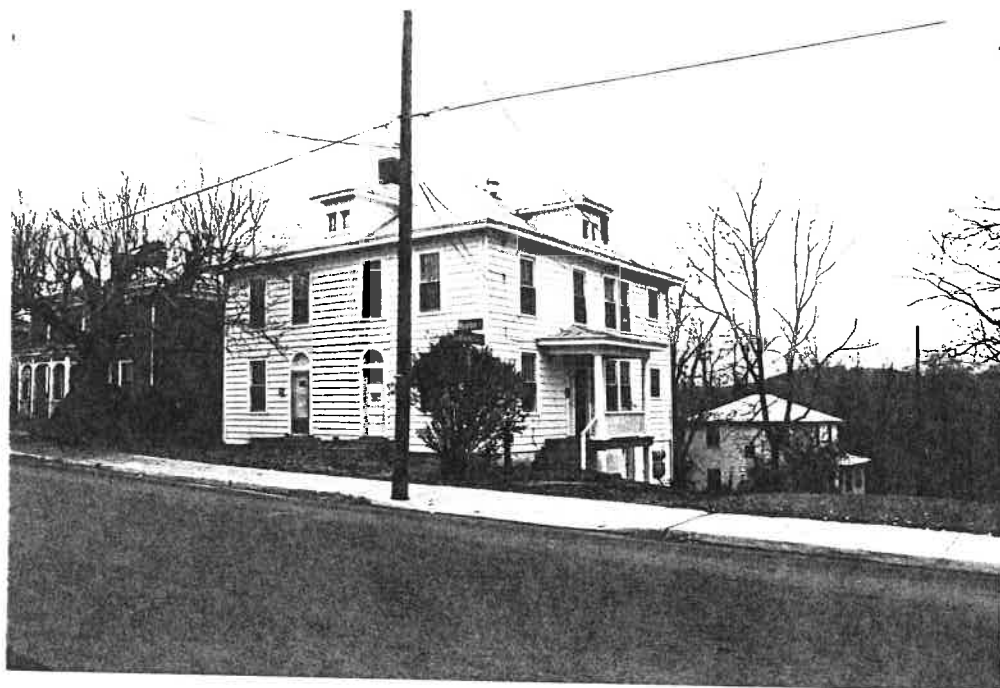


QUARLES APARTMENTS



STREET ADDRESS:	719 Ridge Street
MAP & PARCEL:	25-54
VDHR FILE NUMBER:	104-25-48
CITY FILE NUMBER:	690
PRESENT ZONING:	R-3
ORIGINAL OWNER:	F. H. Quarles
ORIGINAL USE:	Rental Property (Duplex Residence)
PRESENT USE:	Rental Property (Duplex Residence)
PRESENT OWNER:	Dorothy C. Quarles, et al
ADDRESS:	2258 Ivy Road Charlottesville, VA
HISTORIC NAME:	Quarles Apartments
DATE/PERIOD:	c. 1921-26
STYLE:	Vernacular Colonial Revival
HEIGHT IN STORIES:	two stories
DIMENSIONS AND LAND AREA:	52' x 110' (5720 sq. ft.)
CONDITION:	Good
SURVEYOR:	Bibb/Pres. Assoc. of VA (Smead)
DATE OF SURVEY:	1993
SOURCES:	City/County Records Sanborn Map Co. - 1920

QUARLES APARTMENTS

ARCHITECTURAL DESCRIPTION

This Vernacular Colonial Revival duplex has a large I-house form, with a hipped roof covered with standing-seam metal, and two hip-roofed dormers. The house is of frame construction, is clad with wide clapboards, and has corner boards and a boxed cornice. The four-bay front facade has two entrances in the middle bays, topped with fanlights. The windows are double-hung wood sash, with four vertically-divided lights over one, while the dormers have paired one-light windows. There is a one-story, one-bay, hip-roofed porch on the southwest side, facing Lafayette Street, that has Doric columns and a balustrade with square wood balusters. The entrance leading from this porch has sidelights and a five-light transom. On the northeast side of the house is a one-story, hip-roofed vestibule, with an entrance that has a one-light transom. The house has a raised rear foundation, which has been plastered, and there is a one-story enclosed porch at the rear of the house, on concrete pier supports. The duplex stands on a sloped lot, on the east corner of the intersection of Ridge Street and Lafayette Street.

