

From: [Murphy, Mollie](#)
To: clayt.lauter@aya.yale.edu; kimberly.lauter@gmail.com
Cc: [Werner, Jeffrey B](#)
Subject: BAR # 22-11-03
Date: Wednesday, December 21, 2022 3:30:00 PM

Certificate of Appropriateness

BAR # 22-11-03
507 Ridge Street, TMP 290141000
Ridge Street ADC District
Owner/Applicant: Kimberly and Clayton Lauter
Project: Demo backyard shed/cottage

Mr. Lauter:

The CoA request for the above referenced project was reviewed by the City of Charlottesville Board of Architectural Review on December 20, 2022. The following action was taken:

Mr. Zehmer moved: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition at 507 Ridge Street does not satisfy the BAR's criteria and guidelines for demolitions and that for the following reasons the BAR denies the application as submitted because the proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located that is the subject of the application

Mr. Whitney second. Motion passed 4– 2. CoA was denied.

For specifics of the discussion, the meeting video is on-line at:
<https://boxcast.tv/channel/vabajtzezyv3iclkx1a?b=lmmnlcna1fcybl7u4xsr>

Per city Code Sec. 34-285 (*Approval or denial of applications by BAR*) and Sec. 34-286 (*City council appeals*), following the denial of a CoA request, the applicant may appeal the decision to City council by filing a written notice of appeal within ten working days of the date of the decision. [Note: Due to the holidays and City Hall closures, *ten working days* allows an appeal to be filed by January 6, 2023.] The appeal shall “set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the [appeal].” The fee to submit an appeal of BAR decision is \$125.

Link to City Code: [ADC Districts - City Code Section](#)

If you have any questions, please contact me at wernerjb@charlottesville.gov

Please remove the notice sign posted at the site.

Sincerely,

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130

Email: wernerjb@charlottesville.gov

**City of Charlottesville
Board of Architectural Review
Staff Report
December 20, 2022**



Certificate of Appropriateness Application

BAR # 22-11-03

507 Ridge Street, Tax Parcel 290141000

Ridge Street ADC District

Owners/Applicants: Clayton & Kimberly Lauter

Project: Demolition of shed/cottage



Background

Year Built: Cottage/shed (House constructed c1895)

District: Ridge Street ADC District

Status: Contributing

The Gianniny-Bailey House contributes to the series of Victorian residences along Ridge Street that date to the 1890s. This two-story, two-bay house was originally weatherboard, now covered with stucco. Notable features include a semi-octagonal projecting bay on the front façade, and Eastlake trim on the second story porch. The structure in the rear was built as a servant's cottage.

Prior BAR Actions

- March 2005: Approve painting of unpainted stucco.
- February 2006: Approve partial demolition and addition.
- May 2017: Approve roof and built-in gutter replacement.
- August 20, 2019: Approve frame-mounted, ground level, photovoltaic system in rear yard.
- November 15, 2022: BAR deferred action re: demo of cottage/shed (BAR # 22-11-03).

Link to the BAR meeting video. Discussion begins at approx. 01:30:00.

<https://boxcast.tv/channel/vabajtzezuuyv3iclkx1a?b=zws6izrpegx6m7ox2o8i>

Link to November staff report and submittal, see pg. 70: [BAR meeting packet - Nov 15 2022](#)

Application

- Submittal: Photographs of structure with additional notes and photos by staff. (See page 70 of pdf: [BAR meeting packet - Nov 15 2022](#))

Request CoA for demolition of an approximately 10-ft x 12-ft, single-story, wood-framed structure in the rear yard.

Discussion

Note: No substantive changes to the November 15, 2002. Revisions are highlighted.

Staff visited the site on November 3, 2022 and found the cottage to be in poor condition, but not at immediate risk of collapse. (See attached photos and summary.) Owners plans to construct an accessory dwelling unit near/at the location of the cottage; however, they also expressed that regardless of the ADU project, they do not wish to incur further expenses necessary to stabilize and maintain the cottage. With that, the owners have expressed willingness to allow relocation of the structure to another site, should someone express interest in acquiring it and provided the BAR approves the move.

As summarized below, the design guidelines recommend against approving this request. However, should there be an opportunity to relocate the structure to another site—likely a property not under BAR purview--staff suggests the BAR consider allowing that move as a solution that preserves the structure (or, at least, precludes immediate demolition) and avoids a potentially contentious appeal to Council (should a demo CoA be denied), and/or avoids actions that might result in leveraging civil fines.

Note: Staff refers to the following provisions of the City Code only as a matter of full disclosure and for information only, not to suggest a possible a path or outcome, nor to provide an enforceable interpretation of the Code.

Per Sec. 34-277 (*Certificates of appropriateness; demolitions and removals*), the BAR must approve the razing or moving of a contributing structure, except upon the determination of the building code official that the building or structure is in such a dangerous, hazardous or unsafe condition that it could reasonably be expected to cause death or serious injury. Having no such determination by the City, that exception does not apply. Additionally, failure to obtain the necessary approval for demolitions, the owner is subject to a civil penalty not to exceed twice the fair market value of the building or structure, as determined by the city real estate tax assessment at the time of the demolition, razing or moving. (Sec. 34-86(b). See Appendix of this staff report.) The City's current assessment for this structure is \$2,700. (Reference J. Davis email of Nov. 9, 2202.) As such, the fine could not exceed \$5,400.

Per Sec. 34-281 (*Maintenance and repair required*), the owner of a contributing structure shall not shall allow it to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce a detrimental effect upon the character of a major architectural design district or the life and character of a contributing structure or protected property. In a violation of this requirement, the owner is subject to a civil penalty of \$200 for the first violation, and a civil penalty of \$500 for each subsequent violation. (Sec. 34-86(a)(10), see Appendix of this staff report.)

Per Sec. 34-285 (*Approval or denial of applications by BAR*) and should the BAR deny the CoA, the applicant may appeal to Council and seek further remedy per **Sec. 34-286** (*City council appeals*). (See Appendix of this staff report.)

Should the BAR approve the demolition request, staff recommends the following condition (included in the suggested motion below):

- Applicant will provide for the BAR record documentation of the existing building. [In addition to the photos provided, documentation will include dimensioned floor plans and elevations.]

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition at 507 Ridge Street satisfies the BAR’s criteria and guidelines for demolitions and that the BAR approves the application [as submitted with the condition that the applicant will provide for the BAR record documentation of the existing building].

or [as submitted with the following modifications/conditions: ...]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition at 507 Ridge Street does not satisfy the BAR’s criteria and guidelines for demolitions and that for the following reasons the BAR denies the application as submitted:...

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Demolitions:

Sec. 34-278. - Standards for considering demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- (a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
 - (1) The age of the structure or property;

Staff comment: The house and cottage were constructed in 1895 by Edgar Gianniny, the proprietor of the Gleason Hotel on West Main. (Passing through several owners, the property was acquired in 1940 by Grover Bailey, whose family occupied the house until 1962.) The available Sanborn Maps suggest the cottage was relocated at least once on the property.

- (2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places or listed on the Virginia Landmarks Register;

Staff comment: The house and cottage (VDR #104-0025-0019) are listed as contributing structures to the NRHP-listed *Ridge Street Historic District* (VDHR #104-0025). The VCRIS record indicates the property was found ineligible for individual listing. The cottage is identified as *one of the three surviving servants quarters in the Ridge Street Historic District*. [Note: Staff has been unable to identify the locations or conditions of other, similar structures. None yet found in review of City surveys and NRHP listing for properties in the *Ridge Street Historic District*.]

From the NRHP listing. <https://www.dhr.virginia.gov/historic-registers/104-0025/507> [Ridge]: (Gianniny-Bailey House); frame (stucco covered weatherboard); 2 story; 2 bays; high pitched hip roof with pedimented gables over 3 projecting bays; one story veranda on north bay. Victorian Vernacular. 1895.

(3) Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsmen, or with a historic event;

Staff comment: Nothing evident in the available records. The builder is not known. The initial owner was Edgar Gianniny, the proprietor of a local hotel.

Servant's cottage: The City's 1994 survey identifies this structure as a *servant's cottage*. According to the US Census and City Directories (between 1900 and 1960) and the City survey, we know the property changed ownership six times and until 1950 was primarily occupied by multiple renters. From the census record, two of the earliest owners had a servant listed in their household; however, neither lived at 507 Ridge Street for those census years. (See the Appendix.) Staff believes reference to a *servant's cottage* most likely originated with Edgar Gianniny, who reportedly constructed the house in 1895. We cannot determine if Gianniny ever lived here initially; he sold the property in 1897 and in 1900 the house is occupied by a renter. (Curiously, Gianniny does not appear in the 1900 census and the 1910 census lists no one at 507 Ridge Street.) Gianniny reacquired the property in 1901. The biennial City Directories indicate he occupied the house in 1902 and 1904, so we can assume this was between 1901 and 1905. (In 1906, the house is sold to and occupied by Charles Apple.) Per the 1910 census Gianniny lives at 1116 East Market Street, and in the household is Ellen Johnson, age 60, listed as a servant. Also in 1910, Apple has moved to the area near Fry's Spring, and in his household is John Scott, age 15, listed as a servant. It is possible both Gianniny and Apple while living at 507 Ridge Street employed a servant who occupied the cottage. However, the historical record suggests the cottage, if used as a servant's quarters or occupied at all, was likely only from 1895 to 1897 and from 1901 to 1909. [Note: Further research might provide more conclusive evidence.]

(4) Whether the building or structure or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

Staff comment: The structure is unique in its origin as a *servant's cottage*; however, its style, elements and materiality are very common throughout this district and the City.

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

Staff comment: The building material is easily reproduced.

(6) The degree to which distinguishing characteristics, qualities, features, or materials remain.

Staff comment: The structure will be razed (though, the owner may allow its relocation to another site). The applicant has expressed that—unless the building is relocated-- salvageable materials will be retained and incorporated (likely as interior elements) in a planned accessory dwelling unit in this location.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings.

Staff comment: The features are less elaborate and ornate than surrounding, similar-period structures; however, the design and materiality are generally consistent with those buildings.

Location: While Sanborn Maps are not reliable for precise scale and dimension, they are generally reliable for spatial relationships. The earliest maps showing this property indicate that between 1902 and 1920, the cottage was located on the south parcel line. On the 1920 map the cottage is either not shown or has moved farther back along the south parcel line. On the 1965 map (and on the 1966 aerial photo) the cottage is at its current location along the north parcel line.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board.

Staff comment: No study/report submitted by applicant.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural, or cultural value; and

Staff comment: The structure will be razed (though, the owner may allow its relocation to another site). The applicant has expressed that—unless the building is relocated-- salvageable materials will be retained and incorporated (likely as interior elements) in a planned accessory dwelling unit in this location.

(e) Any applicable provisions of the city's Design Guidelines [Chapter 7: *Moving and Demolitions*].

Staff comment: See below, under *B. Demolition of Historic Structures*

Pertinent design guidelines re: Demolitions

Link: [Chapter 7 Moving and Demolition](#)

A. Introduction

Historic buildings are irreplaceable community assets; and once they are gone, they are gone forever. With each successive demolition or removal, the integrity of a historic district is further eroded. Therefore, the demolition or moving of any contributing building in a historic district should be considered carefully.

Charlottesville's Zoning Ordinance contains provisions that require the property owner to obtain approval prior to demolishing a contributing property in a historic district or an Individually Protected Property (IPP).

The following review criteria should be used for IPP's and (contributing) buildings that are proposed for demolition or relocation.

Plans to demolish or remove a protected property must be approved by the BAR or, on appeal, by the City Council after consultation with the BAR. Upon receipt of an application for demolition or removal of a structure, the BAR has 45 days to either approve or deny the request. If the request is denied and the owner appeals to the City Council, the Council can either approve or deny the request. If Council denies the request, the owner may appeal to the City Circuit Court.

In addition to the right to appeal to City Council or the Circuit Court, there is a process that enables the owner to demolish the building or structure if certain conditions have been met. After the owner has appealed to City Council and has been denied, the owner may choose to make a bona fide offer to sell the building or structure and land.

The property must be offered at a price reasonably related to the fair market value of the structure and land and must be made to the city or to any person or firm or agency that gives reasonable assurance that it is willing to preserve and restore the property. City Council must first confirm that the offering price is reasonably related to the fair market value.

The time during which the offer to sell must remain open varies according to the price, as set out in the State Code and the Zoning Ordinance.

If such a bona fide offer to sell is not accepted within the designated time period, the owner may renew the demolition request to City Council and will be entitled [to a CoA that permits demolition].

B. Demolition of Historic Structures

Review Criteria for Demolition

1) The standards established by the City Code, Section 34-278.

Staff comment: See comments above: *Standards for considering demolitions.*

2) The public necessity of the proposed demolition.

Staff comment: Demolition is not a public necessity; the building has not been condemned or deemed unsafe.

- 3) The public purpose or interest in land or buildings to be protected.

Staff comment: See comments above: *Standards for considering demolitions*, item a.

- 4) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.

Staff comment: See comments above: *Standards for considering demolitions*, item d.

- 5) Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district.

Staff comment: See comments above: *Standards for considering demolitions*, item d. Additionally, relative to the VLR/NRHP *Ridge Street Historic District*, per discussions with VDHR staff, November 4, 2022, removal of the cottage/shed would not cause the primary structure (house) to become non-contributing, nor the historic district to be de-listed.

- 6) The reason for demolishing the structure and whether or not alternatives exist.

Staff comment: See comments above: *Standards for considering demolitions*, item d.

- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

Staff comment: See comments above: *Standards for considering demolitions*, item c

Guidelines for Demolition

- 1) Demolish a historic structure only after all preferable alternatives have been exhausted.
- 2) Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.
- 3) If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

Appendix: Related City Code Sections

Sec. 34-285. - Approval or denial of applications by BAR.

- c) Upon denial of an application (approval of an application with conditions over the objections of the applicant shall be deemed a denial), the applicant shall be provided written notice of the decision, including a statement of the reasons for the denial or for the conditions to which the applicant objects. Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision.

(9-15-03(3); 12-17-12(1))

Sec. 34-286. - City council appeals.

- a) An applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application. The applicant, or his agent, and any aggrieved person, shall be given an opportunity to be heard on the appeal.
- b) In any appeal the city council shall consult with the BAR and consider the written appeal, the criteria set forth within section 34-276 or 34-278, as applicable, and any other information, factors, or opinions it deems relevant to the application.
- c) A final decision of the city council may be appealed by the owner of the subject property to the Circuit Court for the City of Charlottesville, by filing with the court a petition at law, setting forth the alleged illegality of the action taken. such petition must be filed with the circuit court within thirty (30) days after council's final decision. The filing of the petition shall stay the council's decision pending the outcome of the appeal; except that the filing of the petition shall not stay a decision of city council denying permission to demolish a building or structure. Any appeal which may be taken to the circuit court from a decision of the city council to deny a permit for the demolition of a building or structure shall not affect the right of the property owner to make the bona fide offer to sell referred to in subparagraphs (d) and (e), below.
- d) In addition to the right of appeal set forth above, the owner of a building or structure, the demolition of which has been the subject of an application appealed to the city council, shall, as a matter of right, be entitled to demolish such building or structure if all of the following conditions have been met:
 - (1) The owner has appealed to city council for permission to demolish the building or structure, and city council has denied such permission;
 - (2) The owner has, for the applicable sale period set forth herein below, and at a price reasonably related to the fair market value of the subject property, made a bona fide offer to sell the building or structure, and the land pertaining thereto, to a person or legal entity that gives reasonable assurance that the building or structure will be preserved and restored; and
 - (3) No bona fide contract, binding upon all parties thereto, shall have been executed for the sale of such landmark, building or structure, and the land pertaining thereto, prior to the expiration of the applicable sale period.
 - (4) If all of the foregoing conditions are not met within the applicable sale period, then the city council's decision denying a permit shall stand, unless and until that decision is overturned by the circuit court. However, following expiration of the applicable sale period, a property owner may renew his request to the city council to approve the demolition of the historic landmark, building or structure.
- e) The time in which a property owner may take advantage of the rights afforded by subparagraph (d), above (the applicable "sale period") shall be as follows:
 - (1) Three (3) months, when the offering price is less than [\$25,000.00].
 - [...]

Sec. 34-86. - Schedule of civil penalties.

- a) Any violation of the following provisions of this chapter shall be subject to a civil penalty of two hundred dollars (\$200.00) for the first violation, and a civil penalty of five hundred dollars (\$500.00) for each subsequent violation arising from the same set of operative facts:

- (10) Any violation of Article II, Divisions 1—5, sections [34-240](#), et seq., regarding requirements for overlay districts.
- b) Any person who demolishes, razes or moves any building or structure which is subject to the regulations set forth within [section 34-277](#) or [section 34-340](#) without approval of the BAR or city council, shall be subject to a civil penalty not to exceed twice the fair market value of the building or structure, as determined by the city real estate tax assessment at the time of the demolition, razing or moving.
- (1) For purposes of this section, the term "person" shall include any individual, firm, partnership, association, corporation, company or organization of any kind, which is deemed by the Charlottesville Circuit Court to be responsible for the demolition, razing or moving.
 - (2) An action seeking the imposition of the penalty shall be instituted by petition filed by the city in the Circuit Court of the City of Charlottesville, which shall be tried in the same manner as any action at law. It shall be the burden of the city to show the liability of the violator by a preponderance of the evidence. An admission of liability or finding of liability shall not be a criminal conviction for any purpose.
 - (3) The defendant may, within twenty-one (21) days after the filing of the petition, file an answer and, without admitting liability, agree to restore the building or structure as it existed prior to demolition. If the restoration is completed within the time agreed upon by the parties or as established by the court, the petition shall be dismissed from the court's docket.
 - (4) The filing of the action pursuant to this section shall preclude a criminal prosecution for the same offense, except where the demolition, razing or moving has resulted in personal injury.
- (9-15-03(3); 10-18-10(1); 11-21-11(2); 12-17-12(1))

507 Ridge Street - Servant's Cottage c1890s

NRHP listing: *Ridge Street Historic District*

www.dhr.virginia.gov/wp-content/uploads/2018/04/104-0025_Ridge_St_HD_1982_Final_Nomination-1.pdf

507 Ridge Street: (Gianniny-Bailey House); frame (stucco covered weatherboard); 2 storey; 2 bays; high pitched hip roof with pedimented gables over 3 projecting bays; one storey veranda on north bay. Victorian Vernacular. 1895. (see survey sheet for additional details)



City survey 1970s/80s

507 Ridge Street - Servant's Cottage c1890s



City survey 1994

*servant's cottage:
1-storey, gable roof, white weatherboarded
prob 1 room*

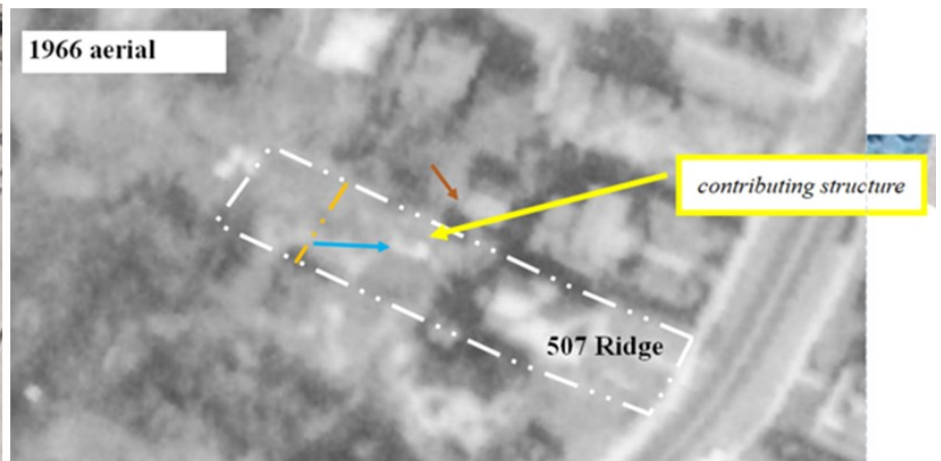
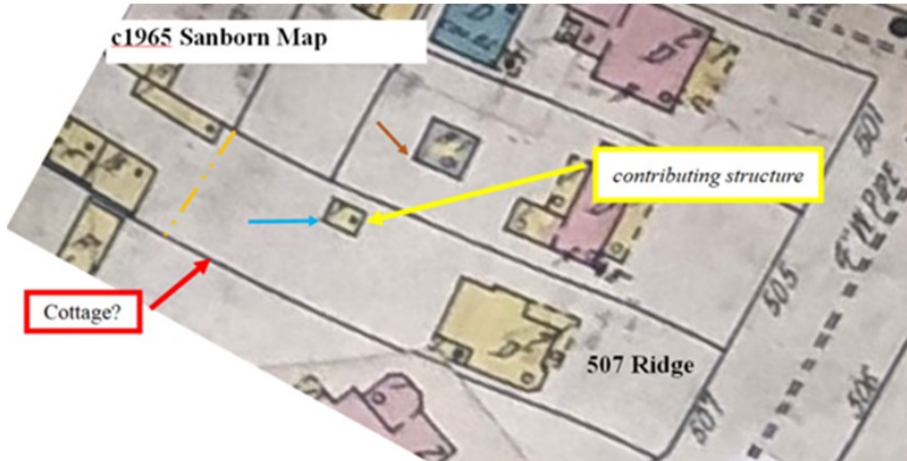
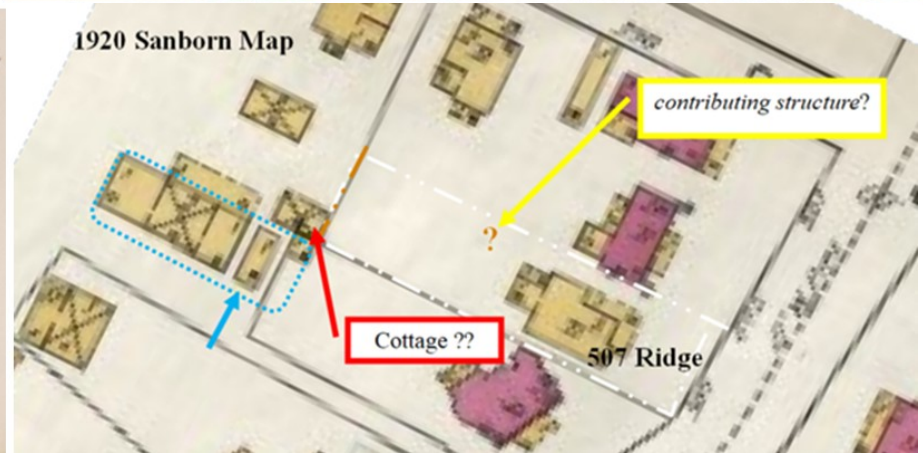
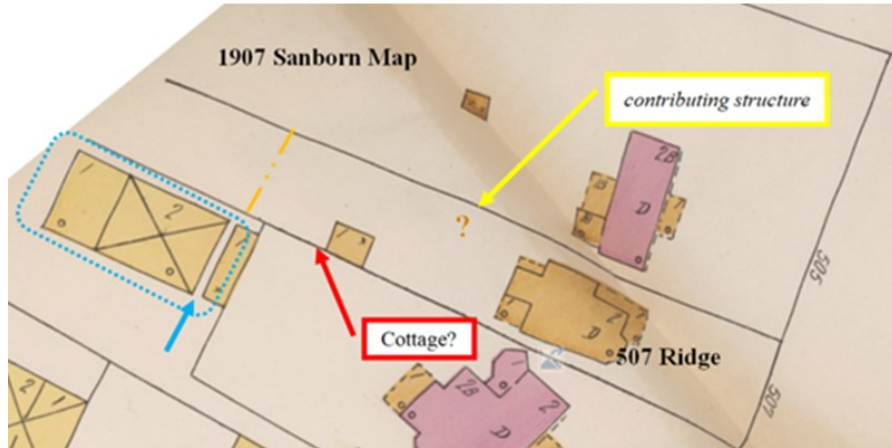
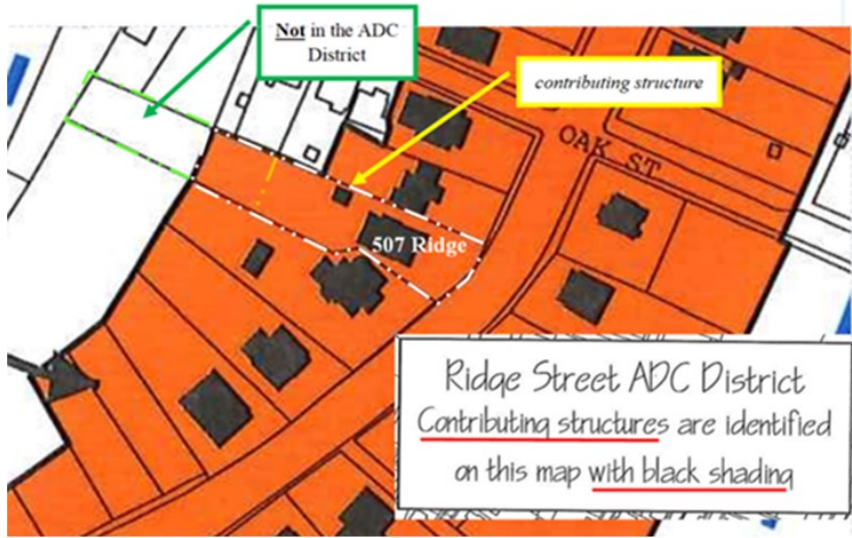
This house has one of the three surviving servants' quarters in the Ridge Street Historic District. The Gianniny-Bailey House is important to the streetscape and the District.



