

Architectural And Historic Survey



Identification

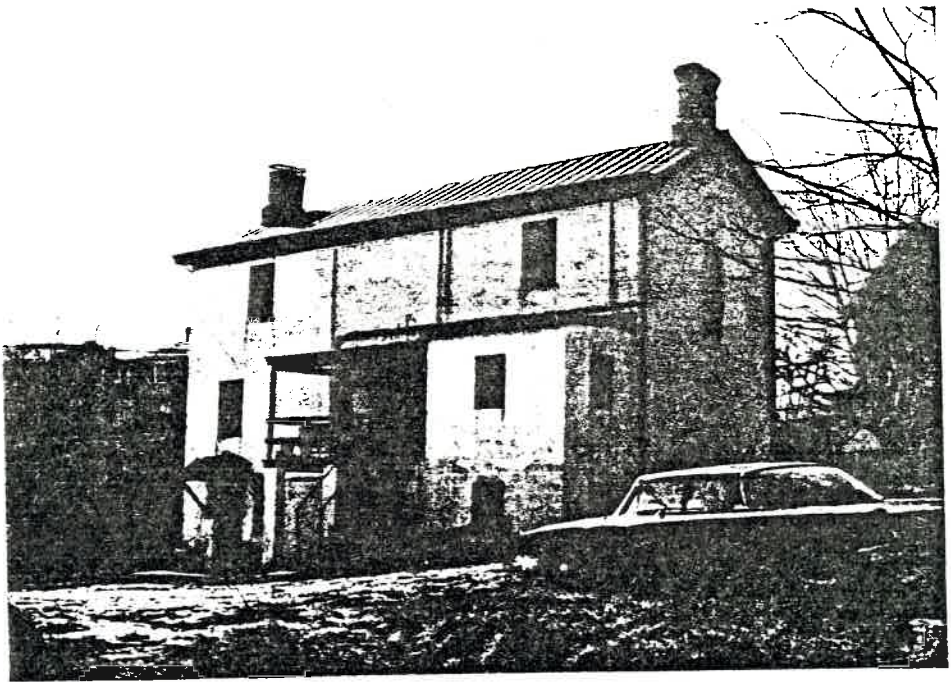
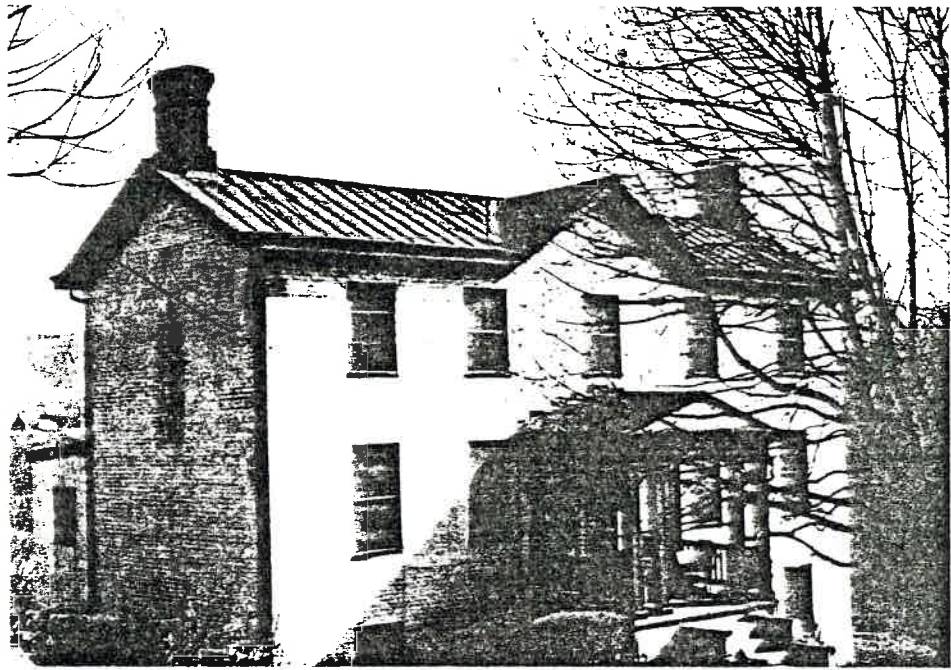
STREET ADDRESS:	528 Ridge Street	HISTORIC NAME:	Fitch-Gleason House
MAP & PARCEL:	29-267	DATE / PERIOD:	c. 1842 - 50, c. 1881
CENSUS TRACT AND BLOCK:	4-341	STYLE:	Vernacular
PRESENT ZONING:	R-3	HEIGHT (to cornice) OR STORIES:	2 Storeys
ORIGINAL OWNER:	William D. Fitch or Berry Nimmo	DIMENSIONS AND LAND AREA:	100' x 118' (11,800 sq. ft.)
ORIGINAL USE:	Residence	CONDITION:	Fair
PRESENT USE:	Rental Property (3 apartments)	SURVEYOR:	Bibb
PRESENT OWNER:	Otis L. Lee	DATE OF SURVEY:	Spring 1978
ADDRESS:	Route 3, Box 31 Charlottesville, VA	SOURCES:	City/County Records Otis L. Lee Rev. Edgar Woods, <u>Albemarle County</u> Mrs. J. Emmet Gleason James Alexander, <u>Recollections of Early Charlottesville</u>

ARCHITECTURAAL DESCRIPTION

This was originally a three-bay, single-pile, Federal side-hall plan house, 1½ storeys above an English basement. It was extended at the southern end and a full second-storey built above it circa 1881. In its present form, it is a five-bay, single-pile, two-storey Virginia I-house. The English basement is above ground at the rear. A one-room cinderblock rear wing covers the northern bay at the basement and first-storey levels. The house is now painted white with starkly contrasting green-black roof and trim. The low-pitched bellcast gable roof is covered with standing-seam metal and has an additional central gable on the facade. It has projecting eaves and verges and a boxed cornice. The brick foundation is laid in five-course American bond. The facade is all in Flemish bond, but the older section is readily identifiable by its finer mortar joints. The other sides are in American bond, the first storey in five-course and the second storey in seven-course. The two interior end chimneys are corbelled out over the roof and have corbelled caps. The double-sash windows are nine-over-six light at the first level, two-over-two and somewhat shorter at the second level, and six-over-six at the basement level. They are fewer and functionally arranged on the rear of the house. All have wooden sills and no surrounds. A small entrance porch covers the central bay of the facade. Its six steps, floor, and foundation were replaced with concrete and cinderblock in 1962. It has a low pedimented gable roof with a plain frieze, supported by paired square columns with insert panels and a simple balustrade. The entrance door is four-paneled. Inside, there are two rooms with central hall on each level. The hall has been partitioned and the single flight of stairs enclosed in order to divide the house into three apartments. All the rooms have fire-places, and the parlor still has its Federal mantel.

HISTORICAL DESCRIPTION

In 1839 William D. Fitch, who operated the Eagle Tavern on Court Square and later another tavern two blocks east, purchased six acres east of Ridge Street (ACDB 37-490), and according to tax records, built a house there in 1842. The property was sold in 1848 to Berry Nimmo (ACDB 46-224), and then in 1853 to James M. Reynolds (ACDB 51-492). The tax appraisal of the buildings more than doubled during this time, and the 1853 deed stated that the property contained "a brick dwelling house and other outbuildings". This 1½-storey house was apparently so far down the hill from the street that James Alexander did not consider it worthy of mention in his description of Ridge Street in 1874. John J. Gleason purchased the entire tract of 9 2/3 acres from Reynolds's estate in 1880, but the deed was not recorded until 1884 (ACDB 83-100). A native of southern Albemarle, Gleason was the founder of the dynasty of Charlottesville businessmen. Tax records indicate much building activity in 1881, presumably the enlargement of this house and the construction of another at 522 Ridge Street. John J. Gleason died in 1907, and his wife died a year or two later. The house has been used as rental property since that time. H. M. Gleason bought it from his father's estate (City DB 20-285) and owned it until 1922 (DB 41-76). The present owner bought it in 1962 (DB 233-160), painted it white, added a small rear wing, and divided it into apartments.



FITCH-GLEASON HOUSE

ARCHITECTURAL DESCRIPTION

This was originally a three-bay, single-pile, Federal-style side-hall-plan house, 1 1/2 storeys above an English basement. It was extended at the southern end and a full second-storey built above it circa 1881. In its present form, it is a five-bay, single-pile, two-storey Virginia I-house. The English basement is above ground at the rear. A one-room cinderblock rear wing covers the northern bay at the basement and first-storey levels. The house is now painted white with starkly contrasting green-black roof and trim. The low-pitched bellcast gable roof is covered with standing-seam metal and has an additional central gable on the facade. It has projecting eaves and verges and a boxed cornice. The brick foundation is laid in five-course American bond. The facade is all in Flemish bond, but the older section is readily identifiable by its finer mortar joints. The other sides are in American bond, the first storey in five-course and the second storey in seven-course. The two interior end chimneys are corbelled out above the roof line and have corbelled caps. The double-sash windows are nine-over-six light at the first level, two-over-two and somewhat shorter at the second level, and six-over-six at the basement level. They are fewer and functionally arranged on the rear of the house. All have wooden sills and no surrounds. A small entrance porch covers the central bay of the facade. Its six steps, floor, and foundation were replaced with concrete and cinderblock in 1962. It has a low pedimented gable roof with a plain frieze, supported by paired square columns with inset panels and a simple balustrade. The entrance door is four-paneled. Inside, there is a central hall and two rooms on each level. The hall has been partitioned and the single flight of stairs enclosed in order to divide the house into three apartments. All the rooms have fireplaces, and the parlor still has its Federal mantel.