HISTORICAL DESCRIPTION

This lot is part of a one-and-one-half-acre tract purchased by Henry Spears, an African-American man, in 1877 (ACDB 86-369). His two-story wooden house stood on this portion of the property when it was purchased by F. H. Quarles in 1914 (City DB 26-82). It appears on the 1920 Sanborn map, but was probably replaced with the present duplex c. 1921-26, according to tax records. It remains in the Quarles family (City WB 7-82, DB 170-461) and has always been used as rental property.

STATEMENT OF SIGNIFICANCE

This building is an unusual early duplex residence in a vernacular interpretation of the Colonial Revival style, that has retained its significant stylistic elements, and is compatible with contributing residences in the District.

08/07/97

CITY OF CHARLOTTESVILLE - ASSESSORS OFFICE

PAGE 1

PARCEL I.D. 25 - 54. PROPERTY ADDRESS 719 RIDGE STREET
NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION LOT
 ROLLING LOT REMARKS HAS DIRT BSMT\BOARDED UP

*** OWNER INFORMATION ***

NAME LEE OTIS L
ADDRESS 1876 WOODBERRY RD
 CHARLOTTESVILLE, VA 22901

*** DEED INFORMATION ***

BOOK 658
PAGE 292
TAXABLE

***** MISCELLANEOUS INFORMATION *****

PROP CLASS	MULTI-FAM.	LIVING AREA	2823	LOT AREA SQ.FT.	5720
ZONING	R3	PERIMETER	159	LOT AVERAGE WIDTH	52
OVL.P. ZONE		DWELLING UNITS	4	LOT AVERAGE DEPTH	110
LAND USE	1104	CENSUS TRACT	401128	PROPERTY - ACRES	.131
EQ. BD. YR		EQ. BD. ACT.		PICTURE	NO

***** PRIMARY STRUCTURE *****

YEAR BUILT	1945	EFF YEAR	1961	CONSTRUCTION	WOOD FRAME
GRADE	ECONOMY	PCT. ADJ.	5-	STORIES	2.0
TYPE	STANDARD UNIT			BASEMENT	NO ATTIC NO
CONDITION	FAIR			AREA SQ. FT.	1379

PLEASE ENTER IN YOUR INFORMATION THEN PRESS enter OR PRESS f7 TO EXIT.

[]

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

=====

Property Name:

Address

719 Ridge Street

NR Property Category: Building

Wuzit: House

Tax Code: Section Parcel

=====

25 54

County/City: Charlottesville (City)

USGS Map:

USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

=====

Address: 719

Ridge Street

Location:

Vicinity of:

Municipality:

ZIP: 22901

PROPERTY CLASSIFICATION INFORMATION

=====

Property Boundaries:

Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?
1	Building	Contributing

TOTAL: 1

Contrib: 1

Non-Contrib: 0

WUZIT COUNT -

#	Wuzit	Contributing?
1	House	Contributing

TOTAL: 1

Contrib: 1

Non-Contrib: 0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
 Estimated Construction Date: 1921 -26
 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 Colonial Revival

of Stories: 2.0 # of Bays Wide: 4 # of Bays Deep: 5
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	Brick	
Dormers		Hipped	Wood	
Foundation		raised rear	plastered	
Porch		side	Wood	Colonial Revival
Roof		Hipped	Metal	Standing seam
Windows		double-hung sash	Wood	4 vert. lt./1

Brief Architectural Description of Primary Resource:

This Vernacular Colonial Revival duplex has a large I-house form, with a hipped roof covered with standing seam metal, and two hip-roofed dormers. The house is of frame construction, is clad with wide clapboards, and has corner boards and a boxed cornice. The four-bay front facade has two entrances in the middle bays, topped with fan lights. The windows are double-hung wood sash, with four vertically-divided lights over one, while the dormers have paired one-light windows. There is a one-story, one-bay, hip-roofed porch on the southwest side, facing Lafayette Street, that has Doric columns and an balustrade with square wood spindles. The entrance leading from this porch has side lights and a five-light transom. On the northeast side of the house is a one-story, hip-roofed vestibule, with an entrance that has a one-light transom. The house has a raised rear foundation, which has been plastered, and there is a one-story enclosed porch at the rear of the house, on concrete pier supports. The duplex stands on a sloped lot,

on the east corner of the intersection of Ridge Street and Lafayette Street.

