplaces.

There is off-street parking and significant new landscaping. This property is a one-minute walk to the new hotel/convention center under construction off the downtown mall. The house was recently selected by the Landmark Commission to be included on the National Register of Historic Places.



For an appointment to inspect this property, contact
Wilson Cropp, Jr. (804) 293-9169
Office: (804) 293-5239
Home: (804) 295-4559
Price \$177,500 (804) 295-9349

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TOWN • COUNTRY • SUBURBAN PROPERTIES
1429 EAST HIGH STREET
CHARLOTTESVILLE, VIRGINIA 22901

OFFICE PHONES 293-5239 — 293-9169 HOME PHONES 295-4559 — 295-9349



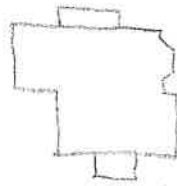
DE LAWTER FINE ARTS

**VISIT OUR GALLERY
LOCATED IN THE
HISTORIC FOWLER
HOUSE.**

**WE HAVE MANY FINE
EXAMPLES
OF 18th, 19th, AND 20th
CENTURY
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SATURDAY AT 204 RIDGE STREET, OR
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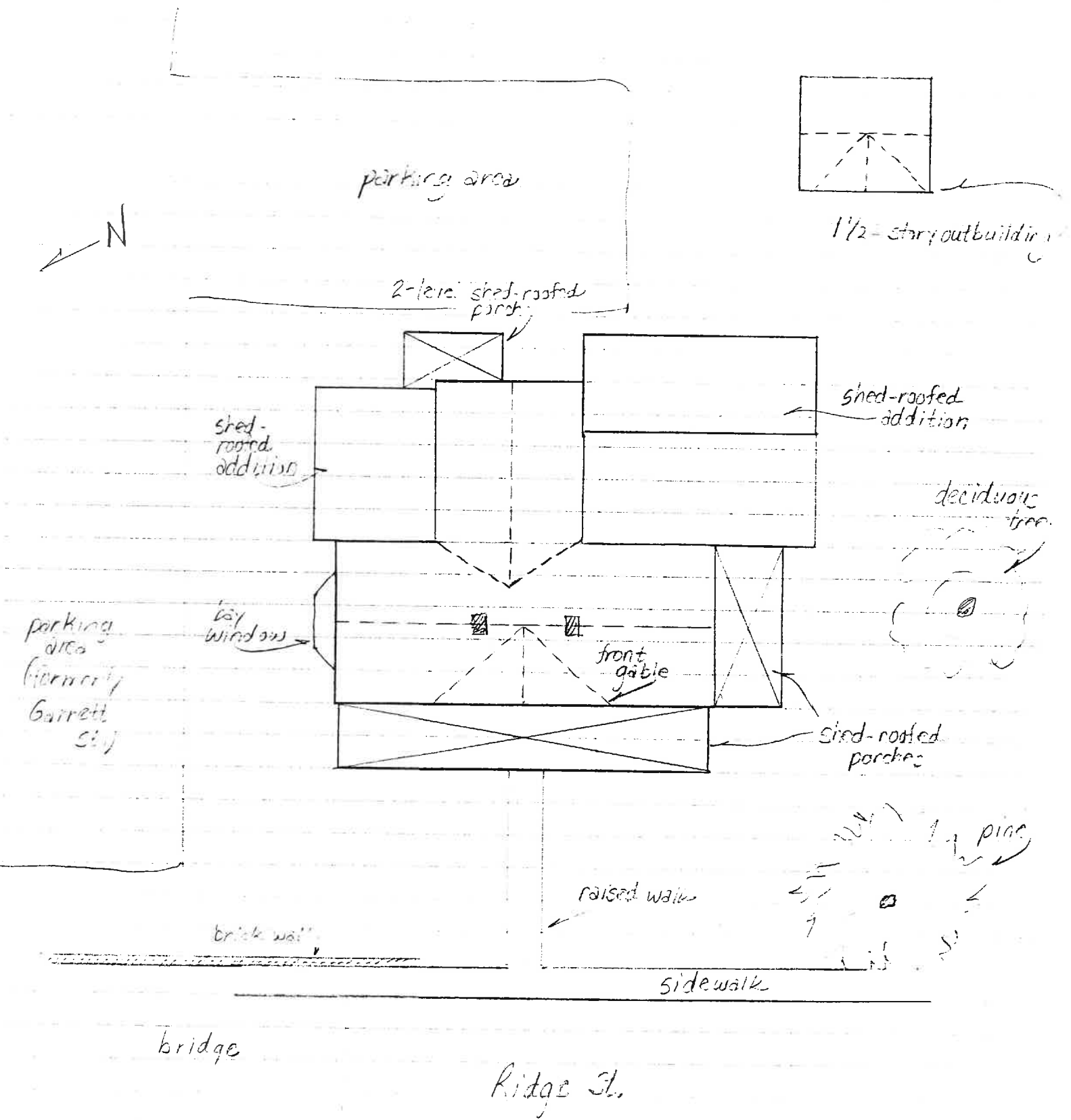


204 Ridge
Porch
1904, 1920
several wooden sheds

1-story 1904
2-story 1920

BAILEY-PARROTT-FOWLER COTTAGE
204 RIDGE ST.

