

Architectural And Historic Survey



Identification

STREET ADDRESS:	711 Ridge Street	HISTORIC NAME:	John L. Jarman House
MAP & PARCEL:	25-56.1	DATE / PERIOD:	1892
CENSUS TRACT AND BLOCK:	4-333	STYLE:	Victorian
PRESENT ZONING:	R-3	HEIGHT (to cornice) OR STORIES:	2 Storeys
ORIGINAL OWNER:	John L. Jarman	DIMENSIONS AND LAND AREA:	25' x 200' (5000 sq. ft.)
ORIGINAL USE:	Residence	CONDITION:	Poor
PRESENT USE:	Rental Property (3 apartments)	SURVEYOR:	Bibb
PRESENT OWNER:	Dogwood Housing, Ltd.	DATE OF SURVEY:	Fall 1980
ADDRESS:		SOURCES:	City Records

stuccoing

ARCHITECTURAL DESCRIPTION

The stuccoing of the walls and the loss of much of the porch trim has significantly altered the appearance of this house. It is two storeys tall, two bays wide, and double pile, with a two-storey rear wing. It is set on a low foundation, but due to the steep slope, the basement is above ground at the rear. Both the brick foundation and the weatherboarded walls have been covered with stucco. The very low pitched hip roof is covered with standing-seam metal, painted red, and has a boxed cornice with widely spaced brackets and a plain frieze and architrave. A nearly flat extension of the roof covers the semi-octagonal projecting side bay on the facade. There is an interior capped chimney and an exterior end chimney at the rear of the wing. Windows are double-sash, 2-over-2 light, with architrave trim. Those on the facade have shaped wooden lintels. Windows are the same height at both levels, and those in the basement and the rear wing match. A one-storey entrance porch covers the south bay of the facade and extends a short distance around the southeast corner. It has a hip roof covered with standing-seam metal with boxed cornice. The Eastlake frieze, bracketed posts, and balustrade all match those at 715 Ridge Street, as do the window lintels. Only one section of the original balustrade remains, and the floor has been replaced with concrete. The original entrance in the south bay of the facade has been replaced with two doors, each with one light over two panels, and the stair in the side hall has been enclosed. The original one-storey, two-bay rear wing matches the main block in most details, but lacks the cornice brackets. The smaller and more recent second storey has 6-over-6 light windows and a medium-pitched gable roof covered with standing-seam metal.

HISTORICAL DESCRIPTION

In 1892 John L. Jarman, acting as trustee for his wife Mary C. Jarman, purchased a lot on Ridge Street extending back to Fifth Street (City DB 3-320). He immediately divided the Ridge Street end in half, built this house on the northern half, and deeded the southern half to his son Matthew F. Jarman (DB 3-359). Mary Jarman died in 1900, and her husband died in 1919. Two of their daughters bought the house from the other heirs (DB 36-460) and owned it until the Depression, when it was purchased by W.A. Kyger (DB 81-55). He used it as rental property. Edward D. McCreary bought it from Kyger's widow in 1962 (DB 235-168). He immediately stuccoed it, enclosed the back porch, and divided it into three apartments. He added the second storey over the rear wing in 1968. The house has been used as rental property for nearly half a century, and in recent years it has been allowed to deteriorate badly. ~~The present owners~~ purchased it from McCreary's estate in November, 1980, and plan to renovate it (DB 415-677).

Additional References: City DB 36-462, 79-157 & 158, 193-305; City WB 16-160.

Dogwood Housing, Ltd.

JOHN L. JARMAN HOUSE



STREET ADDRESS:	711 Ridge Street
MAP & PARCEL:	25-56.1
VDHR FILE NUMBER:	104-25-46
CITY FILE NUMBER:	366
PRESENT ZONING:	R-3
ORIGINAL OWNER:	John L. Jarman
ORIGINAL USE:	Residence
PRESENT USE:	Rental Property (3 Apartments)
PRESENT OWNER:	Dogwood Limited Housing
ADDRESS:	223 W. Main Street Charlottesville, VA 22901
HISTORIC NAME:	John L. Jarman House
DATE/PERIOD:	1892
STYLE:	Vernacular Italianate
HEIGHT IN STORIES:	2
DIMENSIONS AND LAND AREA:	25' x 200' (5,000 sq. ft.)
CONDITION:	1981:Poor/ 1993:Good
SURVEYOR:	Bibb
DATE OF SURVEY:	Fall 1980, Revised 1993
SOURCES:	City Records

JOHN L. JARMAN HOUSE

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Additional Reference: City DB 36-462, 79-157 & 158, 193-305; City WB 16-160.

