

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 511 Ridge Street  
 Map and Parcel: 29-142  
 Census Track & Block: 4-340  
 Present Owner: Sadie B. Manley  
 Address: 511 Ridge Street  
 Present Use: Residential, Single-family  
 Original Owner: J.W. B. McAllister  
 Original Use: Residence

## BASE DATA

Historic Name: McAllister-Andrews House  
 Date/Period: 1875, 1896  
 Style: Victorian, Colonial Revival  
 Height to Cornice:  
 Height in Stories: 2  
 Present Zoning: R-3  
 Land Area (sq.ft.): 13,906  
 Assessed Value (land + imp.): 33, 100

## ARCHITECTURAL DESCRIPTION

The McAllister-Andrews House in its present form exhibits Victorian Queen Anne massing with early Colonial Revival exterior details. It is probable that this dual character is the result of the original McAllister house having been extensively expanded and remodeled by Andrews in 1896. The house has an "L" form, with a three-bay, two-storey facade on Ridge Street and the south side continued back to form the ell. A single-storey, octagonal addition rests in the angle of the ell, and a three sided bay rises two storeys to the rear of the south side. Construction is of brick, laid in American bond but with header/stretcher bonding courses predominating over the all-header rows more common to this style. Roof is steep-pitch hip, but of varied level and complex form because of the plan below. Covering is slate painted silver. Ball finials of tin decorate roof peaks. The cornice is of classical form with large square modillions and dentils. The front rectangle of the house has two interior central chimneys (located to either side of the central hall). A third chimney stands interior within the central wall section of the side bay projection while a fourth rises interior to the rear wall. All chimney stacks are of pressed brick, and that of the side bay has inset panels. Side-bay windows of the first floor facade have heavy broken pediments of tin supported on wooden pilasters; while straight heavy, entablatures of tin cover those above. At the center of the second floor, a door of Palladian form opens onto a flat portico, supported on Ionic columns over the main central entrance. Three dormers pierce the facade roof, with one additional dormer on each side.

## HISTORICAL DESCRIPTION

In July 1874, J.W. B. McAllister purchased four lots of a subdivision made by Ezra M. Wolfe of his property on Ridge Street (Co. DB 68-761; plat, DB 71-313). A deed of trust (Co. DB 68-506), executed April 22, 1875, secures what is probably a construction loan with "a house and lot... in which said house McAllister now resides". By 1879, the property had passed into trusteeship, as a result of a default by McAllister (Co. DB 73-405, DB 75-149). In October 1890, the year after Charlottesville incorporated as a city, J.B. Andrews purchased the house (City DB 2-106) in what was fast becoming one of the most fashionable residential neighborhoods in town. Andrews apparently made extensive improvements in 1896; for in 1897, the house's assessed value had doubled. When a more recent owner, Fannie Harper Burgess, died in 1957, Mrs. Sadie B. Manley purchased the house (which she had been renting for 20 years) from Mrs. Burgess' daughters (City DB 202-341). Mrs. Manley still resides in and owns the house. See also: Co. DB 89-339; City DB 1-290, DB 57-353, DB 80-335, DB 127-421, WB 8-112.

## GRAPHICS

## CONDITIONS

Good

## SOURCES

County and City Records

## MCALLISTER-ANDREWS HOUSE



<b>STREET ADDRESS:</b>	511 Ridge Street
<b>MAP &amp; PARCEL:</b>	29-142
<b>VDHR FILE NUMBER:</b>	104-25-22
<b>CITY FILE NUMBER:</b>	177
<b>PRESENT ZONING:</b>	R-3
<b>ORIGINAL OWNER:</b>	J.W. B. McAllister
<b>ORIGINAL USE:</b>	Residence
<b>PRESENT USE:</b>	Residential (6 Apartments)
<b>PRESENT OWNER:</b>	Five-Eleven Associates
<b>ADDRESS:</b>	223 West Main Street Charlottesville, VA 22901
<b>HISTORIC NAME:</b>	McAllister-Andrews House
<b>DATE/PERIOD:</b>	1875, 1896
<b>STYLE:</b>	Colonial Revival
<b>HEIGHT IN STORIES:</b>	2
<b>DIMENSIONS AND LAND AREA:</b>	13,906 sq. ft.
<b>CONDITION:</b>	Good
<b>SURVEYOR:</b>	Thomsen
<b>DATE OF SURVEY:</b>	1977, Revised 1993
<b>SOURCES:</b>	City/County Records

