

Architectural And Historic Survey



Identification

STREET ADDRESS: 1932 Blue Ridge Road
 MAP & PARCEL: 39-52
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: R-1
 ORIGINAL OWNER: Alice Ix
 ORIGINAL USE: Residence
 PRESENT USE: Residence
 PRESENT OWNER: Peter V. R. & Ruth B. Weeks
 ADDRESS: 1932 Blue Ridge Road
 Charlottesville, Virginia

HISTORIC NAME: Ix House
 DATE / PERIOD: c. 1930, c. early 1950's
 STYLE: Tudor Revival
 HEIGHT (to cornice) OR STORIES: 2, 1½ storeys
 DIMENSIONS AND LAND AREA: 157.9' x 239.5' (one acre)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Winter 1983
 SOURCES: City Records Jerome Ix
 Peter V. R. Weeks
 Mrs. Frank Ix (Alice Ix)

ARCHITECTURAL DESCRIPTION

This large Tudor Revival house originally consisted only of the two-storey central block and 1½-storey side wing. Additional wings at each end have made it one of the most pretentious houses in the City. The house is set on a low foundation, but the slope of the land is such that the basement is above ground at the rear. The foundation and first storey walls are constructed of brick laid in Flemish bond. There is no water table. Second storey walls are half-timbered. The central block has a hip roof, and all wings and projecting bays have gable roofs. All are high-pitched, are covered with brown composition shingles, and have boxed cornices. Most have close verges. Most windows are double-sash, 6-over-6 light, with plain trim. They are the same height at the first and second levels. Basement windows are somewhat shorter. The hip-roofed, 2-storey, 3-bay, single-pile central block has two exterior end chimneys. The south bay projects on the facade, and the north bay projects on the rear elevation. On the facade, the gable roof of the projecting bay extends down to form one plane of the gable roof of a one-storey projecting central entrance bay. The walls of this projection and of a shallow, one-storey, hip-roofed wing that extends from it across the northern bay of the facade, are constructed of coursed fieldstone. The 10-paneled oak entrance door is Tudor-arched with concrete quoins and label moulding. A 6-light casement window on the south side lights the vestibule, and a circular-headed door gives access to the entrance hall. Beyond that point, the interior is Colonial Revival, not Tudor Revival. A large 8-over-8 light window with half-round fanlight in the center of the rear elevation lights the elliptical staircase. There are two windows in each side bay at the second level in the central block and usually a group of three at the first level. There is a one-storey semi-octagonal bay window in the northern bay of the facade. There is an eyebrow dormer centered on the facade and a shed-roofed dormer with three small windows on the rear elevation. The roof rises slightly into a sort of low shed-roofed wall dormer above the second storey windows. The original 1½-storey north wing has a single gable-roofed dormer on the facade. The newer wing beyond it has its gable end on the facade. On both front and rear elevations, the second storey projects on struts and has a semi-octagonal bay window sheltered by an extension of the roof. The 1½-storey south wing is long and lacking in architectural detail. Front and rear elevations have one tri-partite window at the first level. There is a single large shed-roofed dormer with two full-sized windows on the rear elevation, but none on the facade. The rear plane of the roof extends into a lower pitched shed roof.

HISTORICAL DESCRIPTION

Alice Ix purchased this lot in 1929 (ACDB 208-445). Her husband Frank Ix, Jr., had come to Charlottesville to manage the branch of Frank Ix & Son, Inc., which was established here in 1927. According to tax records, the house was built c. 1930. Elmer Burruss was the architect. The two additions, probably in the early 1950's, were designed by Milton Grigg. Mrs. Ix sold the house in 1973 to James C. & Annie Lee Gianakos (City DB 346-372), who sold it to Peter V. R. & Ruth B. Weeks in 1980 (DB 410-249).

