

Architectural And Historic Survey

Identification

STREET ADDRESS:	818 (formerly 828) Ridge Street	HISTORIC NAME:	Joseph Brown House
MAP & PARCEL:	25-102	DATE / PERIOD:	1879-1881
CENSUS TRACT AND BLOCK:	4-330	STYLE:	Vernacular
PRESENT ZONING:	R-2	HEIGHT (to cornice) OR STORIES:	2 Storeys
ORIGINAL OWNER:	Joseph Brown	DIMENSIONS AND LAND AREA:	71.55' x 116' 124' x 95'
ORIGINAL USE:	Residence	CONDITION:	Good
PRESENT USE:	Rental Property (Residence)	SURVEYOR:	Bibb
PRESENT OWNER:	Henry H. & Verlease J. Bell	DATE OF SURVEY:	Fall 1980
ADDRESS:	2501 Barracks Road Charlottesville, VA	SOURCES:	City/County Records Henry Bell

ARCHITECTURAL DESCRIPTION

This two-storey, three-bay, single-pile house is a rather narrow Virginia I-house. The walls were probably originally weatherboarded, but they and the low stone foundation have been covered with stucco. The house is painted white with olive green trim. The steep gable roof is covered with standing-seam metal and has exposed rafter ends. There are two brick exterior end chimneys, each with one set of short weatherings. The wide windows are double-sash, 6-over-6 light, with plain trim, the same height at both levels. A one-storey entrance porch covers the central bay of the facade. It has a steep metal hip roof with boxed cornice, plain frieze, and turned posts with brackets. A cinderblock balustrade and concrete floor and steps have replaced the originals. The entrance door has two lights over two panels. There is a panel above in place of a transom. A two-storey shed-roofed addition, matching the main block in most details, covers the southern two bays of the rear elevation. A one-storey shed-roofed back porch covering the northern bay has been enclosed.

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Additional References: ACDB 79-338; City DB 71-235 & 237.

UTM: 17/720150/4210900

*Architectural And Historic
Survey*



Graphics



PARCEL I.D. 25 -102. PROPERTY ADDRESS 818-820 RIDGE STREET
NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION LOT

*** OWNER INFORMATION ***

*** DEED INFORMATION ***

NAME BELL HENRY H & VERLEASE J
ADDRESS 2501 BARRACKS ROAD
CHARLOTTESVILLE, VA 22901

BOOK 263
PAGE 502
TAXABLE

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

PROP CLASS ONE FAMILY	LIVING AREA	1440	LOT AREA SQ.FT.	19781
ZONING 1A	PERIMETER	134	LOT AVERAGE WIDTH	72
OVLP. ZONE	DWELLING UNITS	1	LOT AVERAGE DEPTH	211
LAND USE 1101	CENSUS TRACT	401128	PROPERTY - ACRES	.454
EQ. BD. YR	EQ. BD. ACT.		PICTURE	NO

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

YEAR BUILT 1920	EFF YEAR 1969	CONSTRUCTION	STUCCO WOOD FRAME
GRADE AVERAGE	PCT. ADJ. 20	STORIES	2.0
TYPE STANDARD UNIT		BASEMENT	NO ATTIC NO
CONDITION AVERAGE		AREA SQ. FT.	674

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

[]

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0281

Other DHR Number: Property Date(s) 1880 ca

PROPERTY NAMES	EXPLANATION
Joseph Brown House (818 Ridge St.)	Historic/Location

County/Independent City: Charlottesville

State: Virginia

Magisterial District: N/A

Tax Parcel: 25-102

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
818 -	Ridge St.	

Vicinity: Town/Village/Hamlet:

Name of National Register Historic District:

Name of DHR Eligible Historic District:

Name of Local Historic District:

818 Ridge Street Minor Design Control District

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

Residential.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic

TOTAL:	1	
Historic:	1	
Non-Historic:	0	

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Frame		Stucco
Roof	0	Gable: side	Metal	Standing Seam
Window(s)	0	Sash, double-hung	Wood	6/6
Chimney	2	Masonry	Brick	Stretcher Bond
Porch	0	1-story, 3-bay	Wood	Posts (turned)
	0			

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling
 Primary Resource? Yes
 Estimated Date of Construction: 1880 ca
 Source of Date: Written Data
 Architectural Style: Late Victorian
 Description:
 Standard two-story two-room-deep form, small porch shelters front entry with transom panel, one-story shed wing to rear.

Condition: Good
 Threats to Resource: None Known

Additions/Alterations Description:
 Two-story rear addition.

