

## GLEASON-RHODES HOUSE



|                                  |   |
|----------------------------------|---|
| <b>STREET ADDRESS:</b>           | 610 Ridge Street  |
| <b>MAP &amp; PARCEL:</b>         | 29-263  |
| <b>VDHR FILE NUMBER:</b>         | 104-25-34   |
| <b>CITY FILE NUMBER:</b>         | 680   |
| <b>PRESENT ZONING:</b>           | R-3   |
| <b>ORIGINAL OWNER:</b>           | John J. Gleason   |
| <b>ORIGINAL USE:</b>             | Rental Property (Residence)   |
| <b>PRESENT USE:</b>              | Rental Property (Residence)   |
| <b>PRESENT OWNER:</b>            | L. Juanita Jones and Ruth L. Jones  |
| <b>ADDRESS:</b>                  | c/o Wesley Jones<br>524 Ridge Street<br>Charlottesville, VA                       |
| <b>HISTORIC NAME:</b>            | Gleason-Rhodes House  |
| <b>DATE/PERIOD:</b>              | c. 1894   |
| <b>STYLE:</b>                    | Vernacular  |
| <b>HEIGHT IN STORIES:</b>        | two stories   |
| <b>DIMENSIONS AND LAND AREA:</b> | 60' x 170' (10,200 sq. ft.)   |
| <b>CONDITION:</b>                | Good  |
| <b>SURVEYOR:</b>                 | Bibb/Pres. Assoc. of VA (Smead)   |
| <b>DATE OF SURVEY:</b>           | 1993  |
| <b>SOURCES:</b>                  | City/County Records<br>Sanborn Map Co. - 1920<br>Charlottesville City Directories |

# GLEASON-RHODES HOUSE

## ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, stucco vernacular house has a gable roof covered with standing-seam metal, with projecting gabled bays at the northeast end of the front facade, and at the rear or southeast end of the northeast wall. The house appears to have a side passage configuration, with a transomed entrance in the front facade's southwest bay. There is a one-story, gabled rear ell, with a shed-roofed section on its northeast side that was originally a porch. The windows are two-over-two double-hung sash, except for a six-light metal-frame casement window in the rear ell's shed-roofed section, and eight adjoining one-over-one double-hung wood sash windows in the southeast corner of the second floor, lighting what appears to be a sleeping porch. The house has a boxed cornice with enclosed gutters, creating a level lip at the roof's edges. There are frieze boards below the cornice, and small, round decorative vents in the gables. A one-story, three-bay, hip-roofed porch fronts the house, which has slightly tapered square wood posts with caps, and a railing with square wood balusters. There is a large interior chimney of brick with a corbelled cap. The house stands on a small, sloped lot and has a raised rear foundation that is stuccoed. A small, one-story, flat-roofed concrete block structure stands in the backyard northeast of the house.

## HISTORICAL DESCRIPTION

This house was built by John J. Gleason, who lived in the Fitch-Gleason House at 528 Ridge Street. It stands at the southern edge of that 9 2/3-acre tract, which he had purchased in 1880 (ACDB 83-100). Tax records indicate that this house was probably built c. 1894. Just before his death in 1907, Gleason sold this house to his daughter Mattie Gleason Matthews (City DB 18-227). The following year, she and her husband J. C. Matthews bought the Bibb-Wolfe House at 505 Ridge Street and sold this house to Charles T. Rhodes, et al, who owned it until 1943 (DB 20-9, 22-335, 46-341, 49-110, 113-231). The house was divided into two apartments many years ago and has been used as rental property over much of the last century. The back porch was enclosed in 1955. Tax records suggest that the walls were originally weatherboarded and were covered with stucco sometime about mid-century.

Additional Records: City DB 199-285; WB 9-232, 10-179; DB 260-308.