# MCALLISTER-ANDREWS HOUSE

## ARCHITECTURAL DESCRIPTION

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## STATEMENT OF SIGNIFICANCE

This interesting house features ornate Colonial Revival trim that was apparently added some 20 years after it was built. Its Palladian window, broken pediments, relief frieze ornamentation, and ball finials set it apart from other houses on Ridge Street and add variety to the streetscape. The McAllister-Andrews House has never been neglected as have some in the neighborhood, and it has recently been rehabilitated.

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES  
 PROPERTY SURVEY FORM  
 RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-022

Property Name: Historic McAllister-Andrews House

NR Property Category: Building  
 Wuzit: House

Tax Code: Section Parcel  
 =====  
 29 142

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 511 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: 1875  
 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: Victorian/Colonial Revival

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

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	Brick	
Dormer		gabled	Wood	pedimented
Dormers		Hipped	Wood	
Foundation			Brick	
Porch		Front	Wood	Colonial Revival
Roof		Hipped	Slate	finials
Windows		double-hung sash	Wood	1-over-1

Brief Architectural Description of Primary Resource:

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modillions and dentils. The front rectangle of the house has two interior central chimneys (located to either side of the central hall). A third chimney stands interior within the central wall section of the side bay projection while a fourth rises interior to the rear wall. All chimney stacks are of pressed brick, and that of the side bay has inset panels. Side-bay windows of the first floor facade have heavy broken pediments of tin supported on wooden pilasters; while straight heavy, entablatures of tin cover those above. At the center of the second floor, a door of Palladian form opens onto a flat portico, supported on ionic columns over the main central entrance. Three dormers pierce the facade roof, with one additional dormer on each side.

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

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#### SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

This interesting house features ornate Colonial Revival trim that was apparently added some 20 years after it was built. Its Palladian window, broken pediments, relief frieze ornamentation, and ball finials set it apart from other houses on Ridge Street and add variety to the streetscape. The McAllister-Andrews House has never been neglected as have some in the neighborhood, and it has recently been rehabilitated.