Number of Stories: 2.0
 Interior Plan Type:
 Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Architecture/Community Planning
 Domestic

Significance Statement:

The building contributes to the historic character of Ridge Street. Joseph Brown purchased this lot in 1879 and built a house on it by 1882. Walter Kimbo owned the house in the 1930s. Joseph Brown's son, Robert J. Brown, built a house next door at 822 Ridge.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14629	28 - 29	3/ /1996
B&W 35mm Photos		-	/ /1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Local Records
 Author: City of Charlottesville
 Citation Abbreviation:
 Charlottesville Architectural and Historic Survey files

Notes:

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: / /1996

Cultural Resource Management Event: Reconnaissance Survey
Organization or Person: J. Daniel Pezzoni, Preservation Con
ID # Associated with Event:
CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:

First : Henry H. & Verlease

Last : Bell

Suffix :

Title :

Company:

Address: 2501 Barracks Rd.

City : Charlottesville

State: VA

Zip : 22901- Country: USA

Phone/extension: 804-296-1169

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

CITY OF CHARLOTTESVILLE



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Additional References: ACDB 79-338; City DB 71-235 & 237.

Number of Stories: 2 Conditional Individual Resource Superfield Screen

Interior Plan Type Accessed? _____

If not, why not? _____
 Denied No Trespassing Not Accessible

Interior Description _____

Relationship of Secondary Resources _____

reconnaissance main screen 5 of 7
 Historic Context

DHR Historic Context(s):

Agriculture/Subsistence	Ethnicity/Immigration	Recreation/Arts
Architecture/Landscape Architecture/Community Planning	Funerary	Religion
Commerce/Trade	Health Care	Settlement Patterns
Domestic	Industry/Processing/Extraction	Social
Education	Landscape	Traffic Engineering
	Military/Defense	Transportation
		Other

Significance Statement _____

reconnaissance main screen 6 of 7
 Graphic Documentation

Medium	Medium ID #	Frames	Date
2 x 2 B & W photos	B & W 35 mm photos	Historic photos	Slides
4 x 5 B & W photos	Color 35 mm photos	Measured drawings	

Bibliographic Data

Seq. # _____ Type _____ Citation _____

Sequence #: _____ Bibliographic Superfield Screen
 Bibliographic Record Type: _____ Author: _____
 Citation Abbreviation: _____ Notes: _____

Sequence #: _____ Bibliographic Superfield Screen
 Bibliographic Record Type: _____ Author: _____
 Citation Abbreviation: _____ Notes: _____

reconnaissance main screen 7 of 7
 Cultural Resource Management Events

Date	CRM Event	Assoc. ID#
	CRM Event Superfield Screen	

Organization or Person: _____
 ID# Associated with Event: _____

Notes or Comments

Mailing Address Superfield Screen
 Record Created: _____
 Last Updated: _____

HONORIF: _____
 FIRST: _____
 LAST: _____
 SUFFIX: _____
 TITLE: _____
 COMPANY: _____
 ADDRESS: _____
 CITY: _____
 ZIP: _____

