

May 27, 2015

Richard Hunt, Property Maintenance

**Preliminary Discussion**

610 Ridge Street

Tax Parcel 290263000

L Juanita and Ruth L Jones, Owners/ City of Charlottesville, Applicant

Endorsement of remediation plan for a blighted property

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 19, 2015. The following action was taken:

**The BAR wants to see the building stabilized without adversely affecting it (nothing irreversible). They want the contractor or person doing the maintenance work to first come to the BAR so they can sign off on the specific plans. They were not in favor of removing the Philadelphia gutters. They did not want the City to remove the rear additions. They suggested removing only rotted wood and damaged stucco, then "button it up" with plywood and paint it. They agreed with addressing water issues first. They did not want trim replaced unless it is replicated.**

The applicant can resubmit when ready.

If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP

Preservation and Design Planner

**Mary Joy Scala, AICP**

Preservation and Design Planner

City of Charlottesville

Department of Neighborhood Development Services

City Hall – 610 East Market Street

P.O. Box 911

Charlottesville, VA 22902

Ph 434.970.3130 FAX 434.970.3359

[scala@charlottesville.org](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 19, 2015**



**Preliminary Discussion**

610 Ridge Street

Tax Parcel 290263000

L Juanita and Ruth L Jones, Owners/ City of Charlottesville, Applicant

Endorsement of remediation plan for a blighted property

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**Background**

610 Ridge Street, built c. 1894, is a contributing property in the Ridge Street ADC District and in the Ridge Street National Register District. (Historic survey attached)

January 20, 2015 - The BAR, at its meeting on January 20, 2015, unanimously (7-0) recommended to City Council that the proposed plan to acquire this blighted property, to repair it and to offer it for sale, is appropriate, and the BAR recommends the proposed plan, with the usual BAR review and approval of any future proposed exterior changes to the building or property.

**Application**

The City's Property Maintenance Division has been working to reach a good resolution of the issues at this property. Recently the City gained access to the house and property to document the condition of the dwelling's interior and exterior. Tim Mohr participated in this site visit, and photographed the existing conditions.

Based on the site visit, Property Maintenance is recommending a plan for repairs in the order of importance. The BAR is being asked to endorse this plan before the City moves forward.

**Discussion and Recommendation**

In general, the intent of the plan is to maintain the historic property as close as possible to its current design. Items that would require specific BAR approval would be: replacement of the roof, replacing the Philadelphia gutters with half-round gutters, removing the stucco, and demolition of the rear porch on the northeast corner. The BAR should discuss all these items and make suggestions or comments. If the BAR wants to see additional details before the work is performed, then the City can bring those items back for approval.

**Suggested Motion**

The BAR endorses the *610 Ridge Street Summary of Repairs*, and requests that the following items be brought back to the BAR with additional details for the BAR's approval:

- 1.----
- 2.----

# 610 Ridge Street

## Summary of Repairs In Order of Importance

**1. Roof repair/replacement and rebuild Philadelphia gutter system or install half-round gutters.**

These repairs are a top priority and will prevent further deterioration. If replacement is necessary then the new roof will also be a standing seam metal roof, same color. As a cost effective measure we'll install half-round gutters around the perimeter as opposed to rebuilding the Philadelphia gutters. We'll also address any flashing issues around the chimneys and repoint the bricks.

**2. Treat for termites and other pests.**

We found evidence of termites in the crawl space as well as the second floor. An exterior treatment and assessment is needed to remove any termites that might still exist as well as prevent future infestation.

**3. Remove stucco from the structure and repair/replace siding as needed underneath.**

The stucco is falling off and should be removed. We'd replace wood siding underneath as necessary and re-paint an approved color, possibly yellow. The original was white.

**4. Replace rotten trim and re-paint white.**

Soffit and fascia are rotten and falling down due to the failed gutter system. We'd replace as necessary and paint white. There are areas of rotten window trim and sills that should be replaced and re-painted as well. Any areas of unprotected wood will be painted.

**5. Repair windows as necessary.**

We'll remove the boards from the windows and repair those that are out of the track or have broken glass. We'll make any repairs necessary to make all windows weather tight and function properly.