BIBLIOGRAPHY

Type of Record

Citation

City Records

Charlottesville City Deed Books and Will Books

County Records

Albemarle County Deed Books

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13471	2 - 4	1/ /1994

CRM MANAGEMENT EVENTS

MISSING DATA ELEMENT

CRM Event

Agency/Organization

Date

Survey

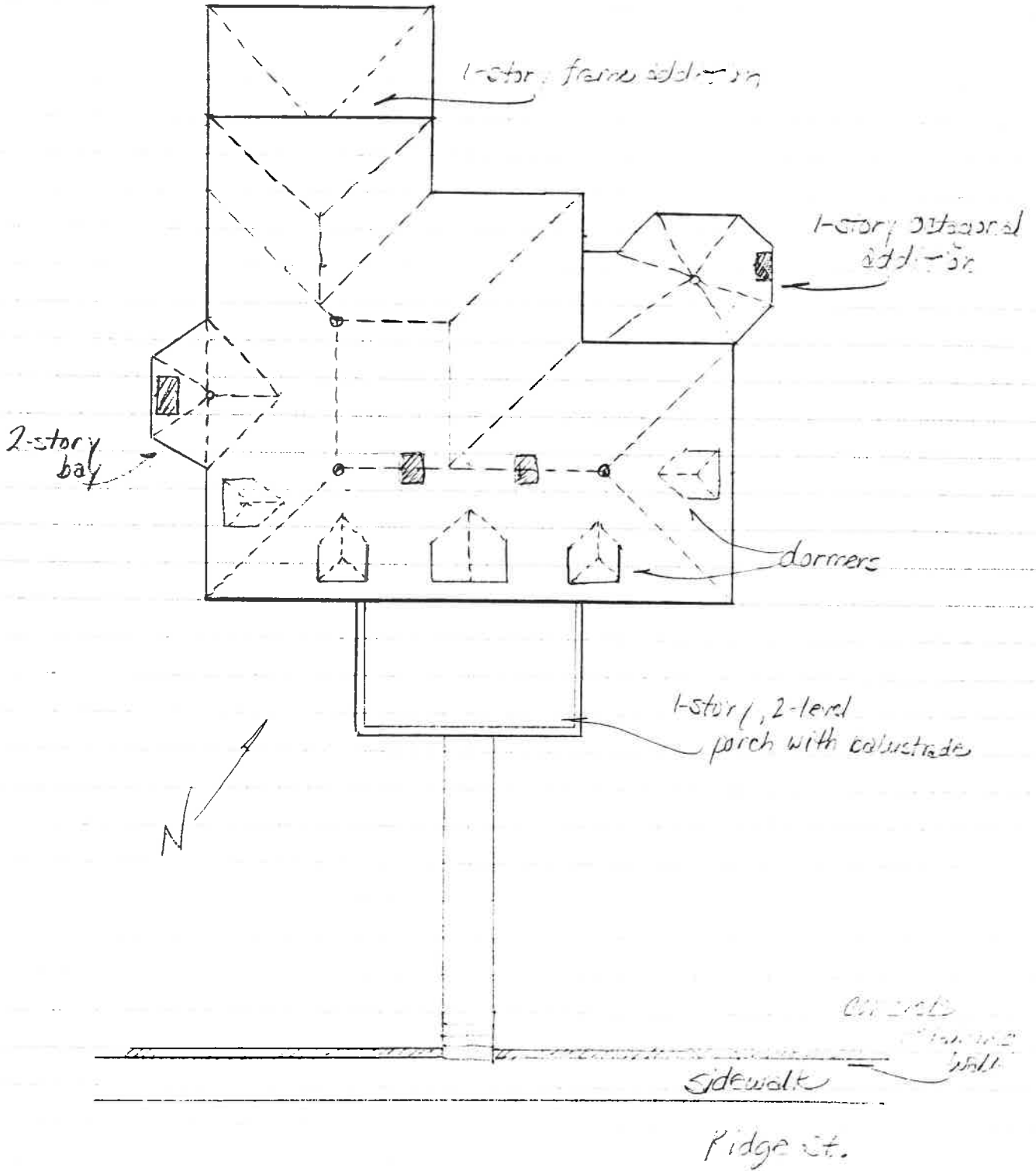
PAVA/Smead and City/Bibb

/ /1977

IPS data entry-PAVA (Smead)

McALISTER - ANDREWS HOUSE  
511 RIDGE ST.