## STATEMENT OF SIGNIFICANCE

The Gleason-Rhodes House represents an example of a late-nineteenth-century vernacular house, with the irregular form and gabled projecting bays associated with the Queen Anne style. In form and scale it is akin to other houses of the period in the District, and it stands in a prominent location near the intersection of Ridge Street, Fifth Street, Cherry Avenue, and Elliot Avenue.





Date 11/26/93 File No. 104-25-34

Name Gleason-Rhodes House, 610 Ridge St.

Town City of Charlottesville

County \_\_\_\_\_

Photographer Susan E. Smead

Contents 2 exteriors - house

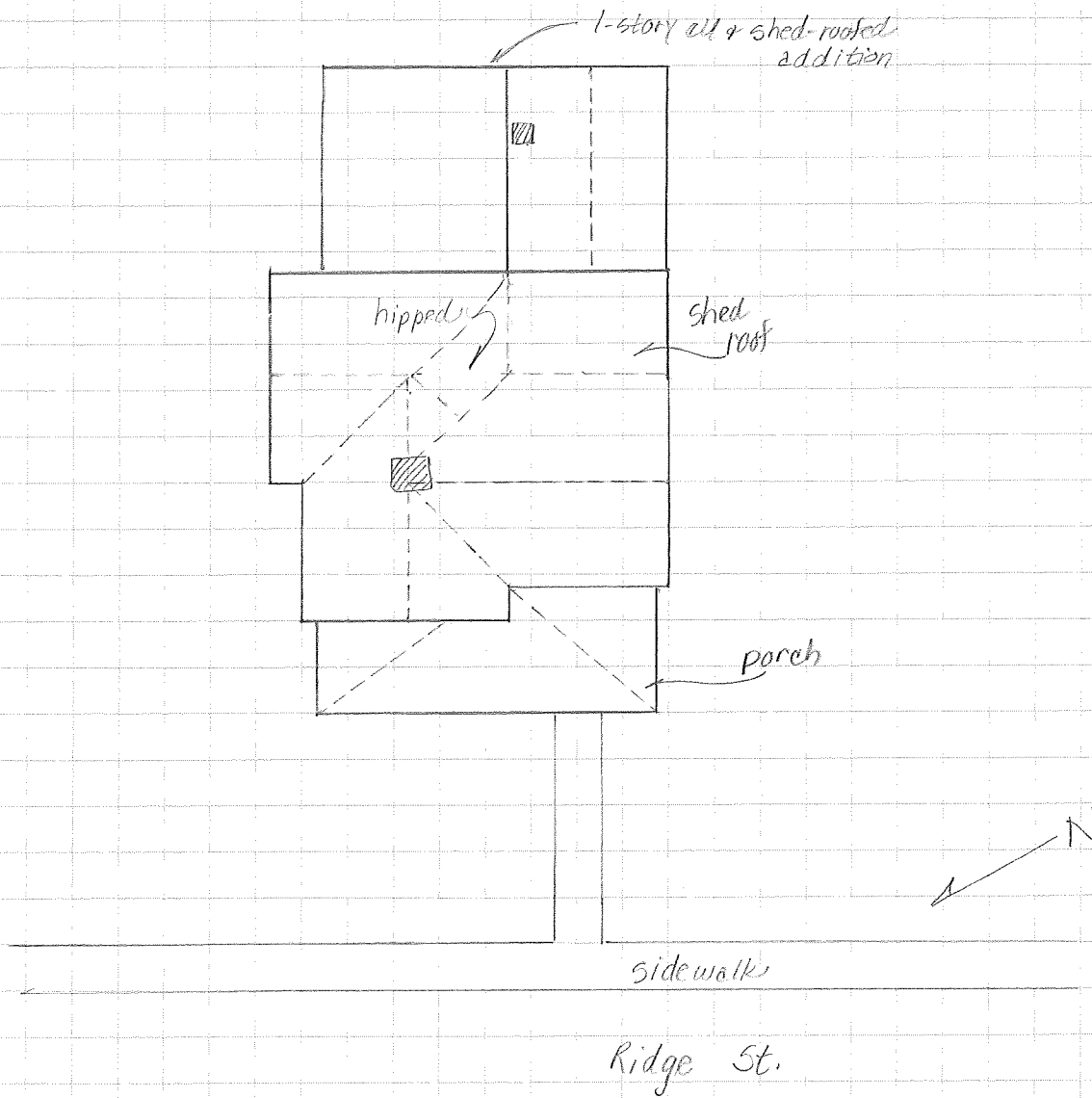
1 exterior - house & concrete block

outbuilding; 1 exterior - shed



GLEASON-RHODES HOUSE  
610 RIDGE ST.

VDHR FILE NO. 104-25-34



SUSAN E. SMEAD  
PRESERVATION ASSOCIATES  
OF VIRGINIA

JANUARY 1994

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES  
PROPERTY SURVEY FORM  
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-034

Property Name: Historic Gleason-Rhodes House

NR Property Category: Building  
Wuzit: House

Tax Code: Section Parcel  
29 263

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 610 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: 1894 ca  
 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: Vernacular

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

| Component  | # | Form/Treatment | Material | Matr'l Treatment |
|------------|---|----------------|----------|------------------|
| Chimneys   |   | Interior       | Brick    | Corbelled cap    |
| Foundation |   | raised rear    | Stucco   |                  |
| Porch      |   | Front          | Wood     | Vern. Col. Rev.  |
| Roof       |   | Gable          | Metal    | Standing seam    |
| Windows    |   | sash           | Wood     | 2/2 Double-hung  |

Brief Architectural Description of Primary Resource:

This two-story, two-bay, stucco vernacular house has a gable roof covered with standing seam metal, with projecting gabled bays at the northeast end of the front facade, and at the rear or southeast end of the northeast wall. The house appears to have a side passage configuration, with a transomed entrance in the front facade's southwest bay. There is a one-story, gabled rear ell, with a shed-roofed section on its northeast side that was originally a porch. The windows are two-over-two double-hung sash, except