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STATEMENT OF SIGNIFICANCE

The Fitch-Gleason House was one of the first houses built on Ridge Street. Over the century and a half it has been enlarged from a 1 1/2-storey, Federal-style, side-hall-plan house to a 2-storey vernacular Virginia I-house. Despite much abuse in recent years, a significant amount of original Federal-era fabric remains.

It remains one of the most important buildings in the Ridge Street Historic District. The Fitch-Gleason House has been individually designated as a local historic landmark.

FITCH-GLEASON HOUSE



STREET ADDRESS:	528 Ridge Street
MAP & PARCEL:	29-267
VDHR FILE NUMBER:	104-25-31
CITY FILE NUMBER:	218
PRESENT ZONING:	R-3
ORIGINAL OWNER:	William D. Fitch or Berry Nimmo
ORIGINAL USE:	Residence
PRESENT USE:	Rental Property (3 Apartments)
PRESENT OWNER:	Otis L. Lee
ADDRESS:	1876 Woodberry Rd. Charlottesville, VA 22901
HISTORIC NAME:	Fitch-Gleason House
DATE/PERIOD:	c.1842-50, c.1881
STYLE:	I-House
HEIGHT IN STORIES:	2
DIMENSIONS AND LAND AREA:	100' x 118' (11,800 sq. ft.)
CONDITION:	Poor
SURVEYOR:	Bibb
DATE OF SURVEY:	Spring 1978, Revised 1993
SOURCES:	City/County Records Otis L. Lee Rev. Edgar Woods, <u>Albemarle County</u> Mrs. J. Emmett Gleason James Alexander, <u>Recollections of Early Charlottesville</u>

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-031

Property Name: Fitch-Gleason House

Historic NR Property Category: Building

Muzit: House

Tax Code: Section Parcel

29 267

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 528 Ridge Street

Location:

Vicinity of: Municipality:

ZIP: 22901

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries: Ownership: Private

RESOURCE COUNT -

Category

Contributing?

1 Building

Contributing

WUZIT COUNT -

Wuzit

Contributing?

1 House

Contributing

TOTAL: 1

Contrib: 1

Non-Contrib: 0

TOTAL: 1

Contrib: 1

Non-Contrib: 0

somewhat shorter at the second level, and six-over-six at the basement level. They are fewer and functionally arranged on the rear of the house. All have wooden sills and no surrounds. A small entrance porch covers the central bay of the facade. Its six steps, floor, and foundation were replaced by paired square columns with inset panels and a simple balustrade. The entrance door is four-paneled. Inside, there are two rooms with central hall on each level.

The hall has been partitioned and the single flight of stairs enclosed in order to divide the house into three apartments. All the rooms have fireplaces, and the parlor still has its Federal mantel.

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

The Fitch-Gleason House was one of the first houses built on Ridge Street. Over the century and a half it has been enlarged from a 1/2 storey Federal side-hall-plan house to a 2-storey vernacular Virginia I-house. Despite much abuse in recent years, a significant amount of original Federal fabric remains. It remains one of the most important buildings in the Ridge Street Historic District. The Fitch-Gleason House has been individually designated as a local historic landmark.

BIBLIOGRAPHY

Type of Record	Citation
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City Records	Charlottesville City Deed Book
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County Records	Albemarle County Deed Books
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Interview	Otis L. Lee
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Book	Rev. Edgar Woods, Albemarle County
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Interview	Mrs. J. Emmett Gleason
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Book	Alexander, Recollections of Early Charlottesville
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PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13472	21 - 23	1/ /1994

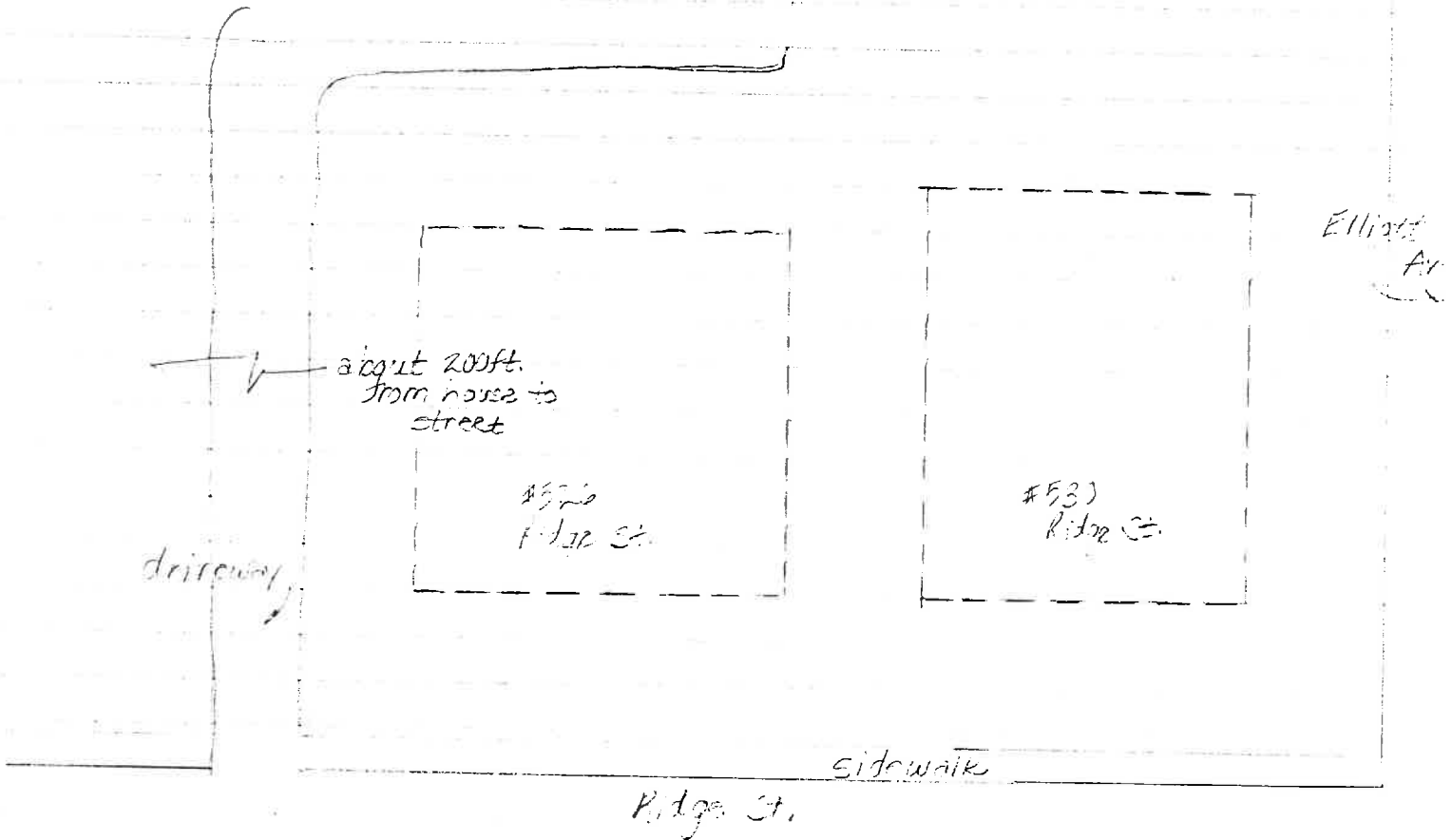
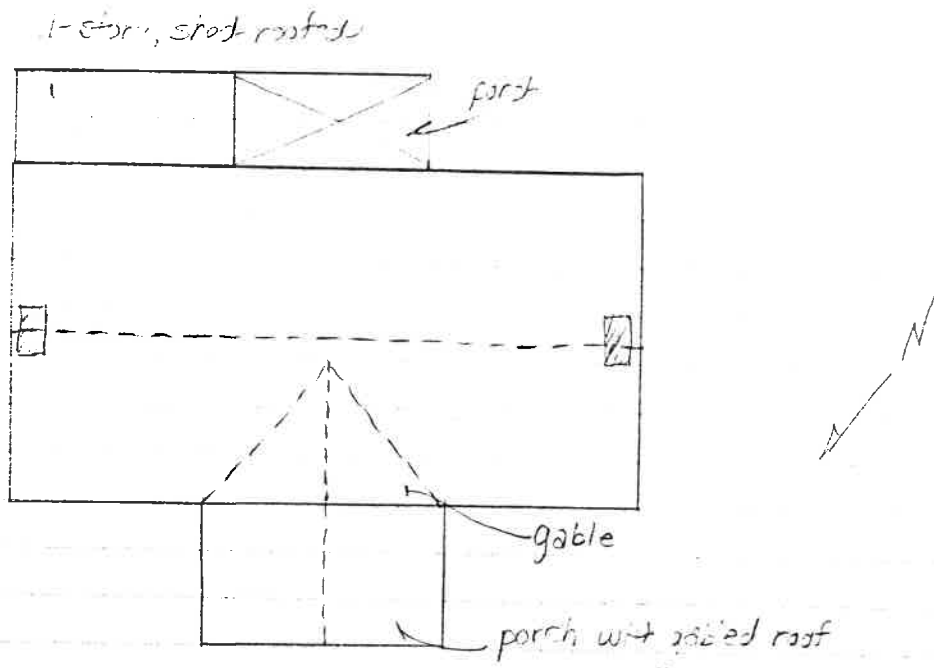
CRM MANAGEMENT EVENTS

MISSING DATA ELEMENT

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

FITCH - GLEASON HOUSE
223 RIDGE ST.