PHONE/EXTENSION: _____
 STATE: _____
 COUNTRY: _____

Individual's Category Code

Informant	Occupant	Owner	Specimens (owner of specimens)	Tenant

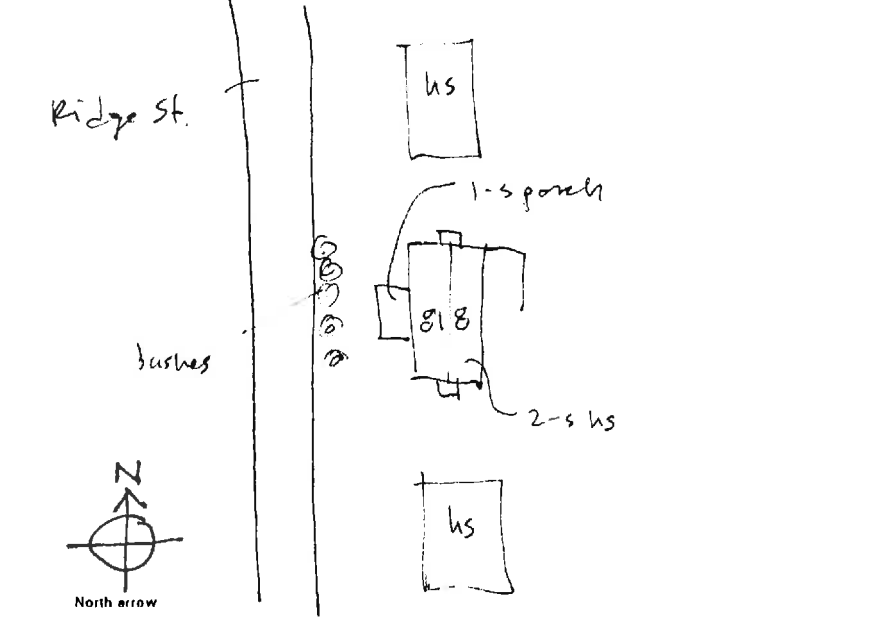
Notes

Surveyor's Notes

Date Processing Events
 Person

Date	Event	Person

SITE PLAN



N.T.S.
 Date: _____
 SES - 2/96

Drawn by: _____
 Agency: _____

reconnaissance main screen 1 of 7

201

Where is data filed at DHR? _____
 DHR Jan. # _____ Property date(s) 1980 ca.
 Other DHR no. _____

Joseph Brant

Property Names _____ Explanation _____
 Name _____
 Address _____

Address	Alternate spelling	Former/current	Historic/location	Original
Address-current	Current	Function/location	Location	VLR listing
Alleged	Descriptive	Historic	NHL listing	
Alternate name	Former	Historic/current	NRHP listing	

County/nd. City _____ Tax Parcel Number 25-102
 State VA Virginia
 Mags'l District _____ UTM of Boundary _____
 USGS Quad Map Name _____
 Center UTM-Zone/East/North _____

reconnaissance main screen 2 of 7

Restrict Location and UTM data? _____

Address	Explanation
<u>1 Suffix Thoroughfare Name</u> <u>8100 page</u>	

Address Superfield Screen	Address Explanation	Alternate	Name Change
Sequence Number _____		Current	Number Change
Main Street Number _____			
Number Suffix _____			
Street Name _____			

Vicinity of: _____ Town/Village/Tenlet _____

Name of National Register Historic District _____

Name of VDHR Eligible Historic District _____

Name of Local Historic District _____

reconnaissance main screen 3 of 7

Physical Character of General Surroundings _____
 City _____ Hamlet _____ Rural _____ Suburban _____ Town _____ Village _____

Site Description/Notable Landscape Features _____

yes!

Ownership	NR Resource Type
F Public-Federal	B Building
L Public-Local	D District
P Private	S Site
S Public-State	U Structure
	O Object

Seq. #	Wxlt	Wxlt Count	Wxlt Types	Historic?*	Total
					Historic
					Non-Historic
					Undetermined

reconnaissance main screen 4 of 7

Primary Resource Exterior Component Description

Component	Material	Material Treatment
chimney	<u>br</u>	<u>SM stone</u>
columns		
cornice		
dormer(s)		
foundation	<u>NV</u>	
garth	<u>1-5 3-5</u>	<u>wd</u>
roof	<u>gib (side)</u>	<u>not</u>
walls	<u>br</u>	<u>stone</u>
windows	<u>date</u>	<u>wd</u>

Individual Resource Information

Seq. # _____ Wxlt _____ Primary? _____ Date Built _____

Individual Resource Superfield Screen

Sequence Number _____ Wxlt _____
 Primary Resource? _____ Source of Date _____
 Estimated Date of Construction _____

Architectural Style	French Colonial	Late Gothic Revival	Prairie School
Art Deco	French Renaissance	Late Victorian	Pueblo
Beaux Arts	Georgian	Mid-19th C.	Queen Anne
Bungalow/Craftsman	Gothic	Mission/Spanish	Renaissance
Chicago	Gothic Revival	Colonial Revival	Romanesque
Classical Revival	Greek Revival	Mixed (more than 3 styles from different periods)	Second Empire
Colonial	International Style	Modern Movement	Shingle Style
Colonial Revival	Italian Renaissance	Modern	Skyscraper
Commercial Style	Italian Villa	No Style Listed	Spanish Colonial
Dutch Colonial	Italianate	Octagon Mode	Stick/Eastlake
Early Class. Rev.	Late 19th & 20th C. Revivals	Other	Tudor Revival
Early Republic	Late 19th & Early 20th C. Amer. Movements	Postmedieval English	
Exotic Revival			
Federal			

*Small parcel w/ hip rd, rd sides that incline
 to west & east, transition point over for facility
 1-5 near shot & wing*

Condition	Excellent	Good	Good-Fair	Poor	Remodeled
Demolished	Fair	Good-Excellent	N/A	Rebuilt	Ruinous
Deteriorated					

Threats to Resource	Development	Neglect	None Known	Relocation	Trans. Expan.
Demolition	Major Alteration	None	Public Util. Expan.	Structural Failure	Vacant
Deterioration					