**6. Demolish porch on the northeast corner.**

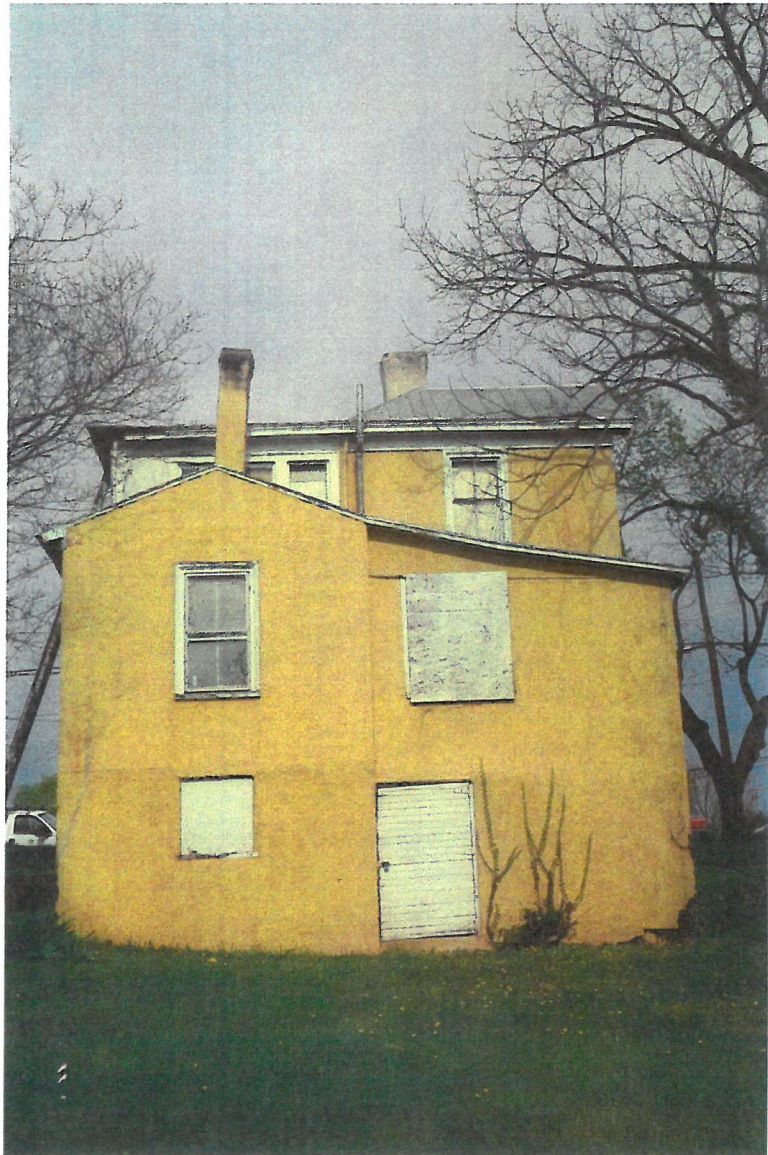
A large portion of the floor system has collapsed and more could follow. This porch is not essential to the integrity of the house and is not original.

**7. Repair the grade.**

Rainwater is slowly eroding the grade on the right and left sides of the house exposing the top of the foundation. New downspouts will connect the gutter to underground storm lines. We'll bring in dirt and slope it away from the structure.

To prevent further deterioration, the above mentioned should be addressed. We believe correcting these issues will abate the blight. It will still be considered uninhabitable due to the condition of the interior and the repairs that should be made to the structural components. Removing stucco and other parts may give us access to more necessary repairs that aren't readily visible. With both assessments it is still hard to accurately determine the true condition of the structure. The addition on the rear seems to be in the worst shape. It may be necessary to demolish this portion of the structure also as a cost saving measure.









## GLEASON-RHODES HOUSE



STREET ADDRESS:	610 Ridge Street
MAP & PARCEL:	29-263
VDHR FILE NUMBER:	104-25-34
CITY FILE NUMBER:	680
PRESENT ZONING:	R-3
ORIGINAL OWNER:	John J. Gleason
ORIGINAL USE:	Rental Property (Residence)
PRESENT USE:	Rental Property (Residence)
PRESENT OWNER:	L. Juanita Jones and Ruth L. Jones
ADDRESS:	c/o Wesley Jones 524 Ridge Street Charlottesville, VA
HISTORIC NAME:	Gleason-Rhodes House
DATE/PERIOD:	c. 1894
STYLE:	Vernacular
HEIGHT IN STORIES:	two stories
DIMENSIONS AND LAND AREA:	60' x 170' (10,200 sq. ft.)
CONDITION:	Good
SURVEYOR:	Bibb/Pres. Assoc. of VA (Smead)
DATE OF SURVEY:	1993
SOURCES:	City/County Records Sanborn Map Co. - 1920 Charlottesville City Directories

