

WALTERS-BROWN HOUSE



STREET ADDRESS:	515 Ridge Street
MAP & PARCEL:	29-143
VDHR FILE NUMBER:	104-25-24
CITY FILE NUMBER:	215
PRESENT ZONING:	R-3
ORIGINAL OWNER:	John L. Walters (?)
ORIGINAL USE:	Residence
PRESENT USE:	Vacant
PRESENT OWNER:	John D. Snowden
ADDRESS:	5428 Whetfield Lanham, MD 20706
HISTORIC NAME:	Walters-Brown House
DATE/PERIOD:	C.1875
STYLE:	Vernacular Italianate
HEIGHT IN STORIES:	2
DIMENSIONS AND LAND AREA:	52' x 205', plus 33' (13,630 sq. ft.)
CONDITION:	1978: Good/ 1993: Fair
SURVEYOR:	Bibb
DATE OF SURVEY:	Spring 1978, Revised 1993
SOURCES:	City/County Records Mrs. Commora B. Snowden J. Nelson Brown

WALTERS-BROWN HOUSE

ARCHITECTURAL DESCRIPTION

This nicely detailed two-storey house on a low foundation is a popular Victorian T-form: three bays wide with projecting front and rear end bays creating two rooms on the north side of the central hall and one on the south. Original rusticated wooden siding has been covered with aluminum siding. The low-pitched gable roof is covered with standing-seam metal and has projecting eaves and verges, with a bracketed boxed cornice originally trimmed with dentil moulding. There are two interior chimneys, serving fireplaces in all six rooms in the main block, plus an interior chimney in the rear kitchen wing. A rambling series of rear additions, originally weatherboarded, is also covered with aluminum siding. The kitchen wing, behind the projecting bay, has a low-pitched gable roof, and its side window matches those in the main block. The two-storey wing on the other side is flat-roofed, and the small section between is shed-roofed. The tall double-sash windows are two-over-two light with chamfered surrounds. All originally had labels, but they have been removed from all except the one window on the verandah. The one above the bay window is segmental-arched with a modified Italianate pediment. The one-storey semi-octagonal bay window on the projecting bay is very similar to the one at 204 Ridge Street. It has a truncated bellcast-hip roof with a small decorated central gable, bracketed boxed cornice with returns, and dentil moulding. There are paneled spandrels with moulded rails below the windows. The verandah has a low truncated bellcast hip roof with bracketed boxed cornice originally trimmed with dentil moulding. It has a plain frieze, chamfered posts, and sawn balustrade. The entrance door has a single light above a moulded diamond and two panels with moulded rails. It has a single-light rectangular transom. A single-flight, open stair rises from the central hall and curves in a 90 degree turn at the top, the wall beside it following its gentle curve.

HISTORICAL DESCRIPTION

In 1874 Ezra M. Wolfe subdivided the property adjoining his home on Ridge Street and sold three unimproved lots to J.W.B. McAllister (ACDB 68-761). Tax records indicated that one house was built the same year and another the following year. Apparently the first was McAllister's home at 511 Ridge Street, and the second was the house at 513 (now 515) Ridge Street which he sold to John L. Walters in 1877 (ACDB 71-311). The purchase price of \$500, however, is too low to have included a house and would seem to indicate that Walters might have built the house himself before receiving a deed for the lot. Edward Lawman bought the house from Walters in 1898 (City DB 9-107), and his name is still on the iron gate. Gilbert M. Brown bought the house in 1905 (DB 16-453). He died several years later, but his family lived there for 52 years. They built a one-over-one room rear addition, probably circa 1915, and then enclosed the remaining bit of porch between the wings. Commora B. Snowden bought the house from the Brown heirs in 1958 (DB 204-130). The house was covered with aluminum siding in 1974, and the dentil moulding and window labels were removed by workmen who found it easier than to work around them. John Snowden inherited the house from his mother in 1988 (WB 31-285).

STATEMENT OF SIGNIFICANCE

The Walters-Brown House is an especially nicely detailed example of a T-shaped vernacular house that was quite popular during the Victorian era. Of special note are the one remaining window label, the window spandrels, and the nicely detailed bay window. The house has suffered some alterations and has been badly neglected since Mrs. Snowden's death, but it was well cared for in the past, and a great deal of original fabric remains.

It has been individually designated as a local historic landmark, and the house is an important building in the Ridge Street Historic District.