VDHP FILE NO. 151-25-3



SUEAN E. SWEAD
PRESERVATION ASSOCIATES
OF VIRGINIA

JANUARY 1996

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
 Estimated Construction Date: 1842 -50
 Source of Date: Tax Records
 Physical Status: Existing
 Condition: Poor
 Threat: None Known
 Degree of Historic Integrity:
 Association:
 Design:
 Feeling:
 Location:
 Materials:
 Setting:
 Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Vernacular I-House

of Stories: 2.0 # of Bays Wide: 5 # of Bays Deep: 0
 Arch Config: Geo Config:
 Footprint:

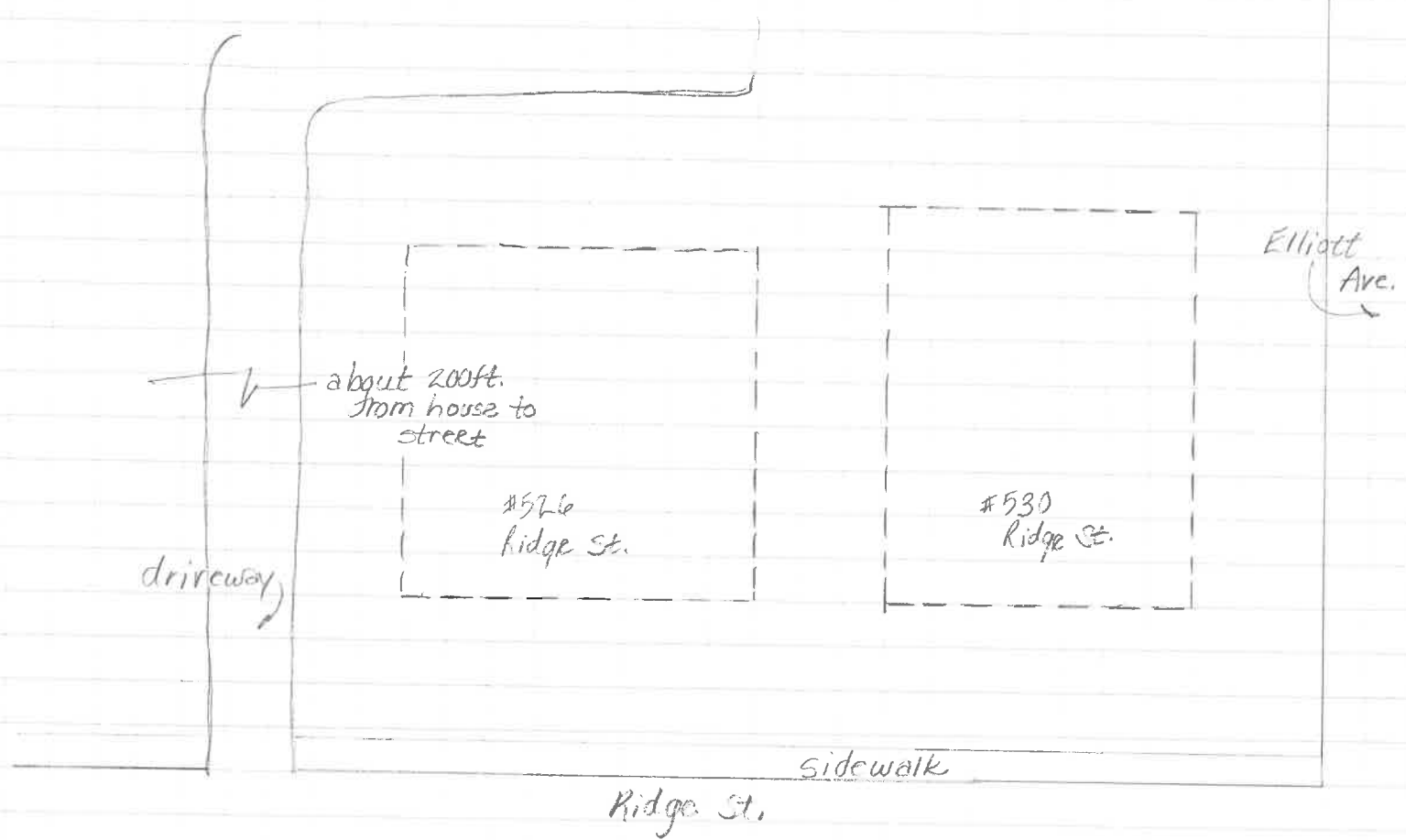
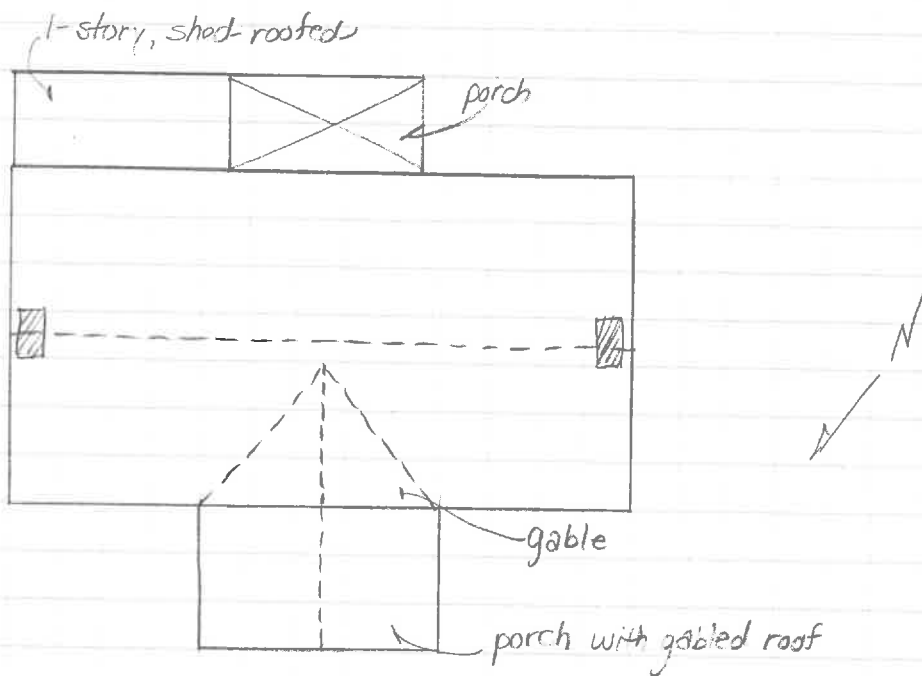
Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior End	Brick	Corbelled Caps
Foundation		English basement	Brick	5-course American
Porch		Front entrance	Wood	1-story, 1-bay
Roof		Bellcast gable	Metal	Standing seam
Windows		double-hung sash	Wood	9/6, 6/6, 2/2

Brief Architectural Description of Primary Resource:

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FITCH-GLEASON HOUSE
528 RIDGE ST.

