

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 400 Ridge Street
 Map and Parcel: 28-153
 Census Tract & Block: 1-215
 Present Owner: Edward R. Jackson, et al
 Address: 204 6th Street, N.W.
 Present Use: Rental Property (2 apartments)
 Original Owner: William Dyer Wheeler
 Original Use: Residence

BASE DATA

Historic Name: - Wheeler-Alderman House
 Date/Period: 1881 - 86
 Style: Victorian Vernacular
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-3
 Land Area (sq.ft.): 77' x 78'
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is a typical, but nicely detailed, two-storey, three-bay, single-pile brick house with a full basement which is above ground in the rear. The rather low-pitched gable roof is covered with standing-seam tin and has an additional central gable on the facade and a bracketed boxed cornice. The brick is laid in five-course American-with-Flemish bond (five stretcher courses, one header-stretcher course), the foundation in five-course American bond. The double-sash windows are two-over-two light with wooden sills and plain surrounds. Those on the facade have a sort of bracketed pediment echoing the shape of the roofline with its low central gable. A one-storey entrance porch with low hip roof covers the central bay of the facade. It has a bracketed boxed cornice with dentil mouldings, plain frieze, chamfered posts with sawn brackets, and an arcaded sawn balustrade. Before 406 Ridge Street was altered, the two houses differed primarily in the details of the porches. The four-paneled entrance door has a three-light rectangular transom. The interior follows the central hall plan with two rooms on each of the three levels. The original kitchen and dining room were in the basement, and all six rooms had fireplaces.

HISTORICAL DESCRIPTION

In 1881 William Dyer Wheeler purchased a 1.16 acre lot on Ridge Street, part of the Luthern Church property, the church being on Parrott Street behind this lot and the adjoining one. (ACDB 78-121) Tax records show that he built one house in 1881 and another beside it before 1887. A higher tax appraisal indicates that the Wheelers may have lived at 400 Ridge Street at one time, but both houses were later used as rental property. Mr. Wheeler died in 1906 and Mrs. Wheeler in 1927, leaving 406 Ridge Street to their niece Frances Morrow O'Brien and 400 Ridge Street to her daughter Frances (City WB 3-213). The O'Briens continued to use both houses as rental property. Bertie B. Yancey (Mrs. Albert Yancey, Sr.), who lived in the fine old Dice house across the street, purchased both houses from the O'Briens in 1945 (City DB 120-310), and in 1951 deeded them to her two daughters (DB 159-380). Julia Yancey Alderman conducted the popular Ridgelawn Kindergarten in her home at 400 Ridge Street for many years. She sold the house in 1962 to W.E. Jackson (DB 232-263) who converted the basement into a separate apartment. His family still owns the house and uses it as rental property.

GRAPHICS

CONDITIONS

Good

SOURCES

City/Courty Records
 Edward R. Jackson
 Mrs. John H. Keller (Lucretia Yancey Keller)
 Linwood H. Warwick