Brief Architectural Description of Additions and Alterations
N/A

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 lot is part of a one-and-one-half-acre tract purchased by Henry Spears, an African-American man, in 1877 (ACDB 86-369). His two-story wooden house stood on this portion of the property when it was purchased by F. H. Quarles in 1914 (City DB 26-82). It appears on the 1920 Sanborn map, but was probably replaced with the present duplex c. 1921-26, according to tax records. It remains in the Quarles family (City WB 7-82, DB 170-461) and has always been used as rental property. This building is an unusual early duplex residence in a vernacular interpretation of the Colonial Revival Style, that has retained its significant stylistic elements, and is compatible with contributing residences in the District.

BIBLIOGRAPHY

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Type of Record	Citation
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City Records
Charlottesville City Deed Books and Will Books

County Records
Albemarle County Deed Books

Map
Sanborn Map Company

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

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MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
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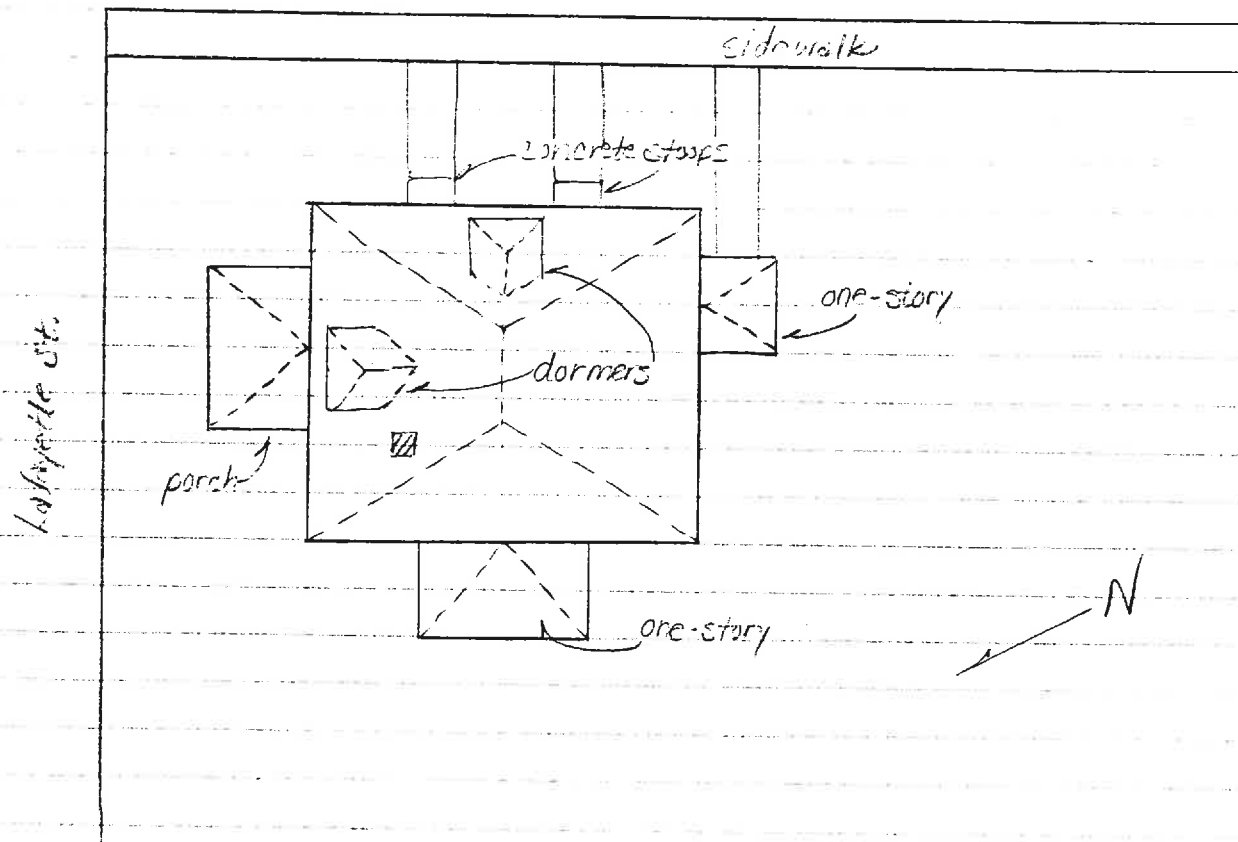
B&W 35mm photos	13466	26 - 29	11/23/1993
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CRM MANAGEMENT EVENTS

MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
Reconnaissance Survey	Smead, Susan and Bibb, Eugenia	11/23/1993

Ridge St.