for a six-light metal-frame casement window in the rear ell's shed-roofed section, and eight adjoining one-over-one double-hung wood sash windows in the southeast corner of the second floor, lighting what appears to be a sleeping porch. The house has a boxed cornice with enclosed gutters, creating a level lip at the roof's edges. There are frieze boards below the cornice, and small, round decorative vents in the gables. A one-story, three-bay, hip-roofed porch fronts the house, which has slightly tapered square wood posts with caps, and a railing with square wood spindles. There is a large interior chimney of brick with a corbelled



cap. The house stands on a small, sloped lot and has a raised rear foundation that is stuccoed.

Brief Architectural Description of Additions and Alterations  
Back porch enclosed, 1955; the house has also been divided into two apartments. Tax records indicate that the house was apparently originally weatherboard-clad, and was stuccoed around mid-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:

This house was built by John J. Gleason, who lived in the Fitch-Gleason House at 528 Ridge Street. It stands at the southern edge of that 9 2/3-acre tract, which he had purchased in 1880 (ACDB 83-100). Tax records indicate that this house was probably built c. 1894. Just before his death in 1907, Gleason sold this house to his daughter Mattie Gleason Matthews (City DB 18-227). The following year, she and her husband J. C. Matthews bought the Bibb-Wolfe House at 505 Ridge Street and sold this house to Charles T. Rhodes, et al, who owned it until 1943 (DB 20-9, 22-335, 46-341, 49-110, 113-231). The house was divided into two apartments many years ago and has been used as rental property over much of the last century. The back porch was enclosed in 1955. Tax records suggest that the walls were originally weatherboarded and were covered with stucco sometime about mid-century. Additional Records: City DB 199-285; WB 9-232, 10-179; DB 260-308. The Gleason-Rhodes House represents an example of a late-nineteenth-century vernacular house, with the irregular form and gabled projecting bays associated with the Queen Anne Style. In form and scale it is akin to other houses of the period in the District, and it stands in a prominent location near the intersection of Ridge Street, Fifth Street, Cherry Avenue, and Elliot Avenue.