507 Ridge Street - Servant's Cottage c1890s

Oct 2022





GIANNINY-BAILEY HOUSE



STREET ADDRESS:	507 Ridge Street
MAP & PARCEL:	29-141
VDHR FILE NUMBER:	104-25-19
CITY FILE NUMBER:	364
PRESENT ZONING:	R-3
ORIGINAL OWNER:	E. M. Gianniny
ORIGINAL USE:	Residence
PRESENT USE:	Residence
PRESENT OWNER:	Lottie Scott
ADDRESS:	507 Ridge Street Charlottesville, Virginia
HISTORIC NAME:	Gianniny-Bailey House
DATE/PERIOD:	1895
STYLE:	Vernacular Queen Anne
HEIGHT(to cornice)OR STORIES:	2 storeys
DIMENSIONS AND LAND AREA:	60' x 225' (13,500 sq. ft.)
CONDITION:	Good
SURVEYOR:	Bibb
DATE OF SURVEY:	Fall 1980, Revised 1993
SOURCES:	City Records Mrs. Lottie Scott Mrs. E. A. Talley (Mabel Apple Talley)

GIANNINY-BAILEY HOUSE

ARCHITECTURAL DESCRIPTION

This house is two storeys tall, two bays wide, and double-pile, set on a low foundation. The original weatherboarding has been covered with stucco, significantly altering the appearance of the house. The trim is painted green. There is a semi-octagonal projecting side bay on the east facade, a rectangular projecting bay on the north side, and a projecting pavilion to the rear. The high-pitched hipped roof has steeply pedimented gables over the three projecting bays and another centered over the southern elevation. The roof is covered with standing-seam metal, painted red, and has Philadelphia gutters, projecting eaves and verges, and a boxed cornice. Brackets with a sunburst motif support the overhanging corners of the gable over the semi-octagonal bay. The sunburst motif is repeated at the peaks of the gables. The rear gable is weatherboarded; the other three are covered with pressed tin. There is a pair of 9-over-9 light tinted glass attic windows in the west facade gable, and a single, plain 1-over-1 light window in each of the others. There are two interior capped chimneys. Other windows are double-sash with architrave trim, 1-over-1 light on the facade and 2-over-2 light elsewhere. The one on the verandah has a panelled spandrel, suggesting that it may originally have been a triple sash window. A deep one-storey verandah covers the northern bay of the facade and wraps around the corner to a side entrance in the projecting bay on the north side. It has a medium-pitched truncated hipped roof covered with standing-seam metal with boxed cornice. The original spool frieze and simple balustrade are gone, square posts have replaced the attenuated Eastlake posts and brackets, and the floor and steps have been replaced with concrete. The wide entrance door in the northern bay has nine lights over three panels and a three-light rectangular transom. Beside the door there is a small double-sash window with one large light bordered by small lights. A small second storey porch is set on the roof of the verandah at window-sill level. It has a nearly flat roof, and it has retained its spool frieze, attenuated Eastlake posts with brackets, and turned balustrade. The second storey hall window gives access to the porch. There is a one-storey hipped-roofed back porch beside the projecting rear pavilion. Interior trim is symmetrically moulded with corner blocks. The three-flight open stair in the entrance hall has a decorated rail and paneled wall. The six fireplaces with Victorian mantels have been closed. There is a one-storey, gable-roofed, white weatherboarded servant's cottage behind the house.

HISTORICAL DESCRIPTION

E. M. Gianniny purchased this lot in 1895 (City DB 6-13) and built the house the same year, according to tax records. He sold it to E. M. Buck in 1897 (DB 8-331), then bought it back in 1901 (DB 12-103), and sold it to C. S. Apple in 1906 (DB 17-336). Ida L. Birch bought the house from Apple in 1915 (DB 27-487). Her husband, who had inherited it from her (WB 2-229), lost it during the Depression (DB 69-52, 86-128). E. I. and Mollie F. Bing owned it from 1935 to 1940, when they sold it to G. C. Bailey (DB 102-334). The Bailey family lived there for 22 years before selling it to Mrs. Lottie Scott in 1962 (DB 333-430). The weatherboarding was covered with stucco sometime between 1915 and 1962.

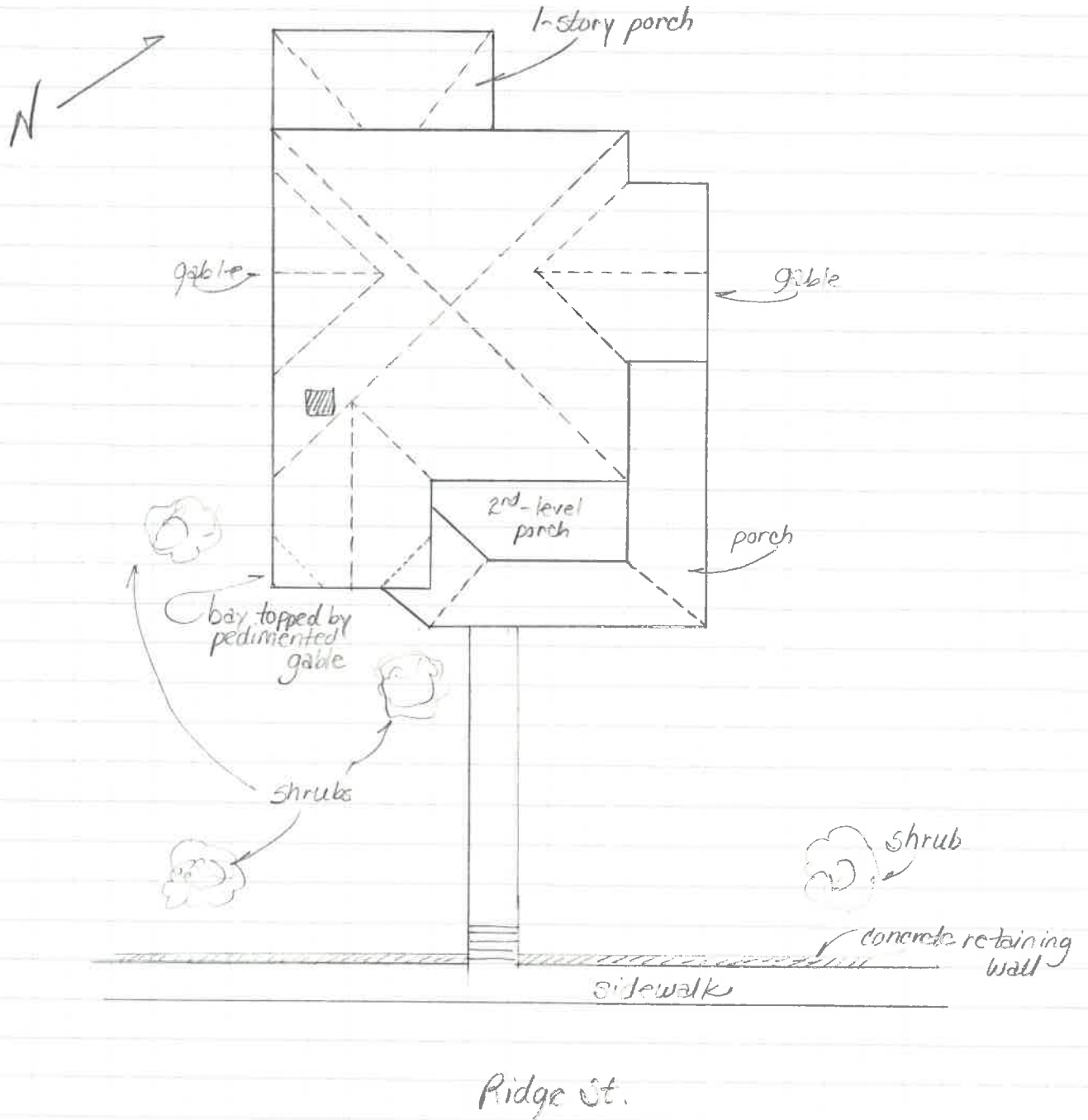
STATEMENT OF SIGNIFICANCE

This nicely detailed Vernacular Queen Anne residence is typical of the houses built on Ridge Street in the 1890's. The loss of many of them makes the remaining ones more important. The little second-storey porch, which has retained its Eastlake trim, is especially noteworthy.

This house has one of the three surviving servants' quarters in the Ridge Street Historic District. The Gianniny-Bailey House is important to the streetscape and the District.

GIANNINY-BAILEY HOUSE
507 RIDGE ST.

VDHR FILE NO. 104-25-19



SUSAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994

507 Ridge St.

333-430	Lottie Scott ^{same}	1972	highway plat 8-331
233-459	O.C. Bailey	1962	
102-337	O.C. Bailey		

1-fam, 2 stories, 7 rooms, 1 1/2 baths
 conc. block found, stucco walls, metal gable & hipped roof, basement
 "old"

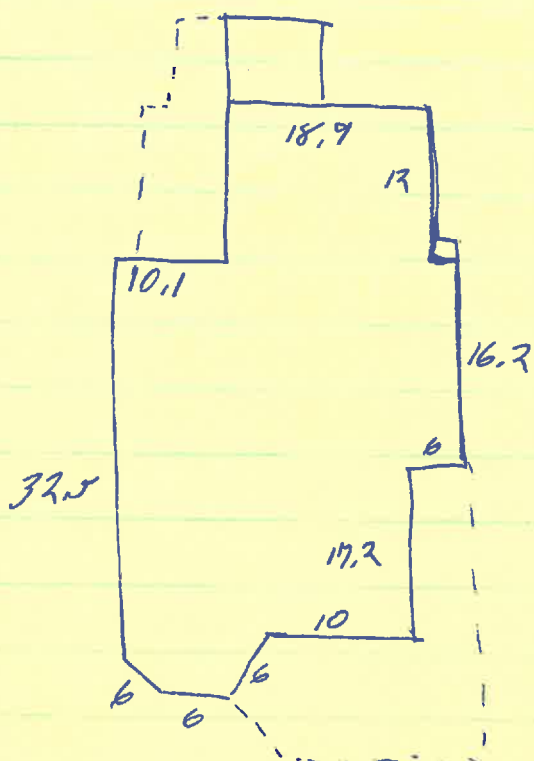
cheap concrete

frame cottage 10' x 12'

1971 - 1/2 bath

1976 - storage shed

Diagram



$$\begin{array}{r}
 16.2 \\
 17.2 \\
 \hline
 33.4
 \end{array}$$

10/2/19

Mrs Scott

stusco before bought

→ come to door — has German shepherd

* Biaminy - 1895 - 1906 = 11 yr

Apple - 1906 - 1915 = 9 "

Birch - 1915 - 1935 = 20 "

Bailey - 1940 - 1962 = 22 "

Scott - 1962 - 21981 = 219 yr

5-5581 Bailey

507 Ridge St

- 233-459
~~102-334~~
 1962
 Gunner C & Myrtle M. Bailey → Lottie Scott \$12,500
- 102-334
 5/21/1940
 E I & Marg E Bing, & Mollie F. Bing (s) → C. C. Bailey
 same as 86-128
- 86-128
 7/11/1935
 Geo NB, under 1930 deed of trust for F. H. Birch, widower,
 (69-52) → E. I. Bing & Mollie F. Bing, at auction \$3500
 lot of impts W side Ridge St
- 69-52
 same as ~~27~~ 27-487
 & will of Eda L. Birch, 1919, WB 2-229
- 27-487
 10/14/1915
 C. S. & Genevieve W. Apple → Eda L. Birch \$4500
 same as 17-336
- 17-336
 5/24/1906
 Ella M & E B Banning → C S Apple \$4800
 house & lot on west side Ridge St
 same as 12-103
- 12-103
 8/12/1901
 EM & Delia C Buck → EM Banning \$3000
 lot w/ "house & other impts"
 same as 6-13
 8-331
 Arlie B. Scribner & hab → Ella M. Banning
- 8-331
 11/12/1897
 Edgar B & Ella M Banning → EM Buck (trade for farm)
 same as 6-13
 house & lot
- 6-13
 4/8/1895
 Arlie B & W Scribner → EM Banning (now S. B)
 lot (no mention of house) on west side Ridge St
 part of ACD B 85-398, 1885, & EM Wolfe est → Scribner

Tax

1895	3rd	Archie B. Scribner	w Ridge	$1000 + 2000 = 3000$	
1896	"	"	"	$500 + " = 2500$	\$500 off to Binning
"		EB Binning	"	$700 + 1800 = 2500$	for Scribner

507 Ridge

2-story, 2-bay 2nd, 3 bay 1st
low found, cov w/ conc
surco of med green trim

high-pitched hips roof, red ss m, gutters, boxed cornice
gables over semi-^{proj} 5 bay facade, ~~ret~~ ^{ret} proj w/ bay N side
centered on S side,
sunburst corner brackets w/ pendants; ^{repeated} in gable peak;
^{passed to} ~~sunburst~~; on 9/8 2 stained glass attic windows in front gable,
ung reg 1/1 in 5

2 int copped chim
windows 1/1, arch trim, 2/2 sides
one in proj bay on porch has expanded ✓

deep 1-story veranda wraps around NE corner bet proj bays
rather high hips roof, matches
sq posts prob replace ^{bracketed} w/ collars, as 1 pilaster remains
no balustrade or fence
conc flr steps

ent - wide door 9 l / 3 panels
3-l rect transom
side door 1 l bordered w/ small / panels

run 2nd storey porch set on porch roof
1 bay of facade
nearly flat roof
spool bays, bracketed E cast-iron posts, V in turned bal
no floor at window sill level
stair window on facade 1/1 bordered w/ small

wants picture

3 fl open stair, dec rail, paneled below
sym moulded trim w/ corner blocks

arch trim

rear wing gable-roof, w/B gable w/ 1/1 and

low back porch in ell - 15, ^{red} hip roof, exposed rafter ends

~~see~~ servants cottage:

1-storey, gable roof, white weatherboarded
prob 1 room

old picture 507 Ridge St

c. 1906 or 1907

weatherboarded, appears to be light color w/ white trim
low foundation

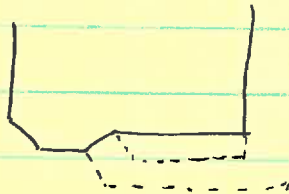
1/1 windows

veranda: 3 wide steps

55T hips roof, boxed cornice

Eastlake posts, open (or good?) frieze, simple balustrade

2nd storey porch: same cornice, frieze, posts, but turned balustrade



CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



April 8, 2003

Mr. Edward W. Wayland
c/o 913 East Jefferson Street
Charlottesville, VA 22901

**RE: 507 Ridge Street
Virginia Historic Landmark Designation**

Dear Ed:

We were surprised to learn that the above referenced property is not already on the State's Landmarks list, as it is on the local and national register designations. I am happy to lend our support for designation of this house/property on the Virginia Landmark's list.