# GLEASON-RHODES HOUSE

## ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, stucco vernacular house has a gable roof covered with standing-seam metal, with projecting gabled bays at the northeast end of the front facade, and at the rear or southeast end of the northeast wall. The house appears to have a side passage configuration, with a transomed entrance in the front facade's southwest bay. There is a one-story, gabled rear ell, with a shed-roofed section on its northeast side that was originally a porch. The windows are two-over-two double-hung sash, except for a six-light metal-frame casement window in the rear ell's shed-roofed section, and eight adjoining one-over-one double-hung wood sash windows in the southeast corner of the second floor, lighting what appears to be a sleeping porch. The house has a boxed cornice with enclosed gutters, creating a level lip at the roof's edges. There are frieze boards below the cornice, and small, round decorative vents in the gables. A one-story, three-bay, hip-roofed porch fronts the house, which has slightly tapered square wood posts with caps, and a railing with square wood balusters. There is a large interior chimney of brick with a corbelled cap. The house stands on a small, sloped lot and has a raised rear foundation that is stuccoed. A small, one-story, flat-roofed concrete block structure stands in the backyard northeast of the house.

## HISTORICAL DESCRIPTION

This house was built by John J. Gleason, who lived in the Fitch-Gleason House at 528 Ridge Street. It stands at the southern edge of that 9 2/3-acre tract, which he had purchased in 1880 (ACDB 83-100). Tax records indicate that this house was probably built c. 1894. Just before his death in 1907, Gleason sold this house to his daughter Mattie Gleason Matthews (City DB 18-227). The following year, she and her husband J. C. Matthews bought the Bibb-Wolfe House at 505 Ridge Street and sold this house to Charles T. Rhodes, et al, who owned it until 1943 (DB 20-9, 22-335, 46-341, 49-110, 113-231). The house was divided into two apartments many years ago and has been used as rental property over much of the last century. The back porch was enclosed in 1955. Tax records suggest that the walls were originally weatherboarded and were covered with stucco sometime about mid-century.

Additional Records: City DB 199-285; WB 9-232, 10-179; DB 260-308.

## STATEMENT OF SIGNIFICANCE

The Gleason-Rhodes House represents an example of a late-nineteenth-century vernacular house, with the irregular form and gabled projecting bays associated with the Queen Anne style. In form and scale it is akin to other houses of the period in the District, and it stands in a prominent location near the intersection of Ridge Street, Fifth Street, Cherry Avenue, and Elliot Avenue.







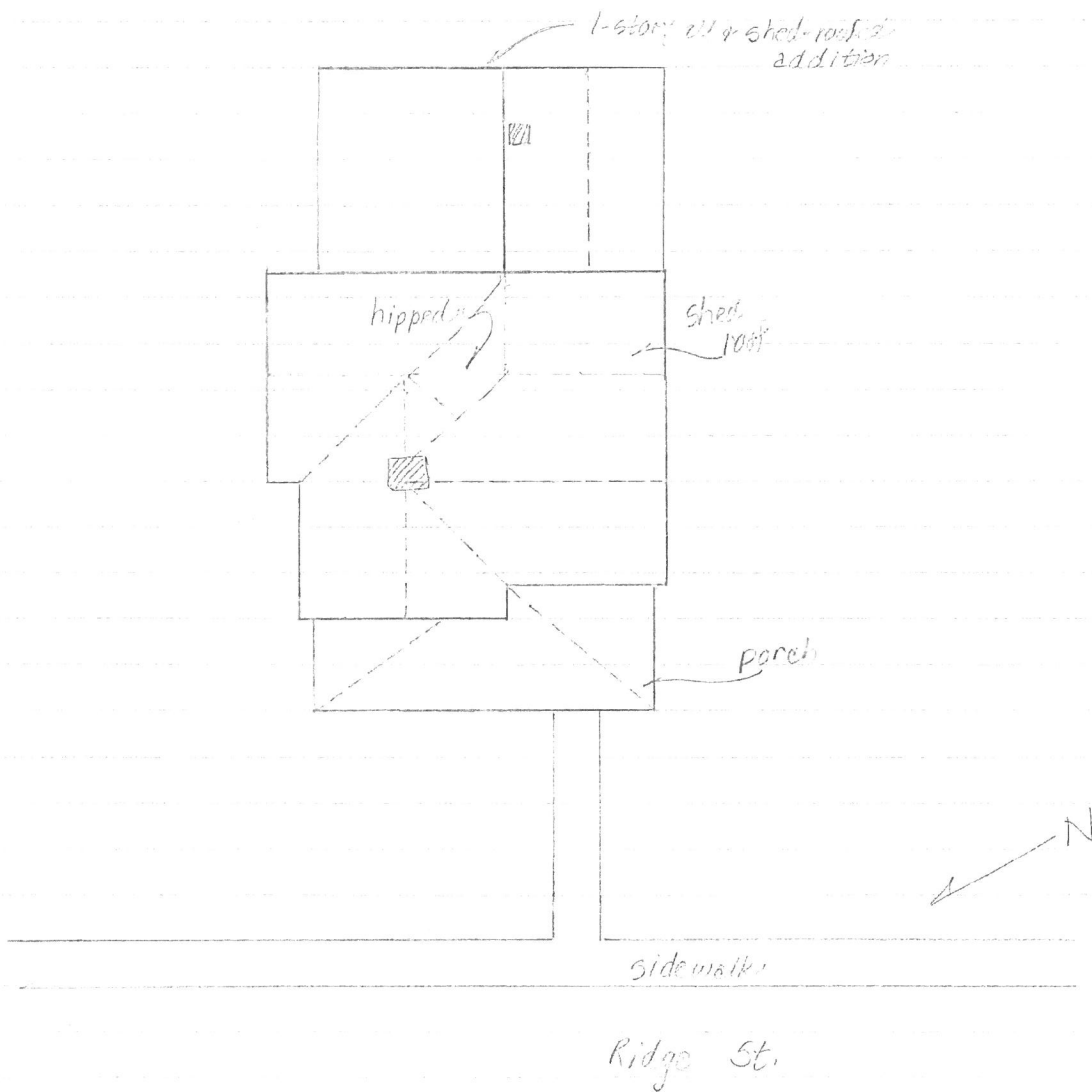
Date 11/26/93 File No. 104-25-34  
Name Gleason-Rhodes House, 610 Ridge St.  
Town City of Charlottesville  
County \_\_\_\_\_  
Photographer Susan E. Smead  
Contents 2 exteriors - house  
1 exterior - house & concrete block  
outbuilding; 1 exterior - shed