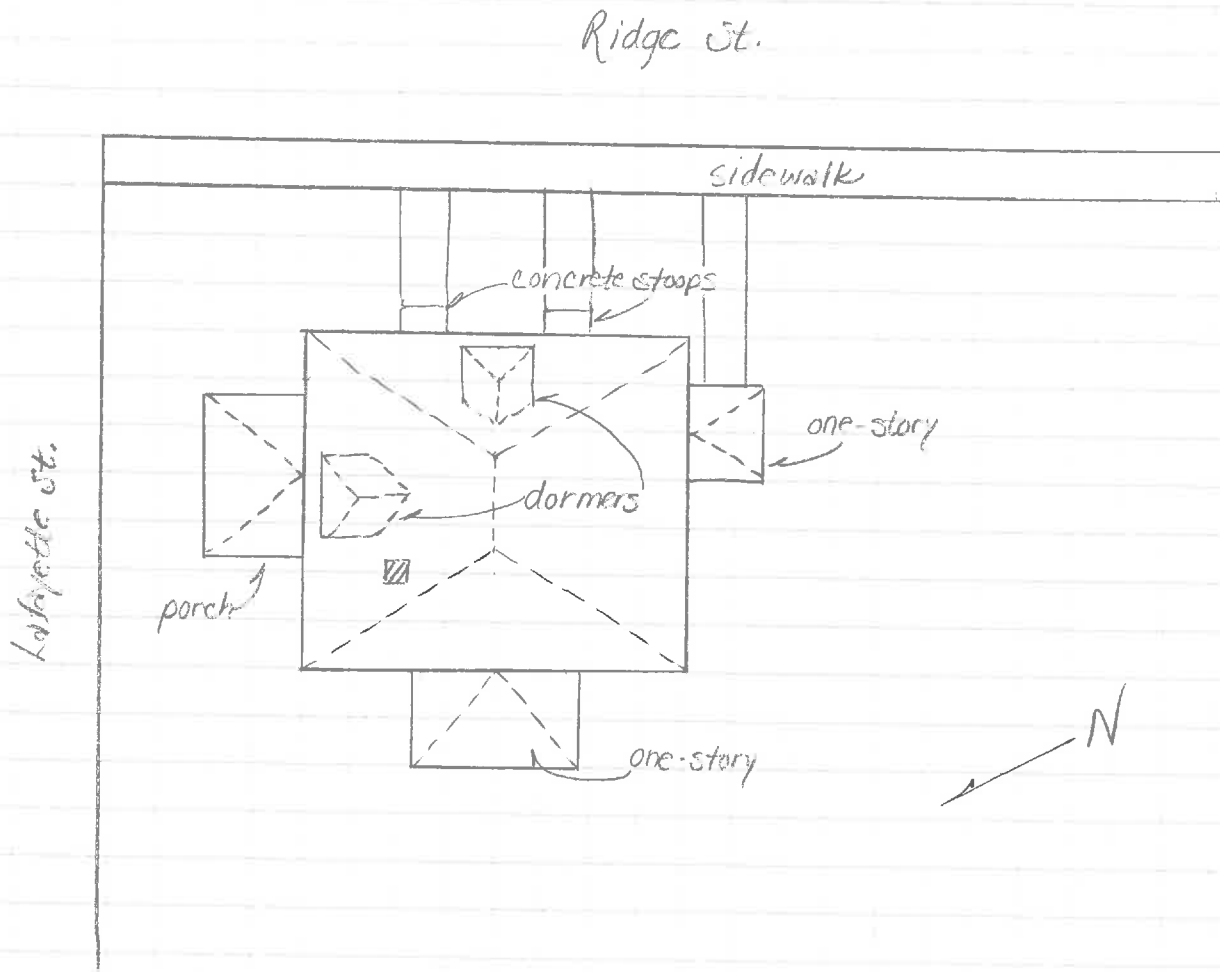


SUCAN E. SNEAD
PRESERVATION ASSOCIATES
OF VIRGINIA

JANUARY 1994

719 RIDGE ST.

VDHR FILE NO. 104-25-48



SUSAN E. SMEAD
PRESERVATION ASSOCIATES
OF VIRGINIA

JANUARY 1994

25-54 ✓

#690

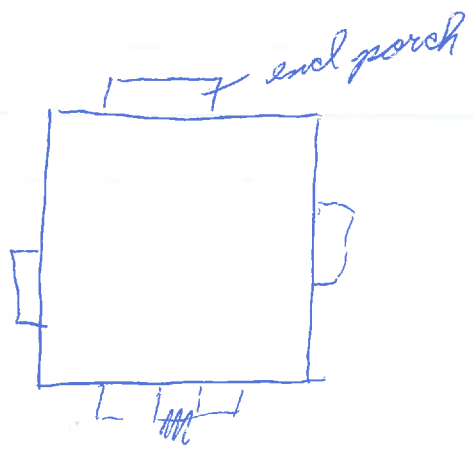
R-3
52x110 110
X53
320
550

719 Ridge St

^{2258 2nd Rd}
Dorothy C. Quarles, et al* 1966 termination of trust
VNB, et al, Tr (" 1963
190-461 PSONB 1953 int of Fred W Quarles, Jr
WB 7-82 " 1952
Ada P. Quarles

32-⁵¹~~4~~
20-210

apt
2-5 + base, 12 rooms
brick found, wood wall, metal roof
cheap const, med. age



* Dorothy Willard Quarles, Frederick H. Quarles III, Louise S. Glass

1719 Ridge

- 26-83 AC & Annie B. Bracken → PH Quacken \$1500
 3/24/1914 65' lot on W side Ridge bet Mon Emma Thomas on N &
 Updike on S
 65' x 377'
 same as 25-475
- 25-475 Henry Spears (s), Geo & Selena Spears, Mary Eliza &
 2/6/1914 Richard White → AC Bracken \$800
 65' lot
~~ACB~~ City D/B 16-200, 1905, Henry Spears → wife Sophia
 Sophia dec ^{intestate} leaving John
- 16-200 Henry Spears → Sophia Catherine Baker, his beloved wife ^{gift}
 2/15/1905 part of 2-lot parcel for John Barksdale 10-
 (ACB 86-367)
 w/ tenements
- ACB John T Barksdale → Henry Spears \$1270