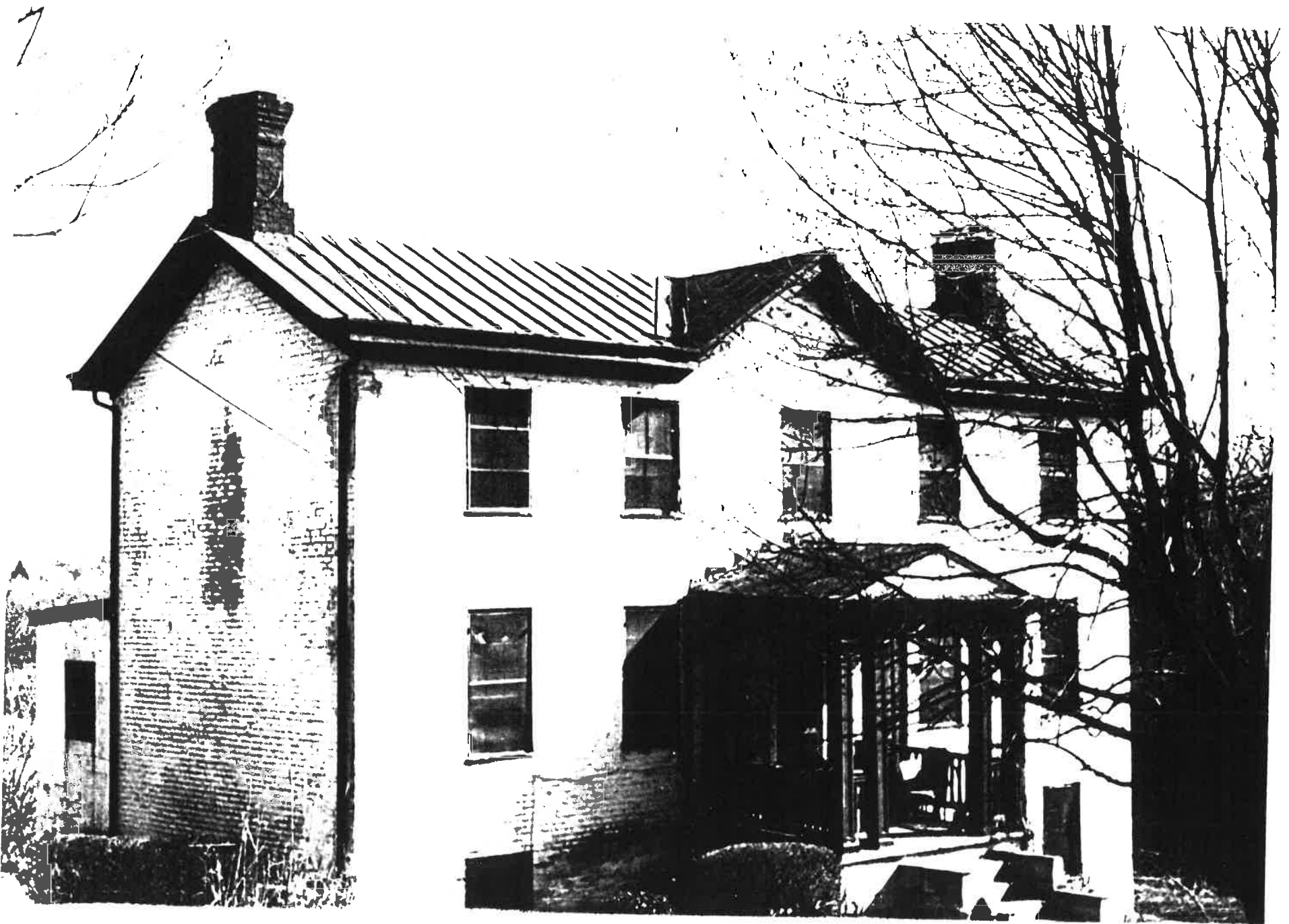
VDHR FILE NO. 10A-25-31



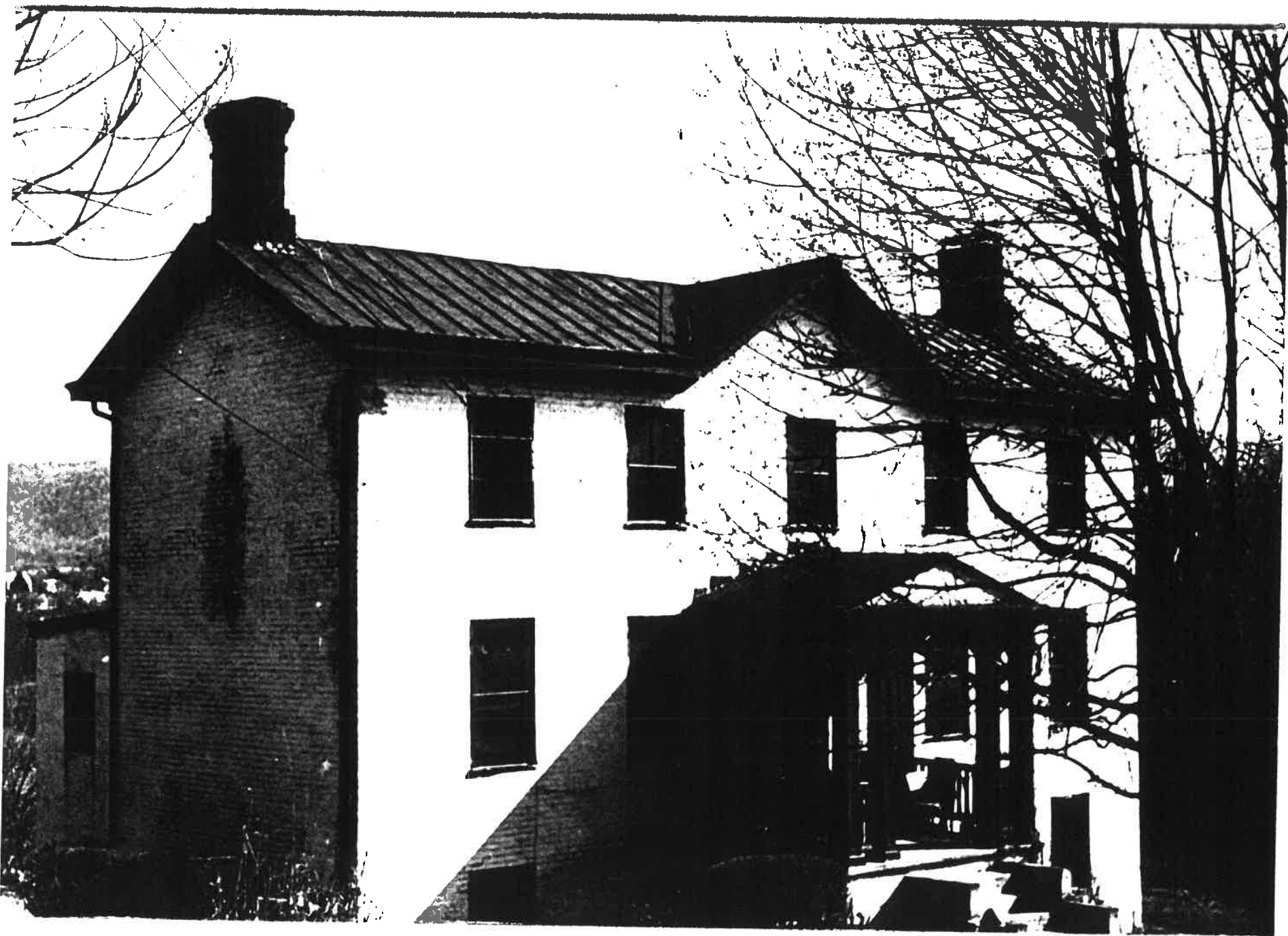
SUSAN E. SMEAD
PRESERVATION ASSOCIATES
OF VIRGINIA

JANUARY 1994

528 Ridge Street



528 Ridge Street



~~\$1420~~

boundaries
83-100

83-100 1/1884 all Reynolds prop east of Ridge (9 2/3 acres) → J. Gleason

boundaries
40-77
45-49

51-500 6/1853 2 Nimmo prop (Ira Barrett) (2 1/2 acres) → Reynolds

51-492 " " " (Barrett & Truheart) (6 ^{brick house} acres) → " 37-49

51-485 " " " (Saunders) → "

8 1/2 - 9 1/2

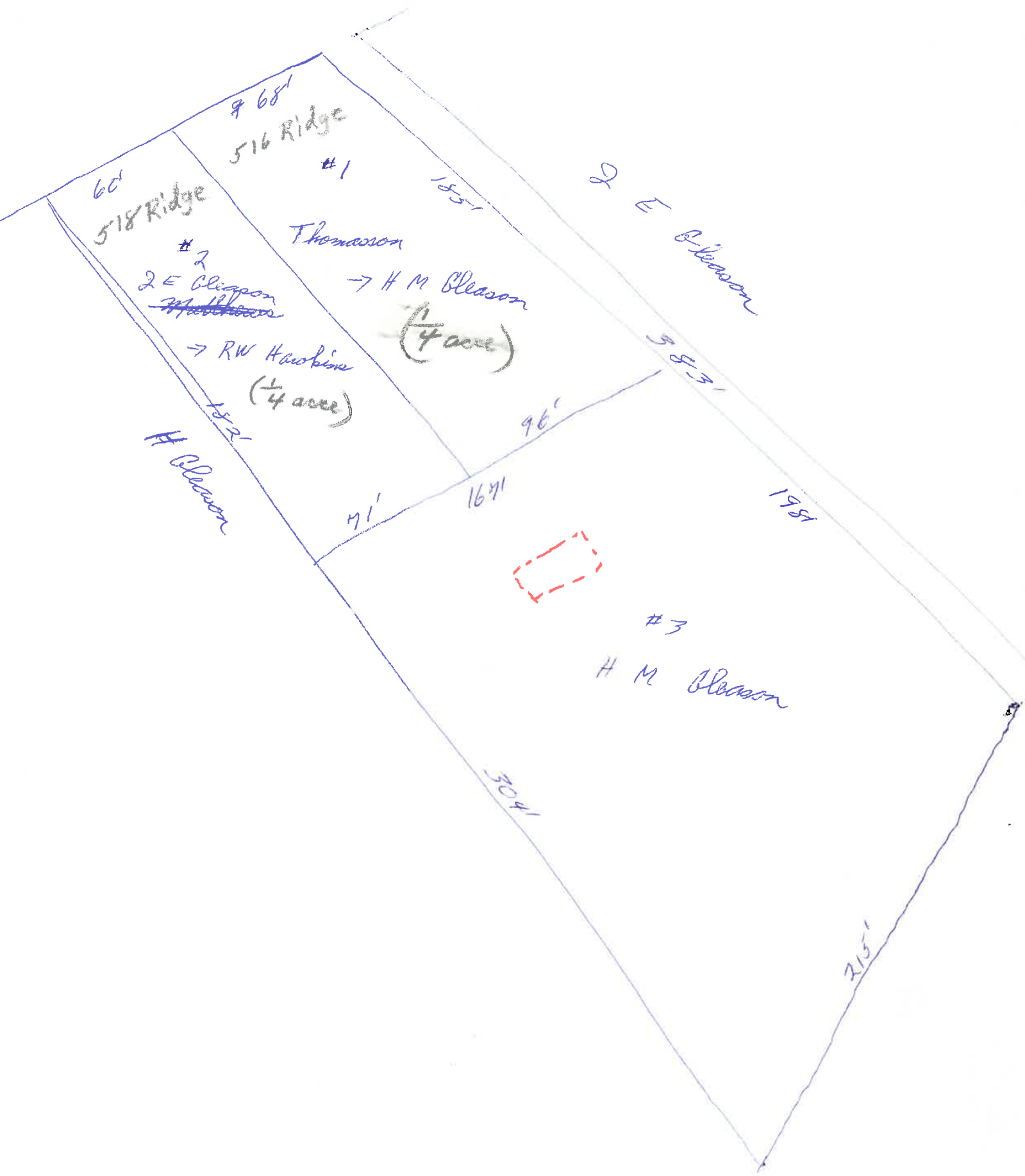
49-335 3/1851 ^{Nimmo -} deed of trust ^{on house} → I. Barrett

