

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 405 Ridge Street
 Map and Parcel: 29-133
 Census Track & Block: 4-339
 Present Owner: Safronia E. Jackson
 Address: 405 Ridge Street
 Present Use: Residence
 Original Owner: James A. and Bettie P. Leathers
 Original Use: Residence

BASE DATA

Historic Name: Leathers-Snyder House
 Date/Period: 1891
 Style: Second Empire
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-3
 Land Area (sq.ft.): 50' x 206'
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

Though it lacks the typical large Mansard roof with dormers, the massing and the Mansard-roofed entrance tower mark this house as a rather modest example of Second Empire, a style rare in Charlottesville. It is a two-storey, three-bay, L-shaped house on a low foundation without a basement. The three-storey entrance tower projects from the central bay of the facade. Originally weatherboarded, the house is now covered with white asbestos shingles, and the trim is painted in a combination of white and dark green. The steep gable roof of standing-seam tin has a bracketed boxed cornice with returns. Additional low gables over the side bays of the facade visually balance the tower. Each gable has an eyebrow-shaped air vent. The tower's Mansard roof is covered with wooden shingles and has a steep triangular ventilation dormer on each side. The rear ell has a slightly lower pitched gable roof, but matches the front section in most details and appears to have been built at the same time. A hip-roofed veranda extends across the entire front of the house, repeating the projection of the tower. It has simple Eastlake posts with sawn brackets, balustrade, and spool frieze, and is reached by a flight of four steps. The entrance door has one large pane of glass above two vertical panels with moulded rails. There is a single-paned rectangular transom. The tall double-sash windows are two-over-two light with fluted trim and shallow hoods on consoles. The two on the veranda reach to the floor and are not hooded. There are three interior chimneys, and all four rooms in the front section have fireplaces. A single flight of open stairs rises from the entrance hall. The side hall

HISTORICAL DESCRIPTION

with back stairs in the ell was originally an open porch.

This house stands on the site of the old Methodist Presiding Elder's house built in 1844. In 1891, after a new parsonage was built just to the north, the church subdivided its property and sold Bettie P. Leathers (Mrs. James A. Leathers) this lot on Ridge Street and an adjoining one on Dice Street behind it and the new parsonage (City DB 2-334). They built this house immediately and sold it ten years later, in 1901, to Albert G. Carter (DB 11-244). He sold it in 1915 to W.H. Snyder (DB 28-35). The porch in the rear wing was enclosed about that time. The Snyders lived there for 30 years and sold to John S. Martin in 1945 (DB 121-159). He covered the weatherboarding with asbestos shingles about 1954. The Martins sold the house in 1959 (DB 215-306), and it was then used as rental property for a few years before being purchased by the present owner in 1963 (DB 237-359). Additional deed references: City DB 204-427, 216-352, 281-510.

GRAPHICS

CONDITIONS

Fair

SOURCES

City/County Records
 Mrs. Safronia E. Jackson
 James Alexander, Recollections of Early Charlottesville
 Sanborne Insurance Maps, 1907 and 1920

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
 PROPERTY SURVEY FORM
 RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-008

Property Name: Historic Leathers-Snyder House

NR Property Category: Building
 Wuzit: House

Tax Code: Section Parcel
 =====
 29 133

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 405 Ridge Street

Location:

Vicinity of: Municipality: ZIP: 22901

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:
 Ownership: Private

RESOURCE COUNT -

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

WUZIT COUNT -

#	Wuzit	Contributing?	TOTAL:	
1	House	Contributing	1	
			Contrib:	1
			Non-Contrib:	0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
 Estimated Construction Date: 1891
 Source of Date: Tax Records
 Physical Status: Existing
 Condition: Fair
 Threat: None Known
 Degree of Historic Integrity:
 Association:
 Design:
 Feeling:
 Location:
 Materials:
 Setting:
 Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Second Empire

of Stories: 2.0 # of Bays Wide: 3 # of Bays Deep: 0
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	Brick	
Foundation		low, no basement	Brick	
Porch		Front	Wood	1-story, 9-bay
Roof		Gable	Metal	Standing seam
Windows		double-hung sash	Wood	2/2