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39-52

R-1 #472
157,9K 239.5
(37,817)
1.080ac

1932 Blue Ridge Rd (2x)

(same)

- 410-249 Peter V R & Ruth B Wahn 1980 #250,000 plat 346-374
- 346-372 James L & Annie L Gianakos 1973 "
- 125-65 Alice Ix

1, 1 1/2, 2-3, base; 11 rooms
 concrete found, brick & stucco walls, comp. shingle gable & hip roof
 1 chimney, 2 fireplaces
 built 1931, expensive constr

Wicks 3-7180

built 1930 or '31 by Ix family

not known architect

not tomorrow - call Herb at home 1st, he's sometimes there

2 additions

Jerome Ix - orig. house - Elmer Burrows

2 additions - Milton Grigg

both probably same time, prob. c. early 1950's

Moore - —

Biren Prag - Bus & Ind 4

Frank Ix & Sons; founded 1927; branch firm founded 1918 in NY

by Frank Ix, Sr; Jr came here to manage this plant;
textile mill

~~with hand~~

Elmer Brouse, Mrs. Ix thinks

595.8

Ix

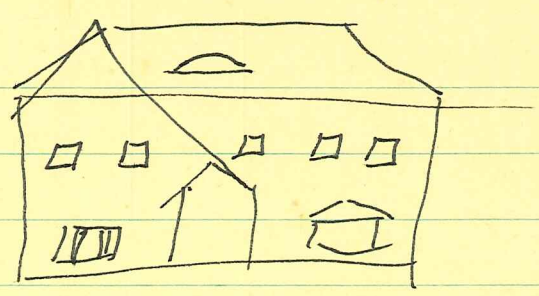
346-372
~~126-65~~ same as 126-65, 1945
ACDB 208-445, 11/17/1929

→ Red-Land Corp → Alice Ix

1931, 32 Alice Ix meadowbrook Hills 1000 + 4140 = 5140 for Red Land Corp

central block

3 ~~or 5~~ bay



eyebrow dormer cent,
proj bay cent. S side, roof cont down ~~into roof~~ ^{over ent. bay;}
6-l casement attic

gr 3 windows 1st level, 2 sep short 2nd
short window over ent off-cent ~~N~~

roof rises into low shed ~~to~~ wall dormer over 3 wind
semi-ent bay wind 1st level ^N; diag flunk siding below
35 m hip roof, very low

6/6 side, multi-light fixed cent.

gable-roofed ent bay ~~cont~~ cont into hipped hood

Tudor arch, ~~stone~~ ^{iron} quoins cont into jack arch shape,

knoulded ~~stone~~ ^{iron} label moulding

Tudor-arched 10-pane ^{oak} door w glass in center of 2

6-l casement S side

sl recessed, ent
rear elevation:

shed dormer cent w 3 m windows

large s/s cent ~~on stair~~ ^{over stair} w half-round transom

S bay: group 3 6/6 1st, 2 single 6/6 2nd w low wall dormer

door flanked by windows ^{also over single S window}
proj pav in W bay;

gable roof

attic window & facade replaced w tower

2 sep 6/6 2nd, pr 1st & basement

single 6/6 ^{1st} each level on sides, shallow wall dormer

orig ^{north} wing

gable-roofed wall dormer cent facade, none rear

close eaves & verges

1 window 1st level facade

- bay

2. car garage in basement

shiplap 6/6 & single ^{shot} 6/6 1st level rear

2-bay 1st, 1 2nd

1 fl curved ^{oval} stair rear ent hall
cove-headed board [⁺ battens] door fr vestibule

prob '50's + '60's add'ns

Greek feet, fluted pilasters, relief win - parlor mantel

single pile, c 5-bay
2-5 ^N hip-roofed central block w/ orig gable-roofed 1 1/2-5 ~~block~~
wing, tall gabled proj bay over ^S 1/3 facade, 1-5 shallow
wing + end porch across rest of facade + 1/2 ^N wing,
1-5 gabled ent proj fr it + centered on facade