45-473 1/1848 Fitch - 2 1/2 acres (Barrett lot) \$225 → Nimmo

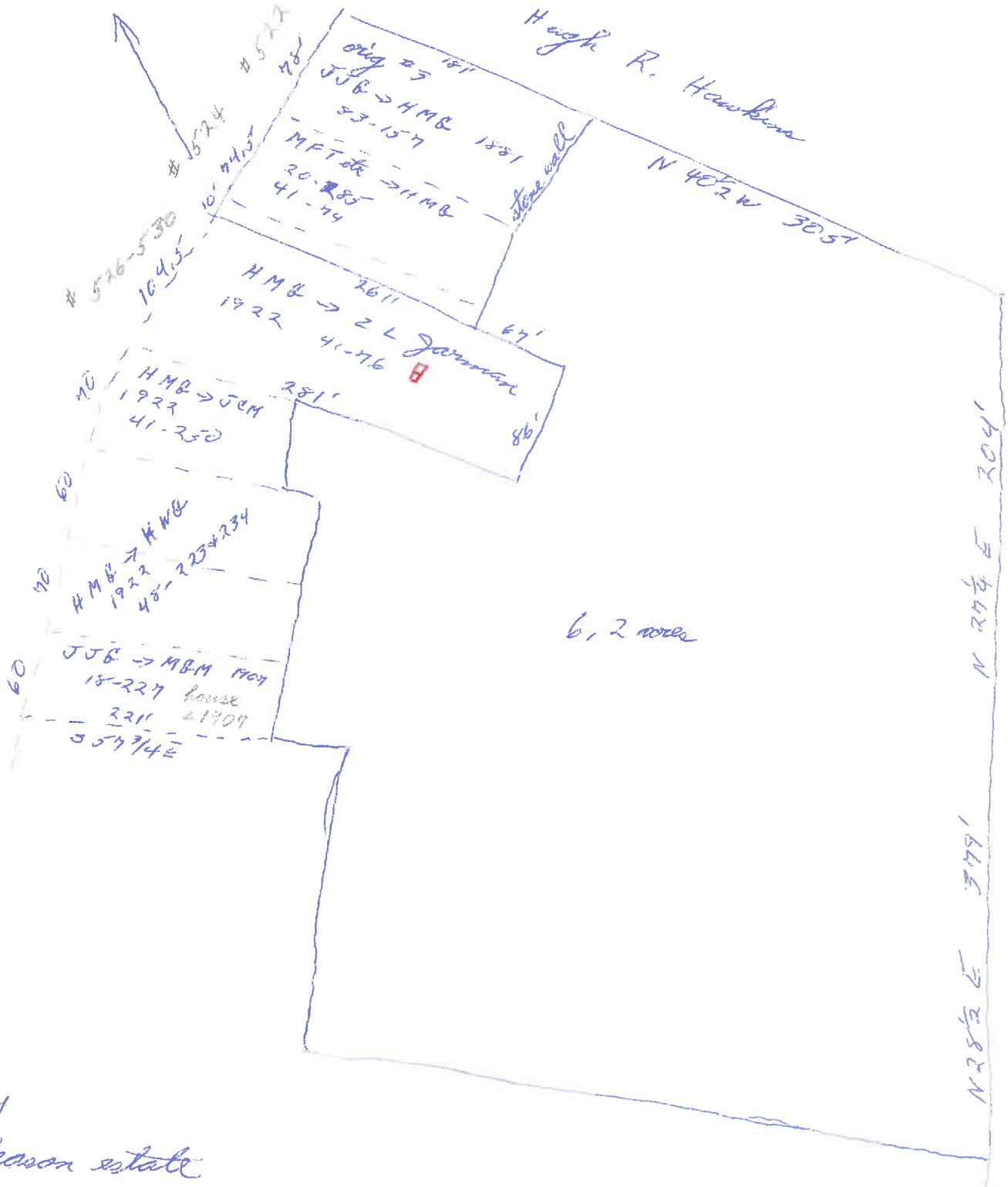
46-324 " " (Spriggle lot) 1/2 acre \$1375 → "

40-77 6/1842 Barrett (2 1/2 acres) \$225 → Fitch

37-490 11/1839 Spriggle (6 acres) \$500 → "