Brief Architectural Description of Primary Resource:

Though it lacks the typical large Mansard roof with dormers, the massing and the Mansard-roofed entrance tower mark this house as a rather modest example of Second Empire, a style rare in Charlottesville. It is a two-storey, three-bay, L-shaped house on a low foundation without a basement. The three-storey entrance tower projects from the central bay of the facade. Originally weatherboarded, the house is now covered with white asbestos shingles, and the trim is painted in a combination of white and dark green. The steep gabled roof is covered with standing-seam metal and has a bracketed boxed cornice with wooden shingles, and has a steep triangular ventilation dormer on each side. Cornice brackets and a wooden balustrade have been removed from the tower roof. The walls of its windowless third storey flare slightly and were originally covered with wooden shingles. The rear ell has a slightly lower pitched gable roof, but matches the front section in most details and appears to have been built at the same time. A hipped-roofed verandah extends across the entire front of the house, repeating the projection of the tower. It has simple Eastlake posts with

sawn brackets, balustrade, and spool frieze, and is reached by a flight of four steps. The entrance door has one large pane of glass above two vertical panels with moulded rails. There is a single-light rectangular transom. The tall double-sash windows are 2-over-2 light with fluted trim and shallow hoods on consoles. They once had louvered shutters. The two on the verandah reach to the floor and are not hooded. There are three interior chimneys, and all four rooms in the front section have fireplaces. A single flight of open stairs rises from the entrance hall. The side hall with back stair in the ell was originally an open porch.

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

This house stands on the site of the old Methodist Presiding Elder's house built in 1844. In 1891, after a new parsonage was built just to the north, the church subdivided its property and sold Bettie P. Leathers (Mrs. James A. Leathers) this lot on Ridge Street and an adjoining one on Dice Street behind it and the new parsonage (City DB 2-334). Tax records show that they built this house immediately and sold it ten years later, in 1901, to Albert G. Carter (DB 11-244). He sold it in 1915 to W. H. Snyder (DB 28-35). The porch in the rear wing was enclosed about that time. The Snyders lived there for 30 years and sold to John S. Martin in 1945 (DB 121-159). He covered the weatherboarding with asbestos shingles about 1954. The Martins sold the house in 1959 (DB 215-306), and it was then used as rental property for a few years before being purchased by Safronia E. Jackson in 1963 (DB 237-359).

Additional References: City DB 204-427, 216-352, 281-510.

SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

There are only three Second Empire buildings in the City: the Armstrong Knitting Factory, the Brooks Museum at the University, and the Leathers-Snyder House. This is a far less ambitious building than the other two, and its interpretation of the style is vernacular, but the rarity of the style in Charlottesville and the fact that this is its only use in a residence, make the Leathers-Snyder House a very important part of the architectural fabric of Charlottesville. Besides the Mansard-roofed entrance tower, the low gables on either side of the facade and the verandah with its floor-length windows are noteworthy. The Leathers-Snyder House is part of the important 400-block of Ridge Street, an intact row of diverse and architecturally significant houses. It has been individually designated as a local historic landmark, and it is one of the most important buildings in the Ridge Street Historic District.

BIBLIOGRAPHY

Type of Record	Citation
----------------	----------

City Records	Charlottesville City Deed Book
--------------	--------------------------------

County Records	Albemarle County Deed Books
----------------	-----------------------------