This house, known as the Gianniny-Bailey House, dates from 1895, and represents the Victorian style residences built on Ridge Street in the 1890's. The loss of many such residences makes this house an important remaining resource. Such details and features as the Eastlake trim on the second story porch represent items which are rarely seen on homes in Charlottesville. Finally, this house/property has one of the very rare servant's quarters remaining in structures from this era.

I hope this helps to confirm the significance of the structure to the Charlottesville and Virginia Landmarks collection. If you have any questions, please feel free to contact me at 970-3995. Best of luck in obtaining this well-deserved designation.

Sincerely,

Ronald L. Higgins, AICP
Planning Manager

RLH:sdp



Date JAN 1994 File No. 104-25-19
Name GIANNINI-BAILEY HOUSE, 507 RIDGE ST.
Town CHARLOTTESVILLE
County _____
Photographer ANN C. HUPPERT
Contents 3 EXT. VIEWS OF HOUSE, 1 OF
SHED

Property Information

Property Names

Name Explanation	Name
Function/Location	Dwelling, 507 Ridge Street
Historic/Current	Gianny-Bailey House

Property Addresses

Current - 507 Ridge Street

County/Independent City(s):	Charlottesville (Ind. City)
Incorporated Town(s):	No Data
Zip Code(s):	22902, 22903
Magisterial District(s):	No Data
Tax Parcel(s):	290141000
USGS Quad(s):	CHARLOTTESVILLE EAST

Property Evaluation Status

DHR Evaluation Committee: Not Eligible
This Property is associated with the Ridge Street Historic District.

Additional Property Information

Architecture Setting: Urban

Acreage: No Data

Site Description:

DHR Staff 2020: The Gianniny-Bailey House is located on the northwest side of Ridge Street, just south of the intersection of Ridge Street and Oak Street. A sidewalk and concrete retaining wall run along the eastern end of the property, between it and Ridge Street. A set of concrete steps lead from the sidewalk to a walkway leading to the front porch.

Surveyor Assessment:

1980/1994: This nicely detailed Victorian residence is typical of the houses built on Ridge Street in the 1890s. The loss of many of them makes the remaining ones more important. This little second story porch, which has retained its Eastlake trim, is especially noteworthy. This house has one of the three surviving servants quarters in the Ridge Street Historic District. The Gianniny- Bailey House is important to the streetscape and the District.

1993: E. M. Gianniny purchased this lot in 1895 (City DB 6-13) and built the house the same year, according to tax records. He sold it to E. M. Buck in 1897 (DB 8-331), then bought it back in 1901 (DB 12-103), and sold it to c. s. Apple in 1906 (DB 17-336). Ida L. Birch bought the house from Apple in 1915 (DB 27-487). Her husband, who had inherited it from her (WB 2-229), lost it during the Depression (DB 69-52, 86-128). E. I. and Mollie F. Bing owned it from 1935 to 1940, when they sold it to G.C. Bailey (DB 102-334). The Bailey family lived there for 22 years before selling it to Mrs. Lottie Scott in 1962. The weatherboarding was covered with stucco sometime between 1915 and 1962.

DHR Staff 2020: This building is a contributing resource to the Ridge Street Historic District.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Historic District Status:	Contributing
Date of Construction:	Ca 1895
Date Source:	Written Data
Historic Time Period:	Reconstruction and Growth (1866 - 1916)
Historic Context(s):	Architecture/Community Planning, Domestic
Other ID Number:	No Data
Architectural Style:	Victorian, Queen Anne
Form:	No Data

Number of Stories: 2.0
Condition: Good
Threats to Resource: None Known
Cultural Affiliations: *No Data*

Cultural Affiliation Details:
 No Data

Architectural Description:

1982: frame (stucco covered weatherboard); 2 storey; 2 bays; high pitched hip roof with pedimented gables over 3 projecting bays; one storey veranda on north bay. Victorian Vernacular. 1895.

1980-1994: This house is two storeys tall, three bays wide, and double pile, on a low foundation. The original weatherboarding has been covered with stucco, significantly altering the appearance of the house. The trim is painted green. There is a semi-octagonal projecting side bay on the facade, a rectangular projecting bay on the north side, and a projecting pavilion at the rear. The high-pitched hipped roof has steep pedimented gables over the three projecting bays and another centered over the southern elevation. It is covered with standing seam metal, painted red, and has Philadelphia gutters, projecting eaves and verges, and a boxed cornice. Corner brackets with a sunburst motif support the overhanging corners of the gable over the semi-octagonal bay. The sunburst motif is repeated at the peaks of the gables. The rear gable is weatherboarded; the other three are covered with pressed tin. There is a pair of 9-over-9 light tinted glass attic windows in the gable on the facade, and a single plain 1-over-1 light window in each of the others. There are two interior capped chimneys. Windows are double-sash with architrave trim, 1-over-1 light on the facade and 2-over-2 light elsewhere. The one on the veranda has a paneled spandrel, suggesting that it may originally have been a triple sash window. A deep one-storey verandah covers the northern bay of the facade and wraps around the corner to a side entrance in the projecting bay on the north side. It has a medium-pitched truncated hipped roof covered with standing-seam metal with boxed cornice. The original spool frieze and simple balustrade are gone, square posts have replaced the attenuated Eastlake posts and brackets, and the floor and steps have been replaced with concrete. The wide entrance door in the northern bay has nine lights over three panels and a three-light rectangular transom. Beside the door there is a small double-sash window with one large light bordered by small lights. A small second storey porch is set on the roof of the verandah at windowsill level. It has a nearly flat roof, and it has retained its spool frieze, attenuated Eastlake posts with brackets, and turned balustrade. The second storey hall window gives access to the porch. There is a one-storey hipped-roofed back porch beside the projecting pavilion. Interior trim is symmetrically moulded with corner blocks. The three-flight open stair in the entrance hall has a decorated rail and paneled wall. The six fireplaces with Victorian mantels have been closed.

 January 1994

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Brick	Corbeled
Structural System and Exterior Treatment	Wood Frame	Wood	Weatherboard
Roof	Complex	Metal	<i>No Data</i>
Windows	Double-hung	Wood	<i>No Data</i>
Porch	Wrap-Around	<i>No Data</i>	Posts
Foundation	Solid/Continuous	Stucco	<i>No Data</i>

Secondary Resource Information

Historic District Information

Historic District Name: Ridge Street Historic District
Local Historic District Name: *No Data*
Historic District Significance: Ridge Street Historic District has been listed in the National Register of Historic Places since 1982 as a part of the Charlottesville Multiple Resource Area form, which recorded much of the city's historic architecture. An administrative error left the district off the Virginia Landmarks Register, but interest in state rehabilitation tax credits prompted city officials to seek designation in 2003. The residential district occupies four blocks just south of downtown and contains historic structures dating from the mid-1800s through the 1890s. Its ridge-top location attracted wealthy families who built stately Victorian-style houses there. The Ridge Street neighborhood was integrated even before the Civil War. A free black man owned property there as early as 1842 and, when the street was extended, its southern end was one of the city's most fashionable African American neighborhoods. The district is relatively unchanged and remains a cohesive black community.

CRM Events

Event Type: DHR Evaluation Committee: Not Eligible

DHR ID: 104-0025-0019
Staff Name: DHR Evaluation Committee
Event Date: 5/1/2003
Staff Comment

Angie Edwards presenting:
Gianniny-Baily House, 507 Ridge St. Charlottesville, Tax Act File Number 2003-072, DHR File Number 104-0025-0019.
This resource, a contributing building in the Charlottesville-Ridge Street Multiple Resource Area, was evaluated as locally significant under Criterion C (Architecture); the committee recommends that the resource is not eligible for listing with 28 points.

The committee encourages the applicant to pursue a district nomination, especially as such a nomination is already in place, and has never been presented for VLR listing.

Event Type: Rehabilitation Tax Credit

DHR ID: 104-0025-0019
Staff Name: DHR
Event Date: 4/11/2003
Staff Comment

Denied - Tax Act File No. 2003-072

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Eugenia Bibb/Susan Smead
Organization/Company: City of Charlottesville
Photographic Media: Film
Survey Date: 1/1/1994
Dhr Library Report Number: *No Data*

Project Staff/Notes:
Neg #13471, fr 11/14 - Jan 1994
Original survey by Eugenia Bibb in the fall of 1980

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Susan Smead & Eugenia Bibb
Organization/Company: DHR
Photographic Media: Digital
Survey Date: 1/1/1994
Dhr Library Report Number: *No Data*

Project Staff/Notes:
No Data

Project Bibliographic Information:
DHR Staff 2020: Data based on 1978 and 1993 survey forms.