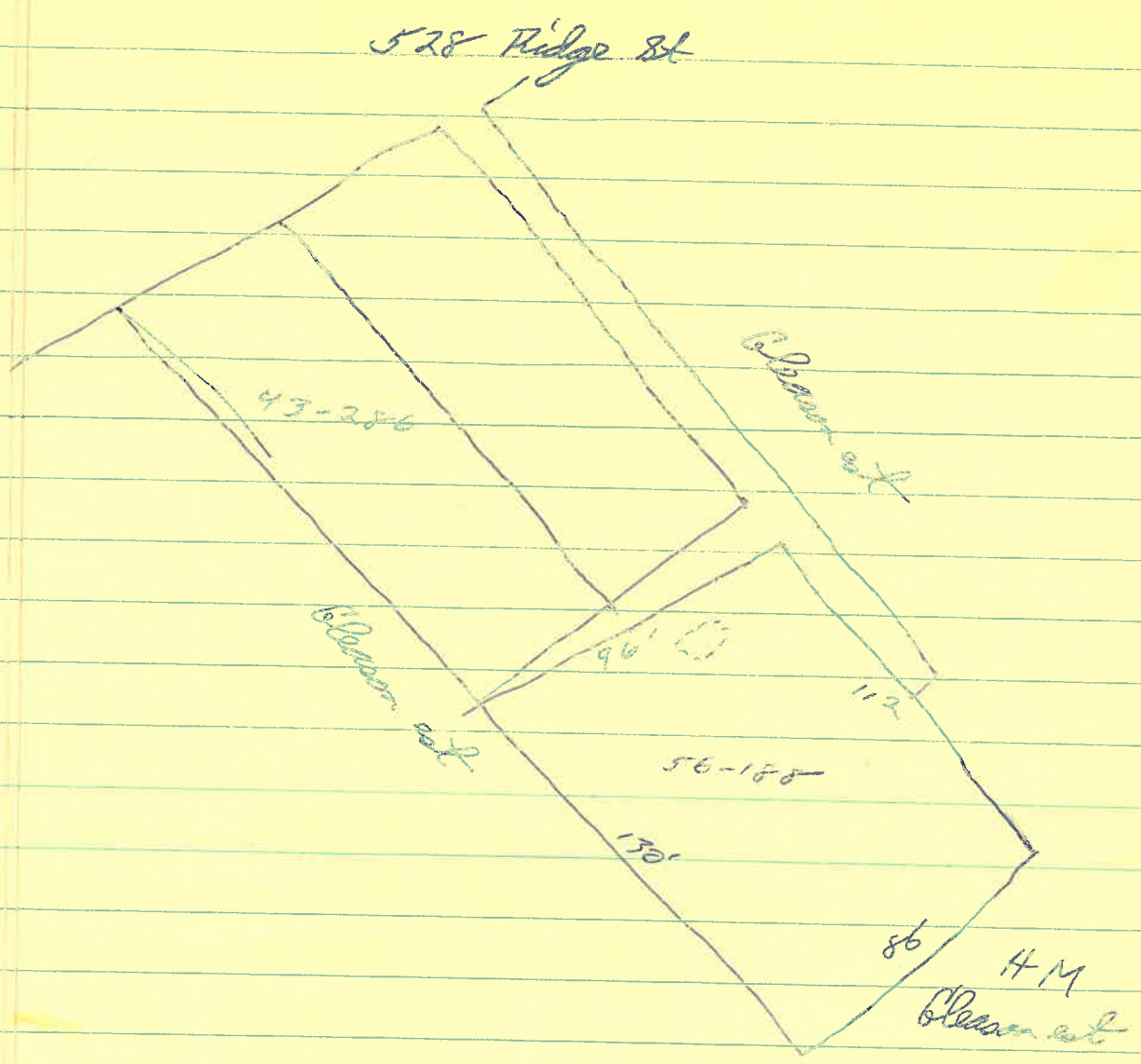


92-124
 H M Gleason estate
 1937

15

1850

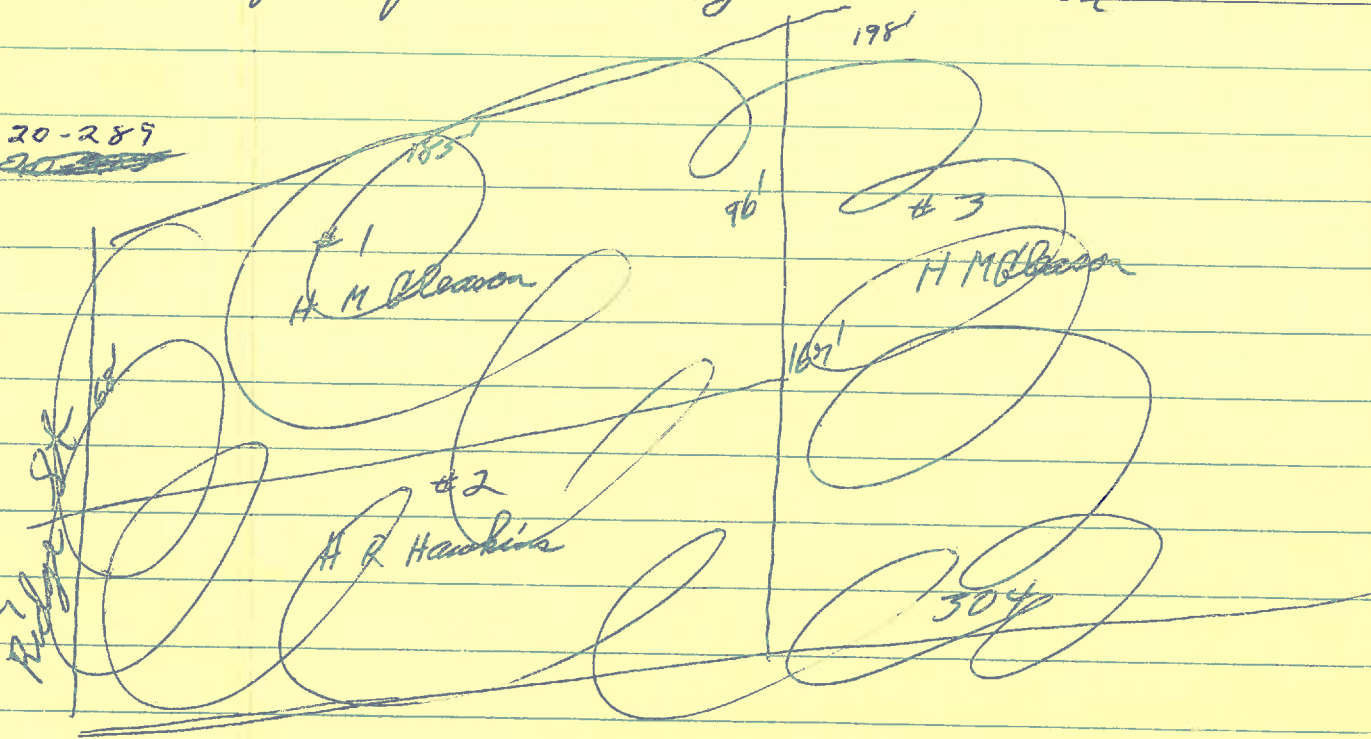
City
80-224



56-188 J L + Essie W Jarman → Reuben S. Beck #4800
 3/8/1927 part of 41-76

41-76 H M Gleason → J L Jarman #3500
 5/31/1922 on east side Ridge St bet Billum & Gleason, 86' x 262' x 105' x 285'
 part of 20-285 J E → H M Gleason

20-289



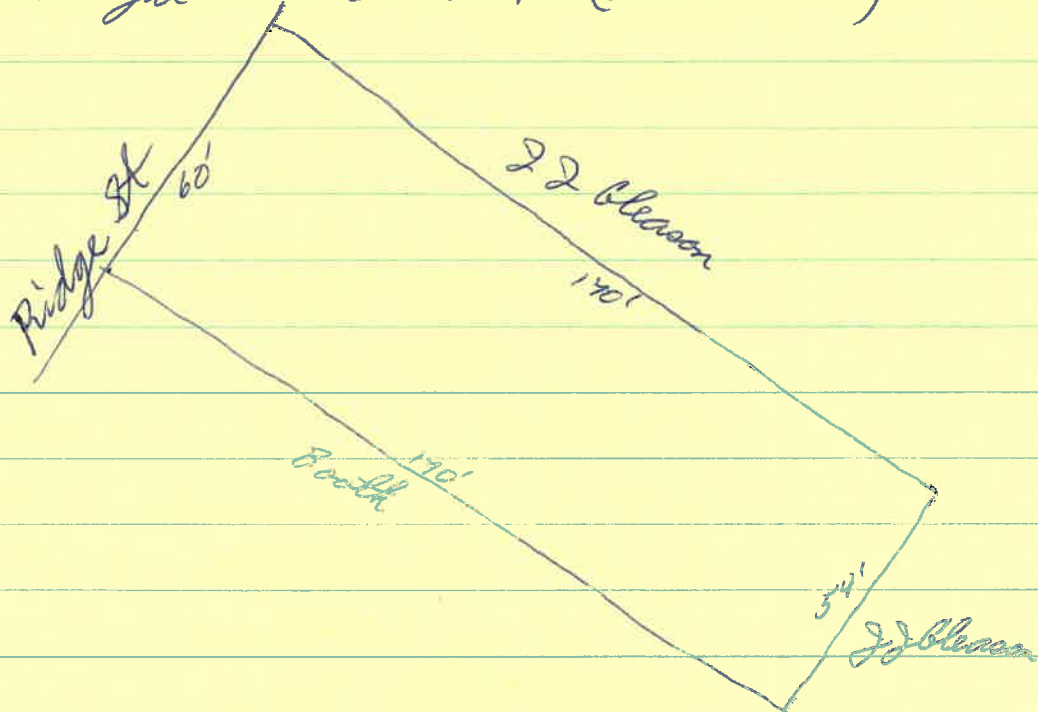
20-285 Mollie F + J K Thomasson, J E + Annie E Gleason, Matthe E +
1909 J C Matthews → H M Gleason \$6,250
w/ all bldgs
9.2/3 (ac) acre (see plat)

whereas:

- 1884, ACDB 83-100 L T Hankel, comm in Chancery case
Wheeler's adm or Reynolds's adm → J J Gleason, 9 2/3 acre;
- 516 Ridge • 1881, ACDB 83-156, J J Gleason → ^{son} Molly Thomasson, 1/4 acre Lot #1
(70' x 180', fronting on Ridge)
- 522 " • 1881, ACDB 83-157, J J Gleason → ^{son} H M Gleason, Lot #3 (70' x 180',
fronting on Ridge)
- 518 " • 1881 ACDB 83-177, J J Gleason → ^{son} J E Gleason, Lot #2 (70' x 180', R)
- 524 " → • J J Gleason → dau Matthe F. Gleason (now Mrs J C Matthews),
Lot #4 (same dimensions), then bought it back
- Legend Chancy → • 1907 City DB 18-227, J J Gleason → dau Matthe C. Matthews,
lot on southern side of tract (see deed)
- H M Gleason now owns most of Thomasson lot
- RW Hawkins " " " " J E Gleason "
- J J Gleason dec 1909, left all property to wife Matthe
for life, then to be divided among 4 da
- Matthe Gleason dec
- Whole tract still belongs to estate; selling all to H M Gleason
→ • Matthews lot is only one w/ house

1/2 lot

18-227 John J. Bleason (now single) → Mattie Bleason Matthews #580
3/13/1904 lot "on which there is a dwelling & one or more outbldgs"
on east side Ridge St, 1/4 acre
"a portion of land bought by J.J. Bleason many years ago &
conveyed to him ... 1884 (ACDB 83-100)"



Alb

83-100 sale of real estate belonging to estate of James M. Reynolds
1/2/1884 on east side Ridge St in suburbs of Ch'v #CR
sold to John J. Bleason @ \$21,000 1880
deed of trust Reynolds → Ira Barrett 6/7/1853 (51-491)
"beginning at locust in east line Ridge St in front of Reynolds
house" ... 337 W 13.6 poles to Mrs. Booth's corner
9 2/3 acres w/ appurtenances (590' on Ridge) (see next page)
(deal made 1880)

51-491 deed of trust, James M. Reynolds → Ira Barrett
6/7/1853 lot 1/4 mi S Ch'v, 6-7 acres, "upon which there are a brick
dwelling house & other outhouses"
part of land deeded to sd Nimmo by Wm D. Fitch 1/29/1848
in trust to secure Geo Toole \$1000

