

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 406 Ridge Street
 Map and Parcel: 28-154
 Census Track & Block: 1-215
 Present Owner: Lucretia Y. Keller
 Address: 108 Dunova Court
 Present Use: Rental Property (5 apartments)
 Original Owner: William Dyer Wheeler
 Original Use: Residence

BASE DATA

Historic Name: Wheeler-Keller House
 Date/Period: (now Ridge-Oak Apartments) 1881-86 and 1951
 Style: Victorian Vernacular
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-3
 Land Area (sq.ft.): 75' x 188'
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This two-storey brick house was originally a typical three-bay, single-pile Virginia I-house with two interior end chimneys, identical to the one next door at 400 Ridge Street. The 1951 shed-roofed cinderblock rear addition makes the house double-pile. The full basement is above ground in the rear. It has a low-pitched bellcast gable roof of standing seam tin with an additional central gable on the facade and a boxed cornice with brackets. The brick is laid in five-course American with Flemish bond (five stretcher courses and one header-stretcher course), the foundation in five-course American bond. It is now painted white with starkly contrasting dark green roof and trim. The double-sash windows are two-over-two light with wooden sills and plain surrounds. Those on the facade have shallow hoods on consoles in a bellcast gable shape echoing the roofline. A one-storey entrance porch with low hip roof covers the central bay of the facade. It has a bracketed boxed cornice with dentil moulding, plain frieze, chamfered posts with simple brackets, and an elaborate sawn balustrade. Before it was altered, this house differed from 400 Ridge Street only in the details of the porches. In converting the house to apartments, the original entrance door was replaced with a pair of doors centered on the facade. Both are six-paneled with single-paned rectangular transoms. The interior originally followed the central hall plan with two rooms on each of the three levels. The dining room and kitchen 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 Lutheran 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. 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 159-281). Lucretia Yancey Keller built a cinderblock addition across the rear of her house at 406 Ridge Street in 1951, painted the entire house white, and divided it into five apartments. She and her husband occupied one of the apartments until several years ago.

GRAPHICS

CONDITIONS

Fair

SOURCES

City/County Records
 Mrs. John H. Keller (Lucretia Y. Keller)
 Linwood H. Warwick

WHEELER-KELLER HOUSE



STREET ADDRESS:	406 Ridge Street
MAP & PARCEL:	28-154
VDHR FILE NUMBER:	104-25-9
CITY FILE NUMBER:	207
PRESENT ZONING:	R-1A
ORIGINAL OWNER:	William Dyer Wheeler
ORIGINAL USE:	Residence
PRESENT USE:	Rental Property (5 Apartments)
PRESENT OWNER:	Otis L. Lee Sr.
ADDRESS:	1876 Woodberry Road Charlottesville, VA 22901
HISTORIC NAME:	Wheeler-Keller House (now Ridge-Oak Apartments)
DATE/PERIOD:	1881-86 and 1951
STYLE:	I-House
HEIGHT IN STORIES:	2
DIMENSIONS AND LAND AREA:	75' x 188' (14,100 sq. ft.)
CONDITION:	Fair
SURVEYOR:	Bibb
DATE OF SURVEY:	Winter 1978, Revised 1993
SOURCES:	City/County Records Mrs. John H. Keller (Lucretia Y. Keller) Mrs. Efmer L. Johnson (Kathleen Wheeler Johnson)

WHEELER-KELLER HOUSE

ARCHITECTURAL DESCRIPTION

This two-storey brick house was originally a typical three-bay, single-pile, Virginia I-house with two interior end chimneys, identical to the one next door at 400 Ridge Street. The 1951 shed-roofed cinderblock rear addition makes the house double pile. The full basement is above ground in the rear. The house has a low-pitched bellcast gable roof covered with standing-seam metal with an additional central gable on the facade and a boxed cornice with brackets. The brick is laid in five-course American-with-Flemish bond (five stretcher courses and one header-stretcher course), the foundation in five-course American bond. It is now painted with contrasting roof and trim. The double-sash windows are two-over-two light with wooden sills and plain surrounds. Those on the facade have a modified bellcast-gabled cornice with brackets echoing 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 simple brackets, and an elaborate sawn balustrade. Before it was altered, this house differed from 400 Ridge Street only in the details of the porches. In converting the house to apartments, the original entrance door was replaced with a pair of doors centered on the facade. Both are six-paneled with single-light rectangular transoms. The interior originally followed the central hall plan with two rooms on each of the three levels. The dining room and kitchen were in the basement, and all six rooms had fireplaces. As of 1993 the roof had been covered with composition shingles, and the elaborate sawn porch balustrade replaced with a simple one.