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-024

Property Name: Historic Walters-Brown House

NR Property Category: Building
Wuzit: House

Tax Code: Section Parcel
29 143

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 515 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 ca
 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: Victorian Vernacular (Italianate)

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	
Foundation			Brick	
Porch		Front	Wood	1-story, 5-bay
Roof		Intersect. gables	Metal	Standing seam
Windows		double-hung sash	Wood	2/2

Brief Architectural Description of Primary Resource:

This nicely detailed two-storey house on a low foundation is a popular Victorian form: three bays wide with projecting side bays front and rear, so that there are two rooms on one side of the central hall and one on the other. Original rusticated wooden siding has been covered with aluminum siding. The low-pitched gable roof is covered with standing-seam metal and has projecting eaves and verges, with a bracketed boxed cornice originally trimmed with dentil moulding. There are two interior chimneys, serving fireplaces in all six rooms in the main block, plus an interior chimney in the kitchen wing. A rambling series of rear additions, originally weatherboarded, is also covered with aluminum siding. The kitchen wing, behind the projecting bay, has a low-pitched gable roof, and its side window matches those in the main block. The two-storey wing on the other side is flat-roofed, and the small section between is shed roofed. The tall double-sash windows are two-over-two light with chamfered surrounds. All originally had labels, but they have been removed from all except the one in the verandah. The one above the bay window is

segmental-arched with a sort of pediment. The one-storey semi-octagonal bay window on the projecting bay is very similar to the one at 204 Ridge Street. It has a truncated bellcast hip roof with a tiny decorated central gable, bracketed boxed cornice with returns, and dentil moulding. There are paneled spandrels with moulded rails below the windows. The verandah has a low truncated bellcast hip roof with bracketed boxed cornice originally trimmed with dentil moulding. It has a plain frieze, chamfered posts, and sawn balustrade. The entrance door has a single light above a moulded diamond and two panels with moulded rails. It has a single-light rectangular transom. A single flight open stair rises from the central hall and curves in a 90 degree turn at the top, the wall beside it following its gentle curve.

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

In 1874 Ezra M. Wolfe subdivided the property adjoining his home on Ridge Street and sold three unimproved lots to J. W. B. McAllister (ACDB 68-761). Tax records indicated that one house was built the same year and another the following year. Apparently the first was McAllister's home at 511 Ridge Street, and the second was the house at 513 (now 515) Ridge Street which he sold to John L. Walters in 1877 (ACDB 71-311). The purchase price of \$500, however, is too low to have included a house and would seem to indicate that Walters might have built the house himself before receiving a deed for the lot. Edward Lawman bought the house from Walters in 1898 (City DB 9-107), and his name is still on the iron gate. Gilbert M. Brown bought the house in 1905 (DB 16-453). He died several years later, but his family lived there for 52 years. They built a one-over-one room rear addition, probably circa 1915, and then enclosed the remaining bit of porch between the wings. Commora B. Snowden bought the house from the Brown heirs in 1958 (DB 204-130). The house was covered with aluminum siding in 1974, and the dentil moulding and window labels were removed by workmen who found it easier than to work around them.
1993: John Snowden, inherited the house from his mother in 1988 (WB 31-285).

SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

The Walters-Brown House is an especially nicely detailed example of a T-shaped vernacular house that was quite popular during the Victorian era. Of special note are the one remaining window label, the window spandrels, and the nicely detailed bay window. The house has suffered some alterations and has been badly neglected since Mrs. Snowden's death, but it was well cared for in the past, and a great deal of original fabric remains. It has been individually designated as a local historic landmark,

and the house is an important building in the Ridge Street
Historic District.

BIBLIOGRAPHY
=====

Type of Record Citation

City Records
Charlottesville City Deed Books and Will Books

County Records
Albemarle County Deed Books

Interview
Mrs. Commora B. Snowden

Interview
J. Nelson Brown

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION
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MISSING DATA ELEMENT