Architectural And Historic Survey

Identification

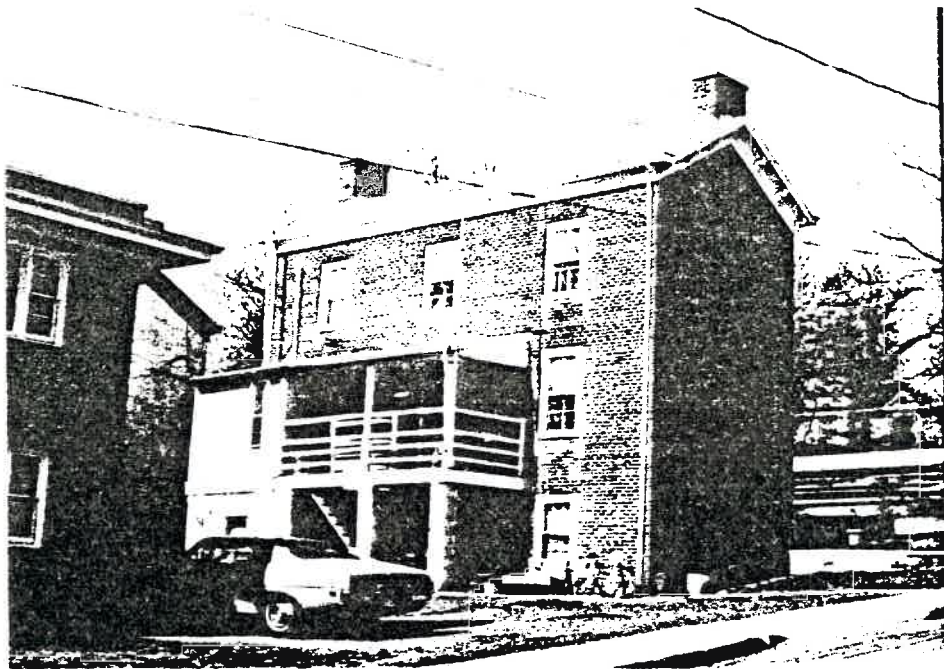
STREET ADDRESS: 400 Ridge Street	HISTORIC NAME: Wheeler-Alderman House
MAP & PARCEL: 28-153	DATE / PERIOD: 1881 - 86
CENSUS TRACT AND BLOCK: 1-215	STYLE: Victorian Vernacular
PRESENT ZONING: R-3	HEIGHT (to cornice) OR STORIES: 2
ORIGINAL OWNER: William Dyer Wheeler	DIMENSIONS AND LAND AREA: 77' x 78' (6,006 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Rental property (2 apartments)	SURVEYOR: Bibb
PRESENT OWNER: Edward R. Jackson, et al	DATE OF SURVEY: Winter 1978
ADDRESS: 204 6th Street, N.W. Charlottesville, VA	SOURCES: City/County Records Mrs. John H. Keller (Lucretia Yancey Keller) Mrs. Elmer L. Johnson (Kathleen Wheeler Johnson)

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VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-006

Property Name: Historic Wheeler-Alderman House

NR Property Category: Building
Wuzit: House

Tax Code: Section Parcel
28 153

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 400 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: 1881 -86
 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 (I-House)

of Stories: 2.0 # of Bays Wide: 3 # of Bays Deep: 0
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior End	Brick	
Foundation		raised rear	Brick	5-course American
Porch		Front	Wood	1-story, 3-bay
Roof		gable w/ fr. gbl.	Metal	Standing seam
Windows		double-hung sash	Wood	2/2

Brief Architectural Description of Primary Resource:

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levels. The original kitchen and dining room were in the basement, and all six rooms had fireplaces.

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:

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SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

This house and its twin next door are typical of many in the City: vernacular Virginia I-houses with Victorian detail. This house has interesting gabled window cornice and a fine sawn porch balustrade. The popular Ridgelawn Kindergarten was conducted here in the 1940s and 1950s. These houses re-establish the rhythm of the streetscape after a commercial break in the 300-block, and they are very important to the Ridge Street Historic District.

BIBLIOGRAPHY

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Type of Record Citation

City Records
Charlottesville City Deed Books and Will Books

County Records
Albemarle County Deed Books

Interview
Mrs. John H. Keller (Lucretia Yancey Keller)

Interview
Mrs. Elmer L. Johnson (Kathleen Wheeler Johnson)

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

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MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13470	21 - 23	1/ /1994

CRM MANAGEMENT EVENTS

=====

MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
Survey IPS data entry-PAVA (Smead)	PAVA/Smead and City/Bibb	/ /1978