10-28 FILE 113. 10-25-22



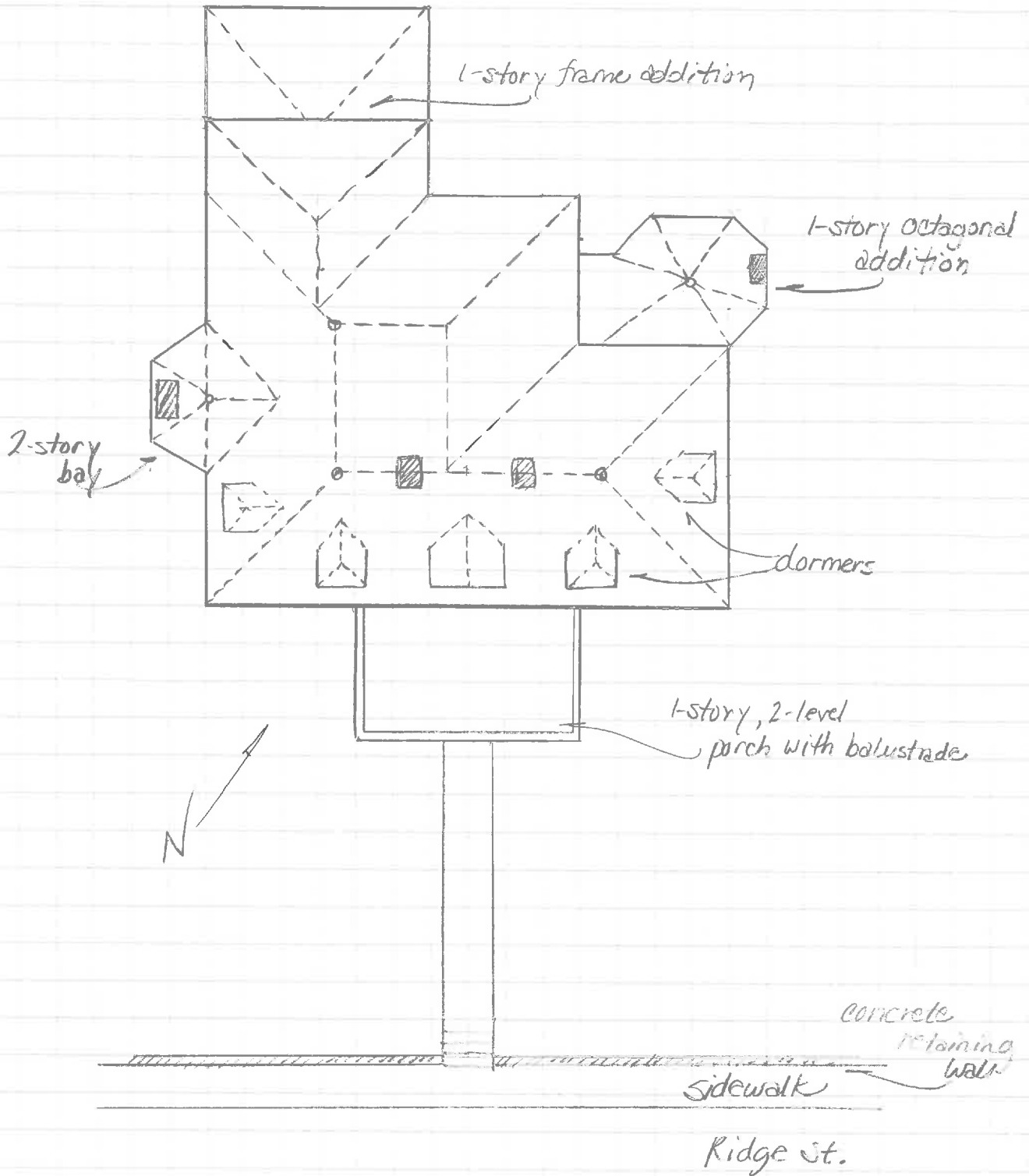
SUEAN E. SWEENEY  
PRESERVATION ARCHITECTS OF VIRGINIA

JANUARY 1966



McALLISTER-ANDREWS HOUSE  
511 RIDGE ST.

VDHR FILE NO. 104-25-22



SUSAN F. SMEAD  
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994

## Hist.

In July 1874, J.W.B. McAllister purchased four lots of a subdivision made by Ezra M. Wolfe of his property on Ridge Street (Co. DB 68-761; plat, DB 71-313). A deed of trust (Co. DB 68-506), executed 22 April 1875, secures what is probably a construction loan with "a house and lot... in which said house McAllister now resides". By 1879, the property had passed into Trusteeship, as a result of a default by McAllister (Co. DB 73-405, DB 75-149). In October 1890, the year after Charlottesville incorporated as a city, J.B. Andrews purchased the house (City DB 2-106) in what was fast becoming one of the most fashionable residential neighborhoods in town. Andrews apparently made extensive improvements in 1896; for in 1897, the house's assessed value had doubled. When a more recent owner, Fannie Harper Burgess, died in 1957, Mrs. Sadie B. Manley purchased the house (which she had been renting for 20 years) from Mrs. Burgess' daughters (City DB 202-341). Mrs. Manley still resides in and owns the house. See also: Co. DB 89-339; City DB 1-290, DB 57-353, DB 80-335, DB 127-421, WB 8-112.

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over the main, central entrance. Three dormers pierce the facade roof, with one additional dormer on each side. Windows elsewhere in the house show two distinct styles, probably reflecting the different building periods.

Ocean Ann, Colonial Revival 1

Ocean Ann massing, Colonial Revival Detail

"L" shap, 3 bay facade, central entrance  
Main rectangle simple pile, w  
rear, S ell 2 storey  
1 storey hexagonal addition in ell angle

5 Chimneys, 2 center anterior, studd ridge in  
main block,  
inset panel and, interior in wall of bay projection  
1 kitchen stone chimney in rear.  
1 in hex addit.

hip roof, complex form, ball finials at  
roof peaks. (Tim)

Roof slate, painted silver

Dormer roof finials square ogee <sup>small</sup> & ball finial



Cornice Modillions <sup>(sq)</sup> + dentils <sup>Cyma</sup> (ogee)