Media VDHR Neg # Frames Date

B&W 35mm photos 13470 34 - 36 1/ /1994

CRM MANAGEMENT EVENTS
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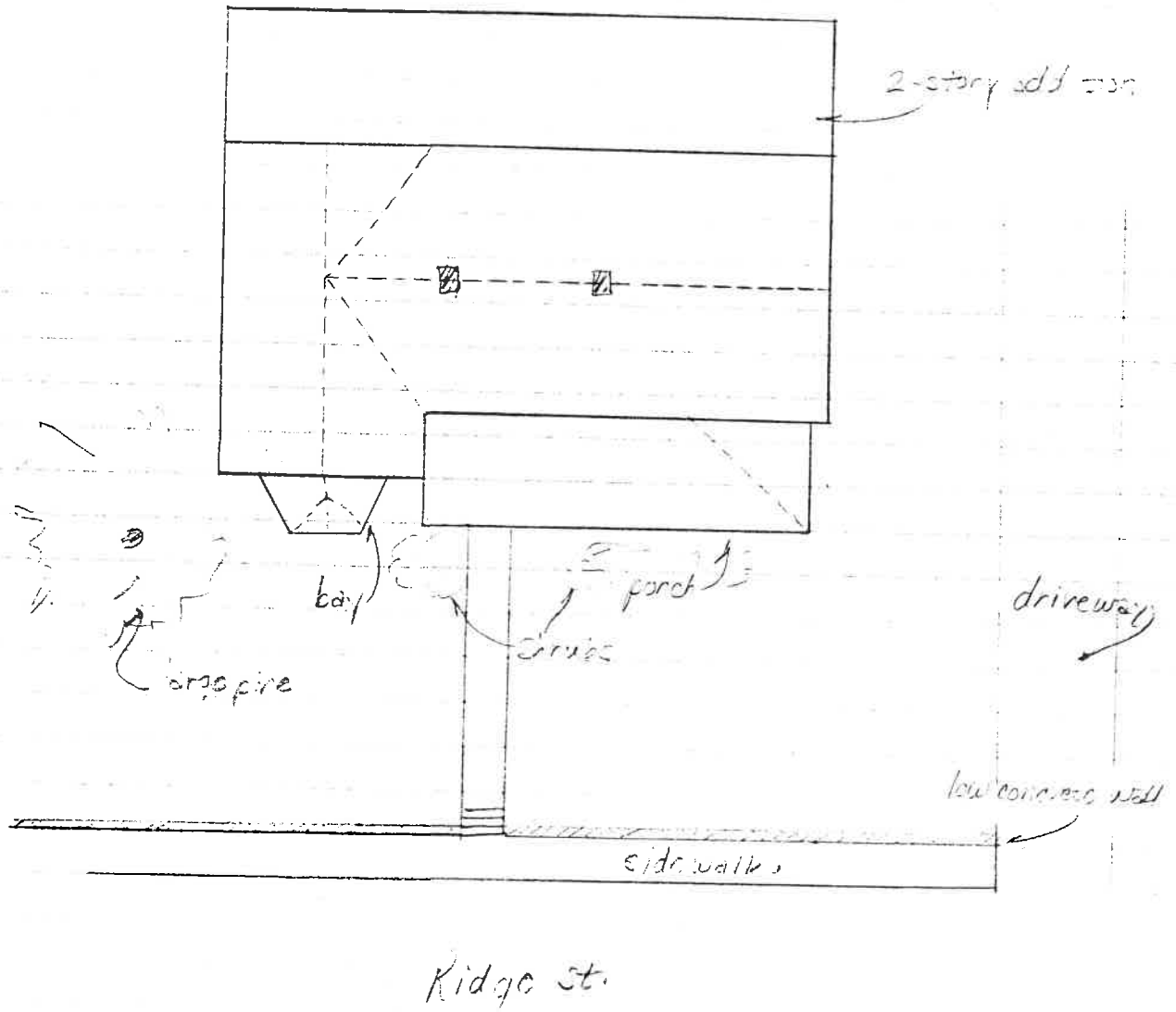
MISSING DATA ELEMENT

CRM Event Agency/Organization Date

Survey PAVA/Smead and City/Bibb / /1978
 IPS data entry-PAVA (Smead)

WALTERS-BROWN HOUSE
515 RIDGE ST.