BIBLIOGRAPHY

=====

Type of Record                      Citation

-----

City Records  
Charlottesville City Deed Books and Will Books

County Records  
Albemarle County Deed Books

Map  
Sanborn Map Company

City Directory  
Charlottesville City Directory

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

=====

MISSING DATA ELEMENT

| Media           | VDHR Neg # | Frames  | Date       |
|-----------------|------------|---------|------------|
| -----           |            |         |            |
| B&W 35mm photos | 13467      | 12 - 13 | 11/26/1993 |

CRM MANAGEMENT EVENTS

=====

MISSING DATA ELEMENT

| CRM Event             | Agency/Organization            | Date       |
|-----------------------|--------------------------------|------------|
| -----                 |                                |            |
| Reconnaissance Survey | Smead, Susan and Bibb, Eugenia | 11/26/1993 |

29-263 ✓

#680

R-3

60x170

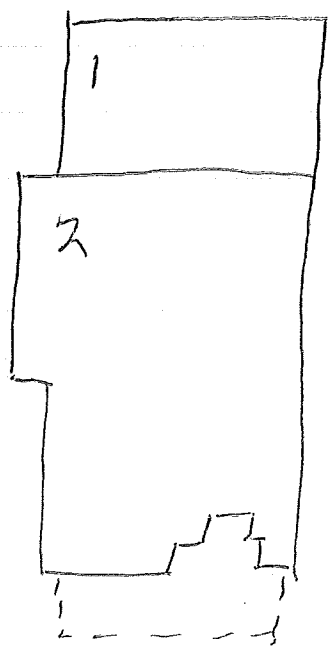
10,700

610 Ridge St

c/o Wesley Jones  
524 Ridge St

- '60-308 L. Juanita Ruth L. Jones 1964 plat 18-25
- '810-119 VNB, Inc for Maude W. Gibbons "
- '89-232 Wm. H. Gibbons 1962
- John Edw. " 1961
- 99-285 " Henry " 1957
- 13-231 Henry E. Kennedy "
- C. T. Rhodes

2x1-5, 2 apt, 1/2 base, 7 rooms  
 stucco <sup>over wood</sup> walls  
 "med" age, <sup>or "old"</sup> over concrete  
 1955 - end rear porch



1/2 day files

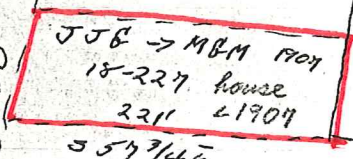
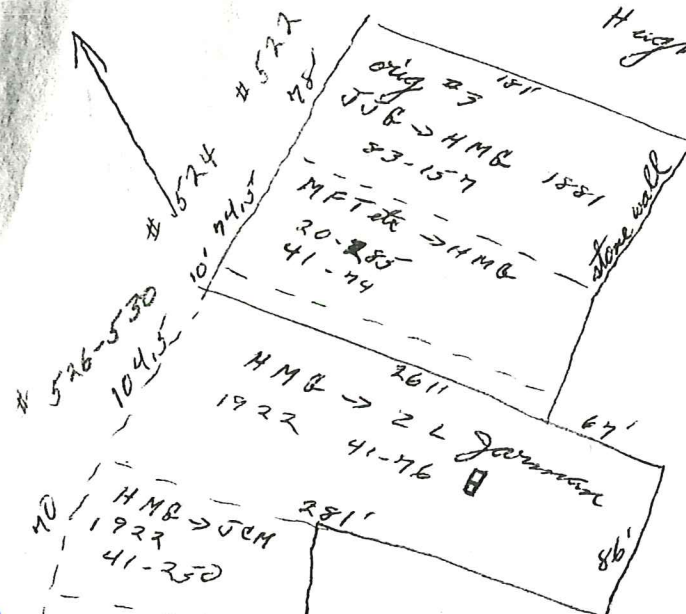
- 1953 Henry R Kennedy + apt
- 1962 2 apt
- 1970 Lindsay R Jones + apt <sup>2 Roth</sup>
- 1985 2 apt