WHEELER-ALDERMAN HOUSE

ARCHITECTURAL DESCRIPTION

This is a typical, but nicely detailed, two-storey, three-bay, single-pile, brick I-house. It was built together with the house at 406 Ridge Street. Its full basement is above ground in the rear. The rather low-pitched gable roof is covered with standing-seam metal and has an additional central gable on the facade and a bracketed boxed cornice. The brick is laid in five-course American-with-Flemish bond (five stretcher courses, one header-stretcher course), the foundation in five-course American bond. The double-sash windows are two-over-two light with wooden sills and plain surrounds. Those on the facade have a pedimented cornice with brackets, echoing the shape of the roofline. A one-storey entrance porch with low hip roof shelters the central bay of the facade. It has a bracketed boxed cornice with dentil moulding, plain frieze, chamfered posts with sawn brackets, and an arched sawn balustrade. Before 406 Ridge Street was altered, the two houses were nearly identical, differing primarily in the details of the porches. The four-paneled entrance door has a three-light rectangular transom. The interior follows the central-hall plan with two rooms on each of the three levels. The original kitchen and dining room were in the basement. Two interior end wall chimneys served fireplaces originally in all six rooms.

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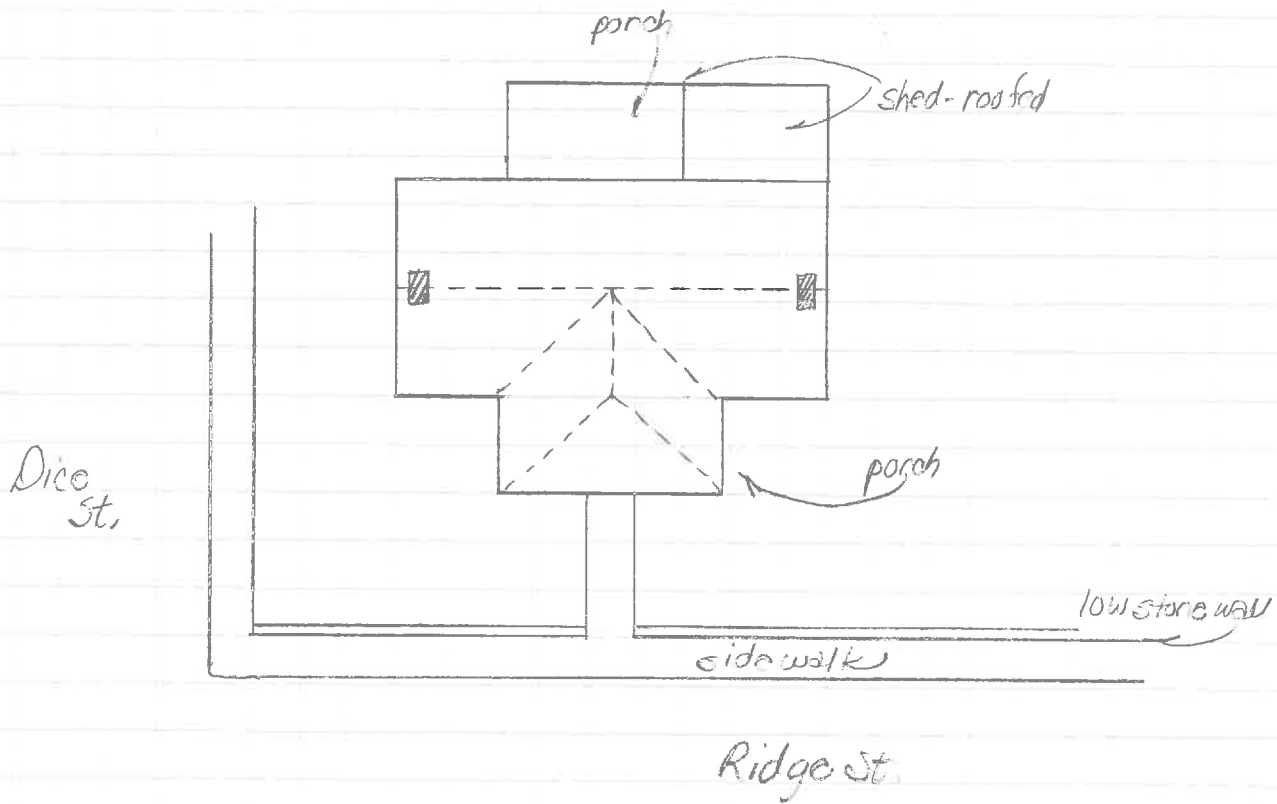
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WHEELER-ALDERMAN HOUSE
400 RIDGE ST.