large 1 1/2-5 ^S wing - gable, no dormers facade

1 1/2-5 ^N wing at right angles, gable

low found. in front, basement above ground rear,
Flem bond, 0 water table

1st level: brick, Flem bond all around

1-5 front add'n + ent bay: coursed rubble

2nd level: cream stucco, smooth, w/ dk brown half-timbering

all roofs brown asphalt shingles, boxed cornice

far ^N wing, ^{ent bay,} - close verges

all steep ^{for wing}
1-5 front add'n - close eaves

cent. block - 2 est end chim

✓
windows 6/6 w/ plain trim ~~and level~~, ~~0 surrounds 1st~~,
same hgt @ both levels, wooden sills
basement shorter 6/6, brick sills

far ^{north} wing

1. bay facade

1st level flush w/ facade ^{to rear} end orig wing

2nd level proj on struts

2nd level bay window ^{facade + rear} matches original block
and gable roof cont over it

is supported on V stucco

close eaves & verges

Wend: por 6/6 & seg-arched bk door

1 window 1st level facade, short 6/6 & 4/4 rear

2. car garage in basement

stepped water table facade & Wend

south
wing,

steep gable roof cont into lower, ^{bellcast} shed roof along rear
as if end porch

larger dormer cont rear:

2 full-sized 6/6

1st level rear: ^{+ facade} large multi-light fixed-sash window
flanked by narrow 4/4