GLEASON-RHODES HOUSE  
610 RIDGE ST.

VDHR FILE NO. 104-25-34



SUSAN E. SWEAL  
PRESERVATION ASSOCIATES  
OF VIRGINIA

JANUARY 1994

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
January 20, 2015**



**Blighted Property**

610 Ridge Street  
Tax parcel 290263000  
L Juanita and Ruth L Jones, Owner  
Request for BAR comment

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**Background**

610 Ridge Street, built c. 1894, is a contributing property in the Ridge Street ADC District and in the Ridge Street National Register District. (Historic survey attached)

**Application**

A preliminary determination has been made by the Director of NDS that 610 Ridge Street is a "blighted property." There is a process for the Planning Commission to hold a public hearing and make the findings listed below, to be followed by a determination made by City Council. The BAR is being asked to comment on the director's proposed plan for the City to acquire the property, repair it, and offer it for sale. (Report of the Director to Planning Commission is attached)

**Sec. 5-195. - Report of planning commission.**

(a) Following a public hearing, the planning commission shall make specific findings as to whether:

- (1) The property is a blighted property, as defined within City Code [section 5-192](#)
- (2) The owner has failed to cure the blight or to present a reasonable plan to do so;
- (3) The property is occupied for personal residential purposes,
- (4) The property has been condemned for human habitation for more than one (1) year;
- (5) The director's plan for the repair or other disposition of the property is reasonable and in accordance with the city's adopted comprehensive plan, zoning ordinances, and other applicable land use regulations;

**(6) The property is located within an area listed on the National Register of Historic Places. In the event of such a determination, then the planning commission shall consult with the board of architectural review regarding the director's proposed plan for repair or other disposition of the property.**

(b) The planning commission shall report its findings and recommendations concerning the repair or other disposition of the blighted property to the city council.

**Discussion and Recommendations**

The proposed plan seems reasonable. Any future proposed changes to the exterior would be subject to BAR review.

**Suggested Motion**

I move to find that the proposed plan for City acquisition from the owner of 610 Ridge Street, a "blighted property," and subsequent repair and disposition of the property, is appropriate, and the BAR recommends the proposed plan, with the usual BAR review and approval of any future proposed exterior changes to the building or property.

**Report of the Director of Neighborhood Development Services  
To The Planning Commission  
Repair or Disposition of Blighted Property (City Code 5-194)  
December 15, 2014**

Subject Property: 610 Ridge Street  
Tax Map: 29-263  
Zoning: Residential, Historic Overlay District (Ridge Street)  
Owner: Juanita L. Jones and Ruth L. Jones (together, "owner")  
10902 Oakwood Street, Silver Springs, MD 20901  
Local Agent: None

Background

On October 27, 2014 I rendered a preliminary determination that the above referenced property is a "blighted property" as that term is used within City Code §5-191 et seq. Upon making that determination, I notified the owner of the property. A copy of my preliminary determination letter is attached.

