Architectural And Historic

Identification

STREET ADDRESS:510 Ridge Street

MAP & PARCEL: 29-275

CENSUS TRACT AND BLOCK: 4-341

PRESENT ZONING: R-3

ORIGINAL OWNER: James M. Hodges

ORIGINAL USE:

Residence

PRESENT USE:

PRESENT OWNER: Ronald Thompson

Charlottesville, VA

ADDRESS: 1932 Arlington Blvd.

Rental Property (apartments)

SURVEYOR :

CONDITION:

STYLE:

DIMENSIONS AND LAND AREA: 115' x 130' (14,950 sq. ft.) /Bibb

DATE OF SURVEY: 1974 (revised 1980)

Greek Revival HEIGHT (to cornice) OR STORIES: 2 Storeys

HISTORIC NAME: Hodges-Gleason House

Poor

SOURCES:

DATE / PERIOD: 1857

City/County Records

Alexander, Recollections of Early Chiville

ARCHITECTURAL DESCRIPTION

This structure is a middle class interpretation of the larger high style town houses found at the Hughes House (Market Street) or the Abeli-Gleason House (521 North First Street). As with the above mansions, the Hodges-Gleason House is decorated with pilasters applied to a two storey, three bay brick building. The scale of the house, which is only one room deep, is domestic rather than grand. The entrence porch is an example of later Victorian design

HISTORICAL DESCRIPTION

John H. Bibb purchased a $2\frac{1}{2}$ -acre lot opposite his home of Ridge Street (Bibb-Wolfe House, 505 Ridge Street) for \$300 in 1852 (ACDB 50-270) and sold it to James M. Hodges in 1859 for \$500 (ACDB 58-340). On the same day, Hodges gave a deed of trust for \$2600 on this "house and lot nearly opposite the residence of E. M. Wolfe" to R. T. W. Duke, trustee for Helen S. Morris (Mrs. Wm. M. Morris) (ACDB 58-337 & 443). Tax records show that the house had been built in 1857. Thus, Hodges apparently built the house before receiving a deed to the lot. The house changed hands several times between 1862 and 1864 before being acquired by John T. Barksdale (ACDB 59-683, 60-285, 61-166). He sold it to Henry A. Darrow in 1868 (ACDB 63-160). James Alexander wrote in 1874 that Darrow's "pretty residence" had been built by Hodges and later owned by Morris. Thomas M. Farish bought the house in 1885 (ACDB 84-430) and sold it in 1887 to James E. Gleason, whose family owned it until 1946 (ACDB 88-370; City DB 77-388; 129-383). The house has had several owners since then and has been used as rental property, except for the years 1947-49 when it was owned and occupied by R. H. Marsh (DB 131-367, 143-102). Ronald Thompson bought it in 1973 (DB 352-60).

Additional References: City DB 217-232, 290-177, 348-270.

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES PROPERTY SURVEY FORM

RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-021

Property Name:

Historic

Hodges-Gleason House

NR Property Category: Building

Wuzit: House

Tax Code: Section Parcel

29 275

County/City: Charlottesville (City)

USGS Map:

USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 510

Ridge Street

Location:

Vicinity of: Municipality:

ZIP: 22901

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries: Ownership: Private

RESOURCE COUNT -

Contributing?

1 Building

Contributing

TOTAL: 1

Contrib:

Non-Contrib:

WUZIT COUNT -

Wuzit Contributing?

1 House

Contributing

TOTAL: 1

Contrib:

Non-Contrib:

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:

Estimated Construction Date: 1857

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: Greek Revival

of Stories:

2.0 # of Bays Wide: 3 # of Bays Deep:

Arch Config:

Geo Config: Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior End	Brick	
Foundation		English basement	Brick	Plastered
Porch		Front	Wood	1-story, 3-bay
Roof		low hipped	Metal	Standing seam
Windows		double-hung sash	Wood	6/6