51-492
6/7/1853

6

Dra Barrett & Geo^W Truheart → James M. Reynolds #1609
"Whereas Bory Nimmo in order to secure payment of bond executed by him to Geo Toole" 3/13/1831 ... did convey to sd Dra Barrett one certain lot ... 1/4 in 5 Ch^v ... 6.7 acres upon which was a brick dwelling house & other out houses being part of land deeded to sd Nimmo by Wm D Fitch 1/29/18~~53~~⁵³ (has to be 1848, no 1853 deed)

49-335
3/15/1851

5

Bory Nimmo → Dra Barrett
deed of trust
house
fr Fitch 1848

45-473
1/29/1848

Wm D & Mary Fitch → Bory Nimmo #225
land near Ch^v & adj Alexander Barrett
2 1/2 acres
bought fr Barrett
beg: Ridge st corner Fitch & Allen Hawkins, 570 E 23 1/4 p to Barrett corner, N 25 1/2 E 14 p & l to Robert Battles corner in contemplated st bet Battles & this lot, along st to Ridge, along Ridge to start of appurtenance (see 40-77 boundaries)

40-~~77~~, 77
6/7/1842

Alexander & Evalina Barrett → Wm D Fitch #225
2 1/2 acres (see next p)

46-224
1/22/1848

4

1842 deed of trust Wm D Fitch → Walker Timberlake & James W. Saunders #1375
lot purchased by Fitch fr D H Sprigle
→ Bory Nimmo
(no mention of house, no boundaries)

\$230-275 acres

37-490

39-262 (3) ^{dead of trust}
2/25/1842 Wm D & Mary Fitch → James W Saunders & Walker Timberlake
on 48 acres purchased for them adj Waller Cole } w/ all bldgs
• lot near Ch'co purchased for Spriggle }
• slaves

37-490 (2) ^{share}
11/19/1837 Geo. Spriggle (John Geo Spriggle) now of Hamaker Co } \$500
→ Wm D Fitch }
lot ^{in or} adj town of Ch'co, #32 in Barrett's addition }
except for 1 acre square at SW corner of Ridge on A Hawkins }
Lot #42, running S 71° E 35 3/4' ^(600'), S 26 1/2° W 37 3/4' ^(623'),
N 61° W 42 7/8' ^(693') to Ridge, w/ Ridge to start
6 acres, reserving 1 acre to Bailey & Peterson at SW corner Ridge
w/ price & appurtenant.

24-243 (1)
5/1/1828 Wm Douglas & Thos & Nancy Draffin → Geo Spriggle
6 ac (same as above) bought for Barrett 4/29/1828
\$75 per acre = \$450

40-44
boundaries Fitch & Allen Hawkins corner on Ridge, S 70° E 29 3/4' ² to Barrett,
N 25 1/2° E 147 8/9' to Robert Battles corner in contemplated 30' str
bet Battles & this; w/ str to Roberts corner on Ridge, along
Ridge 19 3/4' to start

51-485 ^{dead of trust}
6/10/1852 Boony Nimmo → James W. Saunders
6/3/1853 land near Ch'co bought for Wm D Fitch & Walker Timberlake
on 1/22 & 29/1848
Nimmo defaulted
James M. Reynolds purchased at auction for \$1609
Saunders → Reynolds

51-500
6/4/1853

Ira Barrett → James M Reynolds

deed of trust 1848 ~~trans~~ to Barrett on 2½ acres Barrett ¹⁸⁴² →
Fish

sold to James M. Reynolds at auction for \$212
w/ improvements

83-100
boundaries

Ridge in front of Reynolds house, along Ridge ^{274.4'} 537W 13.67
to New Brother's corner, w/ Brothe ^{204.6'} 561E 12.4p, 528½W
^{208.6'} 12.64p, & ^{463.98'} 558½E 28.12p, w/ John A Memorial
N ^{458'} 24½E 52p to corner, N ^{437'} 68W 23½p to Ridge, along
Ridge ^{365.9'} 557W 22.18p to start (590' on Ridge)
(point on Ridge in where road turns slightly, just south of 528's line;
∴ "Reynolds's house" = #528)
(measurements look like #522 was northernmost lot this included,
so Reynolds did not own #510)

Built 1842 by Wm D Fitch
 enlarged 1875 " Reynolds farm
 or 1881 " Gleason

Fitch - Gleason house

1829	Geo Spriggle	6a adj Alex Barrett	- 1/2 m SW	+ 400	= 60.00	
1839	" "	9a 9p adj Alex Barrett		+ 0	= 126.12	
1840	" "	" "	near ch's	+ 0	= 543.95	
1841, 42	Wm D Fitch			+ 0	= 360	free Spriggle
1843, 44	" "	6ac SW ch's		+ 450	= 360 (den)	
1846, 48?	" "	" "	40	+ 360	= 400	top, painted
1854-56	Beverly Mumma James M. Reynolds	8 1/2 a 1/4 m S		+ 1000	= 1445	(all the bldg, maybe on other 2 1/2 ac)
1859	" "	" "		"	= 1572	
1861	" "	" "		+ 100	= "	
1862	" "	" "		+ 0	= "	
1863-65	James M Reynolds	8 1/4 ac 1/4 m S	1072	+ 500	= 1000	
1868-70	" "	(est '70)	" "	+ "	= 1526	
1874, 75	" "	est	" "	+ "	= 2475	
1877, 78, 79, 80, 81	" "	" "	" "	+ 1000	= 1000	+ 100%
1882, 83	" "	" "	" "	+ 2500	= 3975	\$1500 added imp
1884, 85, 87	John J Gleason	7 1/2 ac 3/4 m S		+ 1500	= 2500	for James Reynolds et
1889	" "	" "		+ "	= 3300	
1890	" "	" "	800	+ 2500	= 3000	
1891	3rd W	" "		1000 + 3000	= 4000	
1892, 93	" "	" "		1500 + 2500	= 4000	
1894	" "	" "		1200 + 2800	= 4000	
1896, 95, 99, 1900	" "	" "		1000 + 4000	= 5000	
1901, 06	" "	528 Ridge		1800 + 2000	= 3800	} 5000
" "	" "	610 "		300 + 900	= 1200	

in this enlargement,
 or Wm D Fitch?

~~1899~~
 1897, 1899, 06 HM Gleason 522 Ridge $500 + 1500 = 2000$
 1911 $1600 + 2000 = 3600$
 1916 $1500 + 3000 = 4500$
 1921 $2000 + " = 5000$

Summary

1839	Spriggle	9 ac 9 p	126 + 0 = 126
1840	"	" "	544 " = 544
1841-42	Fitch		360 " = 360 for Spriggle
1843-44	"	6 ac	30 360 450 7 + 450 = 360
1846-48	"	"	40 + 360 = 400
1851-56	Nimmo, Reynolds	8 1/2 ac	445 + 1000 = 1445
1859	Reynolds	8 1/4 "	572 + " = 1572
1861	"	"	472 + 100 = "
1863-65	"	"	1072 + 500 = "
1868-70	"	"	1026 + " = 1526
1874-75	"	"	1975 + " = 2475
1876-81	"	"	1475 + 1000 = "

~~1882~~
 1884-87 $1800 + 1500 = 2500$

1896
~~1896~~-1915 $(1800 - 1600) + 2000 = (3800 - 3600)$
 1916-1921 $(1800 - 1200) + 1500 = (3000 - 2700)$

Could small house have been built at 522 in 1875
 & then both houses enlarged 1881? This solution fits style of
 528 & ~~522~~ obvious alterations of 522,
 compare w/ Hawkins-Wonder appraisal 1851! Could house have been enlarged
 no, wrong style; must have been another bldg on other 2 acres - see deed
 says "of improvements"

528 Ridge

1852	Jama M Reynolds	8 ¹ / ₂ a 4 m 5	+ 0 = 1572
1861	" "	" "	+ 1100 = "
1859	" "	" "	+ 1800 = "
1856	" "	" "	" = 1445
1855			
1851	Benny Nimmo	8 ¹ / ₂ a 4 m 5	+ 1000 = 1445
1865	Reynolds	8 ¹ / ₄ a "	+ 500 = 1572
1868	"	"	" = 1526
1890	" est	"	" "
1908	John J Blanton est	#528	1800 + 2000 = 3800
1911, 15	Henry M "	"	1600 + " = 3600
1916	" "	"	1500 + 1500 = 3000
1918, 20, 21	" "	"	1200 + 1500 = 2700

Set off to Blanton

This was originally a Federal style, three-bay, single-pile, side-hall plan house, 1½ stories above an English basement. It was extended at the southern end and a full second storey built above it about 1881. As it stands now, it is a five-bay, single-pile, two-storey Virginia I-house. The English basement is above ground in the rear. A one-room cinderblock rear wing covers the northern bay at the basement and first-storey levels. The house is now painted white with starkly contrasting green-black roof and trim. The low-pitched bellcast gable roof is covered with standing-seam tin and has the central gable popular in the Victorian period. It has projecting eaves and verges and a boxed cornice. The brick foundation is laid in five-course American bond. The facade is all in Flemish bond, but the older section is readily identifiable by its finer mortar joints. The other sides are in American bond, the first storey five-course and the newer second storey seven-course. The two interior end chimneys are laid in stretcher bond and

and beorbelled caps, the newer chimney having been constructed to match the older one. The double-sash windows are 9-over-6 light at the first level, 2-over-2 light and somewhat shorter at the second level, and 6-over-6 at the basement level. There are fewer windows in the rear, and they are functionally arranged. All have wooden sills and no surrounds. A small single-storey entrance porch covers the central bay of the facade. Its six steps, floor, and foundation were replaced with concrete and cinderblock in 1962. The low gable roof forms a simple pediment above a plain frieze, supported by paired square columns with recessed panels. It has a simple balustrade. The entrance door has five horizontal panels. Its single-paned rectangular transom has been closed. The rear door is four-paneled. Inside, there are two rooms with central hall on each level. The hall has been partitioned and the single flight of stairs enclosed in order to divide the house into three apartments. All the rooms have fireplaces, and the original parlor still has its Federal mantel.

