

Architectural And Historic Survey



Identification

STREET ADDRESS: 710 Ridge Street

MAP & PARCEL: 25-66

CENSUS TRACT AND BLOCK: 4-334

PRESENT ZONING: R-3

ORIGINAL OWNER: Dr. B. H. Sparks

ORIGINAL USE: Residence

PRESENT USE: Rental Property (2 apartments)

PRESENT OWNER: Eugene Williams, et al

ADDRESS: 620 Ridge Street
Charlottesville, VA

HISTORIC NAME: Sparks-Garrett House

DATE / PERIOD: 1913

STYLE: Colonial Revival

HEIGHT (to cornice) OR STORIES: 2½ storeys

DIMENSIONS AND LAND AREA: 75' x 270' (20,250 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Fall 1980

SOURCES: City Records

ARCHITECTURAL DESCRIPTION

This large 2½-storey house is two bays wide. Construction is of brick laid in 7-course American bond. The high-pitched hip roof has steep pedimented gables over projecting bays on the facade and both sides. The roof is covered with standing-seam metal and has Philadelphia gutters, projecting eaves and verges, boxed cornice, and plain frieze. The gables are covered with pressed tin, and each has a one-light casement window flanked by shorter air vents in a sort of Palladian window arrangement. There are small wooden-shingled dormers (painted white) with oversized pedimented gable roofs on the facade and north side, both near the northwest corner. Each dormer has a large one-light window. There is one interior chimney. The tall windows are double-sash, 1-over-1 light, with concrete sills. Some also have concrete lintels, while some narrower ones are segmental-arched. Some of those in the projecting bays are arranged in pairs. A one-storey veranda covers the facade and wraps around the corner to a side entrance in the projecting bay on the north side. It has a hip roof with a low gable over the entrance in the north bay. The roof is covered with standing-seam metal and has a boxed cornice and plain frieze and architrave. There are seven Tuscan columns and a simple balustrade. The entrance door and sidelights, below a rectangular transom, have been removed and a small entry recess constructed, from which separate doors give access to the first level entrance hall and the stair (now enclosed) to the second level. A shed-roofed back porch with sleeping porch above covers the rear elevation. The southern half of the sleeping porch extends back into the main block, while below it the brick walls of the main block extend across the porch. Beyond this is a one-storey open porch with its south end enclosed. It has a nearly flat roof, square posts, and simple balustrade.

HISTORICAL DESCRIPTION

Dr. B. H. Sparks bought 3½ acres on the east side of Ridge Street in 1913 (City DB 24-452). Tax records indicate that he built this house the same year. The property was subdivided after his death, and the house was sold to Virgie A. Garrett in 1919 (DB 33-56 & 349). Mrs. Garrett lived there for nearly half a century before selling to the present owner in 1966 (DB 276-482). They have divided it into two apartments and use it as rental property.

SPARKS-GARRETT HOUSE



STREET ADDRESS:	710 Ridge Street
MAP & PARCEL:	25-66
VDHR FILE NUMBER:	104-25-45
CITY FILE NUMBER:	365
PRESENT ZONING:	R-3
ORIGINAL OWNER:	Dr. B. H. Sparks
ORIGINAL USE:	Residence
PRESENT USE:	Rental Property
PRESENT OWNER:	Eugene Williams, et al
ADDRESS:	223 W. Main Street Charlottesville, VA 22901
HISTORIC NAME:	Sparks-Garrett House
DATE/PERIOD:	1913
STYLE:	Vernacular Queen Anne
HEIGHT IN STORIES:	2 1/2
DIMENSIONS AND LAND AREA:	75' x 270' (20,250 sq. ft.)
CONDITION:	Good
SURVEYOR:	Bibb
DATE OF SURVEY:	Fall 1980, Revised 1993
SOURCES:	City Records