VEHP FILE NO. 104-25-1



204 Ridge

orig T, many additions

1 story + basement - high found., sev steps up to front

3 bay, single file

basement weatherboarded on rt side add, brick left side add & main rear wood shapd to imitate stone, white w/ white & green trim

asbestos shingle gable roof, fairly steep, ~~steep~~ (orig slate)

large central gable; tin roof rt side add

2 int chimneys in central section, on each side of hall,

& int end chimney at rear of orig; ^{corbelled top} & ^{above roof} ^{string course}

projecting eaves & verges

boarded (or ~~orange~~ trim) delicate, graceful undulating sawwork terminating

in pendant loop at corner; pendant at peak of gable (see pictures)

large 6/6 windows, arch trim

ent door - very narrow sidelight (7 sl over panel) extend to top of 4-ht transom;

veranda - front & rt side, shed roof, cont as open deck between Tuscan columns

simple balustrade

box cornice, no fringe on brick piers

on back porch, shed roof, sl posts, simple ^{saw} balustrade; on posts, scalloped bargeboard, steps down

basement windows

4/4 + 6/1 bay

fireplaces

✓ chimney shape

✓ porch roof mat, - tin shed

found. bonding

⊙ C 4-7 bay orig

windows & door

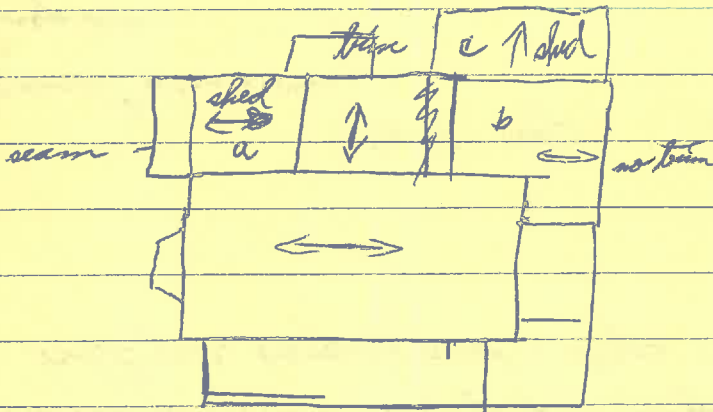
⊠ 4-8 trim
⊡ 4-2 (same size) 5 sl over panel, narrow

✓ cornice - box

wall material

photo comparison





same	giding same	foundat ^{ion}	roof	windows
a	same	same brick	same as is nearly flat shed	end m ^{at} ts near narrow 4/12 per easement basement
b	same	weatherboarding above is ^{small}	same gable roof tin is	same
c	weatherboarding	on piers	shed; prob tin	2/2, pl. is
bay			tin	1/1 narrow, chamfered

bay window - semi oct, hip ^{tin} roof w/ central gable
bracketed box cornice w/ octonoma; projecting
4 tall & narrow 1/1 over raised paneled s^{upport} posts
basement windows below
appl dec in little gable around
mid. blocks way back under
chamfered surrounds projecting

(1897 map shows old veranda as 1 1/2 times width of back porch & c's ^{front} porch;
prob stopped just short of windows.)

~~10 min~~ DW Fowler bought 1894
~~10 min~~ Mrs DW Fowler dec 1932

204 Ridge St

~~407 Ridge~~

Mrs Fowler - who built & when, what she's heard
changes, incl woodwork - before, during, & after then
when new roof put on ~~asbestos shingles on walls~~ (what course)
orig porch? wings added? (they added 2, 1 before then, maybe her's parents)
* old picture - no, 1936 ^{looked} same as now
fireplaces
How long she lived there

owner (Tater) - mainly, impress him w/ its worth
home w/ ed note > plans for house
6-165'4" → when ~~asbestos shingles~~ ^{what cover} put on & roof done over
(10 yr) > arrange to see house
still rented to ~~Salvatore~~ ^{Forrest} (N, not well)
age - 1860 ✓ cH
alterations he's made - no, same tenants whole time
tenants name - alcoholic, don't go alone, go ahead & go, c10-3
she's well-ed, nurse once