Brief Architectural Description of Primary Resource: This three-bay, single-pile, two-storey house on an English basement is a vernacular interpretation of the high style Greek Revival detached town house in the pilastered style. Walls are constructed of brick laid in eight-course American-with-Flemish bond. It has a low-pitched hipped roof covered with standing-seam metal with deeply projecting eaves, a boxed cornice, and a plain, deep frieze. two interior end chimneys. Windows are double-sash, 6-over-6 light, with architrave trim. Basement and second storey windows are shorter. The wide one-bay Victorian veranda was probably added around the turn of the century. It has a nearly flat hipped roof covered with standing seam It has projecting eaves with a boxed cornice, chamfered posts with scroll brackets, and a Colonial Revival balustrade. The entrance in the central bay of the facade has paneled pilasters, 4-light sidelights over panels, a 3-light rectangular transom, and corner lights. entrance, a second-storey window is flanked by paneled pilasters and narrow, sidelight-sized double-sash windows, and all three have paneled spandrels. A series of wooden

additions and enclosed porches covers the rear elevation.1987: The rear additions were replaced in 1985 with a two-storey weatherboarded wing covering the northern two bays.

Brief Architectural Description of Additions and Alterations The porch probably dates from around the turn of the century.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:
Ridge Street Historic District
Potentially Associated with NR Multiple Property:

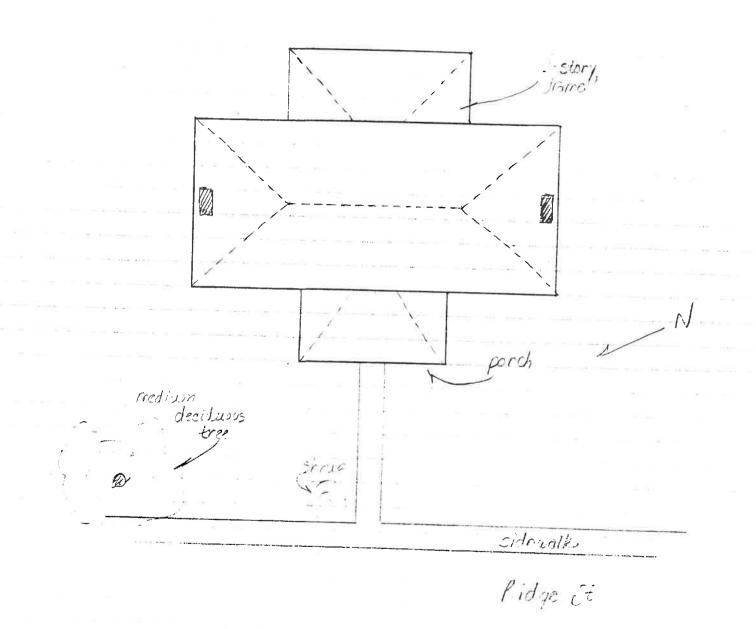
Architectural and Historical Summary:

HISTORICAL DESCRIPTION John H. Bibb purchased a 2 1/2-acre lot opposite his home on Ridge Street (Bibb-Wolfe House, 505 Ridge Street) for \$300 in 1852 (ACDB 50-270) and sold it to James M. Hodges in 1859 for \$500 (ACDB 58-340). On the same day, Hodges gave a deed of trust for \$2600 on this "house and lot nearly opposite the residence of E. M. Wolfe" to R. T. W. Duke, trustee for Helen S. Morris (Mrs. Wm. M. Morris) (ACDB 58-337 & 443). Tax records show that the house had been built in 1857. Thus, Hodges apparently built the house before receiving a deed to the lot. The house changed hands several times between 1862 and 1864 before being acquired by John T. Barksdale (ACDB 59-683, 60-285, 61-166). He sold it to Henry A. Darrow in 1868 (ACDB 63-160). James Alexander wrote in 1874 that Darrow's "pretty residence" had been built by Hodges and later owned by Morris. Thomas M. Farish bought the house in 1885 (ACDB 84-430) and sold it in 1887 to James E. Gleason, whose family owned it until 1946 (ACDB 88-370; City 77-388; 129-383). The house has had several owners since then and has been used as rental property, except for the years 1947-49 when it was owned and occupied by James H. March (DB 131-367, 143-102). Ronald Thompson bought it in 1973 (DB 352-60). Additional References: City DB 217-232, 290-177, 348-270. 1987: Walter D. and Barbara J. Pilkey bought the house in 1982 (DB 432-281) and sold it the next year to the Oakwood Land Trust (DB 439-404), which has rehabilitated it.

SIGNIFICANCE & RELATION TO EVALUATION CRITERIA
Built in 1857, the Hodges-Gleason House is an
elegant vernacular version of the high style Greek Revival
town house in the pilastered style. Its front entrance and
the tri-partite window arrangement above are nicely
detailed, as is the somewhat later Colonial Revival
verandah. This house is one of the most important in the
Ridge Street Historic District, and it has been individually
designated as a local historic landmark.