When the town of Milton began to decline in the late-1820's, William D. Fitch moved to Charlottesville where he operated the Eagle Tavern on Court Square and later another two blocks east where the Federal Building now stands. In 1839 he purchased six acres on the east side of Ridge Street (ACDB 37-490) and according to tax records, built a house there in 1842. The property was sold in 1848 to Berry Nimmo (ACDB 46-224). It was again sold, under a deed of trust, in 1853 to James M. Reynolds (ACDB 51-492). The appraisal of the buildings more than doubled during this time, and the 1853 deed stated that the property contained "a brick dwelling house and other outbuildings". This 1½-storey house was apparently so far down the hill that James Alexander did not consider it worthy of mention in his description of Ridge Street in 1874. John J. Gleason purchased the entire tract from Reynolds's estate in 1880, but the deed was not recorded until 1884. Tax records indicate building activity in 1875 and in 1881. The latter was probably the enlargement of this house and the construction of another at 522 Ridge Street.

founder of a dynasty of successful Charlottesville business. John J. Gleason died in 1907, and his wife died a year or two later. The house has been used as rental property since that time. H. M. Gleason bought it from his father's estate (City DB 20-285) and owned it until 1922 (DB 41-76). The present owner purchased it in 1962 (DB 233-160), painted it white, added a small rear wing, and divided it into apartments.

~~Additional Deed References: ACDB 45-473,~~

From southern Albemarle, Gleason was the founder of a dynasty of Charlottesville business.

Fitch
Reynolds - Gleason home

City Tax Records

528 Ridge St

233-160	Otto L. Lee	7/23/62	\$1500
217-365	George Gilmer	1/22/60	500
206-146	J F Slaughter	6/5/58	
202-55	T Arthur Barbour	10/9/57	
56-228	Reuben S Beck		plat 80-224

cheap concrete

4 apts (2^{rooms} 3 baths, full basement, 6 rooms (6 apts))

2 story

brick, metal gable

softwood & plaster

1962 - ~~4 apts~~ 2 apts, 2 rooms each, shower bath - 2 garages?

1962 - converted to 4 apts - \$2000 - \$6799

old

Fitch c1840-1848 = 8 yr

Nimmo c1848-1853 = 5 yr

apparently lived in Gleason home (85-100)

Reynolds 1853-1880 = 27 yr

Gleason c1880-1922 = 42 yr - did any of them live there? Y^{es}

Beck 1927-1957 = 30 yr

✓ Probably built by ~~Springer~~ ^{Ferry} Nimmo c1848-49

Wm D. Fitch c1840-1842

City Directories
1942 rented
1953 Reuben Beck n l, house rented

Early Ch'v

pp 67, 71 John J. Gleason - Gleason & Billb, 1870, site of Brown's Gifts
Henry Marvin Gleason (business 1875-1903)
↓
J. Emmett Gleason

Woods

pp 195 Wm. D. Fitch was "one of leading inhabitants of Milton" in its heyday,
being proprietor of public house & Inspector of tobacco at Henderson's Warehouse.
Milton declined, & he moved to Ch'ville c 1827, took charge of the Eagle
Tavern & bought it in 1833. He died 1848 & wife Mary Bernard c 1868.

Early Ch'v

pp 27, 39, 43 Eagle Tavern; Fitch Inn - Could Fitch have kept tavern
in this house too?? | Fitch at Eagle Tavern c 1828-1833

pp 106 510 Ridge; J. E. Gleason Sr; H. Cooper Gleason 1/2 1941

1800s

wed to live 526, left because of highway
11' orig basement, & bedroom

he noticed brickwork too, thinks 1 1/2 story

wants his name on sheet as owner

fireplaces upstairs - yes w/ 2 kitchens

cinderblock ^{addition} - he built, also concrete front porch, dug up trees

call: 6-5829 owner (Olin Lee) - age & hist, plans, alterations he's made, when apt's ^{stands}

✓ Mrs. Gleason (husband for 40 years owned 1884-1922)

negotiate price

very suspicious 1st call, very cooperative 2nd

look again for old gable end - would explain chimney

2

528 Ridge

[Vic] Vernacular

Va I-house, 2 stories + high basement (above ground at 5' + ^{5'})

5 bays, single pile ^{crisp headed joints (only on front)}

brick - Flemish on facade above ~~basement~~ basement window tops, 5 course

headers on edge of over left 1 window only | 5-course on side street

central gable Flemish bond too ^(rear less careful)

rather low pitched tin gable roof, bellcast

box cornice, overhanging eaves + eaves

no windows on ends

2 int end chimneys, stretcher bond?

2nd - storey 7-course ends too

all around, with chimney caps gone

windows: 9/6 1st, 2/6 2nd (ie, 1st taller)

wooden sills, no surrounds 6/6 base

sm 1-storey int porch; low gable roof forms pediment

plain frieze ^{covers only central bay}

paired sq columns w/ recessed panels on either side of steps

6 steps; steps + floor concrete, cinder block found

single balustrade

transom (rect, single pane) closed

door - ~~no~~ simple surrounds

5 horizontal panels

now white w/ greenish-black trim

rear - 1st + basement 1-room rear wing over N bay, cinder block

fewer wind, functional, 4/4 1st, 2/2 2nd

1st storey porch, wood on cinder block supports 6/6 base

seam in brick at left side of porch to porch roof 2nd storey 7-course

2 basement doors + 1 ~~closed~~ bricked up

1st floor door + 1 bricked up

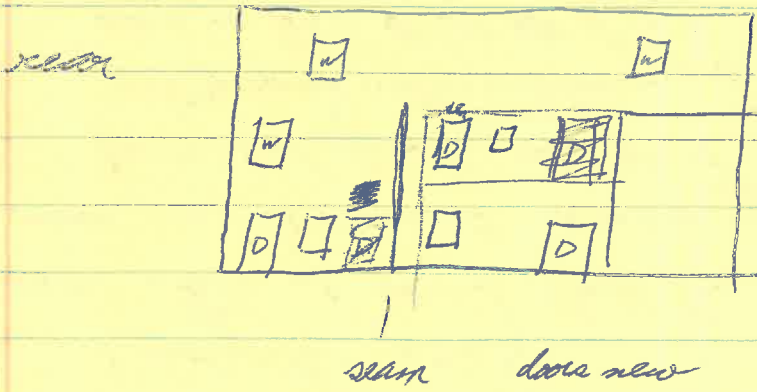
front - joints not as crisp after tops 1st storey window

~~2 don't see any front~~ ^{2 don't see} any old gable line on ends

also a seam bet porch + bay to south, nearer to corner

5:30 sun shows

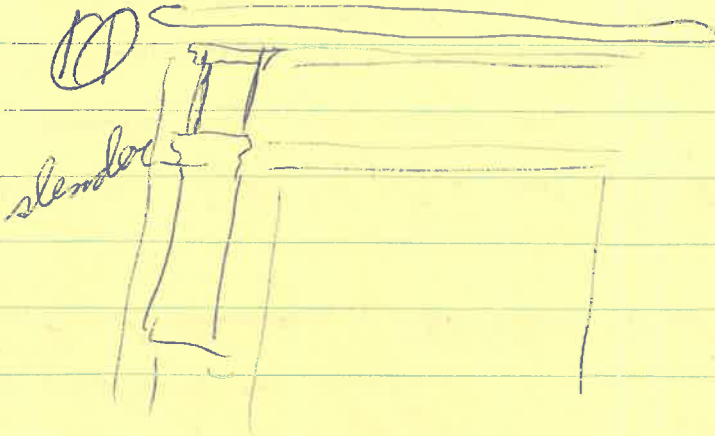
Entr door opens into "ant hall" only deep enough for door to open
2 doors - main fl + stairs -> 2nd, another door at top
wide floor boards



base rear brick painted pink (painted too) under white

wide rough floors

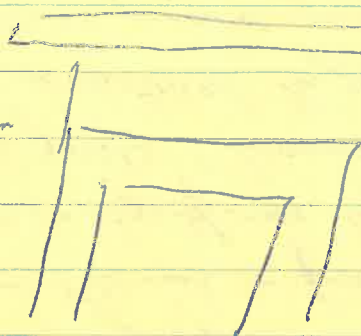
N room



wood stove

4-panel door

S room

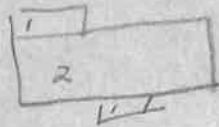


6-panel door, wide bel bottom



stairs always narrow + simple?

rear door: wide, 4 panel, top longer



528 Ridge

1920 Sanborn