HISTORICAL SIGNIFICANCE

In 1881 Willaim Dyer Wheeler purchased a 1.16-acre lot on Ridge Street, part of the property belonging to the Lutheran Church on Parrott Street behind this lot and the adjoining one (ACDB 78-121). Tax records show that he built the houses now numbered 400 and 406 Ridge Street, one house in 1881 and other before 1887. The Wheelers 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 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 daughters (DB 159-281). Lucretia Yancey Keller built a cinderblock addition across the rear of the house at 406 Ridge Street in 1951, painted the entire house white, and divided it into five apartments. She and her husband occupied one of the apartments until just prior to 1978. In 1975, Jeffrey B. Ferrill, Trustee for Harold D. Burch II, purchased the house (DB 368-520). Mrs. Keller bought the house back in 1977 (DB 382-515). Otis Lee then bought the house in 1978 (DB 398-567).

STATEMENT OF SIGNIFICANCE

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 cornices. The houses at 400 and 406 Ridge Street 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.

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
 PROPERTY SURVEY FORM
 RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-009

Property Name: Historic Wheeler-Keller House

NR Property Category: Building
 Wuzit: House

Tax Code: Section Parcel
 =====
 28 154

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 406 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
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Resource Level:
 Estimated Construction Date: 1881 -86
 Source of Date: Tax Records
 Physical Status: Existing
 Condition: Fair
 Threat: None Known
 Degree of Historic Integrity:
 Association:
 Design:
 Feeling:
 Location:
 Materials:
 Setting:
 Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION
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Architectural Style/Derivative: Victorian Vernacular (I-House)

of Stories: 2.0 # of Bays Wide: 3 # of Bays Deep: 1
 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		Bellcast gable	Metal	Standing seam
Windows		double-hung sash	Wood	2/2

Brief Architectural Description of Primary Resource:

This two-storey brick house was originally a typical three-bay, single-pile Virginia I-house with two interior end chimneys, identical to the one next door at 400 Ridge Street. The 1951 shed-roofed cinderblock rear addition makes the house double pile. The full basement is above ground in the rear. It has a low-pitched bellcast gable roof covered with standing-seam metal with an additional central gable on the facade and a boxed cornice with brackets. The brick is laid in five-course American with Flemish bond (five stretcher courses and one header-stretcher course), the foundation in five-course American bond. It is now painted white with starkly contrasting dark green roof and trim. The double-sash windows are two-over-two light with wooden sills and plain surrounds. Those on the facade have a sort of bellcast gabled cornice with brackets echoing the roofline. A one-storey entrance porch with low hip roof covers the central bay of the facade. It has a bracketed boxed cornice with dentil moulding, plain frieze, chamfered posts with simple brackets, and an elaborate sawn balustrade. Before

it was altered, this house differed from 400 Ridge Street only in the details of the porches. In converting the house to apartments, the original entrance door was replaced with a pair of doors centered on the facade. Both are six-paneled with single-light rectangular transom. The interior originally followed the central hall plan with two rooms on each of the three levels. The dining room and kitchen were in the basement, and all six rooms had fireplaces. 1993: The roof is now covered with composition shingles, and the elaborate sawn porch balustrade has been replaced with a simple one.

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:

HISTORICAL SIGNIFICANCE

In 1881 William Dyer Wheeler purchased a 1.16 acre lot on Ridge Street, part of the property belonging to the Lutheran Church which was 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. The Wheelers 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 daughters (DB 159-281). Lucretia Yancey Keller built a cinderblock addition across the rear of her house at 406 Ridge Street in 1951, painted the entire house white, and divided it into five apartments. She and her husband occupied one of the apartments until several years ago. In 1975, Jeffrey B. Ferrill, Trustee for Harold D. Burch II, purchased the house (DB 368-520).

1993: Mrs. Keller bought the house back in 1977 (DB 382-515). Otis Lee then bought the house in 1979 (DB 398-567).

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. 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

Type of Record	Citation
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City Records	Charlottesville City Deed Books and Will Books
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County Records	Albemarle County Deed Books
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Interview	Mrs. John H. Keller (Lucretia Yancey Keller)
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Interview	Mrs. Elmer L. Johnson (Kathleen Wheeler Johnson)
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PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13470	18 - 20	1/ /1994