Interview	Mrs. Safronia Jackson
-----------	-----------------------

Interview	Mrs. Fred W. Early (Virginia Snyder Early)
-----------	--

Book	Alexander, Recollections of Early Charlottesville
------	---

Map	Sanborn Map Company
-----	---------------------

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13470	4 - 0	1/ /1994

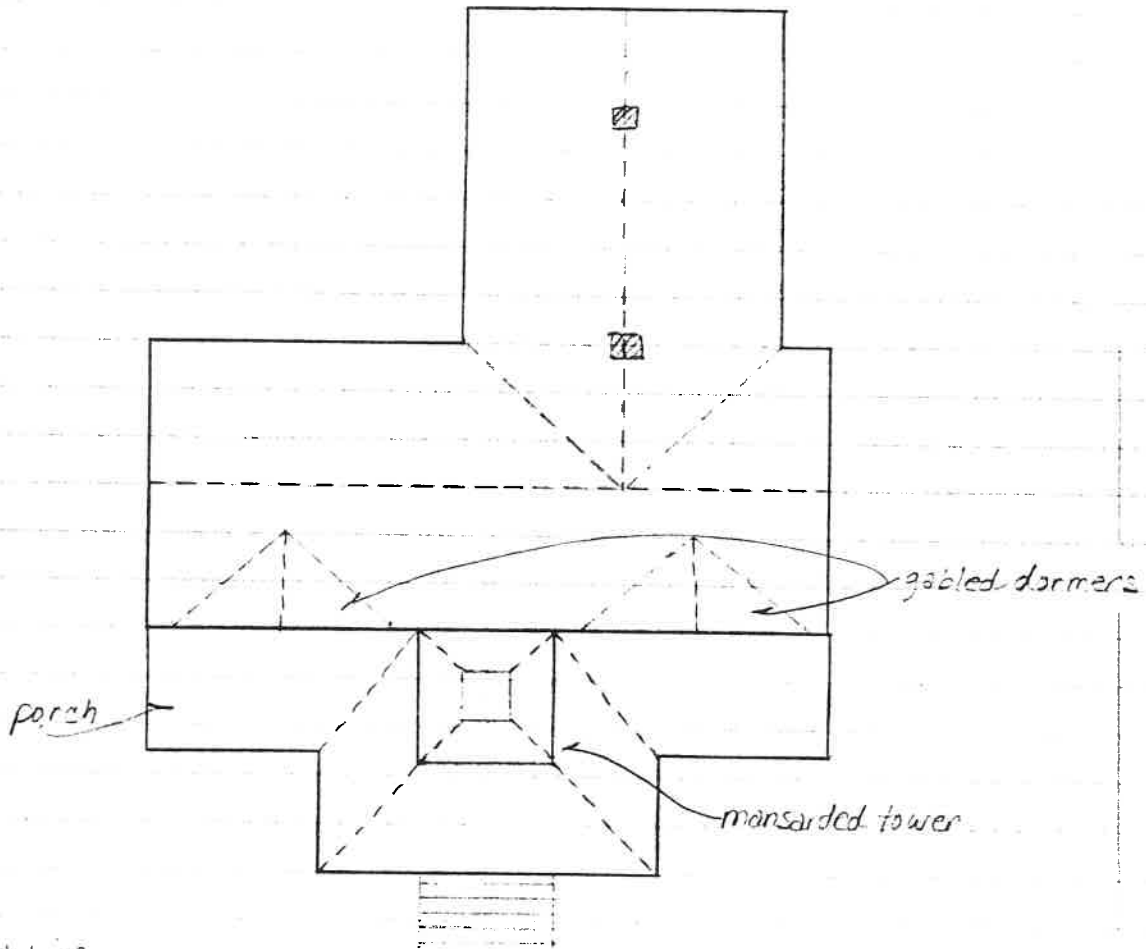
CRM MANAGEMENT EVENTS

MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
Survey	PAVA/Smead and City/Bibb	/ /1978
IPS data entry-PAVA (Smead)		

LEATHERS - SNYDER HOUSE
405 PIDGE ST.

VDHR FILE NO. 104-25-8



Watch wire fence

Watch wire fence

sidewalk



sidewalk

at door St.