At this time, pursuant to §5-193 of the City Code, I request that the planning commission conduct a public hearing and make findings and recommendations concerning the repair or other disposition of this property. Following a public hearing, the planning commission will be required to make specific findings and a recommendation to Council. The remaining portion of this report sets forth my analysis, and pertinent factual information, as to the matters on which the Commission is required to make findings.

Background

Virginia's Housing Code provides a procedure for abatement of properties that constitute spot blight. The enabling legislation is found in Virginia Code §36-49.1:1 (spot blight abatement authorized; procedure). In 2001 the City Council enacted an ordinance incorporating the spot blight procedures into our local code, set forth within §§50-191 through 5-197 of the City Code.

Proposed Plan

For the reasons analyzed below, it is my opinion that any further attempt to elicit the property owner's cooperation and follow-through with a plan for the repair and rehabilitation of this property would be futile. At this time, I believe that the only course of action that will achieve the repair of this property for beneficial residential use will be for the City to acquire the property as authorized by Virginia Code §36-49.1:1(A). Therefore, my recommendation is that the Planning Commission should confirm my finding that this is a blighted property, and should recommend to City Council that it take all steps necessary to acquire the property from the owner and repair it.



### Analysis – Findings Required of the Planning Commission

- (1) **Is this a Blighted Property?** The City Code, §5-192 et seq. defines a blighted property as follows:

“any property with buildings or improvements which, by reason of dilapidation, overcrowding, lack of ventilation, light and sanitary facilities, deleterious land use, or any combination of these or other factors, are detrimental to the safety, health, or welfare of the community.”

For more than a decade, this property has remained vacant. The house currently has no working facilities for heat or water. The exterior of the house has deteriorated, and there is evidence that the owner's long-term neglect is also having an impact on the interior. Frequently, City Housing Inspectors find it necessary to board the first-floor windows and doors in an attempt to secure the house from public entry. Other than City personnel, no person(s) regularly remove trash and debris, or mow weeds and grass, on the property. In this condition, the property is attractive to trespassers and is having an adverse impact on surrounding properties within the Ridge Street Architectural Design Control District. In my opinion, these circumstances cause the property to fit within the definition of “blighted property”.

In October 2006, the Planning Commission issued a determination that this was a blighted property. At the City Council meeting the Council decided against a blight finding based on the promise of the owner to begin repair to the property. The owner subsequently began those repairs but has since ceased repairs.

- (2) **Has the Owner, after reasonable notice, failed to cure the blight, or to present a reasonable plan to do so?** Since the date on which my preliminary determination was issued, the owner has failed to cure the blight or to present a reasonable plan to do so. My determination was mailed, as required by law, to the owner at her address specified in the City's real estate records, which is also the last known address available to us.

Since at least 1989 the City's Housing Inspectors have cited the property owner(s) with approximately fifty (50) violations of City or state property maintenance codes. The City routinely mows the grass, cuts and removes weeds, shrubbery and damaged trees, removes accumulations of garbage, rubbish, and shopping carts, and paints and repairs exterior wood surfaces, and boards first-floor windows and doors to secure the house against public entry. With each violation, the City has provided the property owner with notice of the violation, as required by law, and the property owner has either ignored or failed to respond to the notice. As allowed by law, the City then performs the necessary work and charges the cost back to the property owner as a lien on the real property. The property regularly pays off the accumulated lien(s). Our Property Maintenance Official, Patricia Carrington, has unsuccessfully attempted on numerous occasions to communicate with the owner, or someone authorized to act on her behalf. The owner has a brother who lives in Crozet who, for at least a time, undertook a level of

responsibility for the property. However, subsequent to 1995, when the City initiated a building code enforcement action in Circuit Court, the brother has not been provided with the legal authority or financial ability to make the necessary repairs. He has no ownership interest in the property.

In 1998 the property owner entered into an agreement with the City, allowing the City's Building Official to remove a building located at 818 Page Street. This property, which was uninhabited at the time, had been allowed to deteriorate to the point of presenting a danger to the public. The owner authorized a demolition of the structure by the City, at a total cost of \$2,600.00, and granted to the City a lien in that amount recoverable upon the sale of the property. The property remains in the same ownership, and is currently a vacant lot with an assessed value of approximately \$166,000

As a result of the foregoing history, it was not unexpected that the property owner would fail to respond to my October 27, 2014 notice of determination of blight, and fail to submit a plan for rehabilitating the property. The owner is elderly; however, our staff is without information as to her financial resources. All that we can say is that, when the City has placed lines against the property for work performed to abate housing code violations, those amounts are routinely paid off along with the real estate taxes.

