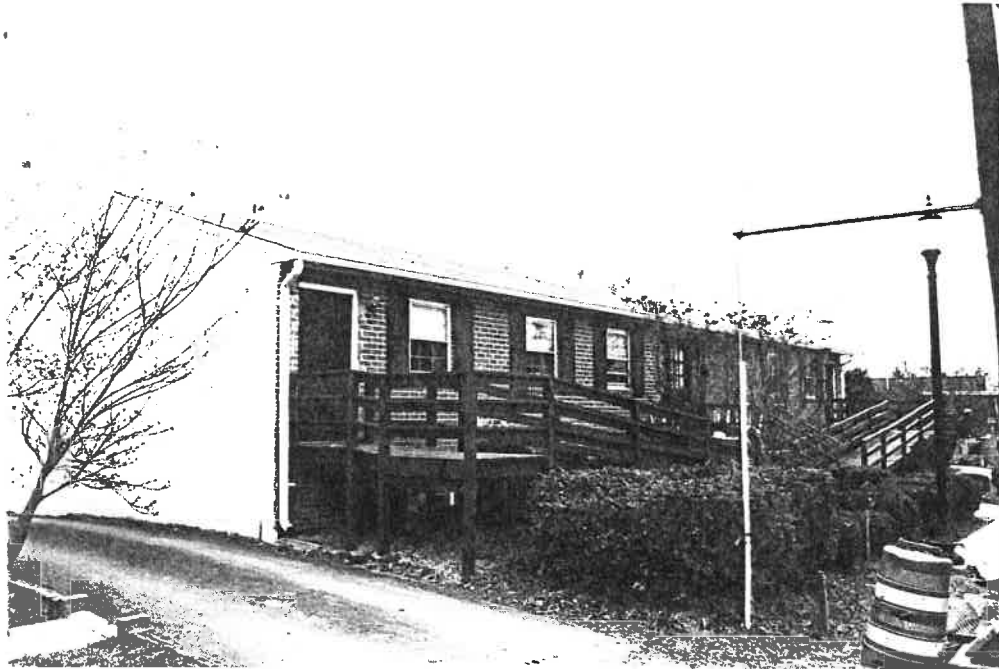


WINTER HAVEN BUILDING



STREET ADDRESS:	218 Ridge Street
MAP & PARCEL:	28-146 (incl. 28-145)
VDHR FILE NUMBER:	104-25-3
CITY FILE NUMBER:	668
PRESENT ZONING:	B-2
ORIGINAL OWNER:	218 Ridge Corporation
ORIGINAL USE:	Adult Care Home
PRESENT USE:	Adult Care Home
PRESENT OWNER:	Winter Haven Limited Partnership
ADDRESS:	218 Ridge Street Charlottesville, VA
HISTORIC NAME:	Winter Haven Building
DATE/PERIOD:	1887
STYLE:	Vernacular Modern
HEIGHT IN STORIES:	one story
DIMENSIONS AND LAND AREA:	98' x 101.5' (9734 sq. ft.)
CONDITION:	Excellent
SURVEYOR:	Bibb/Pres. Assoc. of VA (Smead)
DATE OF SURVEY:	1993
SOURCES:	City Records Sanborn Map Co. - 1920, 1964 Charlottesville City Directories

WINTER HAVEN BUILDING

ARCHITECTURAL DESCRIPTION

This one-story, eight-bay, Vernacular Modern institutional building is of brick, concrete block, and frame construction, with the brick walls laid in running bond. It is in two sections, consisting of a rectangular block fronting Ridge Street, with a raised foundation at the rear, and a perpendicular rear wing that is two stories in height. Both sections have gabled roofs covered with composition shingles. The front section has a brick-veneered front facade, while its northeast wall and the lower levels of the rear and southwest side are of concrete block, and the upper level of the rear and southwest walls is covered with siding. The rear wing is concrete block, with brick veneer on the southwest wall. The front section has six-over-six double-hung wood sash windows, with false muntins, and one-over-one double hung sash in the second level of the rear facade. There are inoperable blinds at the windows of the front section. The rear wing's windows have two large, side-by-side panes without muntins, and the window openings have brick sills. At the front of the building are two wooden ramps with rails composed of three horizontal members, which lead to entrances at each end of the front facade. Between them is a central entrance with a small unroofed porch. There is a parking lot in the "L" formed by the building's shape. The building and its parking area nearly fill the sloping corner lot on which they are located, at the east corner of the intersection of Ridge Street and Garrett Street. Landscaping elements on the site consist of hedges planted at the front of the building, and next to the parking lot.