 86-367 2 lots on Ridge, 9.62 ac bet Nancy Kinney & ~~Richard Barksdale~~
 2/20/1877 88' x 405' (no clue as to which
 88' 5' Wm Kinney sides these are)
 3) .62 ac 88' x 377 1/2'

719 Ridge

~~1918-20~~

1918, 20	PH + Ada P Quarles	719 Ridge	$900 + 200 = 1100$	
1916	" " "	"	$800 + 500 = 1300$	
1915	" " "	"	$200 + 200 = 400$	for AC Books
1923	" " "	719 - 4 hours Lafayette	$900 + 3900 = 4800$	bld added
1927 1928, 29	" " "	719 6 hours	$1000 + 8600 = 9600$	"
1913, 14	nl			
1924	"	6 " "	$1000 + 6000 = 7000$	

Summary

1913-14	nl		
1915	$200 + 200 = 400$		
1916	$800 + 500 = 1300$		
1918-20	$900 + 200 = 1100$		
1923	" + 3900 = 4800	4 hours	bld added = 41000 each
1927	$1000 + 6000 = 7000$	6 hours	"
1928-29	$1000 + 8600 = 9600$		" = 1433 "

$88 \times 2 = 176$

721	- 35		
719	- 32		
715	- 25		
711	- 25		
<hr/>			
709			

82

157

682

Negative no. 15673

0025-048

Quarles
Date 4.1997 File No. 104-~~5071~~
Name Apartments (719 Ridge Street)
Town _____
City Charlottesville
County _____
Photographer Leslie A Giles
Contents 2 exteriors of building



Date 11/23/93 File No. 104-25-48
Name 719 Ridge St.
Town City of Charlottesville
County _____
Photographer Susan E. Smead
Contents 4 exteriors