Sanborn maps

1900  
 1910  
 1920  
 1930  
 1940  
 1950  
 1960  
 1970  
 1980

Hugh R. Hawkins

N 40 1/2 W 305'



6, 2 rods

N 27 1/4 E 204'

N 28 1/2 E 379'

#610  
#608  
#606  
#609  
#607

92-124

H M Pleason estate

1937

610 Ridge St

#15 300

13-231 Charles T. Rhodes (s) → Henry E & Florence L Kennedy

125/1943 60' lot w/ imp'ts on E side Ridge St  
same as DB 20-9

1911 - DB 22-335 - Nora's int → W O, C T, & R B Rhodes

1924 - 46-341 - W O's " → C T

" 49-110 R B's " → " (by wid)

0-9 Mattie Cleason Matthews + her husb J. E. Matthews →  
130/1908 C T Rhodes, R B Rhodes, W O Rhodes, & Nora Rhodes  
#15 300  
1/4 ac lot of bldgs & imp'ts on E side Ridge St, 60x175  
same as DB 18-227

1-227 John J. Cleason (now s) → his dau Mattie  
1/13/1907 Cleason Matthews (now J E) (sale, not gift)  
lot w/ "dwelling, & one or more outbldgs" on E side Ridge  
part of land bought by Cleason many years ago  
(A & B 53-100)

|                          |                                     |                             |                               |                                     |
|--------------------------|-------------------------------------|-----------------------------|-------------------------------|-------------------------------------|
| 1854-56                  | Beverly Hummel<br>James M. Reynolds | 8 1/2a 1/4m S<br>8 1/4a " " | + 1000 = 1445                 | Collier Bldg,<br>maybe other 2 1/2c |
| 1859                     | " "                                 | " " "                       | " = 1572                      |                                     |
| 1861                     | " "                                 | " " "                       | + 100 = "                     |                                     |
| 862                      | " "                                 | " " "                       | + 0 = "                       |                                     |
| 863-65                   | James M Reynolds                    | 8 1/4a 1/4m S               | + 500 = <del>1300</del>       | 1072                                |
| 868-70                   | " " (est '70)                       | " " "                       | + " = 1526                    |                                     |
| 874, 75                  | " " est                             | " " "                       | + " = 2475                    |                                     |
| '877, '78, '79, '80, '81 | " " "                               | " " "                       | + 1000 = <del>3000</del>      | + 100                               |
| 1882, 83                 | " " "                               | " " "                       | + 2500 = 3975                 | + 150 added<br>\$1500 added         |
| 884, 85, 87              | John J. Cleason                     | 7 1/2ac 3/4m S              | + 1500 = 2500                 | for James M Reynolds                |
| 1889                     | " "                                 | " "                         | + " = 3300                    |                                     |
| '890                     | " "                                 | " "                         | 800 + 2500 = <del>3300</del>  |                                     |
| 891                      | 3rd W                               | " "                         | 1000 + 3000 = 4000            |                                     |
| 1892, 93                 | " "                                 | " "                         | 1500 + 2500 = <del>4000</del> |                                     |
| 894                      | " "                                 | " "                         | 1200 + 2800 = <del>4000</del> |                                     |
| 896, 95, 99, 1900        | " "                                 | " "                         | 1000 + 4000 = 5000            |                                     |
| 901, 06                  | " "                                 | 528 Ridge                   | 1800 + 2000 = 3800            | } 5000                              |
| " "                      | " "                                 | 610 "                       | 300 + 900 = 1200              |                                     |

in this enlargement,  
or HM Cleason's #522? on  
smaller lot.