didn't ~~xxxxxx~~ 4 yr to log down
city take for bridge
look behind
bathtub > 100 yr old

will call back tomorrow night

Mrs Fowler - (close friend of family)

no interior pictures

call her (I think I'd better see ^{home} first)

br mantel - kind of marble

orig 3 rooms, beautiful wide pine floors, high ceilings

roof - rem was slate

she ^{was} 1936 ~~she was~~; had b there ^{he was} interested in hist. of house
front porch ~~was~~; side when br added & much before 1936, c1910-15

front woodwork orig

bay window orig

Basement - always dr & k, ^{other} huge fireplace plastered over

3 fewer front steps since street widened

front door old but not orig

~~8465-8468~~

Parvill

1862	Thos J. Proellow	10 ac $\frac{1}{8}$ m.s	+ 400 = 5500	
	Patrick Martin	1 " $\frac{1}{4}$ "	+ 0 = 125	f. Keller & Martin
	Lyttwood M. Keller & " "	11 $\frac{3}{4}$ " $\frac{1}{8}$ "	+ 0 = 1469	5 $\frac{3}{4}$ 7000
1861	Keller & Martin	17 $\frac{1}{2}$ a $\frac{1}{8}$ m.s	+ 0 = 2188	f. Keller & Martin
(1863 on)	What did 1862 tax say??			
1863	" "	10 $\frac{3}{4}$ a "	+ 600 = 1850	1 ac \rightarrow G. D. Spurr \$600 added for 1/2
	Crafton D. Spurr	1 ac $\frac{1}{4}$ m.s	+ 2275 = 2500	f. Keller & Martin
1870	Parvill		+ 2375 = 2500	
1867	" of Richmond		" "	

1872-74	Wm J. Parrott	1 ac	$(500) + 2000 = 2500$	
1890	Wm J. Parrott	5 Barrett	$(500) + 2500 = 3000$	
1894	"	est E Ridge	$+ 2000 = 2500$	
1896, 98	D W Fowler		$+ 1800 = ?$	
1905	Alice J. "	# 204 Ridge	$1000 + 1500 = 2500$	
1911	"	"	$1200 + 1200 = 2400$	
1921, 23	"	"	$1600 + " = 2500$	
1924			$1200 + 2200 = 3400$	Bed added off to Henderson
1927	"	"	$1800 + 2300 = 4100$	

1872, 73, 74 Wm J. Parrott 1/8 m SW, 1 ac + 2000 = 2500

Tax Summary

1861-62	Keller & Martin	17 1/2 a, 11 3/4 a	+ 0 = 2188, 1467	for Alex Barrett est off to various people Mar → B. S. Spurr for Keller & Martin
1863	Brafton D. Spurr	1 ac 225	+ 600 = 1850	
1867-70	Wm J. Parrott (of Richmond)	"	+ 2275 = 2500	
1872-74	" "	"	125 + 2375 = "	
1890	" "	"	500 + 2000 = "	
1894	" " est.	"	" + 2000 = 2500	
1896-98	D. W. Fowler	"	400 + 1800 = "	
1905	Alicey "	"	1000 + 1500 = "	
1911	" "	"	1200 + 1200 = 2400	
1921-23	" "	"	1600 + " = 2800	
1924	" "	"	1200 + 2200 = 3400	— added off to Hankins
1927	" "	"	1800 + 2300 = 4100	
1889	Wm A. Bibb est	* 61462	+ 2500 = 3000	

prob annexed 1873
 & town lot thereafter

Parrott tax

1863	Charles E Bailey	2 ac $\frac{1}{4}$ m south $\frac{1}{2}$ " " "	+ 220 = 250 for Vm, m, m + 0 = 25 for Keller m, m
1872	Wm J. Parrott	$\frac{1}{4}$ ac $\frac{1}{8}$ mi S Ch'0	+ 2000 = 2500
1873	77	1 $\frac{3}{4}$ ac " " "	+ 0
1874	" "	1 ac $\frac{1}{8}$ m S	+ 2000 = 2500
1874, '79		$\frac{3}{4}$ " "	+ 0 = 525
1879, 80, 81, 82	Wm J Parrott	1 ac $\frac{1}{8}$ m S	+ 0 = 150
1879	Rosa Bente	$\frac{1}{8}$ ac $\frac{1}{8}$ m S	+ 0 = 150
1880	Wm J Parrott	1 ac " "	+ 0 = 437 off $\frac{1}{2}$ ac \rightarrow Enclair
1881	" "	$\frac{1}{2}$ " $\frac{1}{2}$ m S	+ 0 = 525
1882, 83, 84, 85, 87	" "	$\frac{1}{4}$ "	+ 0 = 437 off $\frac{1}{4}$ ac \rightarrow Ch'0 Sch Red
1887	" "	1 " $\frac{1}{4}$ m S	+ 2500 = 3000 for $\frac{1}{2}$ m \rightarrow Hartook