SUSAN F. STREED
PRESERVATION ASSOCIATES
OF VIRGINIA

JANUARY 1994

City Tax Records

Leathers - Snyder house

405 Ridge St

Parcel ID	Owner	Date	Value	Notes
281-510	Safronia E. Jackson	9/21/66	\$20,000	1/29-63.1 2 parcels
237-539	Benj. H. & " " "	2/12/63	16,634	
216-352	Hollis E. Coles	11/13/59	14,800	
215-306	George E. Gilmer	9/25/59		
204-427	Hattie C. Martin	3/18/58		lid of Leas
121-159	John C. & " " "			

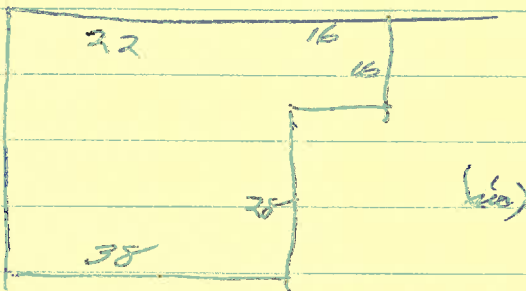
cheap concrete

4 gpts, rent \$50 each, 2 baths, 0 basement
old

2 stories, 12 rooms

asbestos shingle over wood, metal gable roof
softwood, plaster

1960 - addition to tenant house - #5533 - 2 rooms & bath @



1960 - improvements
weatherboard
old frame ~~1954~~ 1954

City Directories

1942
1953

Snyder

John C (Dr's) & Hattie C Martin - 405 Ridge

1962 rented as 7 apt

Leathers	1891 - 1901	= 10 yrs
Snyder	1915 - 1945	= 30 "
Martin	1945 - 1959	= 14 "
Jackson	1963 - 2/1978	= 215 "

call:

~~4-10~~ ~~4-30~~

405 Ridge

City
 121-159 W H & Mattie T Snyder → John & Hattie V. Martin #8000
 8/10/1945 one of lots in 28-35
 50' x 206'
 Hattie V & Lil Bentry had orig purchased & now sign away int

28-35 A B & Maggab Carter → W H Snyder
 11/9/1915 2 lots w/ improvements: 405 Ridge & one on Dice St
 see 2-334
 same as 11-344, 1901, BP & J A Leathers → A B Carter

11-344 Bettie F & J A Leathers → Albert B Carter #3000
 4/26/1901 same as 2-334 50' on Ridge, 206' back to alley
 50' on ^{Dice} Alley, 160' south to alley

2-334 Trustees of Meth Ch, → Mrs Bettie F. Leathers (nee James A.)
 6/16/1891 (John Bodien, Benj R. Pace, James H. Hooper, C D Carter) Trustees
 2 lots - 1 on Ridge - \$875
 1 on Dice behind parsonage - \$300

Tax

892 3rd W Belle P Leather west side Ridge + ~~1400~~¹⁴⁰⁰ = 2000 for meth loanage
+ 0 = 200 "

porch on left - green tile hearth & fireplace surround
4 panel doors


added on - 2 sets stairs
4 fireplaces
granite factory behind
water meter on D side
warm

~~water meter on D side~~
cottage stucco on wood

1-pane vert transom
door - 2 moulded panels below, 1 glass above
asbestos shing; white w/ dk green + white trim
2/2 wind, 1/2 floor on front, arch trim, 1/1 each side
veranda around tower & all across front

Estate balustrade
wood-type frieze
sawn brackets on E side peaks
hips roof?