NCHS FILE NO. 104-25-24

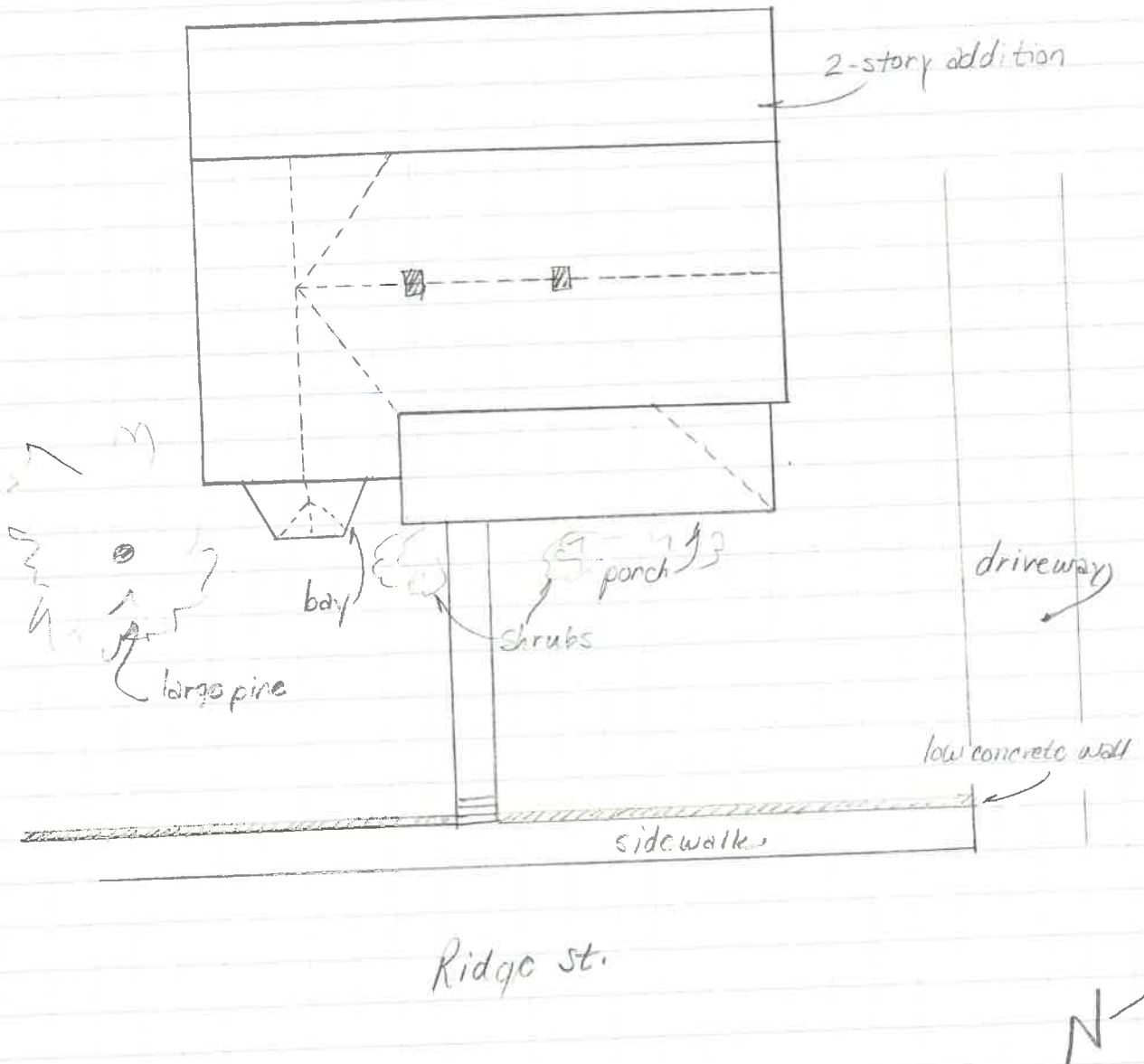


SUEAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 5

WALTERS-BROWN HOUSE
515 RIDGE ST.

VDHR FILE NO. 104-25-24



SUSAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1991

City Tax Records

515

~~#515~~ Ridge

29-143

R-3

52x205 }
33x190 }

333-596 Comora B. Snowden 3/15/72 Hy plat 2-21
 204-130 " " 2/10/58 \$10,000
 16-453 Gilbert L. Brown est

1 & 2 stories, 5 rooms, 2 1/2 baths, open basement w/ cement floor
 aluminum siding, metal gable roof
 softwood & plaster
 1974 aluminum siding
 1969 1/2 bath

Lawman 1898-1905 = 7 yrs
 → Walter 1897-1898 = 21 yrs
 → Brown ~~1905~~-1958 = 53 yrs
 Snowden 1958-21978 = 20 yrs