SPARKS-GARRETT HOUSE

ARCHITECTURAL DESCRIPTION

This large 2 1/2-storey house is two bays wide of irregular Queen Anne massing. Construction is of brick laid in 7-course American bond. The high-pitched hip roof has steep pedimented gables over projecting bays on the facade and both sides. The roof is covered with standing-seam metal and has Philadelphia gutters, projecting eaves and verges, boxed cornice, and plain frieze. The gables are covered with pressed tin, and each has a one-light casement window flanked by shorter air vents in a sort of Palladian window arrangement. There are small wooden-shingled dormers with oversized pedimented gable roofs on the west facade and north side, both near the northwest corner. Each dormer has a large one-light window. There is one interior chimney. The tall windows are double-sash, one-over-one light, with concrete sills. Some also have concrete lintels, while some narrower ones are segmental-arched. Some of those in the projecting bays are arranged in pairs. A one-storey verandah covers the facade and wraps around the north corner to a side entrance in the projecting bay on the north side. The porch has a hip roof with a low gable over the main entrance. The porch roof is covered with standing-seam metal and has a boxed cornice and plain frieze and architrave. It has seven Tuscan columns and a simple balustrade. The entrance door and sidelights, below a rectangular transom, have been removed and a small entry recess constructed, from which separate doors give access to the first level entrance hall and the stair (now enclosed) to the second level. A shed-roofed back porch with sleeping porch above covers the rear elevation. The southern half of the sleeping porch extends across the porch. Beyond this is a one-storey open porch with its south end enclosed. It has a nearly flat roof, square posts, and simple balustrade.

HISTORICAL DESCRIPTION

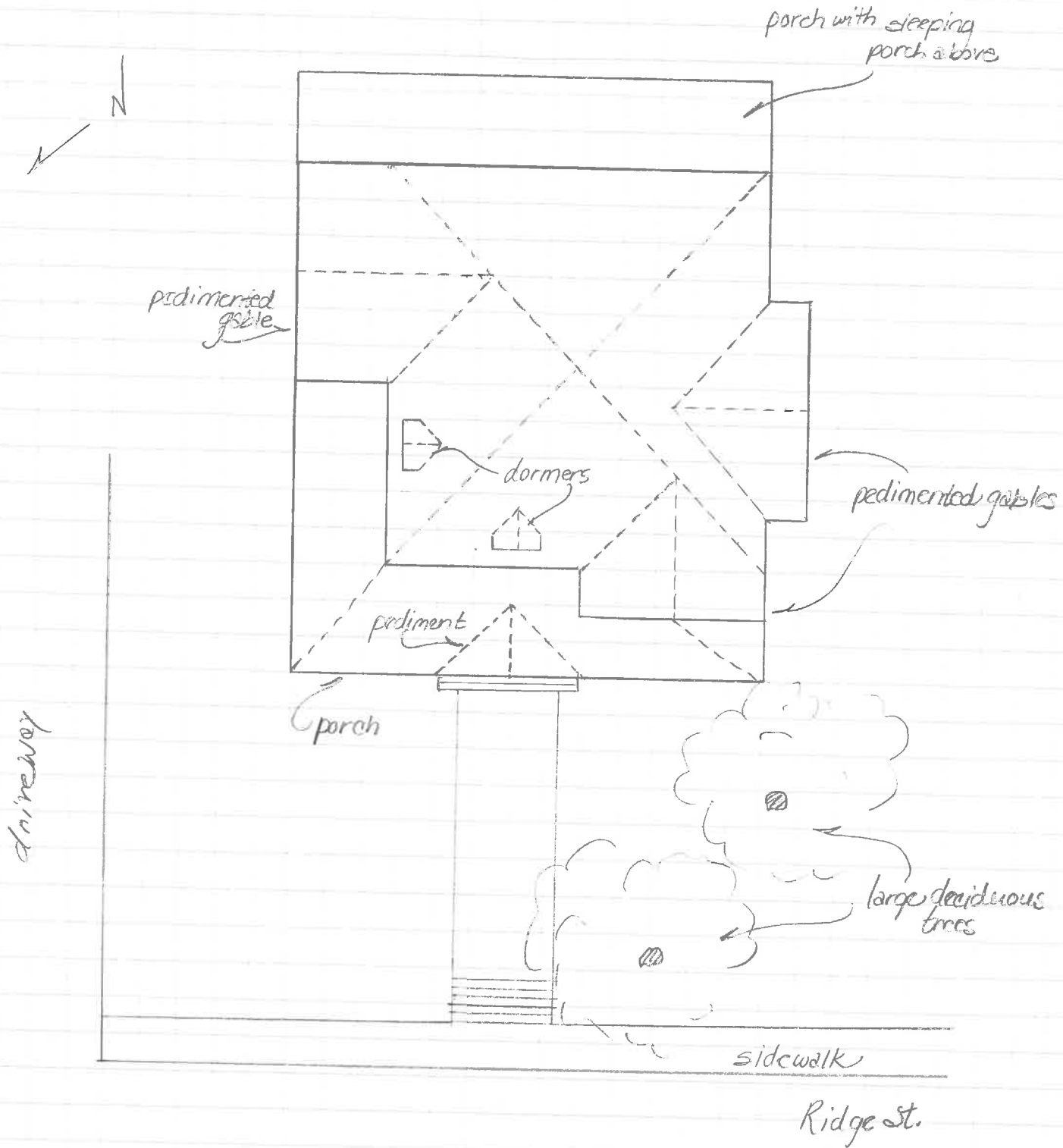
Dr. B.H. Sparks bought 3 1/2 acres on the east side of Ridge Street in 1913 (City DB 24-452). Tax records indicate that he built this house the same year. The property was subdivided after his death, and the house was sold to Virgie A. Garrett in 1919 (DB 33-56 & 349). Mrs. Garrett lived there for nearly half a century before selling to the present owner in 1966 (DB 276-482). He has divided it into apartments and uses it as rental property.