BIBLIOGRAPHY			
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Type of Record	Citation		
City Records Charlottesville Cit	Ey Deed Bool	k	
County Records Albemarle County De	eed Books		
Book Alexander, Recollec	tions of Ea	arly Charlottesville	
PHOTOGRAPHIC/DRAWIN	GS DOCUMENT	PATION	
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Media	VDHR Neg #	Frames Date	
B&W 35mm photos	13471	5 - 7 1/ /1994	
CRM MANAGEMENT EVEN			
MISSING DATA ELEMEN	T		
CRM Event		Agency/Organization	Date
Survey		PAVA/Smead and City/Bibb	/ /1974

IPS data entry-PAVA (Smead)



SUSAN E. SMEAD PRESERVATION ASSOCIATION OF MESINIA

JANJUARY 1992

Street Colors: 510 Ridge St. Mistoric II me: Doto/Poriod: /855 Rup & Turcal: 24-275 Conque Tract & Block: Stylo: Present Omer Romand Thompson Height to Cornico: Address: Se Principle Height to Stories: Prosont Use: Prusent ! oning: Land Arc (s.ft.):115x130 Original Owner: Origin 1 Use ands-Assossed Value (1 nd+in) 1110+1800=290

3 boy pilostered - 6 conto of mish Random Scroll Vict chamtered post parch
30 piloster in back
piloster in back
Alallow roof- end chimneys.

Wisrtonic Tesscription

Thompson 352-60 1973 - Den Burch Frank Brown 1967 - 290-177 Lyria Hailstork-1960 217-332 Sakellandis, Nick 145-102 Sakellaridis from R.H. Marsh = 1949 \$8,600 Marsh from Harry Serge 1947 131-3 1947 131-367 \$11,600 (tota 12, 4, 5:6 129 -384) 1946 129-383 \$10,600 George from Cony L. May, ex. of (406 2, 4, 5:6) arrice E. Bleason 1932 77-33 388 annie Bleason from 9. F. Gleason estate (People's Nat. Bank and anni Bleaun executors) 1) from g.A. Kennon 1884 ACDB 84-219 1-8 acres (2rom H.A. Donow 1874 - Nanow to lesson trust 7-8 acres (2rom H.A. Donow 1874 - 1868 63-162) znacks Z) TAFARDH 1887 ACDB 88-370 Broke to the from Janush from R. Hiwood comm. 1885 84-430 A.g. Warinek from H.A. Darrow 1872 69 -357 Enter to Danow from John Barksdale 1868 - korse Backsolale from Jenty Downth 1855 \$ 1888

About Hoster House

HODGES-GLEASON HOUSE

ARCHITECTURAL DESCRIPTION

This three-bay, single-pile, two-storey house on an English basement is a vernacular interpretation of the high Greek Revival style. Walls are constructed of brick laid in eight-course American-with-Flemish bond. It has a low-pitched hipped roof covered with standing-seam metal with projecting eaves, a boxed cornice, and a plain, deep frieze. There are two interior end chimneys. Windows are double-sash, 6-over-6 light, with architrave trim. Basement and second-storey windows are shorter. The wide one-bay Victorian veranda was probably added around the turn of the century. It has a nearly flat hipped roof covered with standing-seam metal. It has projecting eaves with a boxed cornice, chamfered posts with scroll brackets, and a Colonial Revival balustrade. The entrance in the central bay of the facade has paneled pilasters, 4-light sidelights over panels, a 3-light rectangular transom, and corner lights. Above the entrance, a second-storey window is flanked by paneled pilasters and narrow, sidelight-sized double-sash windows, and all three have paneled spandrels. A series of wooden additions and enclosed porches covers the rear elevation.