Probably ^{c. 1877-80} built ^{Walter} ~~for~~ 1897 & 1898 by ~~M. Allister~~.
 #511 prob. built 1874-76 by M. Allister - That's RIP's - read
 #517 prob ~ age to #515

City Directories

1942

Brown

Mrs Snowden

windows were hooded ^{*} 2 bay
blocks of wood like 204
window seat

Eastlake single flight stairs, paneled under
French door into parlor

ing ³ up, ³⁻⁴ down, fireplace each, 3 rooms basement
stairs, ^{gath} winders at top of curving wall, open well
^{gently curving in 90° turn}
wide floor boards, high (10') ceiling
arch trim or moulded rail

Vic mantels

iron fence of "Lawman" on gate

* ~~Other windows were matched on veranda~~
other windows matched those on veranda: label

Mrs Brown

Lawman - head alb Michie Co (grocer)

son-in-law

rem ^{sleeping} porch upstairs added only & maybe enlarged under
had furring outside - blocks

1975

- 77

1905 moved there

~~10~~

~~130~~ ~~140~~

~~210~~ ~~215~~

~~410~~ ~~415~~

515 Ridge

city

204-150

J Nelson & Lois W Brown, Blanche B Ashby (wid), Ernest C Brown, Thos D & Maria O Brown, Gilbert W & Mary H Robertson, Judson H ^{& mother} Robertson Jr, Mary Robertson & Robt C Manning, Judson H Robertson
→ Commodore B Snowden

\$10,000

Lot 3 on plat ACDB 191-313

225' N, 199 1/2' S, 52' rear, 85' Ridge

same as city DB 16-453

Gilbert M. Brown dec intestate 1910, wife 1957

(details heirs)

16-453

Edu & Lina Johns Lauman → Gilbert M. Brown

\$5,000

11/15/1905

513 Ridge St, #3 on plat of E M Wolfe property ACDB 71-313

same as 9-107

9-107

John L & Mollie C Walters → Edu Lauman

\$3,000

8/4/1898

Lot #3 Wolfe 71-313

same as ACDB 71-311

alb

71-311

JWB & ^{Edna} M^{rs} Alister, & RTW Duke, trustee

1/29/1877

→ John L Walton

\$500

Lot #3, .32 acre

well on Lot #2 "on which Ed M^{rs} Alister lives"

E M Wolfe → M^{rs} Alister 7/10/1874, ~~68-761~~ 68-761

68-761

^{Edna} E M Wolfe → JWB M^{rs} Alister

\$1,550

7/10/1874

lot on Ridge 1.63 acre

Wolfe's SW corner on Ridge, 270' to Dady's lot

(i.e. # 2, 3, 4)

no mention of bldgs

68-762
4/10/1874

deed of trust, M^cAllister → RTW Duke
no mention bldgs

51-159
4/13/1852

W.R. Johnson → EM Wolfe # 2,150.00

house lot on Ridge St adj Allen & Hawkins & others
@ 1 ⁷/₁₆ ac

same 1852 for John H. Bibb
10 ¹/₂ sq. m. Ridge

51-304
12/10/1852

John H. Bibb → EM Wolfe # 300

c 1 ¹/₂ ac west side Ridge St
on hill adj Wolfe & lot Nancy Ridley, lately, lived on
part of land for Hawkins

~~11-11740-40 = 4 = 10 min each~~

515 Ridge

1899, '00	Edw Lauman		$800 + 1000 = 1800$	for John J. Walters
1902, '01, '05	"		" + 1200 = 2000	
1906, '08, '11, '15	Gilbert M. Brown et	" 513 Ridge	" + 1400 = 2200	for Edw Lauman
1918, '20, '16	"	"	1000 + 2000 = 3000	(no apples)
1921			1200 + " = 3200	

Summary

1878-80	$400 + 1600 = 2000$
1881- 80 ⁹⁰	" + 800 = 1200
1899-1900	$800 + 1000 = 1800$
1902-05	" + 1200 = 2000
1906-15	" + 1400 = 2200
1916-20	$1000 + 2000 = 3000$