DE LAWTER FINE ARTS

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YOU'RE #1 WHEN YOU CALL US FIRST



UNIQUE AND GRACEFUL — Tudor-style home situated on $\frac{1}{4}$ -acre lot in prestigious University section. The ultimate in charm and privacy in the heart of the city. \$215,000. E67.



STUNNING VIEWS OF THE BLUE RIDGE from this 2-year-old Van der Linde contemporary near Ivy. Low maintenance, today's styling, and beautiful annual plantings. E62.

Montague, Miller & Co.
REALTORS



FINEST University neighborhood and immaculate home offering gracious living, convenience, and easy maintenance. E33.



A CANTERBURY HILLS home with 3,420 sq. ft. with floorplan for formal and informal entertaining. Ready for your family and priced at only \$119,975. E9.



PRICE REDUCED — Owners transferred. Ivy area, mountain views, and so much space and comfort for the family. Informal dining in the country kitchen. Full basement. \$117,500. E26.



City wills Alice J. Fowler 1929, 1932
4-4 "I leave all of my real estate, which is a house & lot #204 Ridge St to J F Fowler in consideration of the many things he has done for me, & to Alice F Fowler, a home as long as she does not marry."
furniture → J F & Alice
#10 → DW "as he married agst my wishes, & I don't want his wife to have anything that was mine"

B 7-110 Joshua Frey Fowler 1942, 1952
all to wife Abbie Clark Fowler

^{DB} 59-223 S M & Georgianna Keller & Patrick & Martha A Martin (all of all)
11/28/1860 → 5 V Southall
same tract bought that day for Prtlow
deed of trust
no mention of bldg

59-680 Martin → C E Bailey
7/1/1862 for Keller & Martin 5/1/61 (59-546)
part of Prtlow purchase
100' w/ Ridge 14' ft north for proposed cross st, east to another st

to secure K&M → Prtlow bonds
Chiles Brand & Thos R Bailey sweeties

1-309,310

~~2-140~~ 3-32, 224(2), 280, ~~381~~

4-67, 82 (1875)

204 Ridge (Parrott)

City

~~10-360~~

10-360 Miss Fannie M. Fry → Alice J. Fowler (Mrs. D.W.) 5

6/5/1900 "lot on east side of Ridge St & just south of RR tracks known as the Parrott Cottage"

115.60' on Ridge, 270' back to Parrott St, 129.90' on Parrott, 271' on Barrett

"being same property this day conveyed to ^[Miss Fry] by D.W. Fowler & wife

0-355 D.W. & Alice J. Fowler → Fannie M. Fry

6/5/1900 (same property)

"~~being same lot sold to~~ same as 4-475"

"on which is situated a 2-story frame dwelling & other bldgs."

+475 ^{& Lizzie R} N.T. Shumate, R.B. & Alice D. Parrott, Maggie E. Parrott,

1/2/1894 Bertie A. Matthews, W.J. & Lottie K. Tyson

→ D.W. Fowler

\$3000

Parrott's Cottage

Maggie E. Parrott is widow of W.J. Parrott

Lizzie, R.B., Bertie, & Lottie are his children

died intestate (nothing in city wills)

Parrott address: 1889 (1-310) owned Parrott House 1881

- L. Ch'ville

Alexander
p. 107 "The handsome cottage with variegated slate roof is the property
of Wm. J. Powell."

→ Which came first, house or railroad tracks?

City Directories

1953 Abbie C. Fowler, wid. Joshua F., nurse - 204 Ridge St

Jerry E. (State Farm) & Susan B. Fowler - " "

1962 Abbie C. Fowler same, Jerry E. and

1970 " " - 511 North 1st St, apt 304

house rented

Alexander
p. 63 SM Keller bought house on Market St. fr Barrett estate in 1843
& fam lived there 2 gen. (Could he have lived on Ridge foot?)

Woods
~~p. 202~~
p. 202 Clara Pellow (now Thos. J.) was Alex. Barrett's dau.!