**(3) Is this property currently occupied for residential purposes? What is/are the other current land uses?**

This property is not currently occupied by any persons for residential purposes. It is vacant.

**(4) Has this property been condemned for human habitation? What is the status of any outstanding Building Code Violations?**

On several occasions, our Building Maintenance official and inspectors have acted under the building code to board the property against public entry. This process involves posting a notice that "THIS STRUCTURE IS UNFIT FOR HABITATION AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE CODE OFFICIAL". According to the Building Maintenance Official, the property has been without proper heat or water facilities since 1993 and therefore cannot be lawfully inhabited. The City's Building Code official has issued about fifty (50) notices of property maintenance code violations to this property since 1989.

**(5) Is the Director's Plan reasonable, and is it in accordance with the requirements of the City's comprehensive plan, zoning ordinance, and other applicable City ordinances or regulations?**

In my opinion, the proposal for the City to acquire the property is the minimum necessary course of action to permanently remedy the conditions that are the basis of my blight determination.

- a. The comprehensive plan contains the following language, relevant to the desires use(s) and proportion of this property: Ridge Street is an urban residential neighborhood with a small mix of detached dwelling and cottages and suburban style single-family detached dwelling. It remains an important residential area in the City African-American community.
- b. If acquisition of the property is recommended as the desired course of action to remedy this blighted property, subsequent repair and disposition of the property would be conducted in accordance with applicable City ordinances, including consultation with the BAR regarding any necessary alterations, and consistent with the purposes set forth within Title 36 (Housing) of the Virginia Code.

The City Attorney's Office has been given an opportunity to review my proposal in advance of this report and agrees that (i) the property is a blighted property, and (ii) acquisition of the property by the City appears to be the only option that will be likely to remedy the blight.

**(6) Is this property listed on the National Register, or locally designated a protected property?**

This property is a contributing structure in a National Register Historic District.

The property is situated within the Ridge Street Architectural Design Control District, and it is a contributing property under §34-272(3) of the City's zoning ordinance.

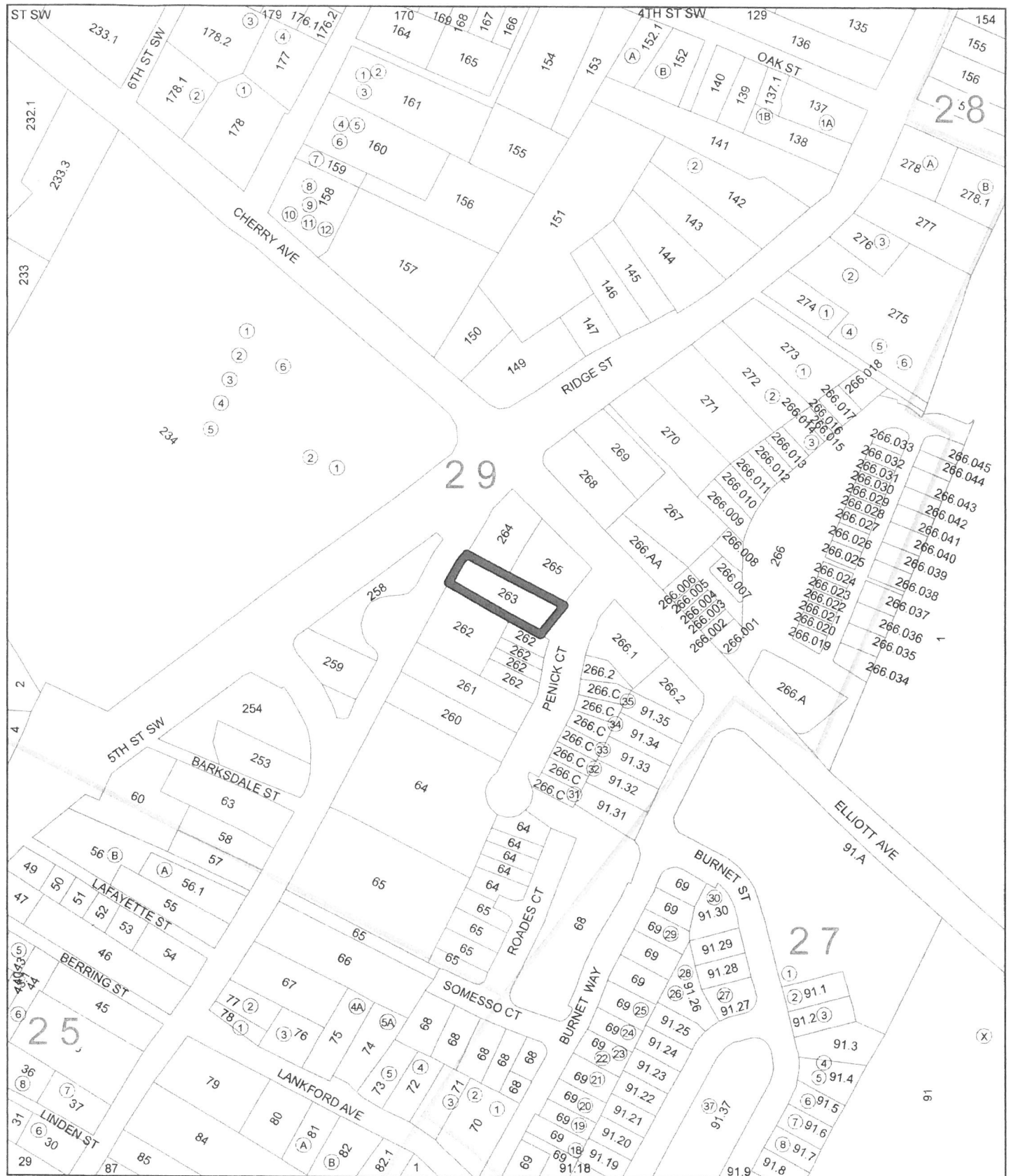
610 Ridge Street was constructed in 1894 by John Gleason and represents an example of a late 19 C. vernacular house with the irregular form and gabled projecting bays associated with the Queen Anne style. It is akin in form and scale to other house of that period in the Ridge Street district and stands in a prominent location near the intersection of Ridge Street, Fifth Street, Cherry Avenue, and Elliott Avenue.