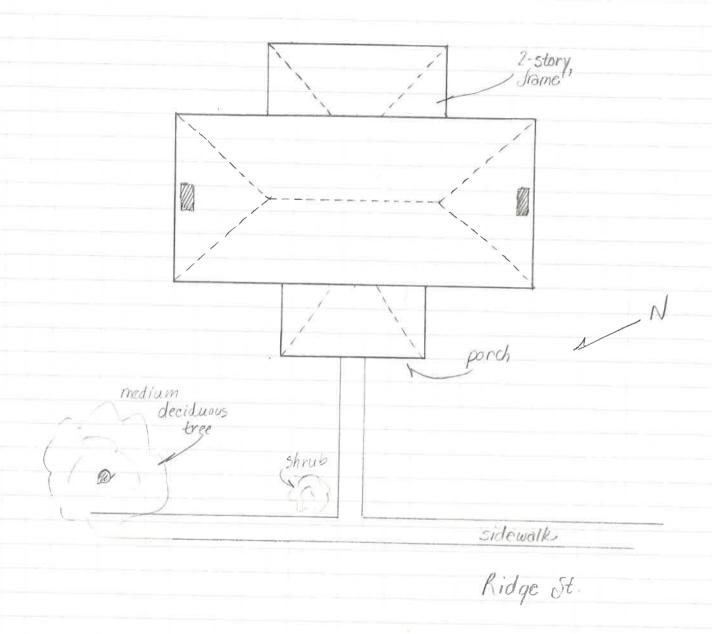
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STATEMENT OF SIGNIFICANCE

Built in 1857, the Hodges-Gleason House is an elegant vernacular version of the Greek Revival style. Its front entrance and the tri-partite window arrangement above are nicely detailed, as is the later Colonial Revival verandah. This house is one of the most important in the Ridge Street Historic District, and it has been individually designated as a local historic landmark.



SUSAN E. SMEAD PRESERVATION ASSOCIATION OF VIRGINIA

JANUARY 1994

HODGES-GLEASON HOUSE



STREET ADDRESS: MAP & PARCEL: **VDHR FILE NUMBER:** CITY FILE NUMBER: PRESENT ZONING: ORIGINAL OWNER: **ORIGINAL USE:** PRESENT USE: PRESENT OWNER: ADDRESS: ISTORIC NAME: ATE/PERIOD: YLE: GHT (TO CORNICE) OR STORIES: ENSIONS AND LAND AREA: ITION: EYOR: OF SURVEY: ES:

510 Ridge Street 29-275 104-25-21 151 R-3 James M. Hodges Residence Rental Property (apartments) Carter Orbin F Trustee 1108 L. High Charlottesville, VA 22901 Hodges-Gleason House 1857, c. 1985 Greek Revival 2 storeys 115' x 130' (14,950 sq. ft.) Good /Bibb 1974, 1987, Revised 1993 City/County Records Alexander, Recollections of Early Charlottesville STREET ADDRESS: 510 Ridge Street

MAP & PARCEL: 29-275 FILE NUMBER: 151 PRESENT ZONING: R-3

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ORIGINAL USE: Residence

PRESENT USE: Rental Property (apartments)

PRESENT OWNER: Ronald Thompson

ADDRESS: 1932 Arlington Blvd.

Charlottesville, VA

HISTORIC NAME: Hodges-Gleason House

DATE/PERIOD: 1857, c. 1985 STYLE: Greek Revival

HEIGHT (TO CORNICE) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 115' x 130' (14,950 sq. ft.)

CONDITION: Poor (1974)/Good (1987)

SURVEYOR: /Bibb

DATE OF SURVEY: 1974 (revised 1980 & 1987)

SOURCES: City/County Records

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ARCHITECTURAL DESCRIPTION

This three-bay, single-pile, two-storey house on an English basement is a vernacular interpretation of the high style Greek Revival detached town house in the pilastered style. Walls are constructed of brick laid in eight-course American-with-Flemish bond. It has a low-pitched hipped roof covered with standing-seam metal with deeply projecting eaves, a boxed cornice, and a plain, deep frieze. There are interior end chimneys. Windows are double-sash, 6-over-6 light, with architrave trim. Basement and second storey windows are shorter. The wide one-bay Victorian veranda was probably added around the turn of the century. It has a nearly flat hipped roof covered with standing-seam It has projecting eaves with a boxed cornice, chamfered post with metal. scroll brackets, and a Colonial Revival balustrade. The entrance in the central bay of the facade has paneled pilasters, 4-light sidelights over panels, a 3-light rectangular transom, and corner lights. Above the entrance, a second-storey window is flanked by paneled pilasters and narrow, sidelight-sized double-sash windows, and all three have paneled spandrels. A series of wooden additions and enclosed porches covers the rear elevation.

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The house was purchased by The Oakwood Land Trust in 1983 (DB 432-281, 439-404) and rehabilitated c. 1985.