STATEMENT OF SIGNIFICANCE

The John L. Jarman House is typical of the Victorian-period houses built on Ridge Street in the late 1800's. The loss of many of those increases the importance of the remaining ones. The low-pitched roof, bracketed cornice, and tall windows give this house a suggestion of the Italianate style. It is important to the streetscape and contributes to the architectural and historical significance of the Ridge Street Historic District.

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
 PROPERTY SURVEY FORM
 RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-046

Property Name: John L. Jarman House
 Historic

NR Property Category: Building
 Wuzit: House

Tax Code: Section Parcel
 =====
 25 56.1

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 711 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: 1892
 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 Vernacular

of Stories: 2.0 # of Bays Wide: 5 # of Bays Deep: 3
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	Brick	
Chimneys		Exterior end	Brick	
Foundation		low w/ raised rear	Brick	
Porch		Wrap-around	Wood	1-story, 5-bay
Roof		Hipped	Metal	Standing seam
Windows		double-hung sash	Wood	2/2

Brief Architectural Description of Primary Resource:

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around the southeast corner. It has a hip roof covered with standing-seam metal with boxed cornice. The Eastlake frieze, bracketed posts, and balustrade all match those at 715 Ridge Street, as do the window lintels. Only one section of the original balustrade remains, and the floor has been replaced with concrete. The original entrance in the south bay of the facade has been replaced with two doors, each with one light over two panels, and the stair in the side hall has been enclosed. The original one-storey, two-bay rear wing matches the main block in most details, but lacks the cornice brackets. The smaller and more recent second storey has six-over-six light windows and a medium-pitched gable roof covered with standing-seam metal.

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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Additional Reference: City DB 36-462, 79-157 & 158, 193-305; City WB 16-160.
1993: The house has been rehabilitated.

SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

The John L. Jarman House is typical of the Victorian houses built on Ridge Street in the late 1880s. The loss of many of those increases the importance of the remaining ones. The low-pitched roof, bracketed cornice, and tall windows give this house a suggestion of the Italianate style. It is important to the streetscape and contributes to the architectural and historical significance of the Ridge Street Historic District.

BIBLIOGRAPHY

Type of Record	Citation
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City Records	Charlottesville City Deed Books and Will Books
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PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
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B&W 35mm photos	13470	13 - 15	1/ /1994
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CRM MANAGEMENT EVENTS