STATEMENT OF SIGNIFICANCE

The Sparks-Garrett House is a simply detailed building reminiscent of the Queen Anne style in its massing, and typical of many built in Charlottesville in the early 1900's. It is important to the streetscape and plays an important role in the Ridge Street Historic District.

SPARKS-GARRETT HOUSE
710 RIDGE ST.

VDHR FILE NO. 104-25-45



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 # 104-0025-045

Property Name: Historic Sparks-Garrett House

NR Property Category: Building
Wuzit: House

Tax Code: Section Parcel
25 66

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 710 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

roof is covered with standing-seam metal and has a boxed cornice and plain frieze and architrave. There are seven Tuscan columns and a simple balustrade. The entrance door and sidelights, below a rectangular transom, have been removed and a small entry recess constructed, from which separate doors give access to the first level entrance hall and the stair (now enclosed) to the second level. A shed-roofed back porch with sleeping porch above covers the rear elevation. The southern half of the sleeping porch extends across the porch. Beyond this is a one-storey open porch with its south end enclosed. It has a nearly flat roof, square posts, and simple balustrade.

Brief Architectural Description of Additions and Alterations
The house has been divided into apartments.

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

Dr. B. H. Sparks bought 3 1/2 acres on the east side of Ridge Street in 1913 (City DB 24-452). Tax records indicate that he built this house the same year. The property was subdivided after his death, and the house was sold to Virgie A. Garrett in 1919 (DB 33-56 & 349). Mrs. Garrett lived there for nearly half a century before selling to the present owner in 1966 (DB 276-482). He has divided it into apartments and uses it as rental property.

SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

The Sparks-Garrett House is a simply detailed Colonial Revival building typical of many built in Charlottesville in the early 1900s. It is important to the streetscape and plays an important role in the Ridge Street Historic District.