Additions/Alterations Description

Architectural And Historic Survey



wrong type

~~11852478~~

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floor

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Henry and Verlease Bell

71.55' x 116' } (20,080 sq. ft.)
 124' x 95'

25-~~102~~ 102

Joseph Brown House
1881, or 1879-1881

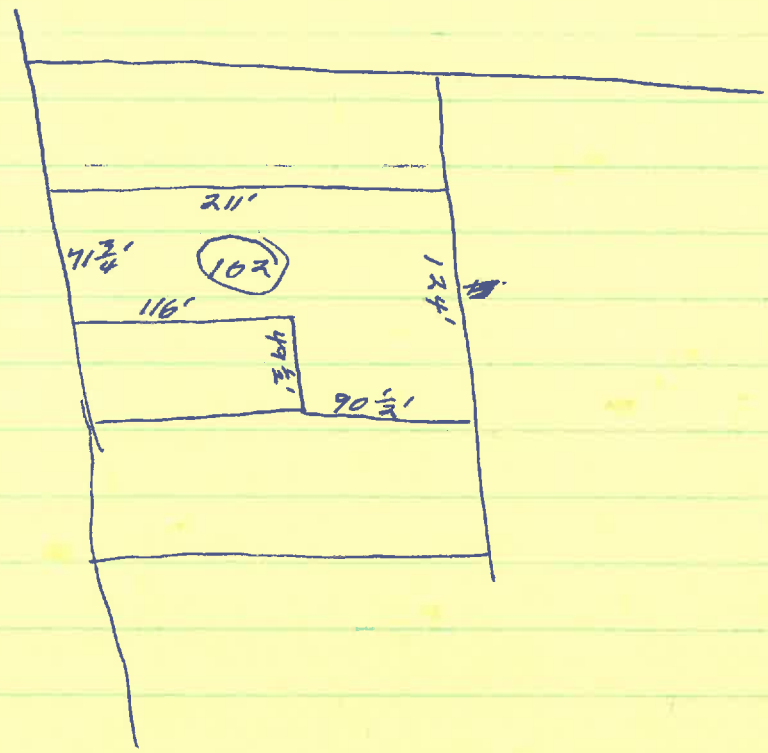
R
712 1/2 x 116
124 x 95

818 - 820 Ridge
2501 Barracks Rd

263-302 Henry H & Verleane J. Bell 1965

83-381 Walter Kimbo 1934

2-storey, single fam, 6 rooms
stone found, stucco, metal gable roof
cheap const
1 fireplace



Kimbo not living there 1962 or '53

Brown c. 1879-1934 = 55 yrs

V. D. 1934-1965 = 31

[Handwritten initials]

No Browns around there 1962 or '53
Robt & Rita Brown not in 1953 City Dir

Henry Bell

Knows nothing, call him again next week
any relation to Brown who rang bell at Rotunda?
They were going to take it down, he repaired it

ACDB John & D S West → Emily Brown #150
111-451 fr NW corner Joe Brown, 60' along E side Ridge to Abraham Wood,
6/27/1898 E 200' to West's pasture lot, N 60' to Joe Brown, 200' to John

79-338 Joseph Brown → Emily Brown & Chas: Barwell, Wm, Edw James
& Joseph
2/15/1882
~~lot 65 x 70~~ on Ridge St bet Wm Taylor
"known as part of the 'Welshman Lot'"

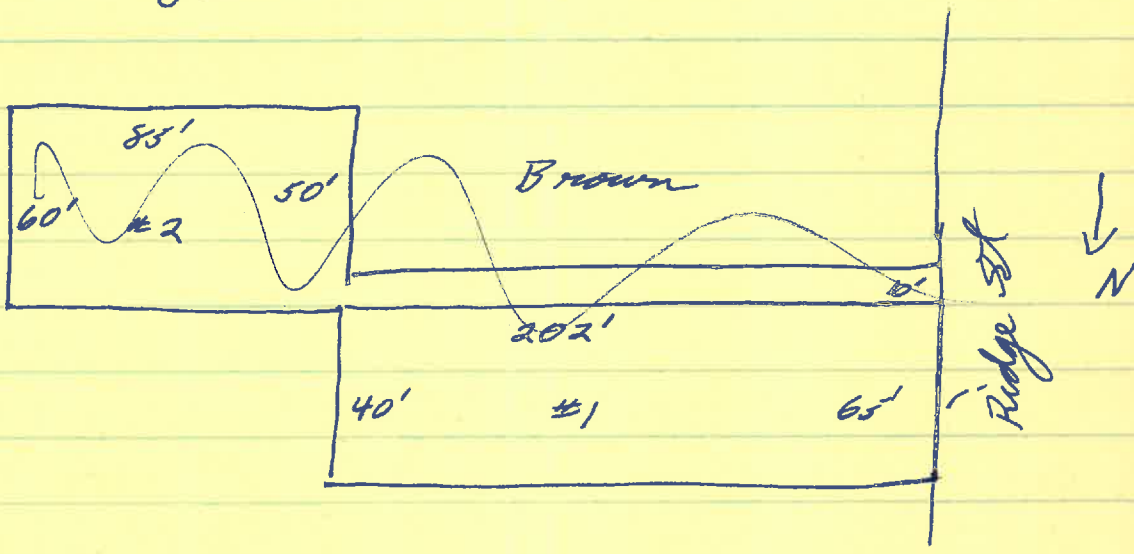
78-114 John & D S West → Joseph Brown #145
1/9/1879 lot on Ridge St, 65' on west, 202' on north, 70' on east, 187' on south
"known as being a part of the Welshman lot"