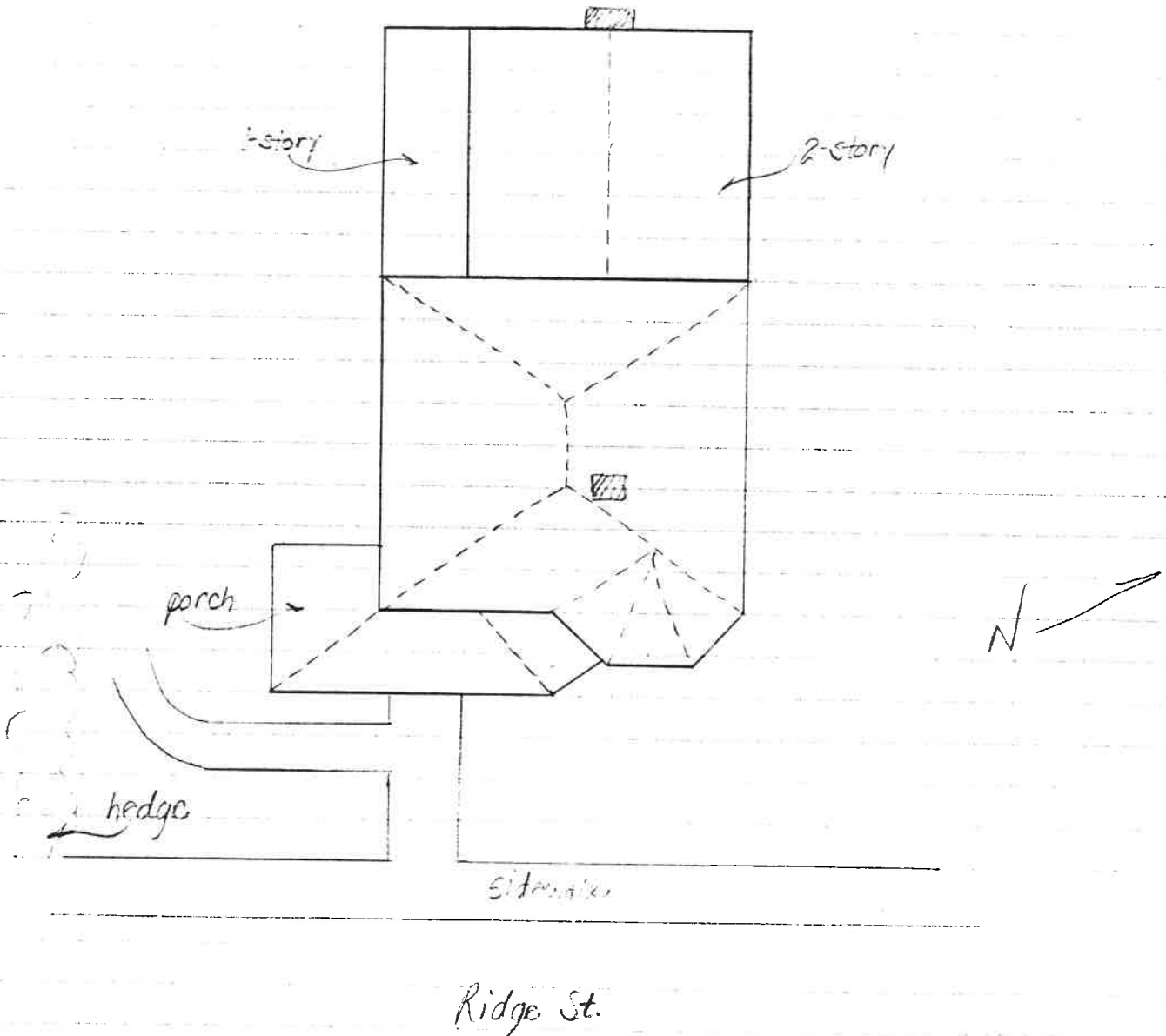
MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
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Survey	PAVA/Smead and City/Bibb	/ /1984
IPS data entry-PAVA (Smead)		

JOHN L. JARMAN HOUSE
711 RIDGE ST.