mansard tower

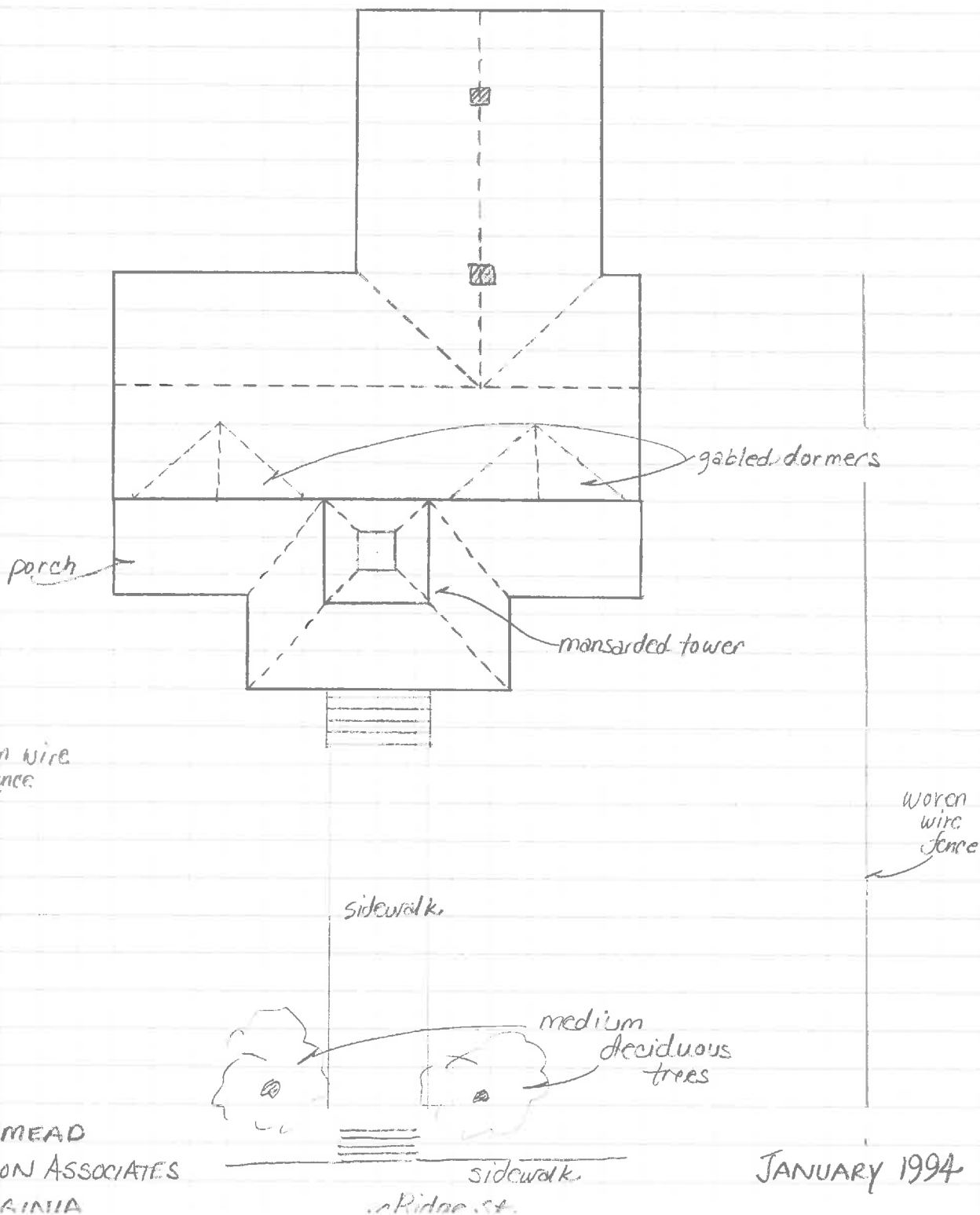
wood shingled  vent each side
tin roof bracketed box cornice w/ return
all but front
wind w/ simple bracketed head effect
gable ram side-side, center gable over 1st & 3rd bays
3 bay - fairly steep
apertures vent in each
c 3 int chim
gable endr ash shing too

rear wing same time except back half
gable to rear, lower pitch

~~cottage - 2 bay wing full
1 3/4 story
steep thin gabled roof
one front and chimney
opposed rafter ends~~