City Tax Records

204 Ridge St

- Parrott - Fowler
cottage

302-342 Edmund H. Teeter - 10/14/68 - \$20,000
WB 7-110 Abbie C. Fowler 2/17/52
WB 4-4 J. F. "
DB 10-360

Build 1860

1 story, 5 rooms, 1 1/2 baths
wood siding, ~~sh~~ asbestos shingle
softwood, plaster

Parrott - ~~1863~~ ¹⁸⁶³ - 1894 = 31 yr

Fowler - 1894 - 1968 = 74 years (lived there until ~~19~~ ⁶²)

~~Probably built~~

~~Profflow prob built another house before 1860 sale, then Martin & Kelfer subdivided & built this, but might have been built by Clara Parrott Profflow & husband.~~

~~Profflow bought entire Oak Hill estate (127 1/2 acres) at auction (see Alexander p. 107), sold this 19 acres in 1868 & other 117 acres soon after. Have to pin house down by working backward from Parrott thru tax records.~~



SPACIOUS tastefully restored 10 room farmhouse with fireplaces, stove flues, 3+ bedrooms, 2+ baths. Large oaks, pond, woods and pasture of 28+ acres. Albemarle location. \$124,900.



MONTVUE — Magnificent Dutch colonial on 3+ acres with POOL. Every amenity from dazzling decor to well-developed lot, drives, mature shrubbery, four bedrooms. **REDUCED!!**



CHARM galore of an older home plus contemporary additions — remodeled baths, closet space, bookshelves, skylights, alcove, garage, workshop, basement, **MORE!** Near UVA \$94,500.



LOVELY RANCH-STYLE HOME — Brick, full basement, 2 fireplaces, 3 bedrooms, 2 baths, gorgeous views. Home and level landscaped lot impeccably maintained. \$94,500.



HANDSOME 2-story cedar home in lovely Oak Forest on one of the nicest lots — private and well-landscaped. Home is lovingly decorated and cared for. First floor family room. \$94,900



BELLAIR — Beautiful frame contemporary home designed and built by architect on large wooded lot. 4 bedrooms, large family room - and more. Call Margaret Owen 293-4609



SHERWOOD MANOR Some owner financing available. Lovely 3 bedroom, 2 bath home with many extras - built ins, storage space, dining room with fireplace. A good beginning! \$58,000.



LARGE RESTORED COUNTRY HOME on 4 acres. Amenities include apartment, guest house pasture, office, barn and storage building. Call Margaret Owen 293-4609.



COMPARE THIS TOWNHOME! Space galore! Three levels with top-of-line appliances, fenced yard, 3+ baths. Great house-share. Great price! \$74,900!



"50 STEPS" has charm of English Tudor home with many extras. Well developed fenced lot — lovely formal rooms, panelling, Jeffersonian touches, stone terrace. A buy at \$79,900!



JAMESTOWN ROAD, CROZET Neat brick and frame ranch. Three bedrooms, two baths, large kitchen, hardwood floors and nice landscaping. Margaret Owen 293-4609



"MUST SELL!" 4 bedrooms, 2 full baths in attractive new Minor Hill neighborhood. Fireplace in living room, wood stove in family room. Dining room & eat-in kitchen, new landscaping. \$86,900.

LOTS OF LOTS!

RT. 799 ALBEMARLE COUNTY — 29 AC. wooded, part level land with good road frontage \$42,500

WESTWOODS — Two-acres plus, wooded. In established western neighborhood. A bargain at \$18,850!

WESTMORELAND — A lot on cul-de-sac your family will love and your budget can handle! Only \$21,500!

WHIPPOORWILL HOLLOW — 2.5 acres of woods and views from ridge! Kids, dogs, bikes and friends! Just \$29,900

SPRING HILLS — Wooded 3-to 8-acre parcels near Merriwether Lewis School. Ideal for contemporary homes. \$23,000 up!

IVY FARM-LAMB'S ROAD — Two to 5 acres. The best value in the county! Views, ponds, lovely homes close to great schools. \$42,350

BENTIVAR — Three-plus acres, woods, views, privacy and river access. Near town and 29N! SUPER VALUE at \$29,000

CARRSBROOK — Move right in among great neighbors, 3 lots on cul-de-sac. \$26,750.

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Margaret Owen, 293-4609
John Ruvalds, 971-7358
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A Showcase Property

A Rare Opportunity To Own A Historic Downtown Property . . . A Building With Charm And Character



This beautiful Gothic Revival house was built in 1862 and is known as the "Fowler Cottage." It is completely renovated with the original ornate woodwork and mantels intact. The house has central air, gas radiator heat, and a \$6000 security system by Dynamark.

The main floor has 11½-foot ceilings and 6 spacious rooms with 3 fireplaces. The cozy downstairs apartment has 4 rooms and 2 fireplaces.