VEEP FILE NO. 104-25-43

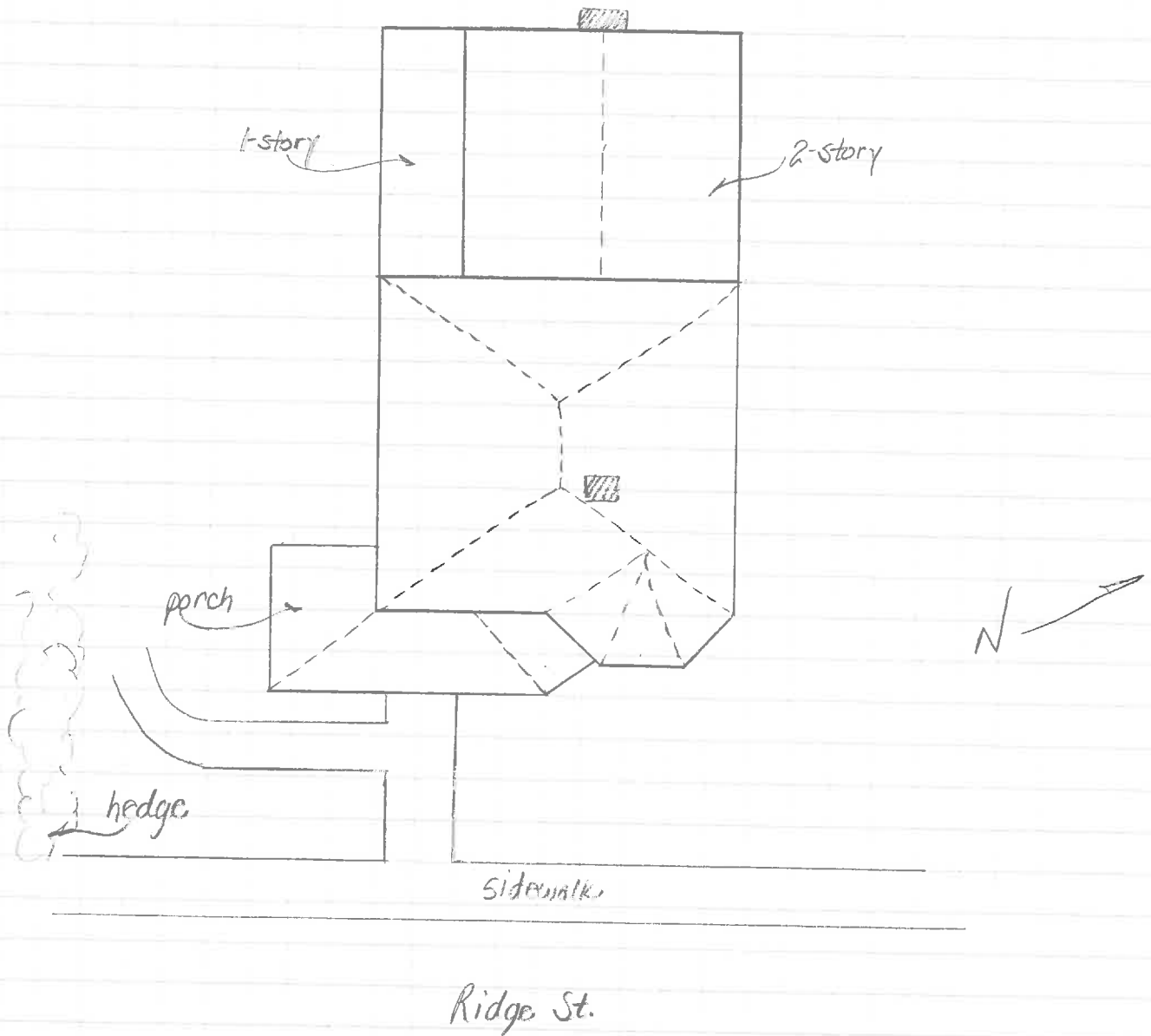


SUSAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994

JOHN L. JARMAN HOUSE
711 RIDGE ST.

VDHP FILE NO. 104-25-46



SUSAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994

John L. Jarman house
1892

✓ 711 Ridge

18-16-160	Thelma H. McCreary, et al	1972	
35-168	Edward McCreary	1962	235-140 plat 235-524 new survey
193-303	Delina D. Kiggoo	1956	
78-300	W. A. "	1934	plat 45-168
45-169			VB 37-249

} wrong house

3-fam, 2-story, 1/4 base, 7 rooms, 3 baths
 brick found., metal gable roof
 walls stuccoed 1962
 old