Windows - 1 over 1, facade & sides of main block


2 over 2, side bay rear, hex addition (jock arch)

6 over 6 rear NW corner (flat surround)

Palladian Center 2<sup>nd</sup> storey

Dormer 3 across front, 1 ea side main block

Windows Surrounds -

Side bays, 1st floor - broken ped, pilasters, urn,  
(ovolo) ~~swags~~ <sup>+ wreath</sup> large dentils  
" 2nd " - flat cornice swags, pilasters  
(ovolo) large dentils  
Center 1st floor - double door simple side pilasters  
(ogee) flat cornice w fine dentils  
2nd floor - Palladian, leaded glass in  
arch , keystone, fine  
(ogee) dentils, center door onto  
porch roof. - railing & balustrade  
removed (holes in wall)

Porch, straight (no entasis) ionic columns (now  
fine dentils on brick pedestals because of rot) 4 + 2-3/4 columns  
curved wood. Portico cornice matches hex addition (ogee)

Dormers, center broken ped, urn, (ovolo) ~~swags~~ <sup>+ wreath</sup>, pilasters  
Sash, leaded-over-1 light  
side - steep hyp roofs, fine dentils (ogee)

Side windows - fine dentils (ogee)

## 511 Ridge

July

In 1874 J.W.C. McAllister purchased four lots of a subdivision made by Enzo M Wolfe of his estate on Ridge Street (County DB 68-761; plat, DB 71-313). A deed of trust, <sup>(County DB 68-506)</sup> executed 22 April 1875, secures what is probably a construction loan with "a house and lot... in which said house McAllister now resides". By 1879, the house had passed into the hands of a trustee, as a result of a default by McAllister (County DB 73-405, DB 75-149). In October 1890, the year after Charlottesville incorporated as a city, J.B. Andrews purchased the house (DB 2-106) in what was fast becoming the most fashionable residential area in town. Andrews apparently made extensive improvements as in 1897, the house's tax assessment value had doubled. When a later owner, Fannie Harper Burgess, died in 1957, Mrs. Sadie B. Manley purchased the house (which she had already been renting for 20 years) from Mrs. Burgess's daughter <sup>(DB 202-341)</sup>. Mrs. Manley is the present owner and still resides in the house. See also: County DB 89-339; City DB 1-290, DB 57-353, DB 80-335, DB 127-421, WB 8-112.

DB 202-341, 17 Oct 1957

fr. Morell Johnson + William E (vir)

Mesa Urso Brimer, widow, +

Frances Nelson Billson + Howard R. (vir)

To Sadie B. Manley,

511 Ridge St. - Lot #2 in DB 71-313 (AIG Co)

~~DB 127-421, 14 Aug 1946~~

W38-112, 8 Nov 1957

fr. Fannie Harper Burgess

to. Daughters Nita Morell Johnson, Mesa ~~thos~~ Urso  
Brimer + Frances Nelson Billson

DB 127-421, 14 Aug 1946

fr. George B. Marshall

to Fannie H. Burgess

511 Ridge St.

DB 80-335, 12 Oct 1933

fr. Peoples ~~Bank~~ National Bank of Civille + The  
Peoples Mortgage Corporation

to. George B. Marshall

under D/T, DB 57-353, 18 July 1927 at Auction  
for default by J. B. Andrew: + Wife



TAX RECORDS

CH'VILLE

1897

\$1500 Added for bldg  
(from 1500 to 3000)

DB 57-353, 18 July 1927

fr. J. B. Andrews + Edmonia O. Cox  
to The Peoples Nat'l Bank of Cville  
Lot 2 on plat of E M Wolfe prop DB 71-313 All G.

DB 2-106, 1 Oct 1890

fr. R. D. Anderson + M. Carrie Cox  
to J. B. Andrews.  
Lot #2

DB 1-290, 6 July 1889 (D/T) (w/residence thereon)

fr. M. Caroline (Carrie) Anderson + RD Cox  
to Micajah Wood  
Lot # 2 in Trust

to M. Caroline Anderson fr. Jno S White 20, Feb 1888

DB 89, 339-343

to Jno White Tr. fr. LT Hanckle Tr.

17 Aug 1878, DB 73-405

ADB Co.