There is off-street parking and significant new landscaping. This property is a one-minute walk to the new hotel/convention center under construction off the downtown mall. The house was recently selected by the Landmark Commission to be included on the National Register of Historic Places.



For an appointment to inspect this property, contact
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Office: (804) 293-5239
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**SCHEDULE TC
(Form 1040)**

Department of the Treasury
Internal Revenue Service

Tax Computation Schedule

Attach to Form 1040.

1977

21 25 26 28 31 35 37
14 17 18 19 20 21 23 24-25

Name(s) as shown on Form 1040

Your social security number

Instructions

Who Must File.—This schedule is for use by taxpayers who cannot use the Tax Tables and for certain taxpayers who must itemize deductions. If you must itemize and the zero bracket amount on Schedule A (Form 1040), line 40, is more than your itemized deductions on Schedule A, line 39, you must complete Part II before figuring your tax.

Part I.—You must use Part I to figure your tax instead of using the Tax Tables if your income on Form 1040, line 34, is more than \$20,000 (more than \$40,000 if you are married filing a joint return or are a qualifying widow(er)) or if you claim more exemptions than covered in the Tax Tables for your filing status.

You will also need to complete Part I if you figure your tax by using Schedule G (Form 1040), Income Averaging.

Part II.—If you are required to itemize deductions and the zero bracket amount on Schedule A, line 40, is more than your itemized deductions on Schedule A, line 39, you must first complete Part II to figure your Tax Table Income. The new zero bracket amount must be adjusted by certain taxpayers who must itemize deductions. This computation is necessary because the zero bracket amount is built into the Tax Tables and Tax Rate Schedules.

- You MUST itemize deductions if:**
- (a) You are married filing a separate return and your spouse itemizes deductions (unless your spouse is described in paragraph (b) and enters earned income on Part II, line 3),
 - (b) You can be claimed as a dependent on your parent's return and have \$750

or more of unearned income and less than \$2,200 of earned income if you are single (less than \$1,600 of earned income if you are married filing a separate return),

Note: If your earned income is more than your itemized deductions on Schedule A, line 39, enter your earned income in Part II, line 3, unless you are married filing a separate return and your spouse itemizes deductions. (See page 11 of the Instructions for Form 1040 for a definition of earned income.)

(c) You elect to exclude income from sources in United States Possessions (see Form 4563 for details), **OR**

(d) You are a dual-status alien (see instructions for Dual-Status Tax Year on page 4 of Instructions for Form 1040).

Part I Tax Computation for Taxpayers Who Cannot Use the Tax Tables

Caution: Read the Instructions before completing this Part.

- 1 Enter your Tax Table Income from Form 1040, line 34
- 2 Multiply \$750 by the total number of exemptions claimed on Form 1040, line 7
- 3 Taxable Income. Subtract line 2 from line 1
(Figure your tax on the amount on line 3 by using Tax Rate Schedule X, Y, or Z, or see page 12 of Instructions for Form 1040 for "Other Ways to Figure Your Tax.")
- 4 Income Tax. Check if from: Tax Rate Schedule X, Y, or Z, Schedule D, Schedule G, or Form 4726

General Tax Credit

- 5 Enter \$35 multiplied by the total number of exemptions claimed on Form 1040, line 7
- Note:** If you are married filing a separate return, omit lines 6 through 9 and enter the amount from line 5 on line 10.
- 6 Enter amount from line 3, above
- 7 Enter { \$3,200 if you are married filing a joint return (or a qualifying widow(er))
\$2,200 if you are single (or an unmarried head of household) }
- 8 Subtract line 7 from line 6
- 9 Enter 2 percent of line 8 (but do not enter more than \$180)

- 10 General tax credit. Enter the larger of line 5 or line 9
- 11 Tax. Subtract line 10 from line 4. Enter the difference (but not less than zero) here and on Form 1040, line 35

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

Part II Computation of Tax Table Income for Certain Taxpayers Who Must Itemize Deductions

Caution: Read the Instructions before completing this Part.

- 1 Enter your adjusted gross income from Form 1040, line 31
- 2 Enter amount from Schedule A, line 40
- 3 Enter amount from Schedule A, line 39. (If you can be claimed as a dependent on your parent's return, see the Note in the Instructions for Part II and check the box below line 33 of Form 1040.)
- 4 Subtract line 3 from line 2
- 5 Tax Table Income. ADD lines 1 and 4. Enter here and on Form 1040, line 34. (Do not make an entry on Form 1040, line 33. Disregard the instruction on Form 1040, line 34, and go to the Note below line 34.)