VDHR FILE NO. 104-25-6



SUEAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994

City Tax Records

400 Ridge

Edu R Jackson, Vm Lox Jackson, Chas L Jackson, Maria T J Walker

WB 16-537 12/22/72
 235-220 WE " 10/16/62 re-division
 232-263 " " 6/18/62 \$10,500 plat 235-220
 marriage Julia Y. Ryan 8/28/61
 160-315 " Alderman 1951
 159-380 Bertie B. Yancey \$7,500

2-fam res \$80 + \$60
 "old"

brick, metal gable roof

4 rooms, 2 baths

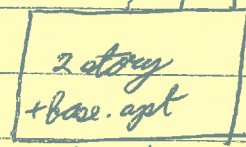
softwood & plaster

3 rooms & bath in basement, incl under front porch

18' x 42'

#6664 - 9/24/62 + \$1420 converted to 2 apt

2-story porch [T] 1 story + basement



porch or room under

Wheeler (chairs)

(-)

Yancey ~~W~~

- 1951

Alderman - Ryan
~~Alderman - B~~

1951-62 (moved 19502)

- City Directories
 1942 rented (Detamore)
 1953 Yancey Park & Lumber Co (Lucretia Y. Keller, Julia Y Alderman, Price S. Yancey, Albert S. Yancey Jr) - 301 Ridge St
 Bertie S. Yancey (wid Albert) - 301 Ridge St
 Yancey Motor Co_n (Albert S II) - used car - 606 W. Main
 Mrs. Julia Y. Alderman (Ridgelawn Sch) - 400 Ridge St
 1962 Bertie S. Yancey and John J & Julia Y ~~Alderman~~ Ryan - 108 Dunova Court
 1970 Ryan and house rented; Jacksons not there either
 1953 Ridgelawn Kindergarten - 400 Ridge

{ There already by 1942, as she may have bought 400 + 406 for her daughter originally + never have lived there }

400 Ridge

159-380

Bertie B. Yancey, wid → Julia Y. Alderman

#6000

8/9/51

400 Ridge, corner Ridge & Dice
part of 120-310

Gift

120-310

(see 406 also)

6/8/1945

Frances Mildred O'Brien → Bertie B. Yancey 400 Ridge

Frances E. O'Brien, I.K. O'Brien, Edwin Morrow O'Brien & wife Frances Mildred

→ Bertie B. Yancey - 406 Ridge

both part of alb 78-221

will Fannie M. Wheeler (city 3-213) 1926

" WD " " 1-224 1906

does not incl part sold to Brockin (24-374) 1913

check deed -
Alexander says
house built there 1874
west of Lutheran Church

120 of 307
4/16/1945

Frances Mildred

400 Ridge

159-380
8/9/51

Bertie B Yancey, wid → Julia Y. Alderman
400 Ridge, corner Ridge + Dice
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120-310
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(see 406 also)

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Frances E. O'Brien, T.K. O'Brien, Edwin Morrow O'Brien + wife Frances Mildred
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both part of alb 78-221
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120/307
4/16/1945

Frances Mildred

~~see below~~

both Ridge St

see Alexander

all 78-¹²¹~~225~~
4/18/1881

Henry & Christiana Hartman → W. Dyer Wheeler
lot 78-119

#750

NE corner = Ridge + st running south of W. H. Down lot; c 336' back to lot of Lutheran Church, w/ its western line c 151' to Wm. Hotopp lot, w/ it c 336 to Ridge
c 1 1/6 acre