per 6/6 2nd level end
ent door + 2 single 6/6 1st

boxed cornice

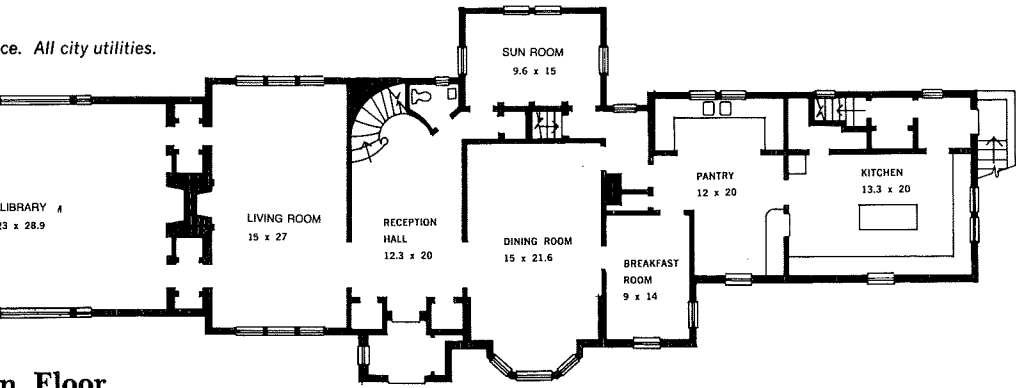
set back sl fr facade, farther fr rear



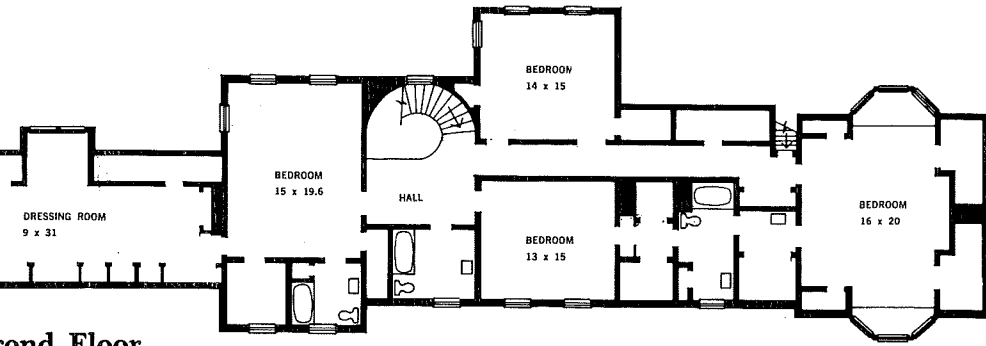
Meadowbrook Hills

Charlottesville, Virginia

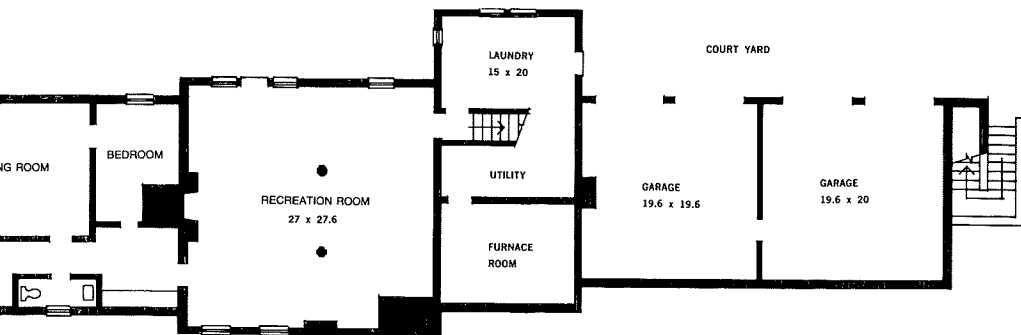
ce. All city utilities.



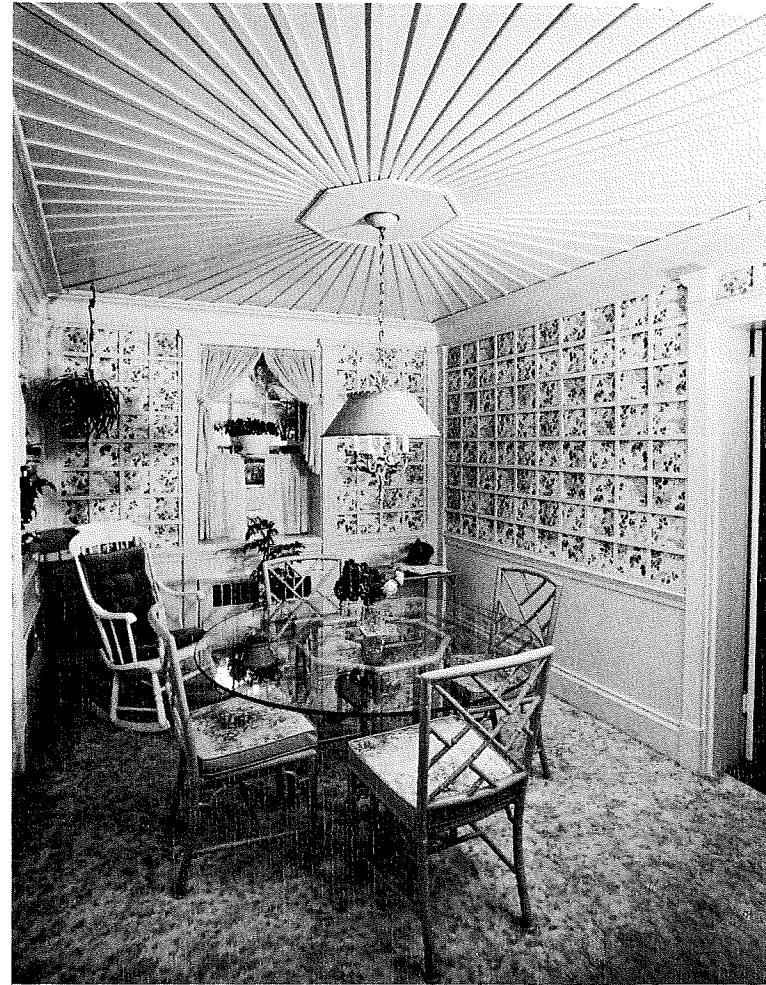
First Floor



Second Floor



Basement Level



Breakfast Room



Lounge Area of Double Kitchen

TABLE OF FACTS

- * Home is 120 feet wide
- * In excess of 6500 sq. ft. of finished living space
- * Two interior stairways
- * Two double car garages — four bays
- * Three room terrace apartment — fully equipped
- * Completely remodeled library with shelves for several thousand volumes
- * Numerous built-in attractions including two bars, additional shelves, window seats
- * Four full, two half baths
- * Formal dining room with cozy tea alcove
- * Modern kitchen with double oven, two stainless steel double sinks, two disposals
- * Gracious entrance hall with carved staircase
- * Spacious master bedroom suite with large dressing room
- * Beautifully landscaped lot with mature trees and shrubs including Azaleas, Rhododendron, Holly, and Dogwood and other foliage for year around color and beauty
- * Outside covered patio overlooking a rolling lawn
- * Convenient storage cottage or child's playhouse fenced and with electricity
- * Less than 1.5 miles from the Rotunda of the University of Virginia
- * Within walking distance of any shopping needs