**Final Process**

Following the public hearing, the commission is required to report its findings and recommendations concerning the repair or other disposition of the blighted property to the City Council. Upon receipt of findings and recommendations from the Planning Commission, the City Council may affirm, modify or reject the Planning Commission's findings and recommendations. If the repair or other disposition of the property is approved, the City may carry out the approved plan in accordance with the approved plan and applicable law.



# CITY OF CHARLOTTESVILLE



This map is for display only.  
Distances shown are from plats  
and may not measure accurately.  
These maps have been updated  
as of December 2014.

1 inch = 200 feet

## TAX MAP

610 Ridge Street  
TMP 290263000



# CITY OF CHARLOTTESVILLE

*"A World Class City"*

## Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
[www.charlottesville.org](http://www.charlottesville.org)



May 5, 2015

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

### **Preliminary Discussion**

610 Ridge Street

Tax Parcel 290263000

L Juanita and ~~Ruth L. Jones~~ *deceased.* Owners/ City of Charlottesville, Applicant

Endorsement of remediation plan for a blighted property

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, May 19, 2015, starting at 5:30 pm in City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go down one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org> If you need more information, please do not hesitate to contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org)

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

## VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES  
PROPERTY SURVEY FORM  
RECONNAISSANCE LEVEL

## IDENTIFICATION INFORMATION

VDHR File # 104-0025-034

Property Name:  
Historic Gleason-Rhodes HouseNR Property Category: Building  
Wuzit: HouseTax Code: Section Parcel  
=====

29 263

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

## ADDRESS/LOCATION INFORMATION

Address: 610 Ridge Street

Location:

Vicinity of: Municipality: ZIP: 22901

## PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:  
Ownership: Private

## RESOURCE COUNT -

#	Category	Contributing?
1	Building	Contributing

TOTAL: 1

Contrib: 1  
Non-Contrib: 0

## WUZIT COUNT -

#	Wuzit	Contributing?
1	House	Contributing

TOTAL: 1

Contrib: 1  
Non-Contrib: 0

# RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:  
 Estimated Construction Date: 1894 ca  
 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: Vernacular

# of Stories: 2.0 # of Bays Wide: 2 # of Bays Deep: 3  
 Arch Config: Geo Config:  
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	Brick	Corbelled cap
Foundation		raised rear	Stucco	
Porch		Front	Wood	Vern. Col. Rev.
Roof		Gable	Metal	Standing seam
Windows		sash	Wood	2/2 Double-hung

### Brief Architectural Description of Primary Resource:

This two-story, two-bay, stucco vernacular house has a gable roof covered with standing seam metal, with projecting gabled bays at the northeast end of the front facade, and at the rear or southeast end of the northeast wall. The house appears to have a side passage configuration, with a transomed entrance in the front facade's southwest bay. There is a one-story, gabled rear ell, with a shed-roofed section on its northeast side that was originally a porch. The windows are two-over-two double-hung sash, except for a six-light metal-frame casement window in the rear ell's shed-roofed section, and eight adjoining one-over-one double-hung wood sash windows in the southeast corner of the second floor, lighting what appears to be a sleeping porch. The house has a boxed cornice with enclosed gutters, creating a level lip at the roof's edges. There are frieze boards below the cornice, and small, round decorative vents in the gables. A one-story, three-bay, hip-roofed porch fronts the house, which has slightly tapered square wood posts with caps, and a railing with square wood spindles. There is a large interior chimney of brick with a corbelled



cap. The house stands on a small, sloped lot and has a raised rear foundation that is stuccoed.