515 Ridge

1877	Walters n l				
1878, 79, 80	John L Walters	1/4 ac 1/2 m S	+ 1600 = 2000	fr M = Allister	
1875	2WB M = Allister	1 1/8 ac	+ 2000 = 2927	fr EM Wolfe	
1877, 76	2WB M = Callister	1 ac m	+ 4300 = 5000		
1878, 79	"	3/4 ac	+ 2500 = 3000	1/4 ac off -> Walters	
1880	"	3/8 "	+ 0 = 250		
1881	"	n l on Ridge St			
1881, 82 (515)	John L Walters	1 lot Ridge St 1/4 m S	+ 1025 = 1250		
1882, 83 (517) back	"	" " 1/4 m S	+ 800 = 1200	off 129 -> EM Thomas (517)	
1884, 85, 87	"	1/4 a 1/2 m S	+ 800 = 1200	off 145 -> R L Mendenhall	

M = Allister	1875 (bought 1.63 ac 1874)	(1 1/8) ac	927 + 2000 = 2927	
	1876	1 5/8 "	700 + 4300 = 5000	(2300 imp? re-appraised? unfinished 1875?)
	1877	1 " "	+ " = 5000	
	1878	3/4 "	500 + 2500 = 3000	1/4 ac -> Walters (517)
Walters	1878-1880	1/4 ac	400 + 1600 = 2000	
	1881-82		225 + 1025 = 1250	} 625 + 1825 = 2450
	1882-90		400 + 800 = 1200	
	1891-1900		600-800 + 1200 = 1800-2000	

was home there when Walters bought fr M = Allister? unlikely, at \$500,
 1875 re-appraisal must have raised 1876 tax - check neighbors -
 but 2500 + 1600 = 4300
~~was the 1880 home~~
 in this 1875 house

889, 90 3rd W John L Walters lot Waide Ridge Dr + 800 = 1200
 892, 93, 91 " " " " + 1200 = 1600
 894 " " " " + 1200 = 1400
 896 " " " " 600 + 1200 = 1800

~~899~~ ~~900~~ ~~901~~ ~~902~~ ~~903~~ ~~904~~ ~~905~~ ~~906~~ ~~907~~ ~~908~~ ~~909~~ ~~910~~ ~~911~~ ~~912~~ ~~913~~ ~~914~~ ~~915~~ ~~916~~ ~~917~~ ~~918~~ ~~919~~ ~~920~~

901 E Leo Lawman # 513 Ridge Dr 800 + 1200 = 2000

possibly enlarged 1890-91

872 EM Wolfe 4 1/2 ac 1/2 m S + 2000 = 4125
 873 " 3 1/2 " 1/4 " " = 3854 → B Hankins
 874 " " " " " = 3850
 875 " 1.4 " 1/2 " " = 2705 1.68 → M Callister

881, 82 John L Walters 1/4 ac 1/4 m SW + 800 = 1200
 882, 81 " " .29 " " S + 1025 = 1250
 " 89 " " .45 " " S + 0 = 112.50 for Berkeley est
 " 83, 81, 80 " " 1 1/4 " " S + 1100 = 1500 for CH Hammer
 883 " " 1/4 " " S + 800 = 1200 off .29 → EM Thomas

883 EM Johnson .29 ac 3/4 m S + 1025 = 1250 for John L Walters

~~884~~ ~~885~~ ~~886~~ ~~887~~ ~~888~~ ~~889~~ ~~890~~ ~~891~~ ~~892~~ ~~893~~ ~~894~~ ~~895~~ ~~896~~ ~~897~~ ~~898~~ ~~899~~ ~~900~~ ~~901~~ ~~902~~ ~~903~~ ~~904~~ ~~905~~ ~~906~~ ~~907~~ ~~908~~ ~~909~~ ~~910~~ ~~911~~ ~~912~~ ~~913~~ ~~914~~ ~~915~~ ~~916~~ ~~917~~ ~~918~~ ~~919~~ ~~920~~

850, 79 John L Walters 1/4 ac 1/4 m S + 1600 = 2000

515 ¹⁷⁷⁵⁻¹⁷⁷⁷
 > 7/1874 a) tax
 b) selling price
 ≤ 1877 tax

517
 > 7/1874 a) tax
 b) selling price
 < 10/1882 selling price
 ≤ 1880 tax
 > 9/1881 selling price

tax clarification

Wolfe

1872-75

+ 2000 =

(diff based on acreage)
 (bldg value never changes, and after
 1.68 ac → M^e Allister)
 (i. no bldg 515 or 517 in 1874)