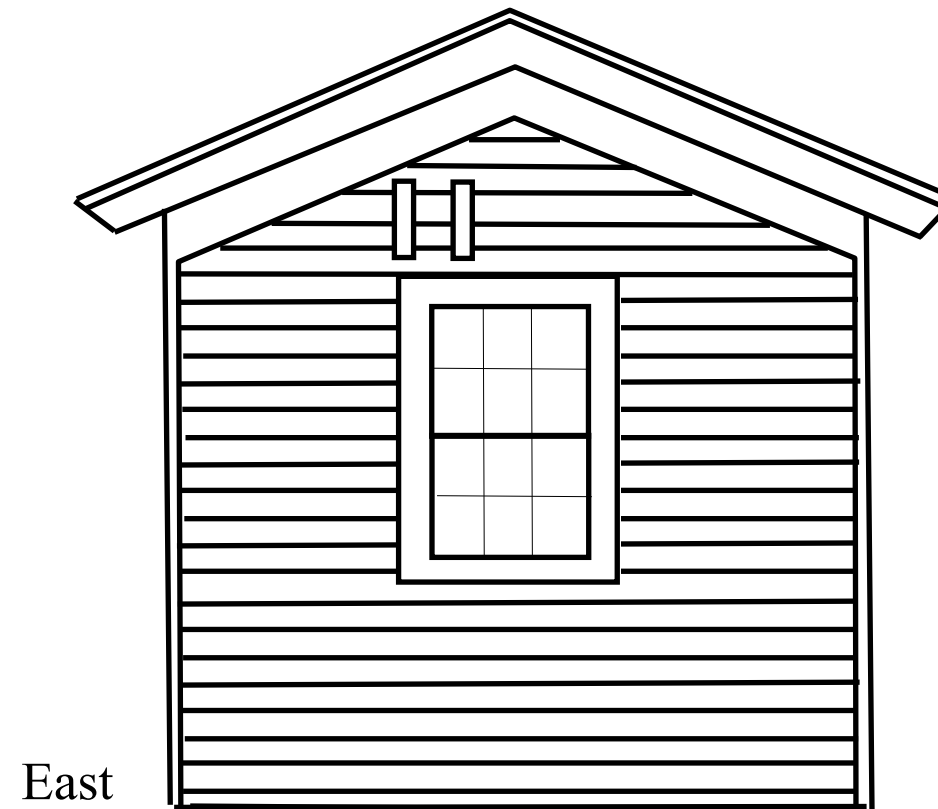
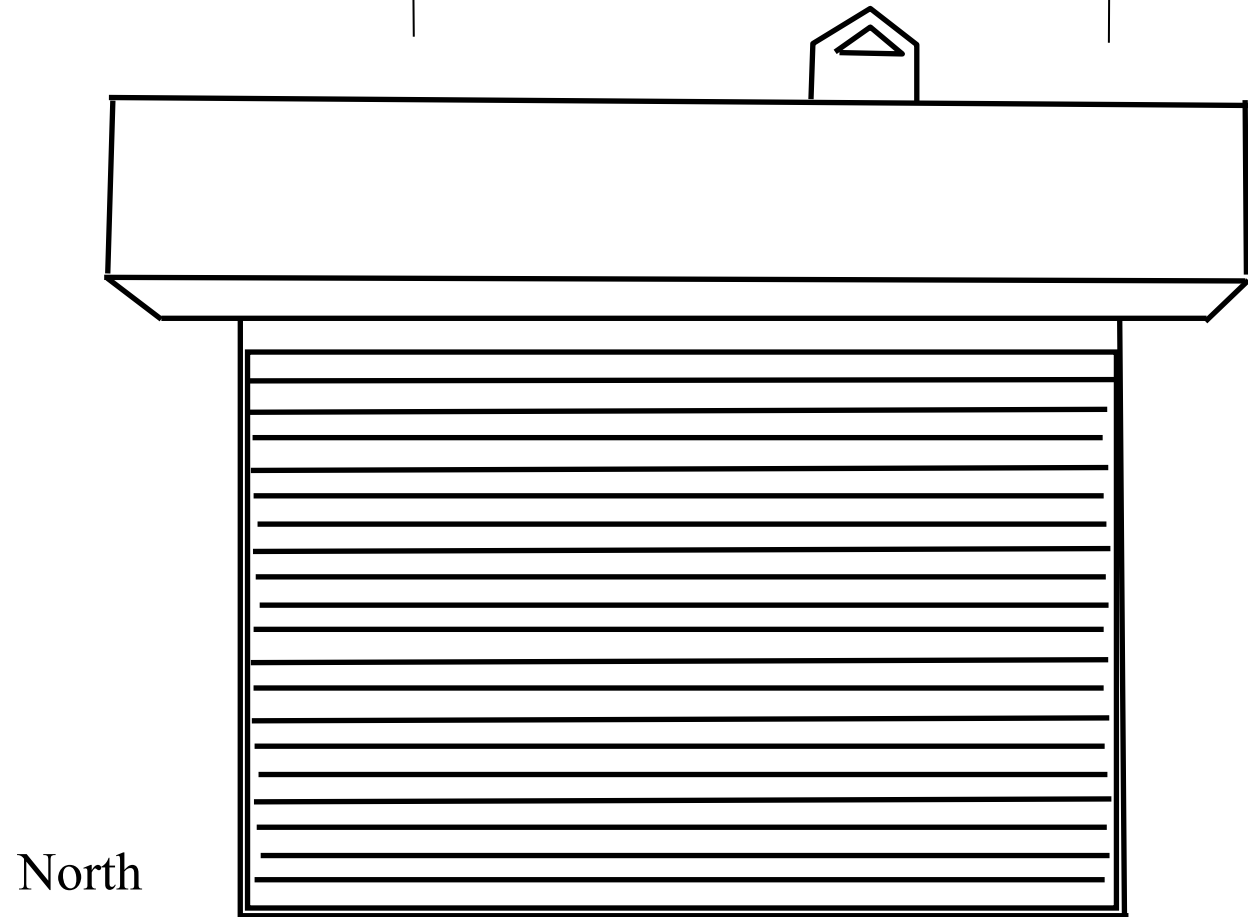
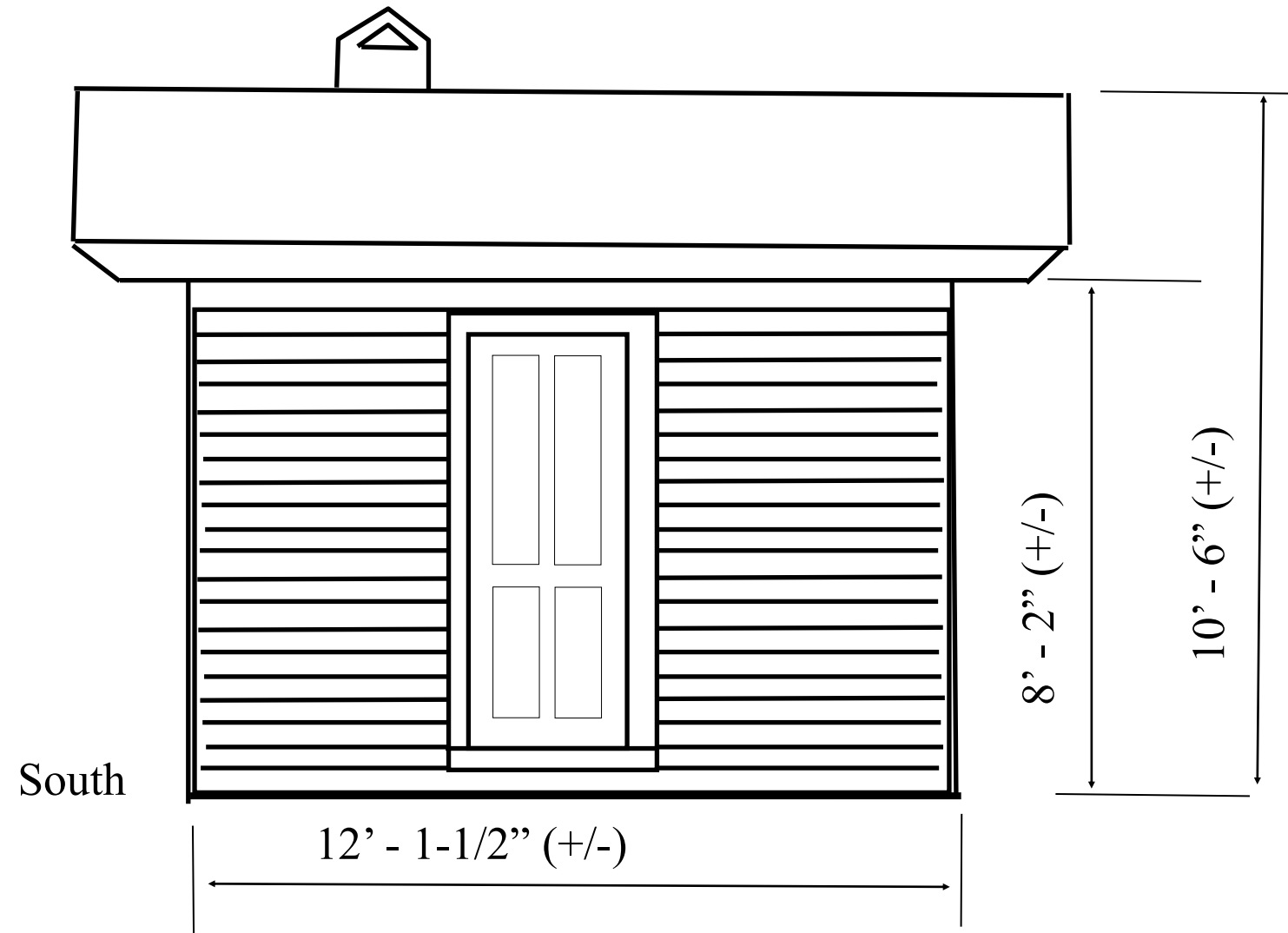
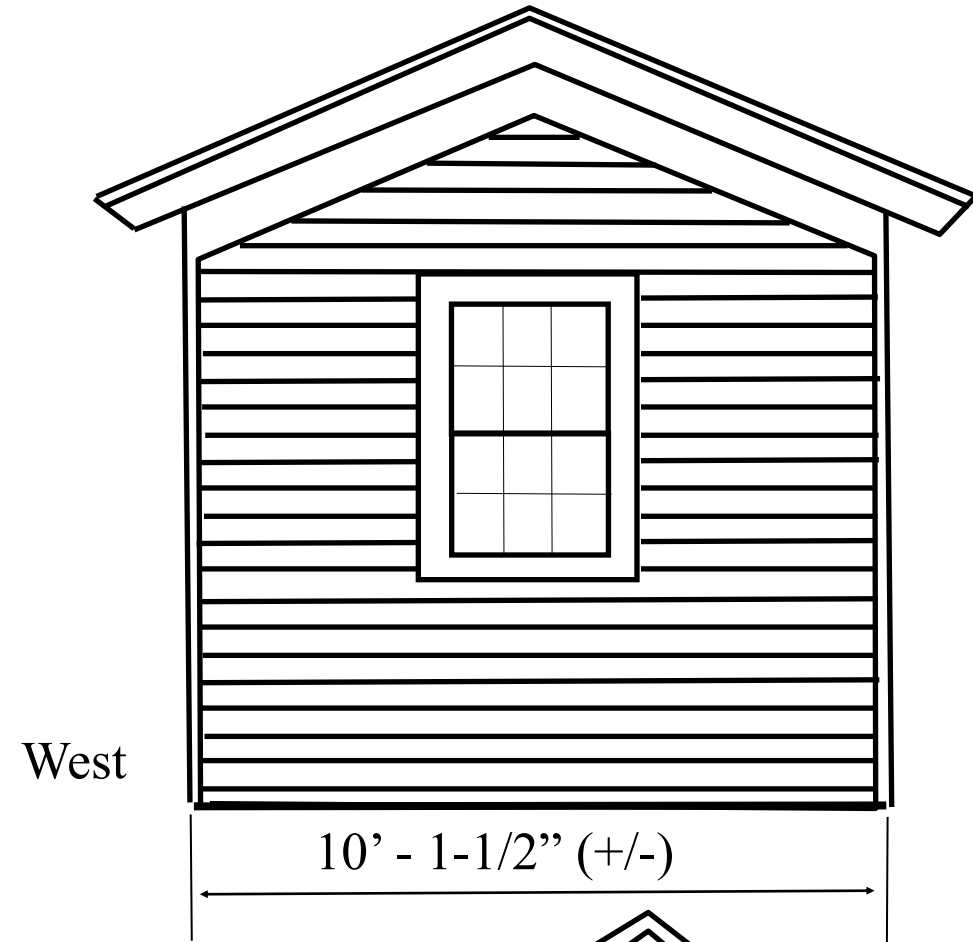
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



Approximate
Not to scale

Painted wood siding applied to 2x4 framed wall with bead-board applied on interior.

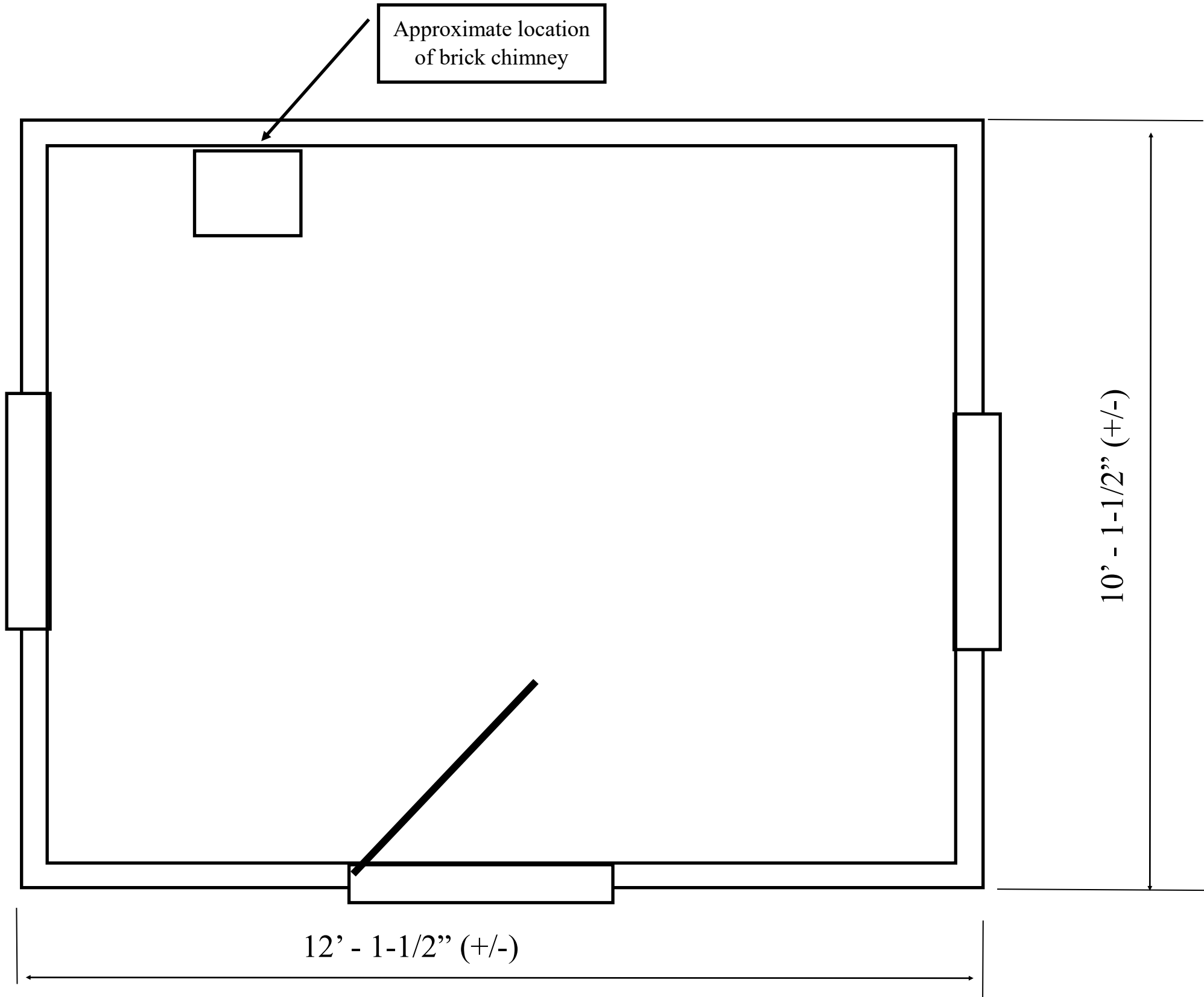
Siding appears original, with some lower sections replaced with cedar siding. Trim, soffit and cornice appear original, but cannot determine; minor repairs evident.

Wall studs, sill beam, upper plate, ceiling joists, and roof rafters appears original, with several areas of visible termite damage. Ceiling joists have nail patterns consistent with a simple ceiling, possible heavy paper or thin paneling.

Plywood flooring over wood floor joists, of which several are modern. Structure set on stacked brick piers.

Door and windows appear original; in poor condition, but salvageable.

Where it remains, skipped board sheathing on roof rafters appears original; but in poor condition. Original roof no longer extant. Currently plywood sheathing with wood shakes and metal drip edge. Ridgeline is sagging in center. Leaks are evident, especially at the chimney.



Approximate
Not to scale



This house has one of the three surviving servants' quarters in the Ridge Street Historic District. The Gianniny-Bailey House is important to the streetscape and the District.