Brief Architectural Description of Additions and Alterations  
Back porch enclosed, 1955; the house has also been divided into two apartments. Tax records indicate that the house was apparently originally weatherboard-clad, and was stuccoed around mid-century.

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:

This house was built by John J. Gleason, who lived in the Fitch-Gleason House at 528 Ridge Street. It stands at the southern edge of that 9 2/3-acre tract, which he had purchased in 1880 (ACDB 83-100). Tax records indicate that this house was probably built c. 1894. Just before his death in 1907, Gleason sold this house to his daughter Mattie Gleason Matthews (City DB 18-227). The following year, she and her husband J. C. Matthews bought the Bibb-Wolfe House at 505 Ridge Street and sold this house to Charles T. Rhodes, et al, who owned it until 1943 (DB 20-9, 22-335, 46-341, 49-110, 113-231). The house was divided into two apartments many years ago and has been used as rental property over much of the last century. The back porch was enclosed in 1955. Tax records suggest that the walls were originally weatherboarded and were covered with stucco sometime about mid-century. Additional Records: City DB 199-285; WB 9-232, 10-179; DB 260-308. The Gleason-Rhodes House represents an example of a late-nineteenth-century vernacular house, with the irregular form and gabled projecting bays associated with the Queen Anne Style. In form and scale it is akin to other houses of the period in the District, and it stands in a prominent location near the intersection of Ridge Street, Fifth Street, Cherry Avenue, and Elliot Avenue.

#### BIBLIOGRAPHY

=====

Type of Record	Citation
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#### City Records

Charlottesville City Deed Books and Will Books

#### County Records

Albemarle County Deed Books

#### Map

Sanborn Map Company

City Directory  
Charlottesville City Directory

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

=====

MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
-----			
B&W 35mm photos	13467	12 - 13	11/26/1993

CRM MANAGEMENT EVENTS

=====

MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
-----		
Reconnaissance Survey	Smead, Susan and Bibb, Eugenia	11/26/1993







# 610 Ridge Street

## Summary of Repairs In Order of Importance

**1. Roof repair/replacement and rebuild Philadelphia gutter system or install half-round gutters.**

These repairs are a top priority and will prevent further deterioration. If replacement is necessary then the new roof will also be a standing seam metal roof, same color. As a cost effective measure we'll install half-round gutters around the perimeter as opposed to rebuilding the Philadelphia gutters. We'll also address any flashing issues around the chimneys and repoint the bricks.

**2. Treat for termites and other pests.**

We found evidence of termites in the crawl space as well as the second floor. An exterior treatment and assessment is needed to remove any termites that might still exist as well as prevent future infestation.

**3. Remove stucco from the structure and repair/replace siding as needed underneath.**

The stucco is falling off and should be removed. We'd replace wood siding underneath as necessary and re-paint an approved color, possibly yellow. The original was white.

**4. Replace rotten trim and re-paint white.**

Soffit and fascia are rotten and falling down due to the failed gutter system. We'd replace as necessary and paint white. There are areas of rotten window trim and sills that should be replaced and re-painted as well. Any areas of unprotected wood will be painted.

**5. Repair windows as necessary.**

We'll remove the boards from the windows and repair those that are out of the track or have broken glass. We'll make any repairs necessary to make all windows weather tight and function properly.

**6. Demolish porch on the northeast corner.**

A large portion of the floor system has collapsed and more could follow. This porch is not essential to the integrity of the house and is not original.

**7. Repair the grade.**

Rainwater is slowly eroding the grade on the right and left sides of the house exposing the top of the foundation. New downspouts will connect the gutter to underground storm lines. We'll bring in dirt and slope it away from the structure.

To prevent further deterioration, the above mentioned should be addressed. We believe correcting these issues will abate the blight. It will still be considered uninhabitable due to the condition of the interior and the repairs that should be made to the structural components. Removing stucco and other parts may give us access to more necessary repairs that aren't readily visible. With both assessments it is still hard to accurately determine the true condition of the structure. The addition on the rear seems to be in the worst shape. It may be necessary to demolish this portion of the structure also as a cost saving measure.