DB 89-339, 20 Feb 1888

fr. John S. White + as Tr.  
to M. Carrie ~~White~~ Anderson  
 $\frac{3}{8}$  a lot on Ridge St.

DB 75-149, 5 Sep 1879

fr. Louis T. Hancock Trustee <sup>should be written</sup> (also Louis T. Hancock)  
to John S. White Trustee  
lot on Ridge St. as trustee under DB 73-405, for default

DB 73-405, 17 Aug 1878 D/T

fr. J.W.B. McAllister + M.W. (ux)  
to Louis T. Hancock in Trust

A house + lot situated on Ridge St. in the suburbs  
of Civil Va, btwn property of E.M. Wolfe on North +  
John Walters on South

next  
page → DB 68-506

DB 68-761, 10 July 1874

fr. Ezra M Wolfe + Ann (ux)  
to J.W.B. McAllister

lots 2, 3, 4, + 5 of J.W. Dolin Survey of E.M. Wolfe's  
lands, dated 7 Oct 1871, + recorded in DB 71-313

off Conveyances

~~DB~~ DB 71-311, 29 Jan 1877 to John L. Walters, lot #3

\* D1368-506, 22 Apr 1875

fr. J.W.B. McAllister - Mildred Wynn  
to RTW Duke Jr, Trustee

A house + lot situated on Ridge St. in which  
said house McAllister now resides

TAXES -

1875 McAllister JWB

fr. EM Wolfe  
~~fr.~~ Bldg 2000 old house

1876 McAllister

Bldg 14300 old house +  
new house

1878 McAllister

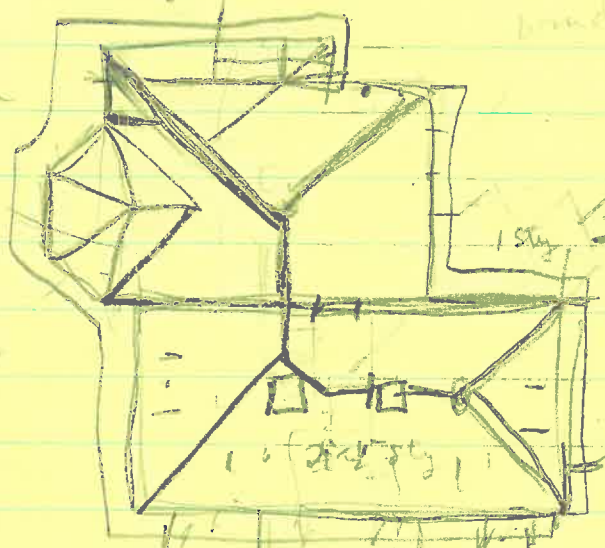
Bldg 2500 new house,  
off 1 lot to J.L. Walters - old house