*servants cottage:
1-storey, gable roof, white weatherboarded
prob 1 room*

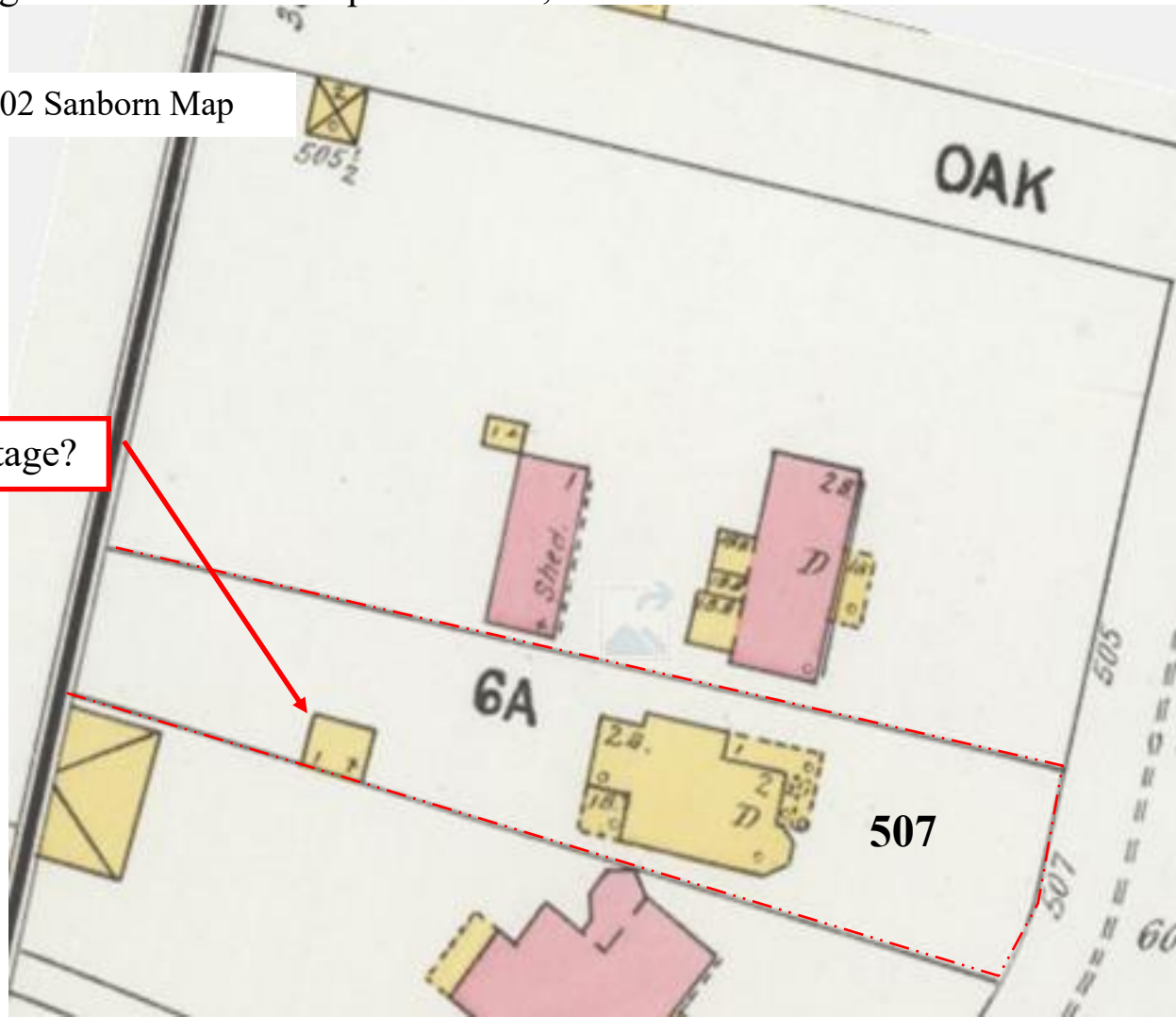


507 Ridge Street - BAR staff photos Nov, 3 2022



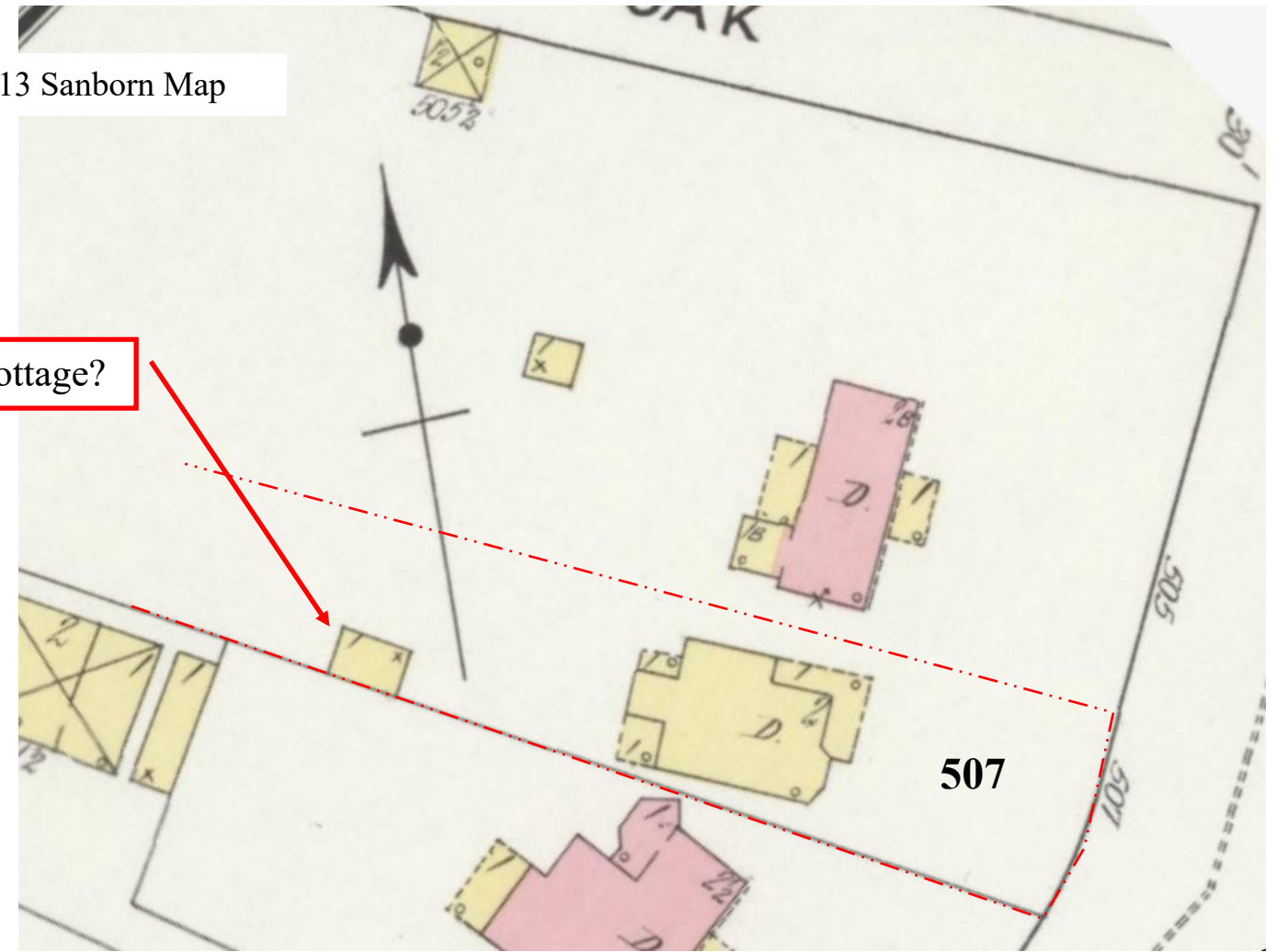
1902 Sanborn Map

Cottage?



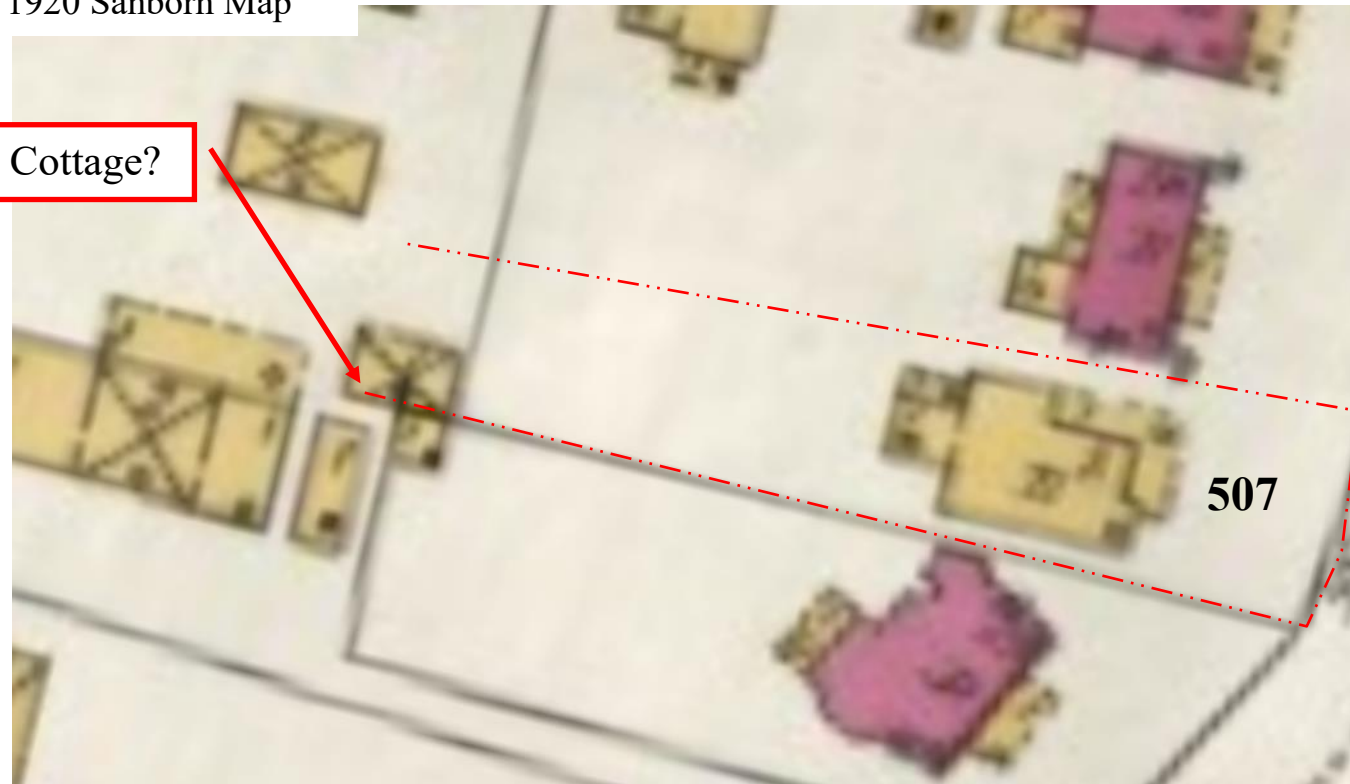
1913 Sanborn Map

Cottage?



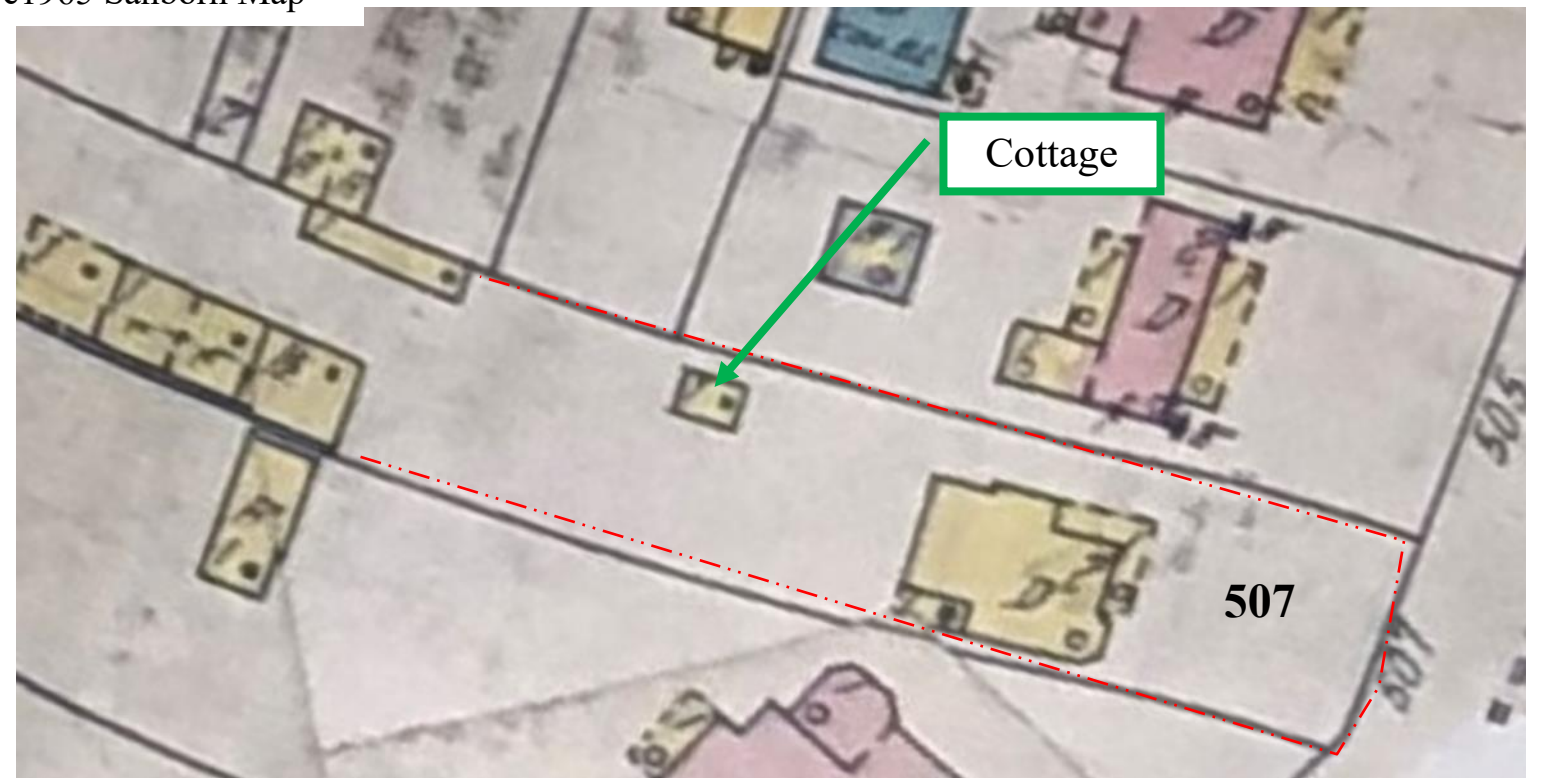
1920 Sanborn Map

Cottage?