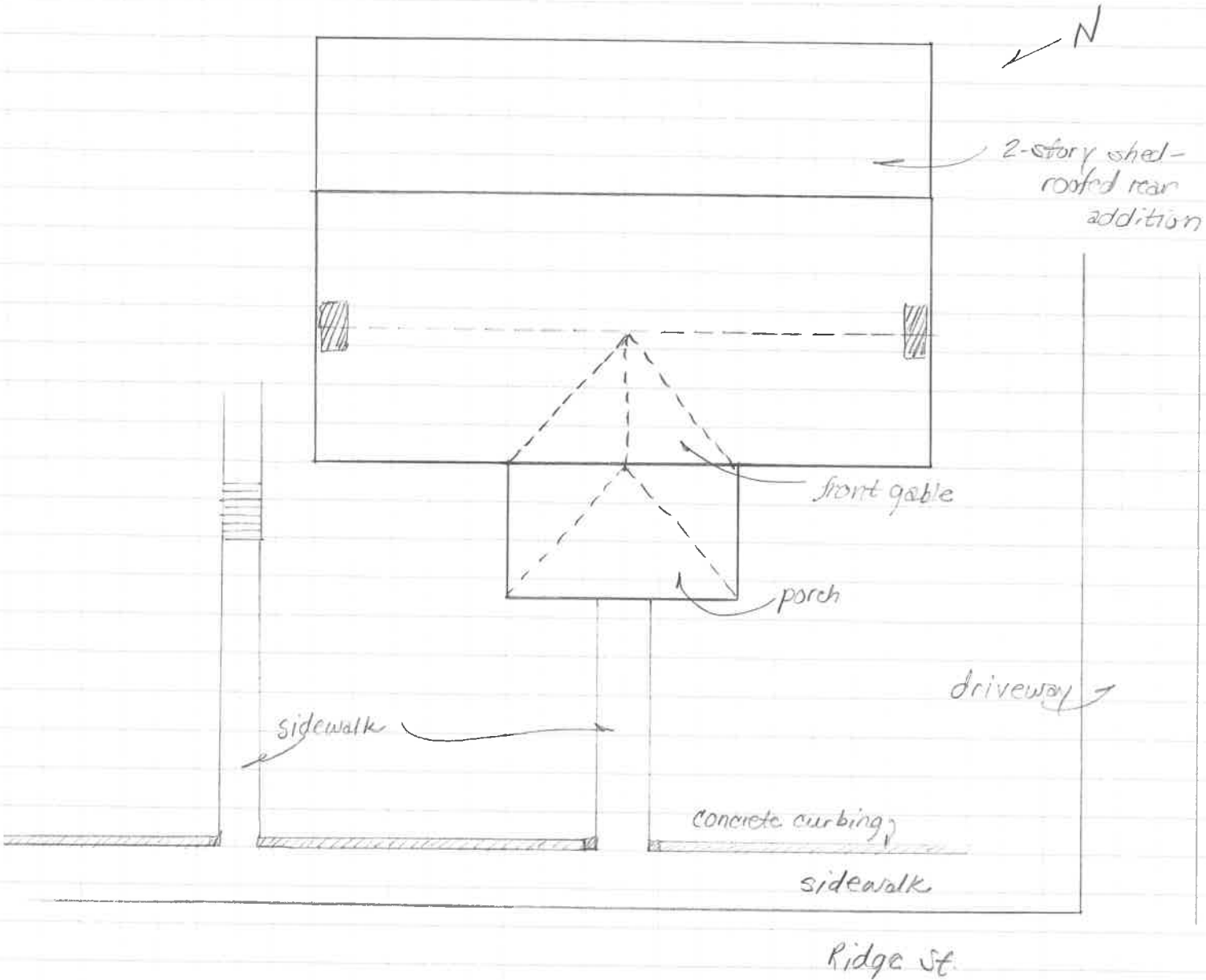
CRM MANAGEMENT EVENTS

MISSING DATA ELEMENT

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

WHEELER - KELLER HOUSE
406 RIDGE ST.

VDHR FILE NO. 10A-25-9



SUSAN E. SMEAD
PRESERVATION ASSOCIATES
OF VIRGINIA

JANUARY 1994

408 Ridge

City Tax Records

382-515 Lucretia Y. Keller 3/14/77 plat 160-315

160-315 "

159-281 Bertie B. Yancey 8/9/51 120-310

Ridge Oak Apts (5 apts)
16 rooms, 5 baths
brick, ^{asph} comp shingle + metal, hardwood + concrete, plaster
30.6' x 43'
enc porch - 1 room + bath
no ref to file

Whaley (4 heirs) (-)
~~Keller~~ Yancey -1951
Keller 1951 - (moved 1960s)

406 Ridge Street

City Directories (Southworth)

1942

rented

~~1953~~

~~John H. & Lucretia Y. Keller (with Albert S.)~~

~~301~~

1953

John H. & Lucretia Y. Keller - 406 Ridge St

2 other apts in house

1962

same

1970

John H. & Lucretia Y. Keller - 108 Dunwoody Court

~~11-50~~ 12:00

406

159-281 Bertie B. Yancey, wid, → Lucretia Y Keller #6000
 8/9/51 406 Ridge St
 same as 120-310

120-310 ~~deed~~ of deed
 part of alb 48-221
~~WB~~ WB 3-213 & WB 1-224
 corrected deed
 excluding portion in 21-283 & 24-374

Additional deed references, tax records,
 observation notes, & interviews filed with
 400 Ridge St.



Date JAN 1994 File No. 104-25-9

Name WHEELER-KELLER HOUSE - 406 RIDGE STREET

Town CHARLOTTESVILLE

County _____

Photographer ANN C. HUPPERT

Contents 3 EXT. VIEWS