818-820 Ridge

83-381 David J. Wood, under 1930 deed of trust (71-237) for
 9/24/1934 Robt Brown & wife → ^{T.M. Bond} ~~Walter Kimbo~~, at auction \$850
 → Walter Kimbo \$1200

Plot of impsta at 828 Ridge St, 65' x 202' (+ 40' at rear)
 2) to 10' lot on south side of first (50' at rear, along
 Robt J Brown lot & 85' back of. from that)

(my drawing)



71-237 deed of trust
 same as 71-235

71-235 David J & Marg. J. Wood → Robt J & Rita Brown
 11/28/30 same as 71-233

71-237 Bernard P. Chamberlain & R. Watson Sadler, spec commora
 11/28/30 in ex chancery case of Wm Brown et al vs Burnell Brown
 et al → Robert J & Rita Brown at auction \$1600
 → David J Wood

1) lot of dwelling house 828 Ridge St
 65' x 202' on one side & 187' on other, rear 70'
 same as ACDB 78-114, 1879, John West → Joe Brown
 " 79-338, 1882, Joe Brown to wife Emily & c.

2) 10' ...
 " what remains of land conveyed to Emily Brown by John West
 1878 (ACDB 111-⁵¹~~52~~) after she sold off 50' on Ridge to son Robt J (2)

818 Ridge

✓ 2-storey, 3-bay, single pile, w/
white stucco w/ olive green trim
low stuccoed founid.

step gable roof, silver ss m, exposed rafter ends

→ 2 ext end chim of 1 set ^{dent} weatherings; bond

windows 6/6, plain trim, wide, same ht

1.5 ext porch covers cent bay

high hip roof, sheet metal, boxed cornice
sl fringe, bracketed turned posts (end lake?)
CB balustrade, concrete floor

ext 2 1/2 panels, panel in place of transom

2-storey shed-roofed ^{2-bay?} addn (to single pile), 5, matches
on 1. " " " " " " 1, prob - end porch

(822 - dear little 1-story 3-bay single-side weatherboard
cottage w/ 55 ft gable roof ^{add. entry gable} + ent porch w/ 4 rail-like posts;
long shed-roofed rear wing $\frac{1}{2}$ N + short gable-roofed S

818-120 Ridge

1879, 80, 81	John West	8 ac $\frac{1}{4}$ m S	+ 400 = 800	
1883, 82		$7\frac{7}{10}$	+ " = 770	off $\frac{3}{10}$ a -> Joe Brown
1882	Joseph Brown	.3 ac, Ridge St	+ 250 = 300	
1885, 83	Emily Brown + chn	.3 ac, 1 m S	+ 250 = 300	for Joe Brown

25-103

(once 830)
822 Ridge

~~217-136 Rabin, Willie, Mary, Fortune 1959~~

since DB 152-35
Mary Jackson Thomas
Oliver T Bratton
Rabin Fortune
Willie "
Mary. "

Redea & Home Auths 1969-71

before 152-35 Anna Bynum

Thos Lee Brown

PO Box 441

Great Neck, NY 11022

wrote 1972 re: 828 Ridge - sold for taxes or what;
son of Robt J, grandson of Joe Brown of 828 Ridge
nephew of Wm M + Adeline of 1310 Preston Ave
rem fam owned 830 too



14629

Date 3.1996 File No. 104-281
Name Joseph Brown
House (818 Ridge St.)
Town _____
County Charlottesville
Photographer Dan Pezzoni
Contents 2 ext. views