c1965 Sanborn Map

Cottage



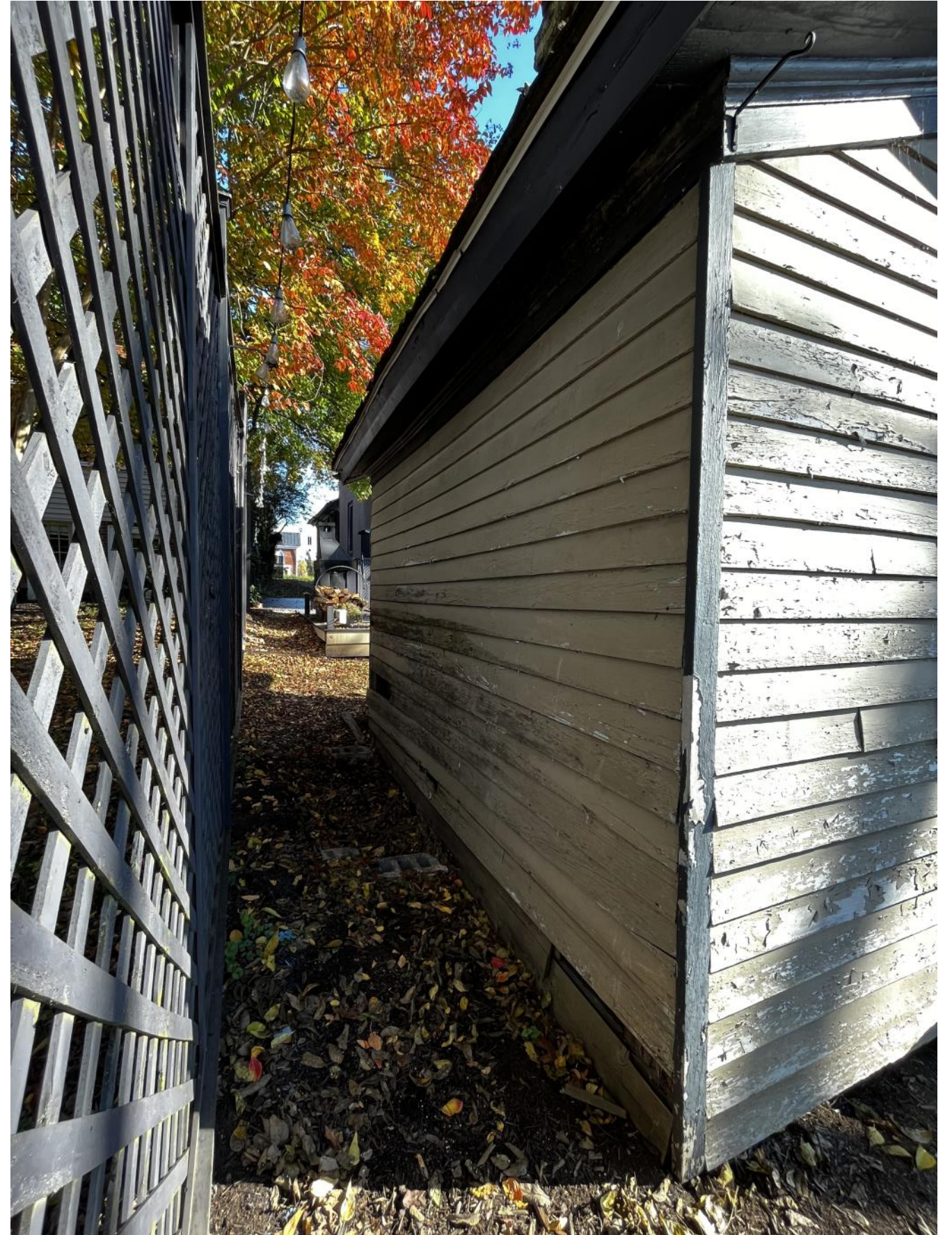


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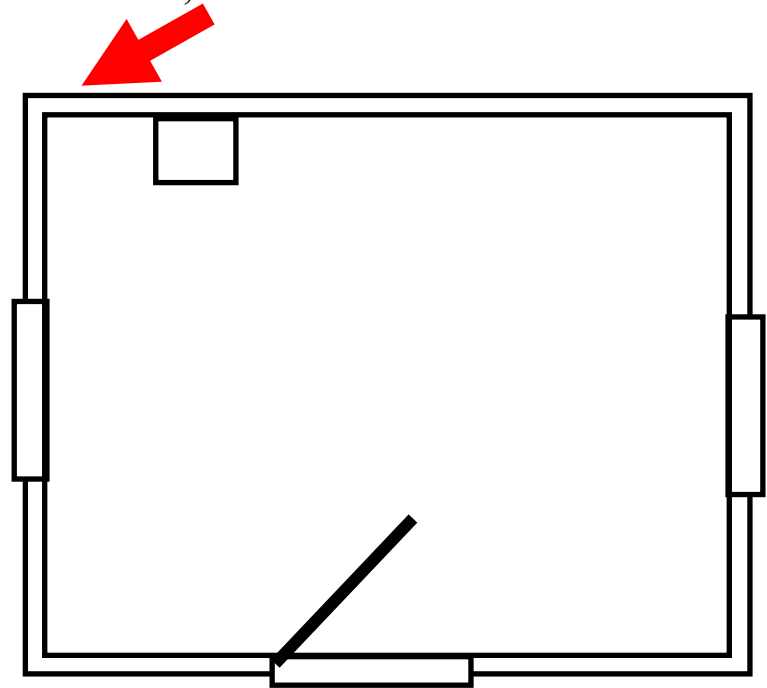


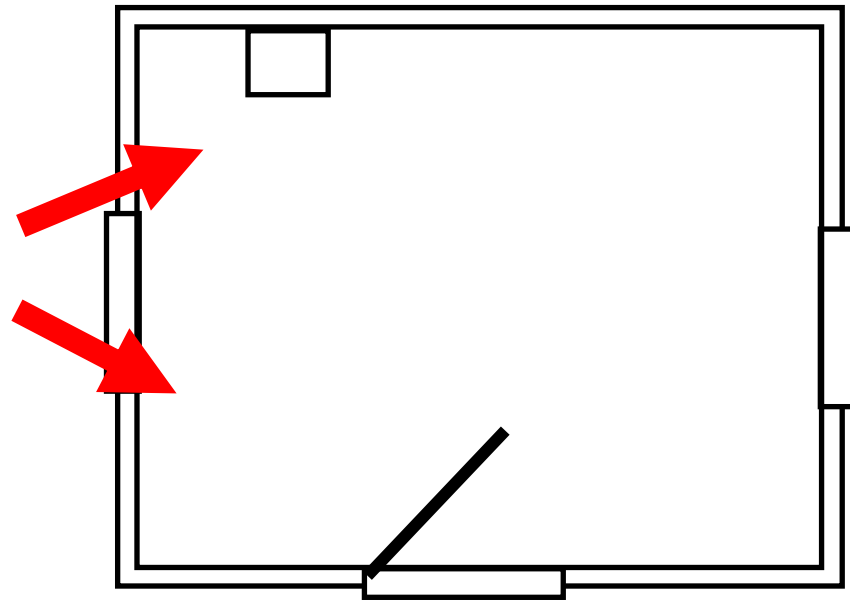


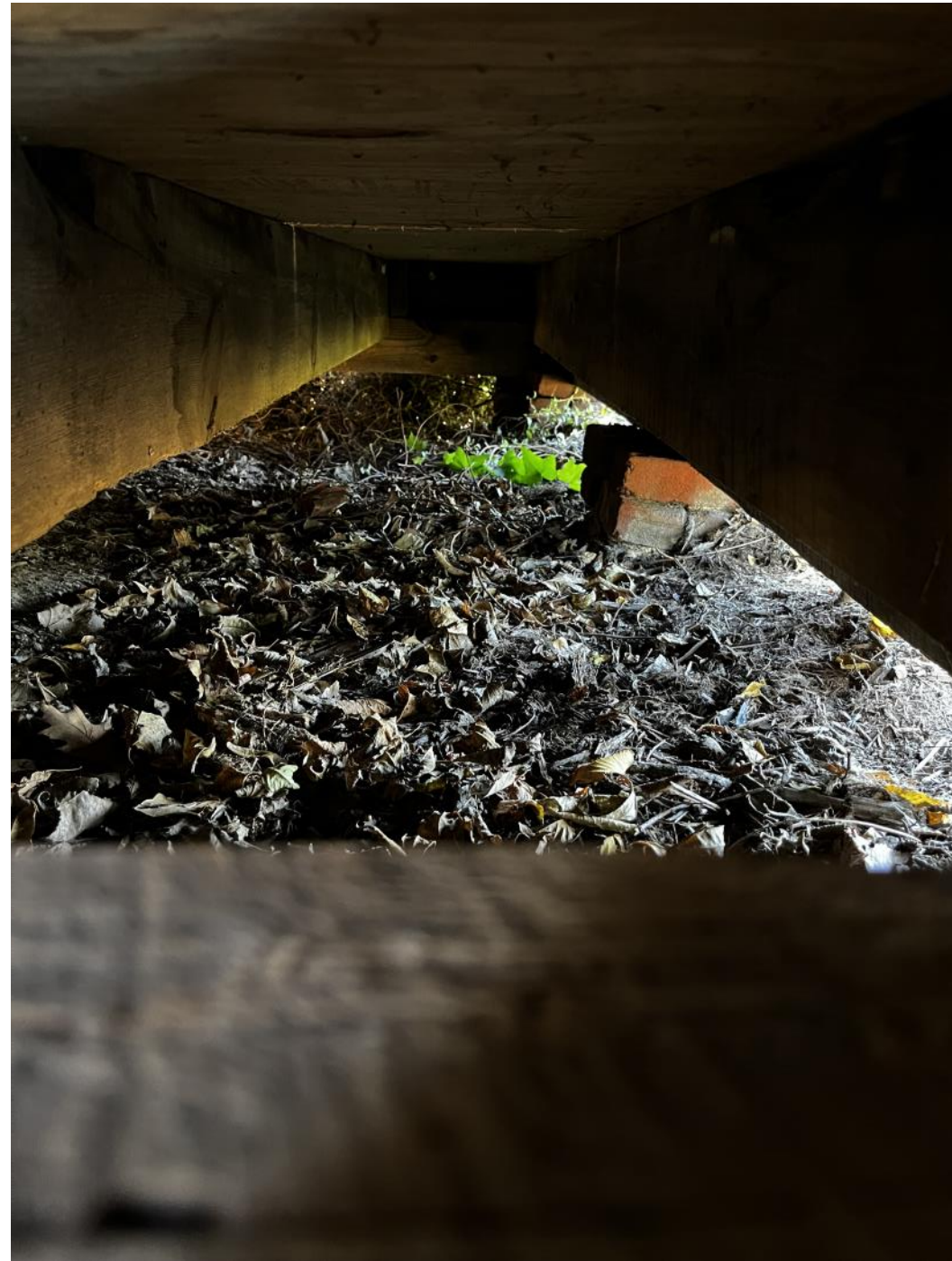
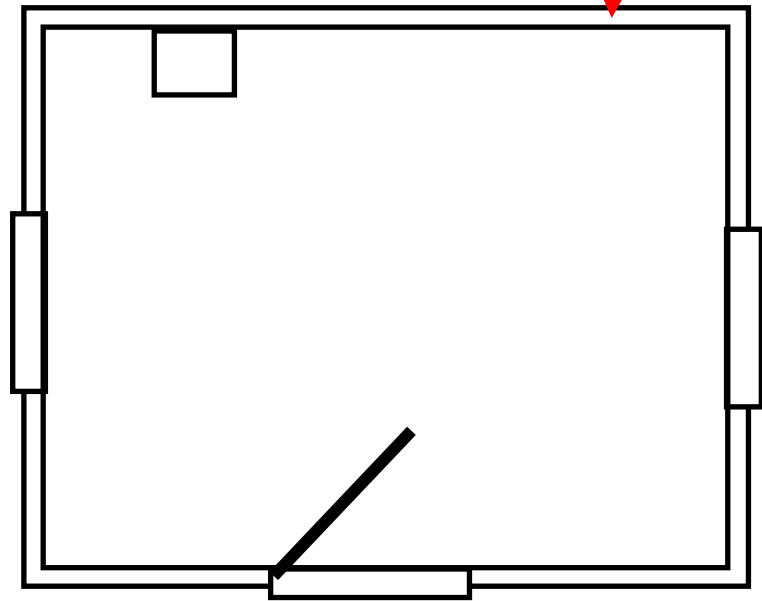
Not period elements