BIBLIOGRAPHY

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Type of Record	Citation
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City Records	
Charlottesville City Deed Book	

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

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MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
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B&W 35mm photos	13472	4 - 6	1/ /1994
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CRM MANAGEMENT EVENTS

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MISSING DATA ELEMENT

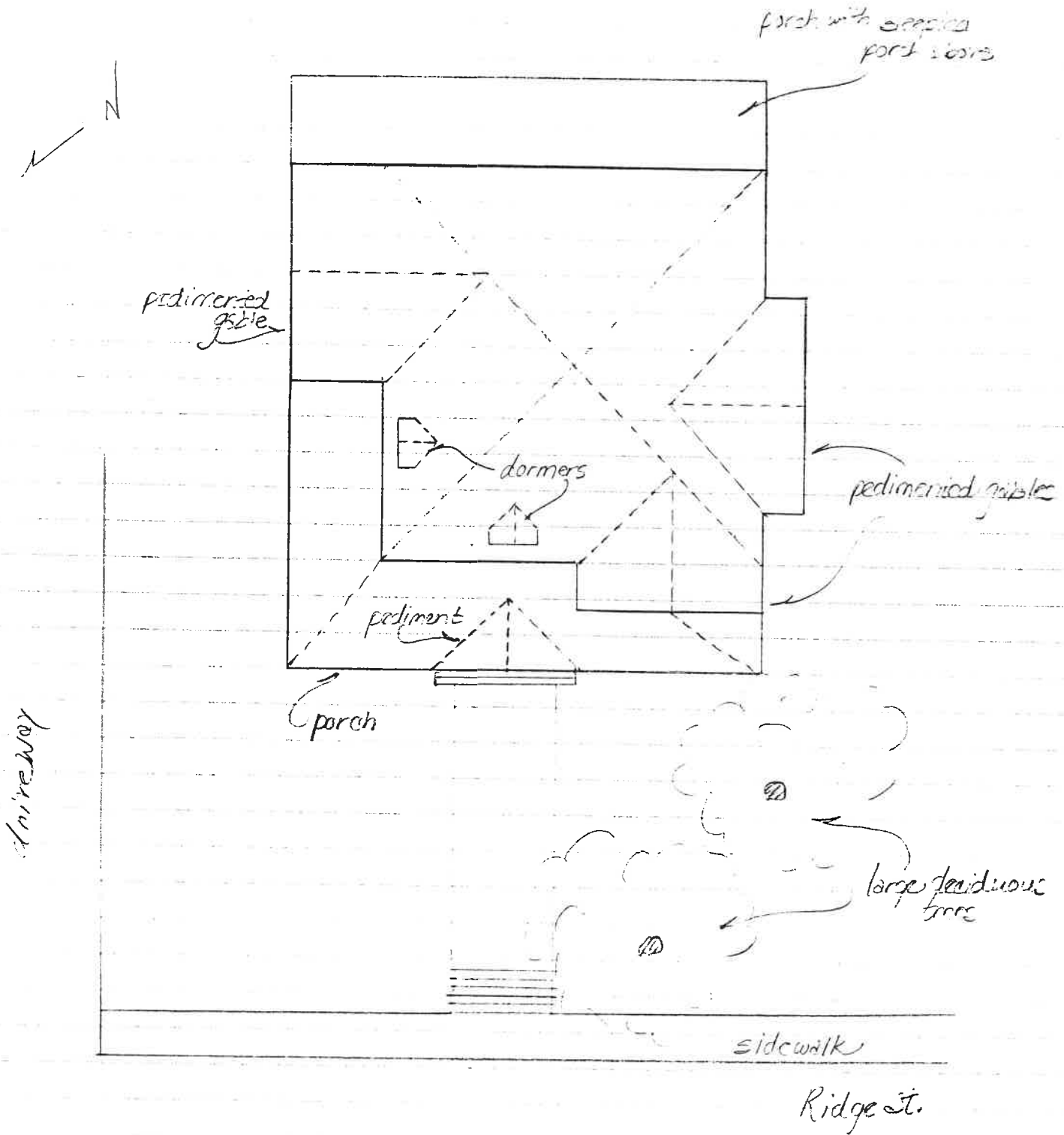
CRM Event Agency/Organization Date

Survey PAVA/Smead and City/Bibb / /1980

IPS data entry-PAVA (Smead)

SAPPAL-SARRETT HOUSE
710 RIDGE ST.