510 Ridge Street



Bookey 510 Ridge Wan moris of Mire. Zac yms 1862 1861 John H Bills Hodges nd 11 11 +2800 = 3350 1859 2 ax 2 (A bord) +0 = 111.00 " tym 5 " = 250 4200 all 2 " " " + 2000 = 2250 fring. John H. Bell 15.56 1857 1858 · John H. Bibb sold 505 Ridge property, 1852 so this is all re! 510 Ridge.
· Built 1857 by John H. Bibb 4/or James M. Hodges
· Barbsdale owned 1864-1868; 4 yr global qualify for name

63-162 Henry A, Darrow -> John T. Barbahll
5/1868 bt he bought for Barbahll
"a certain house tot. opp wooffe 66-420 /871 HA Davisco -> A C Brackin 69-18/1 1874 "1" 70-174 1876 J. J. Borksdale -> Henry Baly 57-409 1859 Wm M. Morois -7HA Dover 49-165+169 Peterson ->Wm Hodges -> Bailey John T. Barbadole -> Henry Baloz 4500

e wide Redge opp Dr RB Dice's modelnoe, 3/4 are gone mow your Bought for Mother + Kalba probably 3000 or 302

Bounded by : 108' Ridge, Wm 8 Brown 2 76, xacrat moth of Brown lot probably 302 or 304

HA Davorew -> A & Brookin 5103 HA Darcewo JAC Brookin 510
lot on Ridge, part of bush yearwhich Darcones residence is located probably 5000506

Mill 2 does of bush to be settled

Norman of benot for Barksdall 66-420 7/1871

"opp Bibb-Wolfe house" Landmarks

Landmarks

Landmarks

Robert Baltle

1852 1 50-270 # 300

An Minumi

Ann H. Bill

1859 1 58-340 # 500

James M. Hodge

James M. Hodge & Early Ch'ville John H. Bibb William Hodges (bailt) John Monnen 1855 54-250 John T. Barkalale 1868 (Could) AJ, Wowall 1864 J John T. Barbadall Rouse 1885 \$ 84-430 Farish (Warenick) 1887 (88-370) J. E. Clean J. E. Cleason James My Susan F Hodges -> RTw Dube & Wom My Helen 5 moons 58-337 4 2600 ferroris to Hodges doed of that to Duke as brustee for Holes 8 monie value home & lot nearly apposite residence of to M walfe on Ridge St 13/29/1859 2 an I wood 35 poles

54-250 John Marroni - John T. Booksdale \$5-5-11/1855 track of 42 aver for bought for Garrett 1854 61-166 9 AJ + Marty, Rramick - John T Barkolale 420,000 3/22/1864 bit near boundary

same as 1/10/1865 Wn R Coghill & James Faguron - Warnel "house & lot nearly oppe residence of EMW offe on Ridge St"
2 ac (mod 35) 60-285 8 Km R& RE Coghill & James & Sarah Forguson > A) Winderth 6,650 11 " 3/27/1863 59-653 RTW Duke, bender for Helen & Morris & chy under dad
8/29/1862 of trust for James M Hodges to him 12/557

Wm M Morris of 2nd part

Chart Bailey of 3rd part

43000 -> morris

Of D "house & lot nearly opp res of Enwelfe on Redge St. ; 13/29/1859 Wmm, & San Helen 5 mooning house & lot nearly opp...

Bo John AND TOO CHAMBO . DOB DOLL 510 Ridge James E. Cleason est -> annie E Cleason dec 4/15/30 intestate 1/9/1932 10 acres on east side Ridge St of dwelling houses same as 1) A & D 13 84-319, 1884, 18-800 fe JA Kennon 2) " 88-370, 1887, 3,8ac", TM Farish etal JE-HM Oleason alley 20-285 4003 63-162 Her 5/1868 63-160 John T Bocksdale 7 Henry A. Darrow #3500 5/7/1868 land powhaved for A) & Mary Warwick 3/1864 house & lot nearly opposite residence of E. M. Wolfe, 2 acres 88-370 Thos m. Faish, & AJ +MR Warwak - James E. Bleason 9/19/1887 but uf bldge, 2.8 ac same as 84-430 Dovon's stable count -> Thom, From 2/1885 38-348 John H. Filb -> James M. Hodgles
12/29/1859 Tot on Ridge St immed in frant of Em Wolfies residence
4 containing, 2 = acres
same recently purchased for Robort Battles \$ 300 50-270 Probot + many Battles - John H Bill 3/1852 opp residence of John H. Bell ady Borry Minne same bought be borrelt 1847 2 ac I road 35 poles