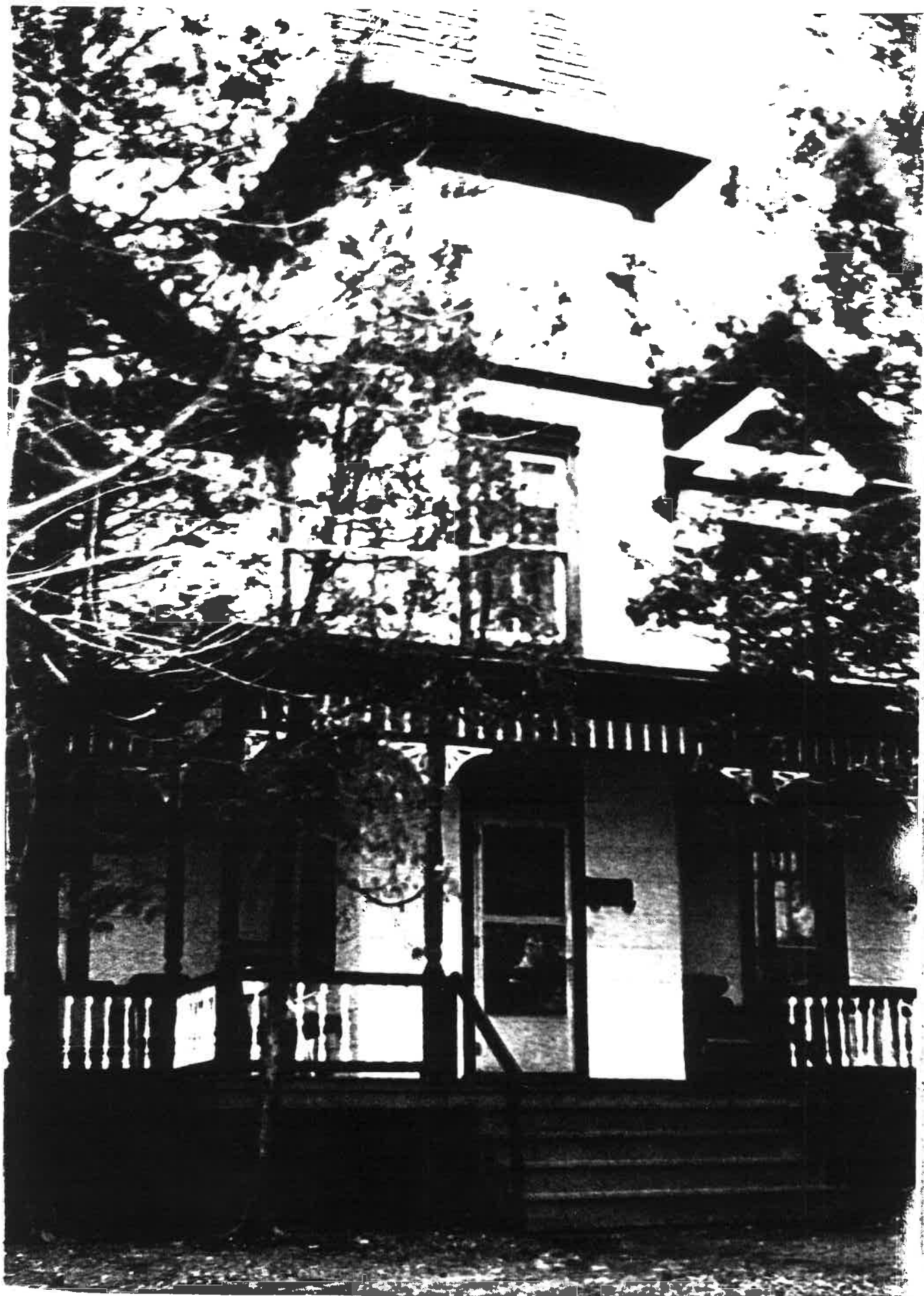
LEATHERS - SNYDER HOUSE
405 RIDGE ST.

VDHR FILE NO. 104-25-8



SUSAN E. SMEAD
PRESERVATION ASSOCIATES
OF VIRGINIA

JANUARY 1994



405 Ridge Street



Date JAN 1994 File No. 104-25-8
Name LEATHERS-SNUDER HOUSE, 405 RIDGE ST.
Town CHARLOTTESVILLE
County _____
Photographer ANN C. HUPPERT
Contents 4 EXT. VIEWS OF HOUSE, 2 OF
OUTBUILDINGS