VCHP FILE NO. 10-25-45



SUSAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994

(✓) 710 Ridge

276-482 Eugene Williams et al 1966
620 Ridge

33-349

33-56 Verjice A. Garrett 1919

duplex, 2-story, 9 rooms, 2 baths
brick found & walls, metal hip roof
0 fireplaces
old, conv. 1966

Sparks 1913 - 1919 = 6 yr

Garrett 1919 - 1966 = 47 yr

Sparks - Garrett house
1913

10 min

$$\begin{array}{r} 270 \\ \times 75 \\ \hline 1350 \\ 1890 \\ \hline 20250 \end{array}$$

~~$$\begin{array}{r} 40 \\ 45 \\ 67 \\ 78 \\ 147 \\ \hline 374 \\ -147 \\ \hline 227 \end{array}$$~~

Carter house
#710
#702

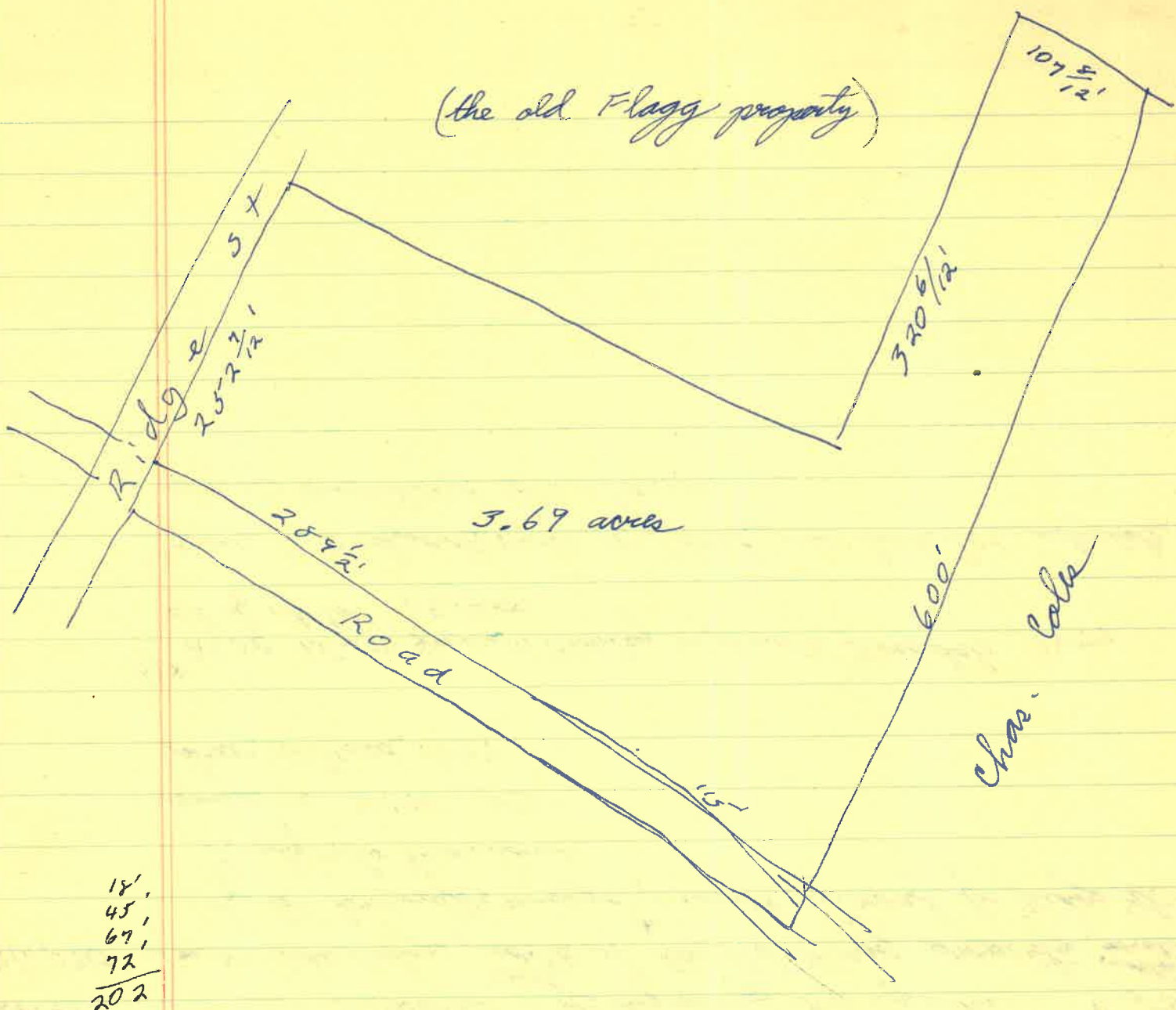
710 Ridge

33-56 Henry B. & Wm C Sparks, exec of B H Sparks, dec → ~~to~~
 5/5/1919 Virgie A. Barrett (wid) #7425
 see WB 2-101, 1917
 lot on east side Ridge St south of 20' alley (bet this &
 "the old Flagg property, now owned by B. E. Wheeler")
 & north of lot recently bought by Wheeler fr Sparks est,
 70' x 270'
 part of FN Barbodale → B H Sparks 1913 (24-452), see plat

33-349 same parties
 7/25/1919 narrow strip 2' x 270' southwest of lot

24-452 FN & LF Barbodale → ~~Mary E. Sp~~ B H Sparks #5800
 4/11/1913 Don NW side Ridge, ^{south} ~~north~~ of the old Flagg property, ^{northwest} ~~south~~
 of lot hereinafter conveyed, * north of road fr Ridge St to
 Lankford's Oreenhouse
 same as 9-170, 1898
 street widened 1897

2)* ACDB 75-170 James H. Bunley → James S Barbodale, 1879
 SE of 1st lot, ≈ 1 1/2 acre