2 1/2 story

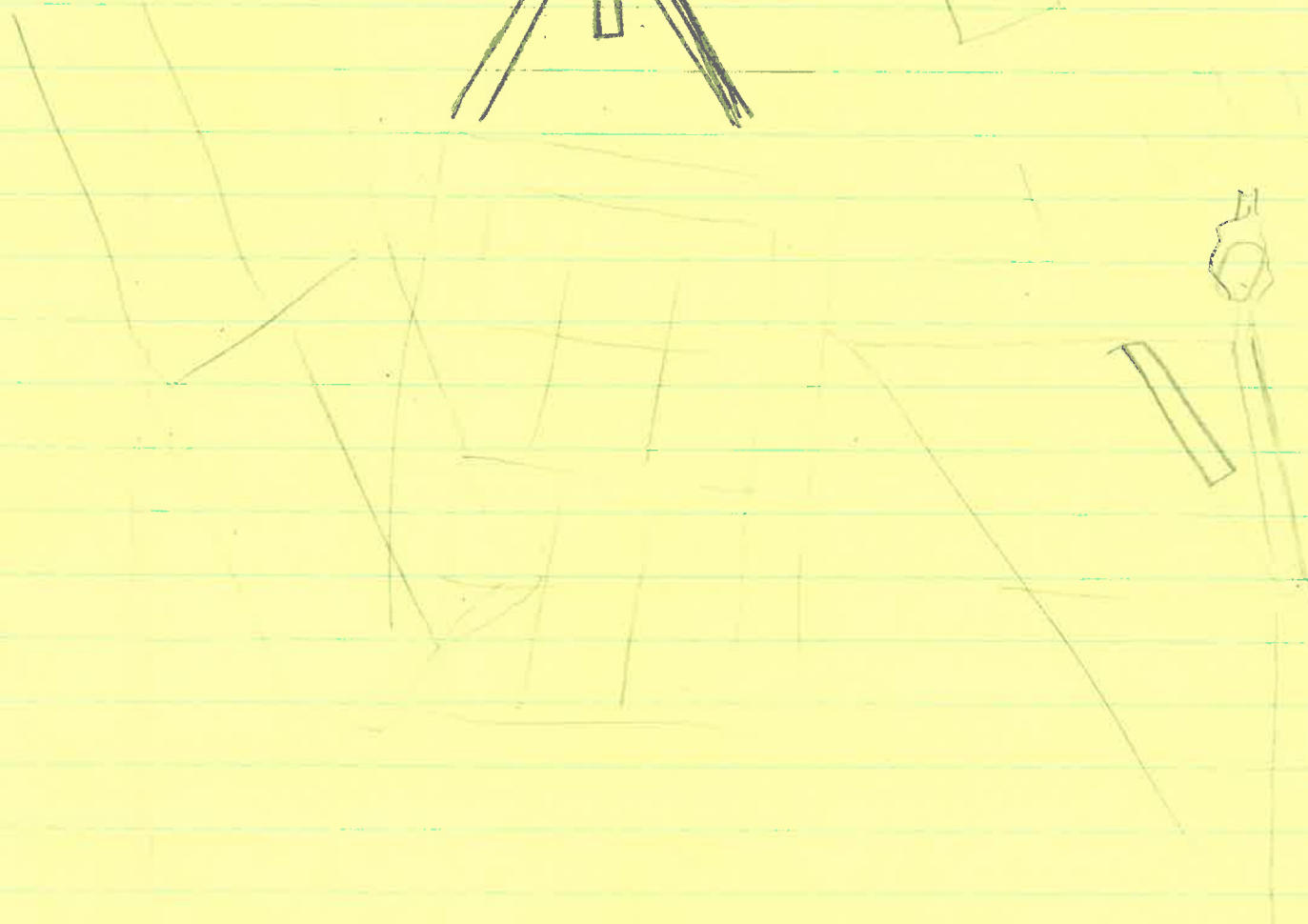
windows wide flint surround  
6 over 6

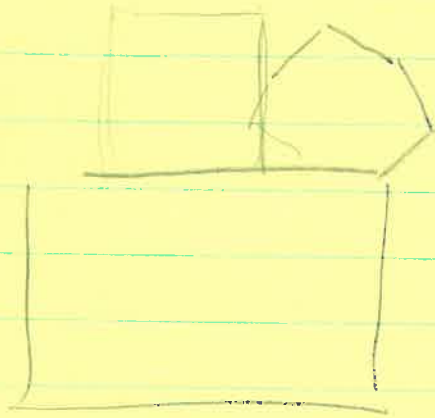
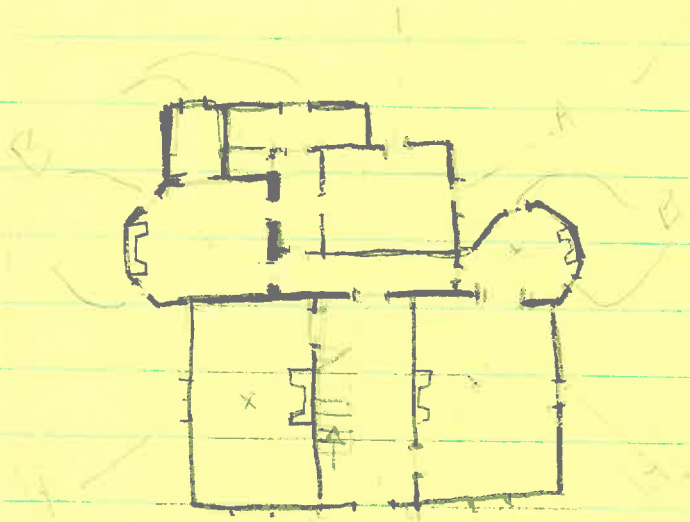
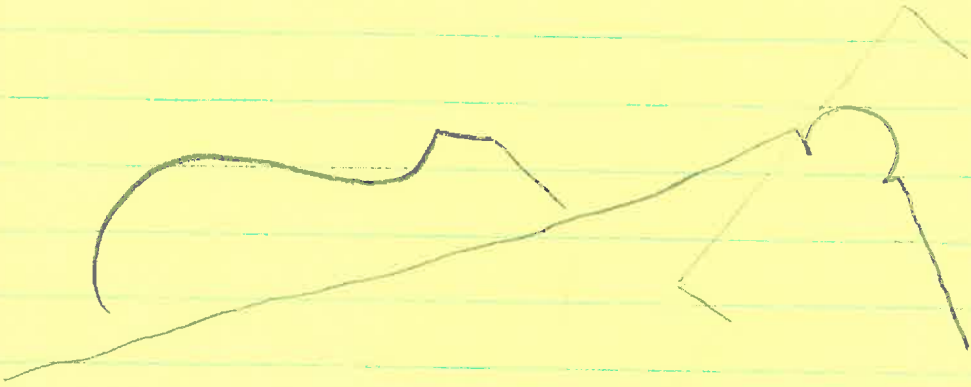
form