M^e Allister

1875	1 1/8 acre?	927 + 2000 = 2927	fr Wolfe	(1.63 acre fr Wolfe - of house? or built? which?)
1876-77	1 acre	700 + 4300 = 5000		(must have sold double lot & built a 2nd house 52,300)
1878-79	3/4 "	500 + 2500 = 3000	1/4 ac → Walters	(#515, w/ 1700 house?)
1880	3/8 "			

500 + 2500 = 3000
 400 + 1600 = 2000
 900 + 4100 = 5000

Walters

1877	nl			
1878-80	1/4 acre	400 + 1600 = 2000	fr M ^e Allister	(#515, w/ house?)
1881		200 + 1050 = 1250		
1882		" " "		
		400 + 800 = 1200		
1883-87		" " "	• 29 → E M Thomas (#517) • 45 → R L Marshall (part of back?)	

~~Walters~~

Walters - #515

1878-1880	1/4 ac	400 + 1600 = 2000	fr M ^e Allister
1881-1887	"	" + 800 = 1200	

Walters - #517

1881-82 • 29 ac 225 + 1025 = 1250 - but all dms co owned it 1881!
 (Perhaps re-assessed & squeezed new owner in on 1881 tax, perhaps new house too, built summer 1881.)

~~John~~

Bibb → Wolfe

1874 Wolfe → M^c Allister \$1550
1.63 acre (#511, 515, 517 lots) (+ behind) (\$500 per lot)

1877 M^c Allister → Walters \$500
.32 acre (#515) (1/3 acreage, 1/3 frontage)

1880-81 M^c Allister ^{7/80} → Alb Dm Co ^{7/81} → Walters \$450
.29 acre (#517) + .63 ac (behind)

1882 Walton → Johnson \$2000
.29 acre (#517) "w/ all bldgs"
(1881 & 1882 prices mean a #517 surely built 7/81-10/82)

1898 Walters → Lawman \$3000
.32 acre (#515)

.32 #515
.29 #517
.63 back

1.24
1.67

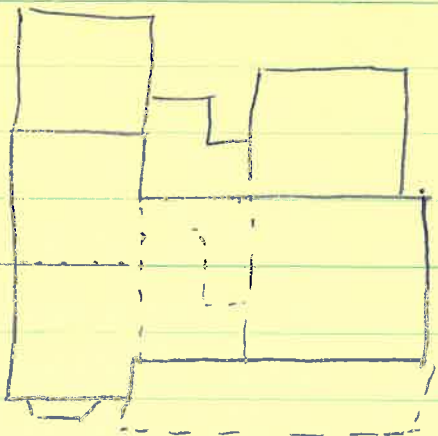
-1.24

.39 #511

35-40
40
40

cornice seal?
cartouche?

515 Ridge



side T-shaped, filled in

2 stories, low pitched roof, see other notes for basement

low found. - bricks found rear

3-bay, now double pile

was ashlar imitation wood, now aluminum

white w/ white trim & green roof

orig part - low tin gable, box cornice, many small brackets

sleeping porch - flat tin, box cornice

kitchen - pitch same, cornice simpler

2 int chim (one corbelled, etc; pl int end in k)

orig windows - tall 2/2 chamfered plain trim ^{incl side}

paired 1st fl ret side

labels on porch

2nd fl projecting bay -

seg arched w/ pediment

pl trim 2/2 at rear, 6/6 k



veranda & bay windows - truncated ^{balustrade?} high tin roof (high on bay)

bay has tin gable & ^{box} cornice returns, bracketed, sawtooth

porch - box cornice, brackets over chamfered posts predict cornice

plain frieze, sawn balustrade

Bay veranda - 2 1/1, 1 2/2

raised paneled ^{wood} expanded w/ moulded rails

ent door - sing pane / ^{moulded} / 2 vert pane w/ moulded side

1 root transom

→ house & porch cornices had dentil moulding until c'60's

h. reg weatherboarding

sl porch " " "

below " " " "

was near porch

laundry under h

no unfloored basement under front

4-paneled doors, moulding added around pl trim
~~accessed~~ paneled under stair

lea. sides:

huge urn-shaped vessel



Date JAN 1994 File No. 104-25-24
Name WALTERS - BROWN HOUSE, 515 RIDGE ST.
Town CHARLOTTESVILLE
County _____
Photographer ANN U. HUPPERT
Contents 3 EXT. VIEWS