 James S Barbodale & wife Mildred Jane both dec intestate
 plat of consolidated lots attached



9-170
10/21/1898
R H Wood, under 1879 deed of trust for M J Barbadale et al (ACDB 75-161),
& spec commor → F N Barbadale
"all of sd property on east side Ridge St known as the 'Flag
House'"; c 2 acres
same or

57
72
100
229' x 270'

710 Ridge

1894	3rd Jas ^S Barbudale	east side Ridge		+1600 = 2400	
"	"	"	"	+0 = 300	
1913	"	"	"	+0 = 500	
"	F M Barbudale	710 "		1500 + 1000 = 2500	
1914	B H Sparks	east side "		2000 + 2500 = 4500	fr FM Barbudale Bldg added
1918	"	"	710 " (.36ac)	2000 + 1000 = 5000	(sic)
1919	"	" est	" " "	" + 3000 = "	
1920	"	"	100' x 270' lot E Ridge	600 + - = 600	off to VaA Barrett W wood + wheelbar
1918	B E Wheeler	702 Ridge		2000 + 2800 = 4800	impts added
1919, 20	"	"	"	" + 3000 = 5000	"
1920	"	"	2.14 lot N Lankford	400 + - = 400	fr Sparks
1920	Baron	Bonard A. Wood	54' x 270' lot E Ridge	400 + - = 400	fr Sparks
1920	Virgie A. Barrett	710 Ridge	(72' x 270')	1000 + 3000 = 4000	fr Sparks

Prin

710 Ridge

2-story, ^{2 1/2} 2-bay, double-pile, large
brick found - ^{water table?}
brick - 7-c dm

steep hip roof w/ ^{steep pedimented} gables over proj bays: 5 facade (shallow),
E end N side, ^{at} E end S side

SSM, silver, ^{gutters} gables, proj eaves & verges, boxed cornice, (pl fringe)
gables pressed tin, rect Palladian arrangement of 1-l casement & 2 air ent. 17
hip eave over rear proj pav (~~work h of steeping porch above~~)