Sun Room

1932 BLUE RIDGE ROAD

located on lovely Blue Ridge Road in one of the area's most prestigious neighborhoods just a short walk from the University of Virginia's Rotunda, this property presents the finest of the area's residential architecture. Built of partly timbered and stucco construction, the home's look and stone, one can easily imagine find- ing some gracing the countryside of England. The property is equally compatible in its Meadowbrook

Combining the Tudor-style architecture with a modern design and complete privacy, this spacious home offers the choice of walking and driving distance to schools, shopping, downtown business district, city square and the cultural, educational offerings of Mr. Jefferson's University.

Set on a beautifully landscaped lot with mature trees and flowering shrubs, the amenities which this home offers are numerous and unique. These include a gracious entrance hall with a curved stair- way, a formal dining room with a cozy tea alcove, a bright and inviting sun room, a modern kitchen with stainless steel double sinks, two disposals and ample storage space, a three room fully equipped bathroom and a complete master bedroom. The "piece de resistance" is the magnificent custom built bookshelves for displays and thousands of volumes featuring arched doorways, decorative windows, fireplace and a beamed ceiling.

As Mr. Jefferson called the Charlottesville area "the heart of the United States." Located two hours from Washington, D.C. and from the seashore, the area residents enjoy the advantages of panoramic views and pastoral settings coupled with the amenities of a small town and cultural and intellectual life of a large cosmopolitan city.



Spacious Center Hall



Living Room



Formal Dining Room with Tea Alcove



Magnificent Library



McLEAN FAULCONER INC.

FARM, ESTATE AND RESIDENTIAL BROKERS

J. WALKER TAYLOR, JR.
971-1568

J. PEYTON BRADSHAW III
589-8309

MAJORIE B. BURRIS
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CHARLOTTE B. DAMMANN
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JAMES W. FAULCONER, JR.
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P. HUNTER FAULCONER, JR.
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PHILLIPA R. FAULCONER
296-4895

STEPHEN T. McLEAN
295-9033

DEBORAH MURDOCK
589-3083

LINDSAY C. NOLTING
295-3869

JOHN RADY
296-7683

LIBBY PALMER RIJKE
295-5459

SAMUEL B. WELLS
295-4635

LEE DEL GRECO WOOD
293-9623

1114 EAST HIGH STREET
CHARLOTTESVILLE, VIRGINIA
(804) 295-1131



Price: \$365,000.00

This property is offered for sale subject to a survey designating the lower portion of the site consisting of approximately .9 A. to be retained by present owner.

All information regarding property is from sources deemed reliable and it is submitted subject to errors, omissions, change of price, prior sale or withdrawal without notice.