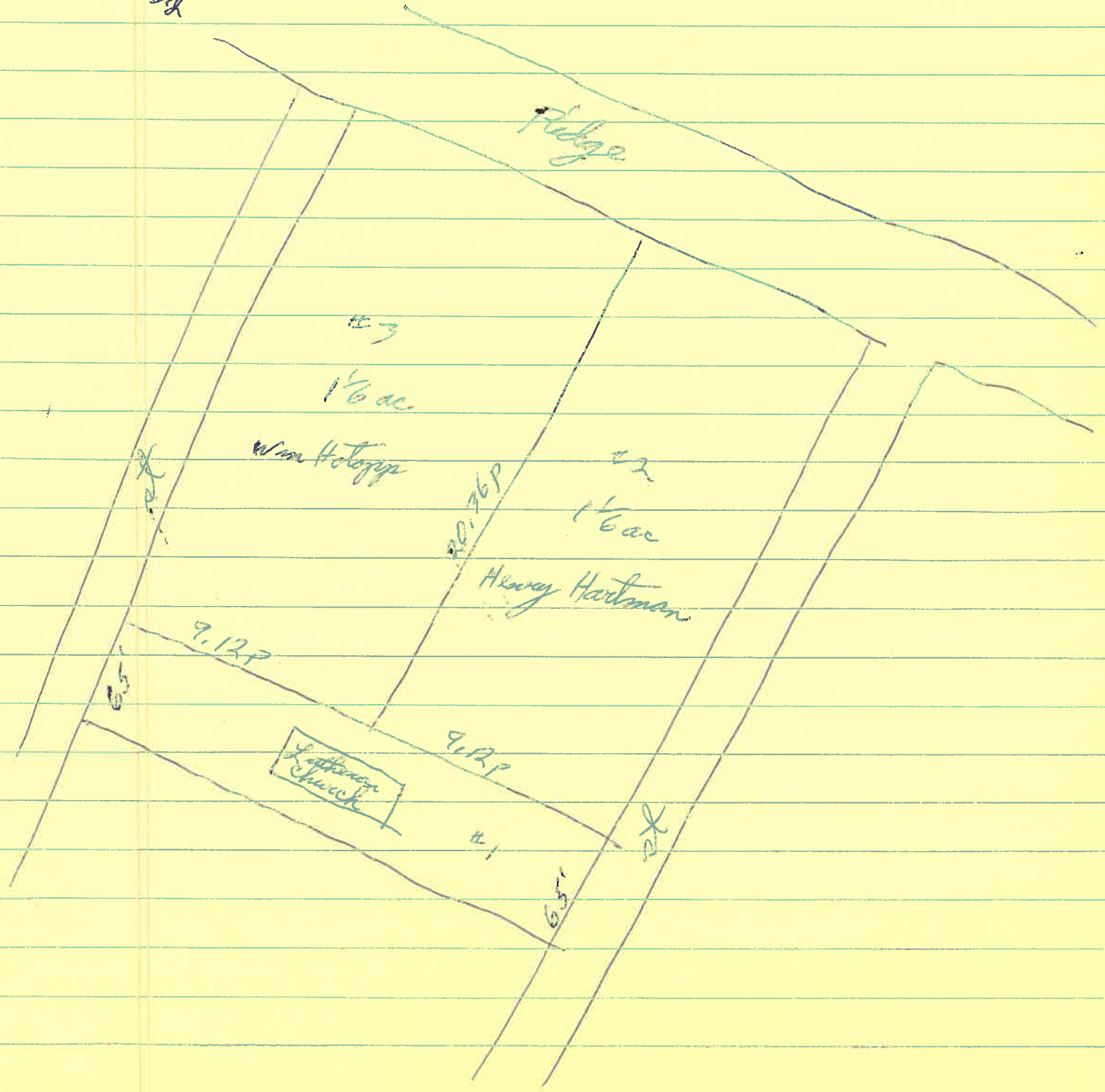
78-119
7/3/1875

Wm & Emma Hotopp → Henry Hartman
1 1/6 acre lot on Ridge St, part of lot!