windows  
narrower  
some arches  
2 over 2



prob add tower





~~29-142~~

511 Ridge St.

29-142

Pres Owner

Sadie B Manley

DB 202-341

11-8-57

511 Ridge St.

Nita Morello Johnson <sup>et al</sup>

~~DB~~

WB 8-112

Fannie H. Burgess

DB 127-421

Marshall, Geo. B.

1946

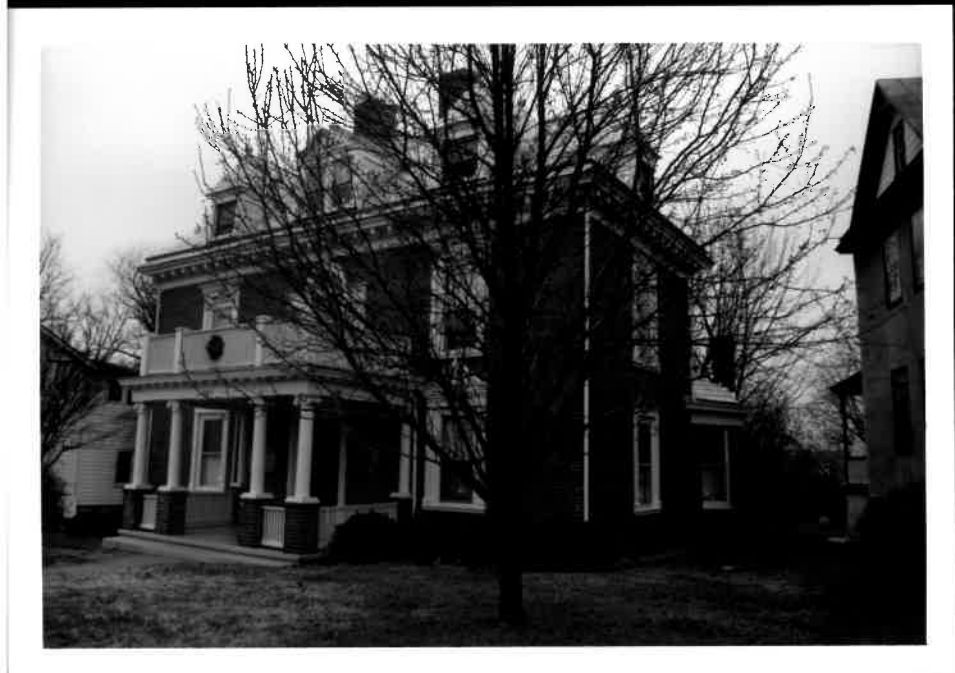
lot size 52 ~~ans~~ avg 240

48 avg 230

511 Ridge Street







Date JAN. 1994 File No. 104-25-22  
Name MC ALLISTER-ANDREWS HOUSE, 511 RIDGE ST.  
Town CHARLOTTESVILLE  
County \_\_\_\_\_  
Photographer ANN C. HUPPERT  
Contents 4 EXT. VIEWS OF HOUSE, 1  
EXT. VIEW OF OUTBUILDING