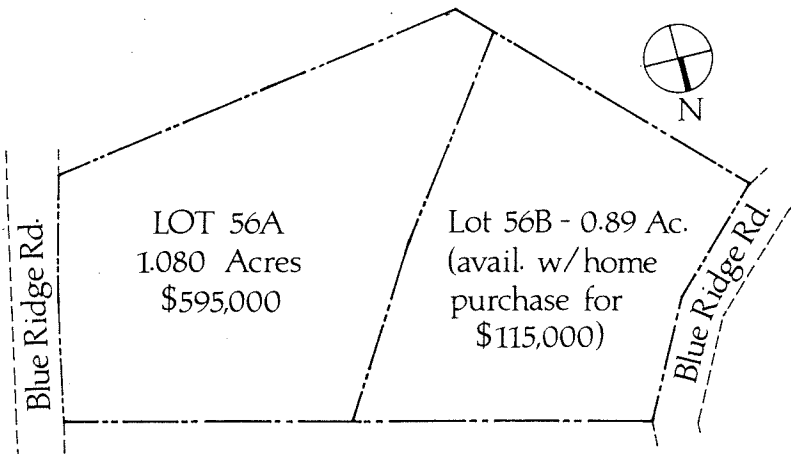
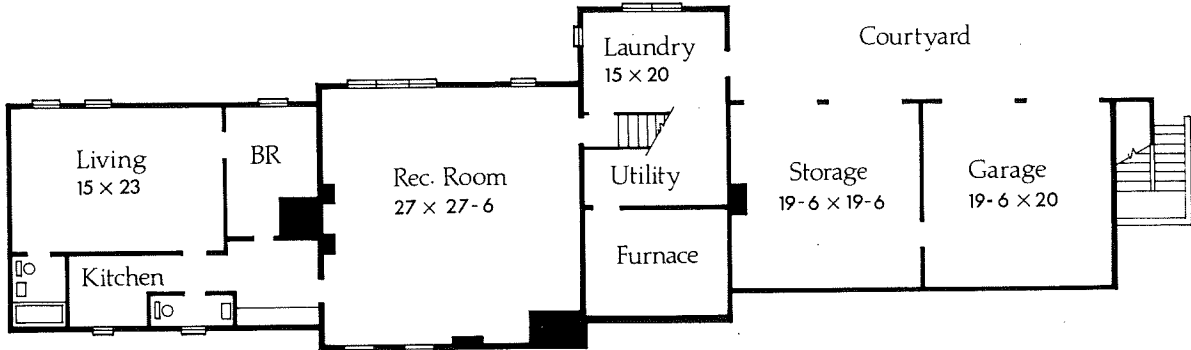
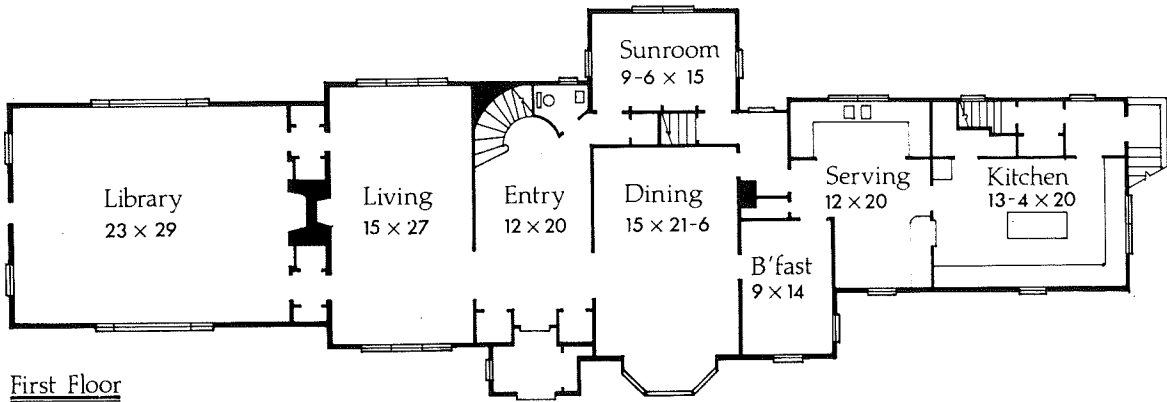
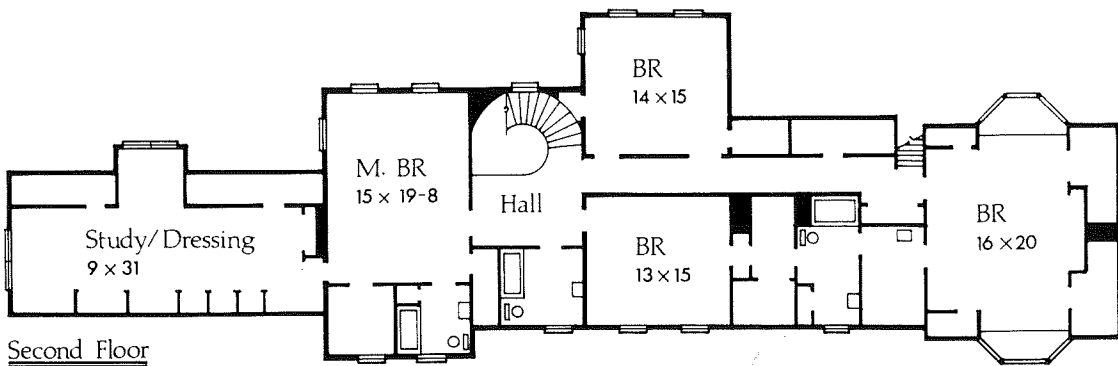