1		
2		
3		
4		
5		

ashlar-imitation wood siding

7-75

This beautifully detailed single-storey Gothic cottage ~~with English basement~~ was originally T-shaped, but later additions have filled in the rear corners and made it roughly square. The English basement is above ground in the rear and was also quite high ~~all around~~ before the level of the front yard was raised when Ridge Street was widened. It is of brick laid in 5- and 7-course American bond. The walls of the main level are covered with ~~wood~~ ^{wood} shaped in imitation of ashlar masonry. This was faithfully repeated in the ~~two corner~~ additions. The basement level of the 1923 addition is weatherboarded. A medium-pitched gable roof covers the original part of the house, with an additional large central gable on the facade. ~~1870's~~ shingles have replaced the original variegated slate. ~~The 1870's NE addition has a nearly flat shed roof, while the 1923 SE addition has a tin gable roof, and the later addition behind it has a tin shed roof.~~ The original section has projecting eaves and verges and a boxed cornice. Its gables are decorated with ~~a bargeboard of~~ delicate undulating sawwork, terminating in pendant loops at the corners, and with a pendant at the peak of the gable. ~~It is remarkable well-preserved after 115 years.~~ There are three interior brick chimneys with corbelled caps and stringcourses, one on either side of the central hall and an interior end chimney in the rear. ~~The house originally had six fireplaces, but~~ the huge fireplace in the basement kitchen has been closed. The very large double-sash windows are six-over-six light with architrave trim. An ornate semi-octagonal bay window is crowded onto the north end of the house. ~~It~~ Stylistically it looks as if it might have been added in the 1870's, at the time of NE corner addition, probably by the same builder who constructed a nearly identical bay window at 515 Ridge Street. It has four tall and narrow, single-paned, double-sash windows above low paneled spandrels at the main level and one wide six-over-one and two narrow four-over-four windows at the basement level. Its tin hip roof has a small central gable ~~with some decoration~~, bracketed boxed cornice with returns and dentil moulding ~~far back under the projecting cornice~~. The original single-bay entrance porch was replaced in 1923 with a sort of vernacular Colonial Revival veranda that extends across the entire front and around the south side to the projecting SE pavillion that was added at the same time. ~~Steeply pitched tin shed rooves with boxed cornices~~, supported on Tuscan columns, shelter the front and side sections, with the corner area left open. A simple balustrade encloses the whole. The small back porch with plain square posts, ~~single~~ ^{simple} sawn balustrade, and tin shed roof with scalloped bargeboard, may be an indication of the design of the original entrance porch. The original entrance door was also replaced, but its fine narrow recessed sidelights extending to the top of a shallow four-light rectangular transom remain.

7-75

32-B

cottage -

addition had roof at end

Patrick Martin and Spotswood Keller purchased 18.93 unimproved acres of Alexander Garrett's estate from Thomas J. Pretlow in ~~1860~~ ^{1860/1860} and immediately gave a deed of trust on the property to S. J. Southall. On 12/13/1862 they sold one acre "with all buildings and improvements" for \$600 to Charles E. Bailey, who sold it two weeks later on 1/1/1863 to Grafton D. Spurrier for \$6,000. ~~The deed gives no indication that Martin and Keller had defaulted on their deed of trust or that Bailey had constructed the house before receiving a deed for the land, but some such situation must have existed.~~ The house, then, was built circa 1861-62 either by Martin and Keller or by Bailey. William J. Parrott purchased the property from Spurrier on 12/5/1863, and it was known thereafter as "the Parrott Cottage". James Alexander described it in 1874 as a "handsome cottage with variegated slate roof." (Early Charlottesville p. 107) Parrott probably added the bay window and the shed-roofed addition filling in and projecting slightly beyond the NE corner about that time, because the 1877 map shows both. After Parrott's death, his wife and children sold the Cottage to D. W. Fowler in 1894 (City DB 4-478). The Fowler family lived there for 74 years. In 1923 they built a gable-roofed wing filling in and projecting beyond the SE corner and replaced the entrance porch with a large veranda across the front and south side. In 1968 Abbie C. Fowler, widow of D. W. Fowler's son J. F. Fowler, sold the house to Edmund H. Teeter (DB 302-342). It is now used as rental property. This house has survived 117 years with much of its original fabric intact, but it is now endangered by the proposed construction of a new bridge over the railroad tracks.

well

60-93

Chas E + Frances C Bailey → Crafter & Spurgeon #6000

11/1/1863

mostly lot bought fr Patrick Martin & Spottwood Keller
+ another ^{small} piece
of all bldgs

60-91

Patrick + Mother Martin, Spottwood, & Georgiana Keller →

12/73/1862

Chas E Bailey

Prattlow

#600

(prob 12/30)

part of parcel bought fr T J ^{Prattlow} ^{11/20} ¹⁸⁶⁰, c. 1 acre
east of ^{Ridge Rd} Ridge & south of ^{Keller RR} RR
of all bldg & imp.