570 Red Don E & Esther & Burch > Ronald H & Bolis Jean Thompson 353-60 1973 Frank H + alice M Brown -> Burch 1973 Lyna B& adolphus Hailstock -> Brown 1967 217-373 Nich G & Tullan N Sabellaridis -> Hailstork lote 2, 4, 5, 4 6 on plat 129-504 143-102 R. H. March, wid -> Sakellaridis 1949 131-367 Havy A Jr & Josephine C George - RH& Lotte W March CREE STATE 1947 Cong & May + Per NB, eyer of Annie E & leason -> Bearge 129-383 1946

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DIMENSIONS AND LAND AREA: 115' x 130' (14,950 sq. ft.)

Poor

SURVEYOR :

DATE OF SURVEY: 1974 (revised 1980) 1980

SOURCES: City/County Records

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ARCHITECTURAL DESCRIPTION

This structure is a middle class interpretation of the larger high style town houses found at the Hughes House (Market Street) or the Abell-Gleason House (521 North First Street). As with the above mansions, the Hodges-Gleason House is decorated with pilasters applied to a two storey, three bay brick building. The scale of the house, which is only one room deep, is domestic rather than grand. The entrance porch is an example of later Victorian design and was undoubtedly added after the Civil War.

HISTORICAL DESCRIPTION

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(new paragraph)
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(DB 432-281,459 2404) & rehabilitated e, 1985

510 Ridge

Arch Description

This 3-bay, where single pile, 2 storey house on an extension of the high style breek Revival detached town house in the pilastered style. Walls are constructed of brick laid in 8-course american with Telmish bond.

It has a low - pitched hipped woof covered with standing seam metal with degaly projecting seaves, a bosed cornice, & a plain, deep frieze. There are interior enthing windows are double - such, 6-over - 6 light with archibeave trim. Farment & second storey windows are shorter.

> The whole

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A series of wooden additions + enclosed porches cover the rear elevation.

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1987: The rear additions were replaced the in 1985-with a 2-storey weatherboarded wing covering the morthern two bays. the count beautifulty and later well that come with the majoriting care will a loyed will at her a nearly that historic met recovered with a ablect comed the terr of the colory. double - sail windows, I all three have generaled a 3- light waterquier theman, + come lighter generaled sellation, 4 land intellights over general The extremes in the sorter buy of the savade the are should. architecture them , transmit & around attend as Windows are could not, brown i light, with corners, + + a plan, degre brings . The are interior with alow metal with dequity prospecting said , a legical the a law gathled hypert next amount with all the pullationed tyle. Hallie are constructed of brick land of the high state brouk I wind lettacked town thomas The man Kinglish barmant to a consecular interpretation This I hay beautiful single - mile, I showy beaut

510 Ridge 2-5, 3-bay, single pile pilastered Eng base (brich above som) of front relating wall for fell Overter lable; 5-c am-wf-Flem low 55 m hije of Bridge eaver, boted ear, sl dags finge 6/6, shorter and, wich, time, 12/3 panela, pilasters uf the panela bet door to the panela bet door to the panela fill treat treason, corner lights wide 1-3 1- bray part moderate his rest (antiel) proj saver, Bofelor, Ofrige, arch chamfored poste of scall brookets Cal Rev bal 2-5 weatherbroaded rear wing (2 N bays) prob replaces enclosed base extends under parch uf 5 enl 3 apt

over sat; window flanked by navrone double-sand wind matching eidelights, panels under all 3 & paneled silvaters without explale bel

int end chim





Date JAH 1994 File No. 104-25-21
Name HODGES - GLEASON HOUSE, 510 RIDGE ST
Town CHARLOTTESYILLE,
County
Photographer ANH C. HUPPERT
Contents 3 EXT. VIEWS

No. 510 PIDGE STREET
Name BARKS PALE HOUSE
Order 107
Remarks
Retouched
Order Finished Aug. 1974
Rearder

510 Ridge 348-270 Don E + E She C 3 352-60 Romald # Fobbiggen Thempson 432-281 Watter D. & Barbara F. Pilkey 139-404 Dapwood Land Trant