HISTORICAL DESCRIPTION

The northern half of this lot was the site of a two-story vernacular wooden house with Victorian details which was built in 1892 by Eliza E. Norris and always occupied by members of her family (ACDB 3-281; City WB 2-151, 17-179, 19-365). Her daughters, Minnie, Elsie, and Daisy Norris operated a knitting shop downtown. They purchased the adjoining vacant lot in 1933 (City DB 79-321). The house was demolished in 1971, two years before the death of the last sister. The 218 Ridge Corporation acquired the property in 1984 (DB 448-151). It erected this building in 1987, according to tax records, and sold it the following year to Winter Haven Limited Partnership, which has operated an adult care facility there since 1987 (DB 511-708, 583-368). An addition was made to the building in 1990.

STATEMENT OF SIGNIFICANCE

The Winter Haven Building is a Vernacular Modern institutional building with minimal elaboration. The front section of the building has the low profile and rectangular footprint associated with the Ranch style, carried out in a larger overall size than a domestic building would present. The structure is incompatible in design, scale, and form with the contributing resources in the Historic District, and is also non-contributing because of its recent date of construction.

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-003

Property Name:
Historic/Current Winter Haven Building

NR Property Category: Building
Wuzit: adult care facility

Tax Code: Section Parcel
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	28	146
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County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 218 Ridge Street

Location:

Vicinity of: Municipality: ZIP: 22901

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:
Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?	
1	Building	Non-contributing	TOTAL: 1
			Contrib: 0
			Non-Contrib: 1

WUZIT COUNT -

#	Wuzit	Contributing?	
1	adult care facility	Non-contributing	TOTAL: 1
			Contrib: 0
			Non-Contrib: 1

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
 Estimated Construction Date: 1987
 Source of Date: Tax Records
 Physical Status: Existing
 Condition: Excellent
 Threat: None Known
 Degree of Historic Integrity:
 Association:
 Design:
 Feeling:
 Location:
 Materials:
 Setting:
 Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Vernacular Modern

of Stories: 1.0 # of Bays Wide: 8 # of Bays Deep: 3
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Foundation		raised rear	Con blk/brk	
Porch		Front stoop	Wood/Concret	
Roof		Gable	Asphalt	Shingles
Windows		double-hung sash	Wood/alum.	6-over-6

Brief Architectural Description of Primary Resource:

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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:

The northern half of this lot was the site of a two-story vernacular wooden house with Victorian details which was built in 1892 by Eliza E. Norris and always occupied by members of her family (ACDB 3-281; City WB 2-151, 17-179, 19-365). Her daughters, Minnie, Elsie, and Daisy Norris operated a knitting shop downtown. They purchased the adjoining vacant lot in 1933 (City DB 79-321). The house was demolished in 1971, two years before the death of the last sister. The 218 Ridge Corporation acquired the property in 1984 (DB 448-151). It erected this building in 1987, according to tax records, and sold it the following year to Winter Haven Limited Partnership, which has operated an adult care facility there since 1987 (DB 511-708, 583-368). An addition was made to the building in 1990. The Winter Haven Building is a Vernacular Modern institutional building with minimal elaboration. The front section of the building has the low profile and rectangular footprint associated with the Ranch Style, carried out in a larger overall size than a domestic building would present. The structure is incompatible in design, scale, and form with the contributing resources in the Historic District, and is also non-contributing because of its recent date of construction.