John & Cochran, trustees of Chas Fry → Chas Venable & J. 3rd Daniel Carrington
Venable & Carrington → Wm Hotopp 69-255

(Colleg)

by



wrong ref

69-285
4/1/1872

~~Wm & Hart, ever T has Ammonette est -> Mary M Sutherland~~

67-285
~~7/24/1870~~

Chas S. Venable & James M = Dowell Covington -> Wm Hotopp & Henry Hotopp #1600

but Hotopp paid all

7/6/1872

V & C -> Hotopp
a 3 acres on Ridge St
same as ~~he~~ purchased fr Chas Fry & by him fr S M Keller
& Patrick Martin (63-457)

City DB 120-307
4/16/1945

Francis Mildred O'Brien (s)^{lot}; Frances E & I K O'Brien,
Edwin M^{owner} & Isabelle M. O'Brien, & FEOB of 2nd part
-> Beata B. Yanney #5,750

Fannie M. Wheeler dec 8/10/1927 & left:

- 1) house & lot corner Ridge & Dice to Francis Mildred O'Brien who has since attained age of 21
- 2) house & lot adjoining to Frances E O'Brien & chn FM, EM, & I K Jr (dec 1932 - 21 yrs & 5)

~~1-224~~

Ch'ville Wills Wm Dyer Wheeler 1906, "
1-224 speaks of Fannie E. Morocco as their "niece & adopted dau"

3-213 Fannie M. Wheeler 1926, 1929
→ ~~niece Mrs Fannie E. O'Brien~~ "house & lot on which I now
reside, on south side High St (adopted dau)
→ Frances M. O'Brien, dau of niece ~~Mrs~~ ^{Morocco} Mrs Fannie E. O'Brien,
house & lot at corner of Dice & Ridge, at 16
west of property, → Frances E. O'Brien

Sanborn Insurance Maps 1907
both houses identical, like plan of 400 in tax assessor's office.

~~515 = 5.30~~

400-406 Ridge

1881, 82	W D Wheeler	1 1/4 ac	1/4 ^{ac}	+ 0 - 625	
1882, 84, 85, 86	"	1 1/2 "	1/2 ^{ac}	+ 1000 = 1225	for Lutheran ch
1887	"	1	1/4 ^{ac}	+ 1900 = 2100	\$900 added for bldg corrected

If city tax shows 2 houses 1888, then one (more expensive) built 1881 & other 1881-86. House ~~was~~ wasn't bought for church - \$750 = lot price

Moore's Albemarle says Wm Hotopp was a German who bought Pen Park in 1866 & started vineyards. ~~He was probably~~ Deeds show he bought ¹⁸⁷⁰⁻ 3 acres in 1872 & divided into 3 lots: 2 1/3-acre lots on Ridge St & church lot (2/3^{ac} acre) behind Hartman prob Lutheran too - had been supposed to go in w/ Hotopp on 1872 purchase.

1887 3rd	W D Wheeler	lot east side Ridge St	200 + 1900 = 2100	}
"	"	"	300 + 1200 = 1500	
1894	"	"	700 + 1800 = 2500	} 400?
"	"	"	800 + 1200 = 2000	
1895, 96, 98, 99	"	"	1200 + 1800 = 3000	} (400)
"	"	"	800 + 1200 = 2000	
1901	"	#406 Ridge St	500 + 1500 = 2000	}
"	"	#480 "	1200 + 1800 = 3000	

10

1946, 51 Barto B. Yancy 400 Ridge 1200 + 1900 = 3100 60' front
406 F 1000 + " = 3000 "

1956 Julia Y Alderman 480 " 720 + 2430 = 3150

1956, '54, '52 Lucretia Y Keller 406 " 680 + 5460 = 6140

1957

1952 re-assess

#400 is better house by 20% - 50%

#406 enlarged \leq 1951

Both built before 1889; one 1881, other 1881-86

~~400~~ 2.10

400-406 Ridge St

Ridge Oak Apt & corner house next door (N) are twins. 400 not brick w/ white trim, R-O white w/ dk green trim. Porch posts \cong , trim & rail \neq , porch cornice =