repairs 1974, 75

1962 - convert to 3-fam, corr porch enclosed, stuccoed

1968 - addn on top of 1-story section

1978 - remodeling

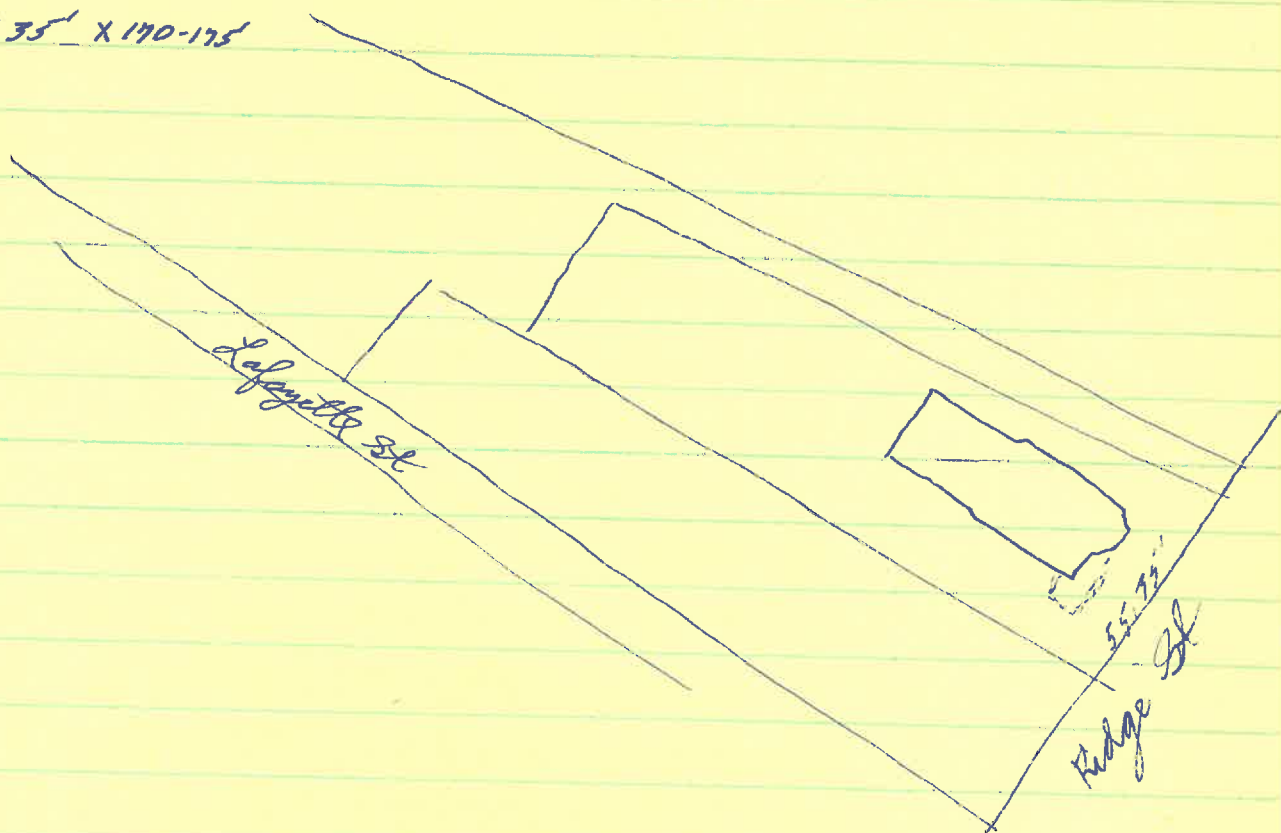
Jarman - 1892 - 1934 = 42 yr

711 Ridge

235-168
~~193-305~~
10/11/1962

Beline D Kyger, wid. → Edw & M^cCreary
part of
~~same as~~ 193-303

55.35' X 170-175'



193-303
7/10/56

~~transfer of part of~~ WA Kyger, & dec → Beline D Kyger
36' X 150' lot west side Ridge St

193-305
7/10/56

same parties
65 1/2' on Ridge, back to 5th, 709 Ridge
same as 81-55

WA Kyger dec 1944 (ACWB 37-249)

81-55
2/6/1934

we Williams, under 1933 deed of trust for Jennie J & WS Holladay
(79-158) → ^{Geo Bilmer} WA Kyger, at auction
see plat ACDB 86-392 & City DB 3-359

\$ 2,400
\$ 2,500

79-158
5/29/1933

Geo Bilmer, trustee under 1920 deed of trust for Lizzie Jarman Holloway
& al (36-462) → Jennie Jarman Holloway, at auction \$ 2,100

~~76-462~~ L_u

36-462

Lizzie J. Holloway & Jennie T Jarman inherited $\frac{1}{2}$ fr
mo Mary C Jarman & other half by deed 36-

36-460

Minnie J & Frederick J. Knobloch, & Mat F & Minnie L Jarman

10/8/1920

→ Lizzie J Holloway & Jennie T Jarman
 $\frac{1}{2}$ undiv int in property on west side Ridge St inherited
fr Mary C Jarman

3-320, 9/24/1892, WR Barbsdale → John L Jarman, trustee for wife
Mary C Jarman

3-359 part → M F Jarman

Mary C Jarman dec intestate 1900, leaving 4 chn

John L " " " 1919

see 715 Ridge for tax records

911 Ridge

2-storey, 2-bay, double-pile
low brick found (stonoed), above ground rear
stucco of gray trim

low-pitched hip roof, red ss m, boxed cornice w/ widely spaced
brackets, arch & frieze

1 int copped chim

windows 2/2 w/ plain ^{mark?} trim, low-pitched gabled arch on facade,
same ht both levels, rear wing & basement match

semi-ent proj - N. bay on facade
hip roof extends over it, nearly flat

1-storey ent porch around S front corner
ss m hip roof matches 915 in details, kept only 1 bay of
concrete floor
single balustrade remains
(replacement)
1 bay Cal Rev bal

2 ent doors (11 over 2 panels) in S bay, looks orig

orig 1-storey rear wing covers rear bay
no cornice brackets

✓ smaller 2nd storey added above it; 6/6 wind

✓ roof med gable, ss m w/ boxed cornice

○ chim - 7

411

rear chimney - ext end

sketch rear elevation -



Date JAN 1994 File No. 104-25-416
 Name JOHN L. JARMAN HOUSE, 711 RIDGE ST.
 Town CHARLOTTESVILLE
 County _____
 Photographer ANN C. HUPPERT
 Contents 3 EXT. VIEWS