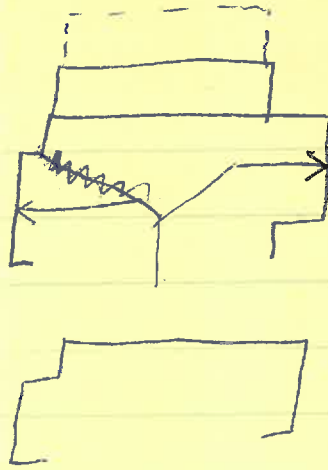
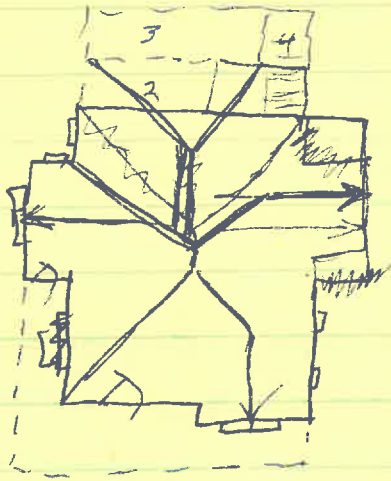
sm Dormers w/ oversized pediment gable roofs over N bay facade &
W bay of N side, ^{wooden} shingled sides (white), 1 large P-l hinged sack?

chim - 1 int, ^{in rear wing} ~~toward center rear~~

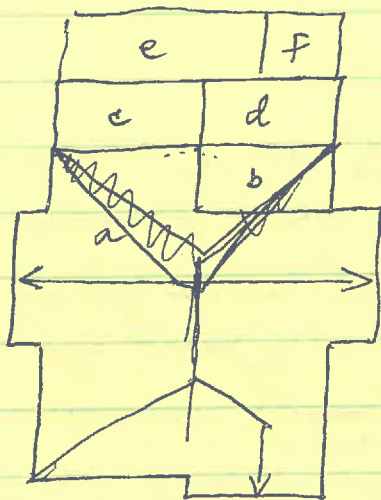
windows 1/1, tall, rock-faced ~~corn~~ sills
some paired in proj bays; ^{(beside chim, side 5 proj bay} some narrower ones seg-arched, some (esp wide ones)
^{piece} of stone lintels

1-story veranda covers facade & wraps around N to side ent in ^{proj bay}
hip roof, SSM, low gable over ent bay, b
boxed cornice, pl fringe & arch, 7 Tuscan columns, simple bal, ~~under floor~~

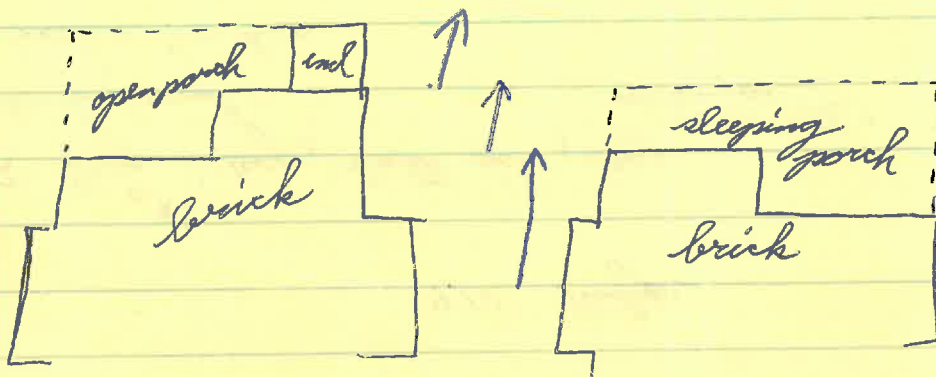
ent door [& sidelight?] below rect transom removed, stair enclosed,
front ^{open} vestibule 2 new door to stair & hall



	1st	2nd
1)	brick	sleeping, ^{nearly flat} not siding, ^{shed roof}
2)	open	" "
3)	" ^{nearly flat roof} ^{sq posts, simple bal}	—
4)	incl weatherboarding	—



	1st	2nd
a	brick	brick
b	"	sleeping porch
c	open porch	"
d	brick (or frame)	"
e	open porch	—
f	frame	—





Date JAN 1994 File No. 104-25-45
Name SPARKS-WARRETT HOUSE, 710 RIDGE STREET
Town CHARLOTTESVILLE
County _____
Photographer ANN C. HUPPERT
Contents 3 EXT. VIEWS