3-bay, single pile, 2 story + basement

wooden gable roof w/ a central front gable

2 int. end chimneys

R-O's double doors replace single door, not a 2nd to side hooded windows ~~with~~ bracketed ^{on facade} 2 over 2; wooden sill & ~~flashed~~ ^{pl. trim} stretcher band, w/ 5th-6th course h-s

bracketed ^{box} cornice, cornice board; projecting eaves & eaves ^{1st story} ship roofed ent porch (or an veranda) covers central bay only

cornice w/ dentils, brackets

sawn work ^{balustrade} ~~brackets~~, R-O's much more elab

basement

R-O has ^{2-story} addition of shed roof on back making it 2 pile

doors: 406 - 6 panel w/ single pane rect. transom

400 - 4 " ∇ 3 pane " "

porch (cont)

(400 also painted) ^{400's more elab} simple brackets & cornice bracket ^{sharper} ~~bracketed~~ ^{pl. fringe} ~~bracketed~~ cornice w/ dentils

400 - simple sawn balustrade (arcade)

406 - slab " " w/ egg, etc

3-course Am w/ Flemish, 5-course Am below ~~under~~ ^{under} slab

Mrs Keller 3-8462

~~scribble~~

Lucretia Yancey Keller ²⁷⁵

owns 406 & lived there until mid-late 1960's
now lives on Dunova Court where sister lived

5 apts
T yrce in basement, ^{old K+DR} Austin upstairs, 2 main fl: Miss Thomason

~~scribble~~

Julia Yancey ~~Yancey~~ Alderman Ryan

owned 400 until 1962, moved to Dunova Court by then
in 1970 city dir

→ Ridgelawn Kindergarten — dates, which house, both sis?
fancier gingerbread just she, many years
→ Louisa

~~scribble~~

Parents lived across street in Dice house — their old homeplace

→ Were these houses bought for them? when?

→ Did Wheelers build both? which one first? who lived in
each? rent one? where did O'Brien live (Walker's niece)?

→ When was 406 enlarged? ^{many yrs ago} converted to apts? ^(since 1920) doors — they

→ Are they identical inside? ^{yes} which one finer? ^{Remodeled?}

→ [tenants' names], can I see?

→ Built same time?

6 rooms & 6 fireplaces; furnaces now; K in basement

Hawkins built next door, then Emmett Cleason & sis (on down block)

Edw R. Jackson (adv)

off 204 6th St NW 5-9379
res 608 9th St SW 6-0595 after 5:30

WC Jackson 204 6th

home Tues & Thurs after 2:00
next Thurs better

thinks Mrs Keller was raised in house on corner built by her gf.
Rev & Mrs Walker ^{in main part} ~~entire~~ floor, also a basement apt he built

Did not want to cut up into apts "because such a wonderful old house"
Was hist of house his fam owned where City Hall was built

~~2130 2150~~

~~444~~

400-406 Ridge St

deed summary

~~60-111~~

- SM Keller & P. Martin → Chas Frey - 3 ac
- Frey → C S Venable & W. D. Covington - 3 ac
- 1870-72 Venable & Covington → Wm Holtepp - 3 ac ~~1600~~
- 1875 Holtepp → Henry Harrington - 1 1/2 ac \$1600
- 1881 Hartman → W. D. Wheeler " \$450
- 1945 Wheeler heirs → Bertie P. Yancey - 2 sep lots
- ~~1944~~
- 1951 ~~Bertie~~ Yancey → daughters " each \$6000

Wheeler apparently built both houses between 1881 & 1906

400 Ridge Street





1-story 1907
2- " 1920



1-story

400 & 406 Ridge
1907 & 1920



400 RIDGE ST.

"Old" (assessor)

Jackson: original owner & builder
was Mr. Dyer Wheeler. owned
brick yard on Preston Ave.

28-153



2 family

had been a
Kindergarten
before this
owner.

#206



Date JAN 1994 File No. 104-25-6

Name WHEELER - ALDERMAN HOUSE, 400 RIDGE ST

Town CHARLOTTESVILLE

County _____

Photographer ANN C. HUPPERT

Contents 3 EXT. VIEWS