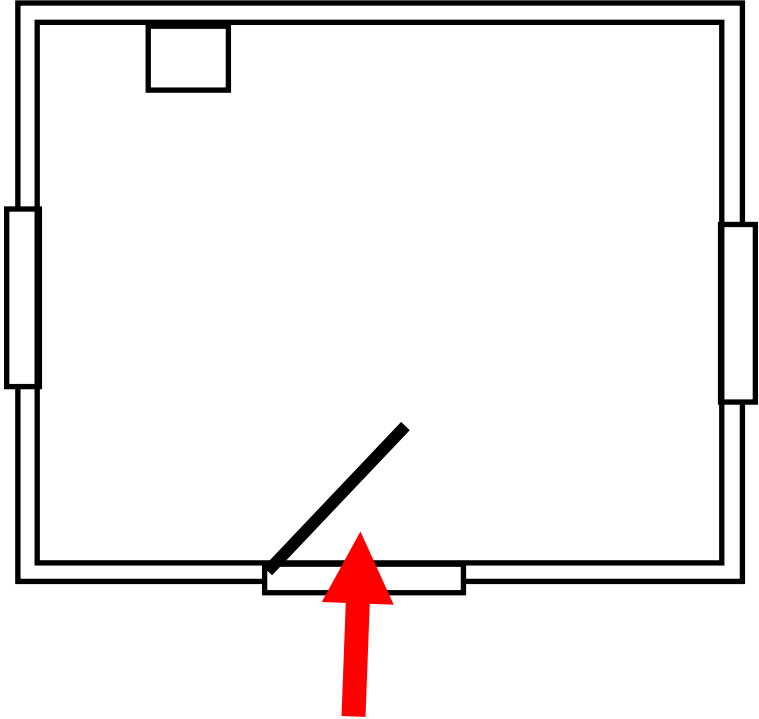


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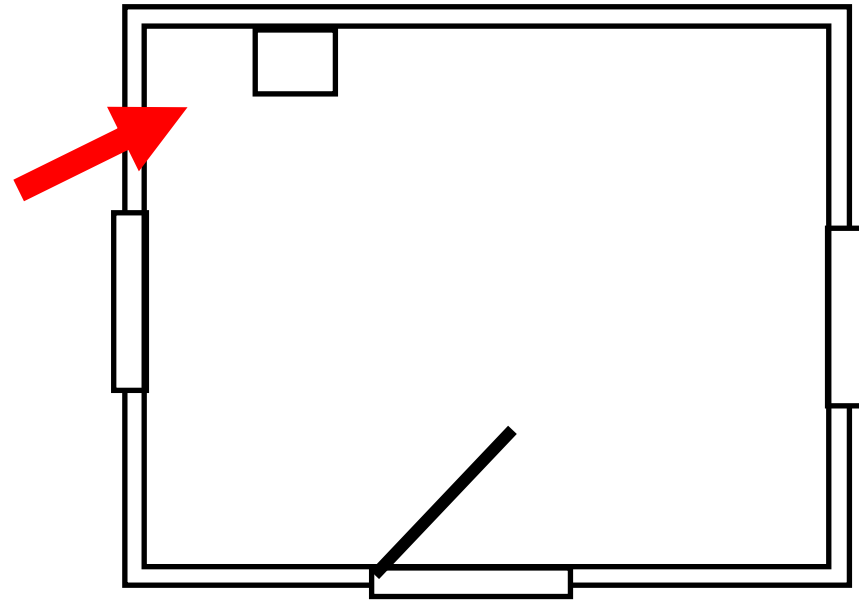




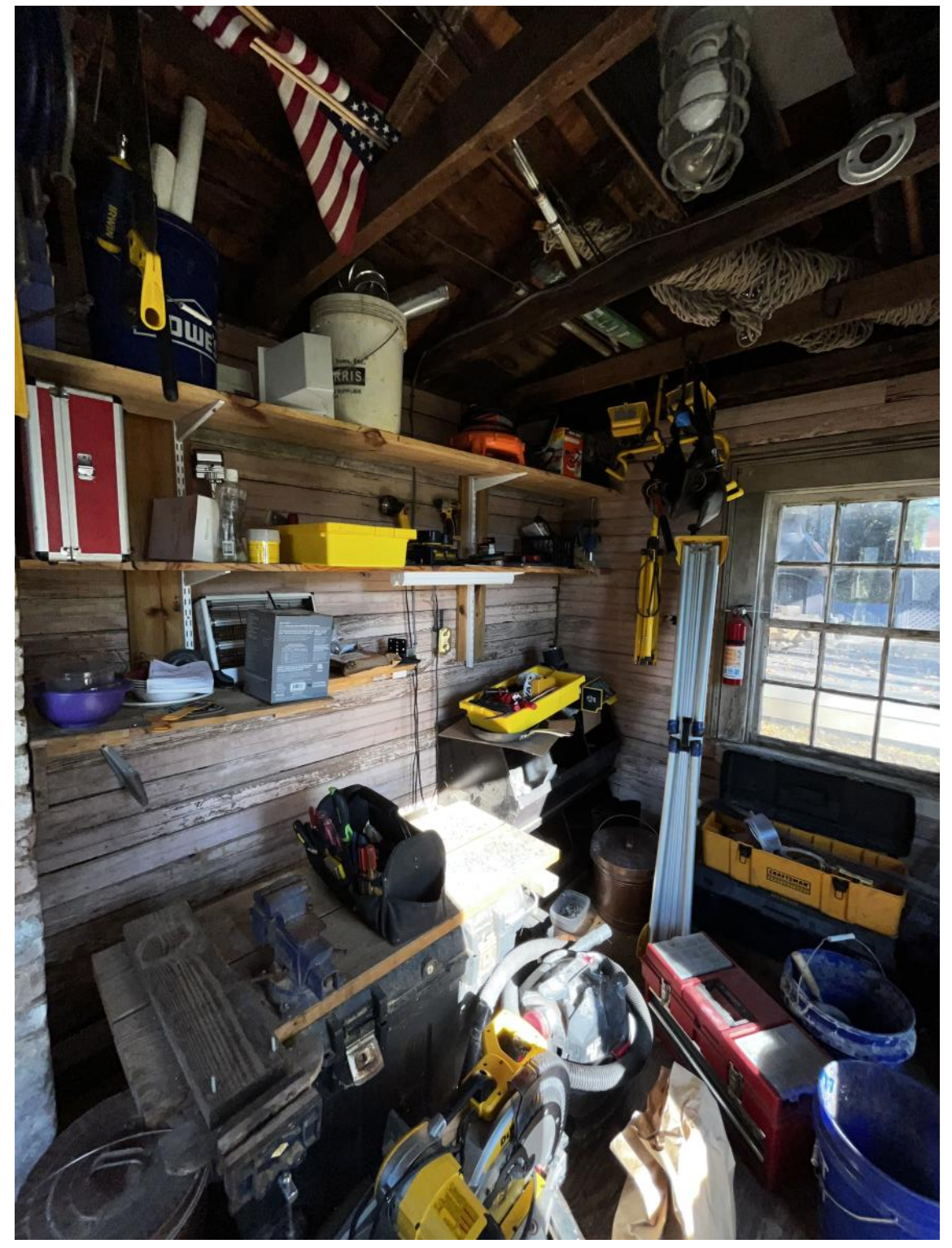
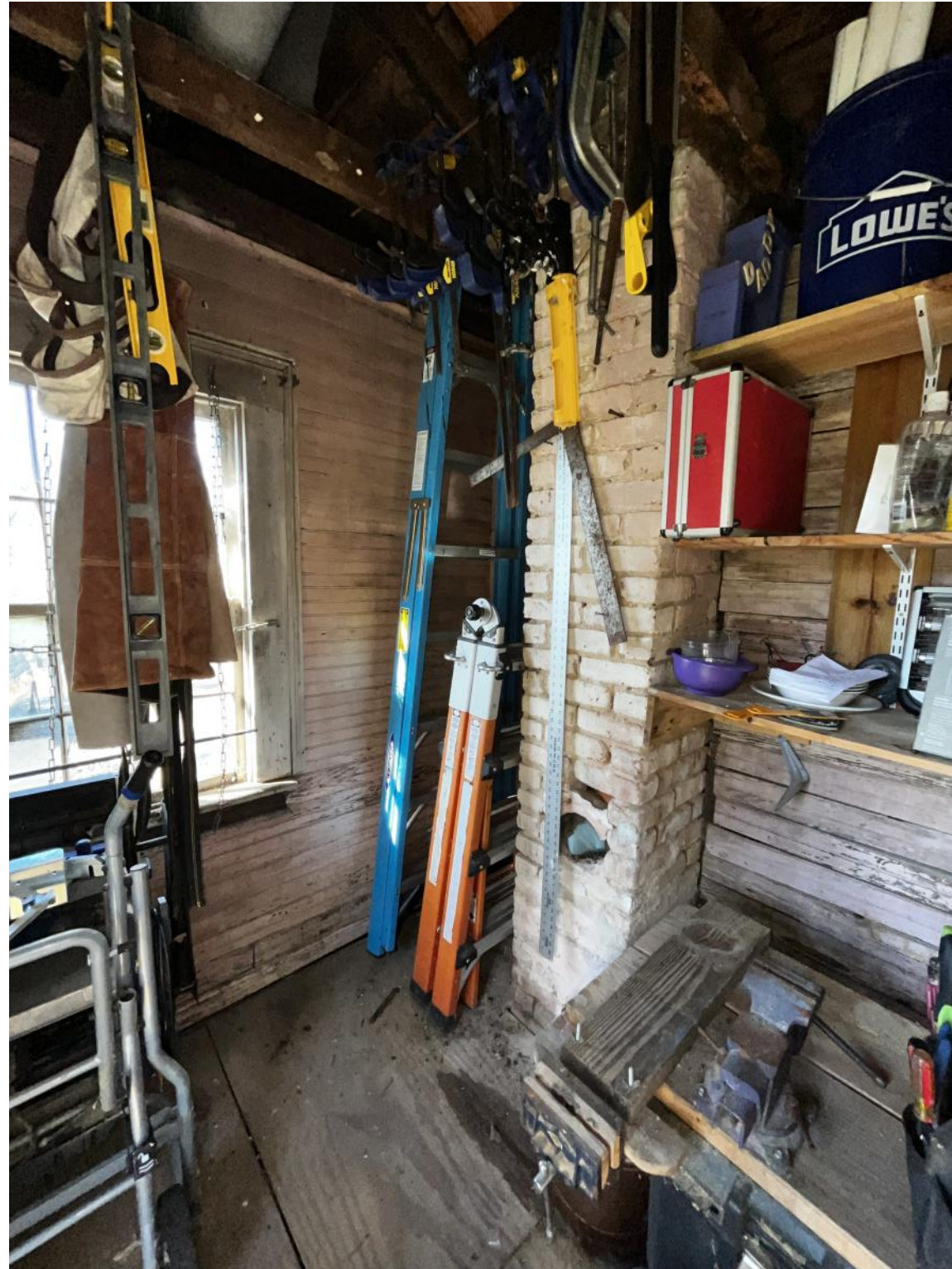
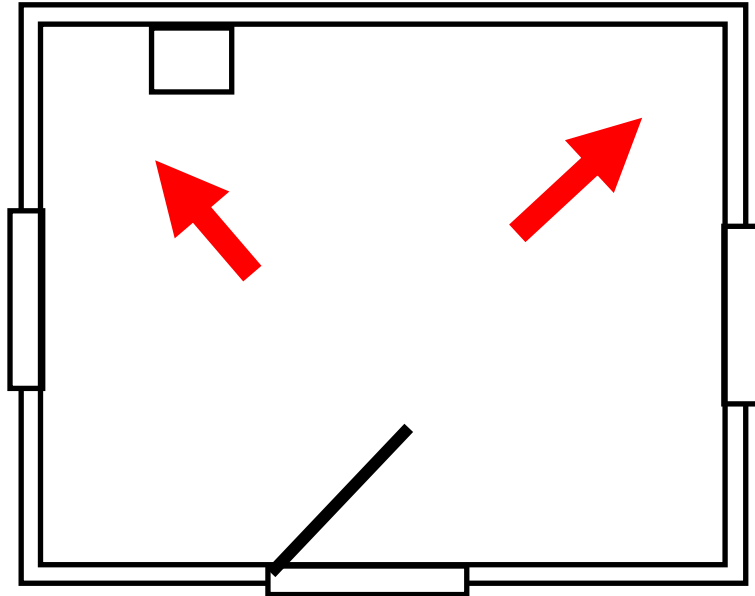




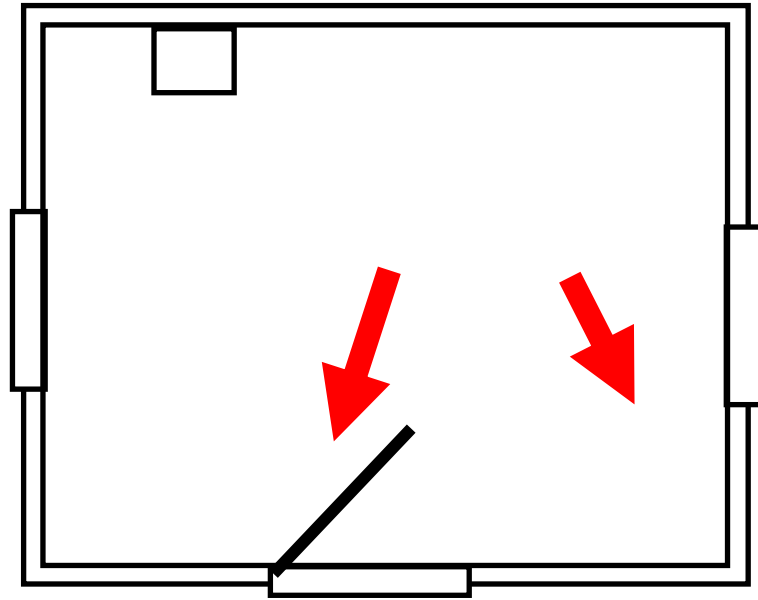
507 Ridge Street - BAR staff photos Nov, 3 2022



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