1932 BLUE RIDGE ROAD

Convenient to the University of Virginia, shopping, recreational facilities as well as Downtown is this attractive Tudor style home in Meadowbrook Hills, one of Charlottesville's nicest neighborhoods. The home is beautifully situated and well-protected on 1.08 acres of parklike grounds. The 7,000 finished sq. ft. home is spacious yet comfortable and manageable for a family of all sizes or even for just a couple.

Built in the 1930's and modernized by the current owners, the residence has been tastefully decorated and well maintained. The main level has a full-length reception hall with powder room and grand circular staircase, formal living room with fireplace, library with fireplace and built-in bookshelves, dining room, sunroom, large kitchen with island and pantry closet, serving kitchen, and breakfast room. The second floor has a wonderful master bedroom suite with study/dressing area and bath, three additional bedrooms, and two full baths. An unfinished playroom is on the attic level. The walk-out lower level contains a separate apartment perfect for guests with bedroom, one and a half baths, kitchen, and living room. Also on this level is a family room with pickled pine panelling and a built-in dry bar, laundry room, furnace room, and 4-bay garage. To take advantage of the private rear yard, a custom designed deck with awning was added off the living room in 1985, providing a perfect place for outdoor entertaining.

With its superbly constructed home, spacious rooms, and features such as built-in bookshelves, hardwood floors, a wonderful master bedroom suite, separate apartment for guests, lovely deck area and a 4-car garage, 1932 Blue Ridge Road is an exceptional and attractive offering in a wonderful, established neighborhood.



Stephen T. McLean
Listing Agent

Price : \$595,000
 SAF/BBF : 3%
 MLS # : R094525
 1993 Taxes : \$6,785


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Frank
Mrs. Lx 977-6570



McLEAN
FAULCONER INC.

REALTORS

971-7665

- J. Walker Taylor, Jr.
296-1089

Richard J. Aubry, Jr.
979-7803

Charlotte B. Dammann
973-8448

Samuel B. Wells.
295-4635

Lee Del Greco Wood
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John J. Rady
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P. Hunter Faulconer, Jr.
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James W. Faulconer, Jr.
703-456-6534

295-1131

MAGNIFICENT TOWN ESTATE



This unique Tudor home built in 1932 is one of Charlottesville's most outstanding properties. Located just over a mile from the University area and within easy walking distance to all cultural and shopping interests, this home of over 6000 sq. ft. features a magnificent library, formal living and dining rooms bordering a beautiful entrance hall, a sunroom, latticed designed kitchen unsurpassed in space and storage, panelled family room, and so much more. Two stairways lead to the four stylish second story bedrooms, including one with a large dressing room or study. An easily maintained and lovely lawn create the perfect setting for this most exciting offering. Call Jay or Brooke Taylor for details.



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Brooke N. Taylor



TOWN ESTATE

Unique Tudor home built in 1932 is one of Charlottesville's most outstanding properties. Located just over a mile from UVA, this 5 bedroom home features a magnificent library, formal living & dining rooms bordering a beautiful entrance hall, a sunroom, breakfast room, kitchen unsurpassed in space & storage, paneled family room & so much more including a comfortable family apartment. Easily maintained & lovely lawn create the perfect setting for this most exciting offering. \$375,000.



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