BIBLIOGRAPHY

Type of Record	Citation
City Records	Charlottesville City Deed Book
Map	Sanborn Map Company
City Directory	Charlottesville City Directory

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

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MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13467	14 - 15	11/26/1993

CRM MANAGEMENT EVENTS

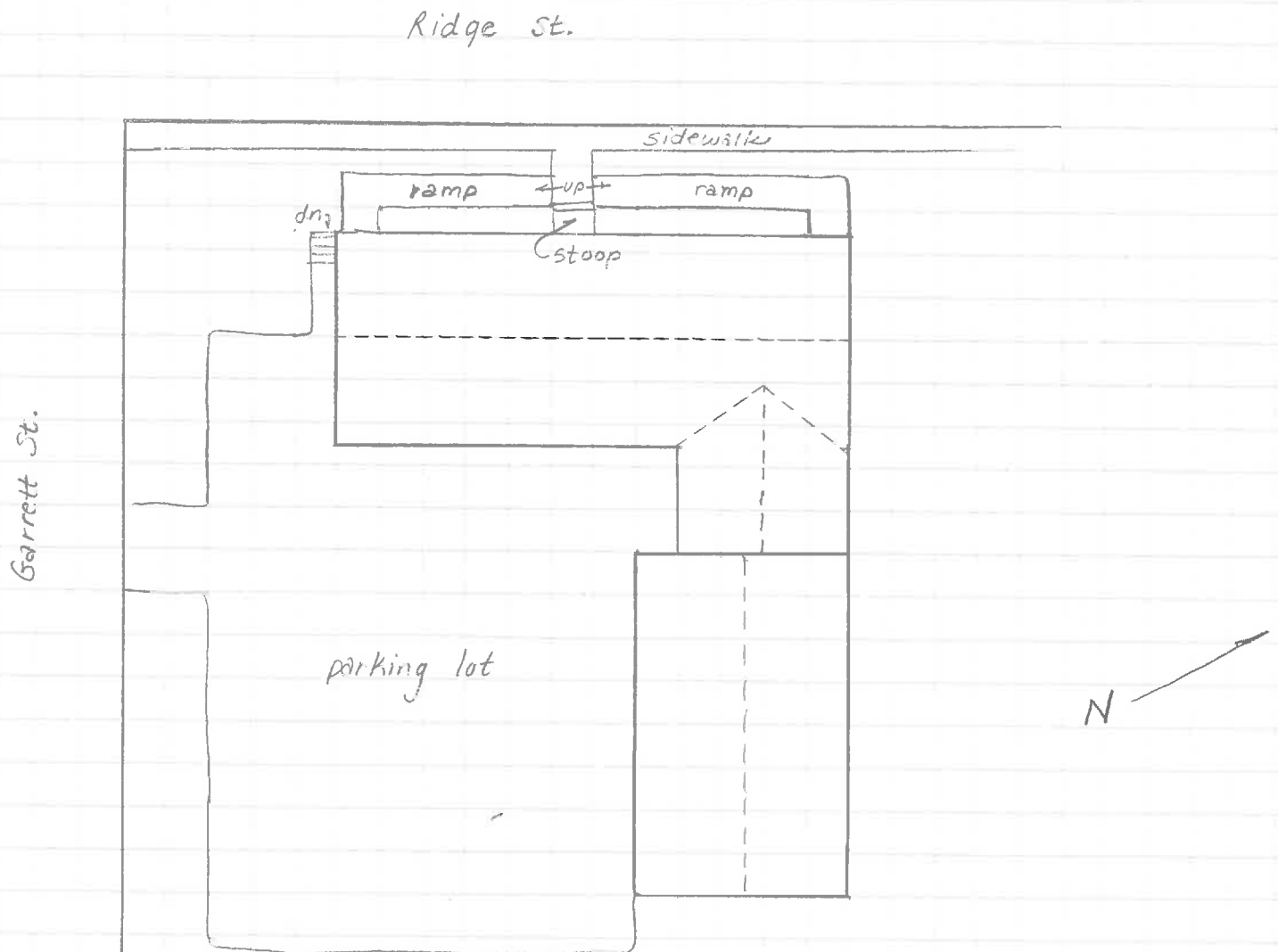
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MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
Reconnaissance Survey	Smead, Susan and Bibb, Eugenia	11/26/1993

WINTER HAVEN BUILDING
218 RIDGE ST.

VDHR FILE NO. 104-25-3



SUSAN E. SMEAD
PRESERVATION ASSOCIATES
OF VIRGINIA

JANUARY 1994



Date 11/26/93 File No. 104-25-3

Name Winter Haven Building, 218 Ridge St.

Town City of Charlottesville

County _____

Photographer Susan E. Smead

Contents 2 exteriors