59-232

Thos J + Clara A ^{of Southampton Co} ^{Patrick} SM ^{Martin} & ^{Keller} → #3950

11/20/1860

18.93 acres, part of tract bought fr VW Southall, spec
of Alex. Barrett

56p18 l along Ridge, 14p25 l on RR
= 936' x 234'

(probably bounded by Ridge st, RR, Barrett St,
may have reached to midway bet Dine & Pak - Martin & Keller owned 400-406 lot)

(Barrett died 1860, so their deed was a formality so they could
re-sell. If cottage built before 1860, could date it by tax
- too buried in Barrett estate.)

#200 purchase

19) 3750
17
185
171
40

18.93
x 200
3786.00
adj W on Morris on southeast + Pa
adj W on Morris on south

19
x 600
11,400

~~21-18~~
~~60-93~~
~~61-70~~
61-70

61-70 Crafter D & E by K Spurrier → Wm J Parrott #9,010
12/5/1863 same as 60-93

begin at intersection Valen RR & Ridge rd or st, on west side RR,
c. E of RR 231' to a back st, of st 126' c. W to Ridge st,
134' on Ridge st (c. 130' x 230')
c. 1 acre
& another small
piece
w/ all improvements

60-93 Char E & Frances C Bailey → Crafter D Spurrier #6000
11/1/1863

mostly lot bought for Patrick Martin & Spottwood Keller
+ another small
piece
w/ all bldgs

60-91 Patrick & Martha Martin, Spottwood, & Georgianna Keller →
12/13/1862 Char E Bailey #600

part of parcel bought for T J ^{Pretlow} Bretton ^{11/20} 1860, c. 1 acre
east of Ridge & south of RR
w/ all bldg & imp.

59-232 Thos J & Clara A ^{of Southampton} Pretlow → ^{Patrick St} Martin & Keller SM #3,750
11/20/1860

18.93 acres, part of tract bought for V W Southall, exec
of Alex. Barrett
56718 l along Ridge, 1475 l on RR
= 936' x 234'

(probably bounded by Ridge st, RR, Parrott st,
may have reached to midway bet Pine & Oak - Martin & Keller owned 400-406 lot)
(Barrett died 1860, so their deed was a formality as they could
re-sell. If cottage built before 1860, could date it by tax
- tax buried in Barrett estate.)

#200 per acre
19) 3750
19
185
171
40

adj Wm Morris on southeast & Pine
adj Wm Morris on south

59-178

9/27/1860

VW Southall, exec Alex Barrett → Dr. Thos. Pellow #24350
69 1/2 ac on Colver's Mts

59-217

11/14/1860

VW Southall, exec Alex Barrett → Thos. Pellow #17,085

.127.45 acre tract adj Ch'v

Begin: center of road for Ch'v to Farish's Mill & corner
John C Patterson's lot, of Patterson line N 67W 64p 10l
to Robert Scott corner, ^{of Scott} S 57W 122p 23l to old road
& John H Cooke & Jacob Waltman corner, of Waltman
N 28 1/2 W 16p 37l to Egra Wolfe corner, of Wolfe line
N 33 E 29p to SE corner Robt Battles, of Battles &
Berkdale line N 33 1/2 E 52p 40l to corner 60' fr
corner of Institute lot, of Ed East 56 1/2 E
64p 3l, N 28 E 34p 10l to James Reynolds line,
of Reynolds 560 E 18p, N 23 1/4 E 64p 33l to
Wm Morris corner, of Morris N 10 1/4 W 0p 7l, N 66 W
10p 15l to east side Ridge St, along st N 26 E
56p 18l to RR, of RR 573 1/2 E 22p 33l to
Wertenbaker corner, of road N 22 1/2 E 4p 18l
to South St, of st 572 1/4 E 32p 9l to Battles corner
of Battles S 20 1/4 W 16p 7l to corner, of st 56 E
34p 6l to Road 1st mentioned, of rd 533 1/4 W 28p,
S 30 1/4 W 124p 17l to start

"of all the bldgs thereon"
at public auction

1860
11/14



Date JAN 1994 File No. 104-25-2
Name BAILEY-PARROT-FOWLER COTTAGE - 204 RIDGE ST
Town CHARLOTTESVILLE
County _____
Photographer ANN C. HUPPERT
Contents 4 EXT. VIEWS OF HOUSE, 1 EXT.
VIEW OF OUT BUILDING