

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 413 Ridge Street  
 Map and Parcel: 29-136  
 Census Tract & Block: 4-339  
 Present Owner: Elizabeth F. Dawson  
 Address: 413 Ridge Street  
 Present Use: Residence  
 Original Owner: John L. Cochran  
 Original Use: Rental Property

## BASE DATA

Historic Name: -Hudson-Smith House  
 Date/Period: 1881  
 Style: Gothic Revival  
 Height to Cornice:  
 Height in Stories: 2  
 Present Zoning: R-3  
 Land Area (sq.ft.): 50' x 162'  
 Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

This fanciful Gothic cottage is two stories tall above an English basement of brick laid in six-course American bond. The original weatherboarding has been covered with asbestos siding in an imitation-brick pattern. It is two bays wide and double-pile, with a one-storey kitchen wing and enclosed back porch. The steeply-pitched bellcast gable roof sweeps down toward the bottom of the second storey windows and has gables on all sides of the house, including over both bays on the south side. The roof is covered with standing seam tin and has widely projecting eaves and verges and a bracketed boxed cornice with returns. There is a pendant at the peak of each gable, and lacy sawnwork rounds the sharp angles there and in the cornice returns. There are three interior chimneys, one in the original section and two smaller ones in the additions. Windows are segmental-arched, double-sash, six-over-six light, with bracketed cornices and chamfered surrounds. There is a one-storey rectangular bay window on the facade. It has a bellcast truncated-hip roof, boxed cornice with brackets and dentil moulding, and a pair of full-sized windows. At the second-storey level, above the bay window, are a pair of tall and very narrow circular-headed four-over-four light windows. There is a gable-roofed wall dormer above the entrance. The basement windows are much shorter, three-over-three, segmental arched. The small entrance porch is reached by a flight of nine steps. It has a sawn balustrade, chamfered square posts with sawn brackets, and cornice and roof matching those of the bay window. The

## HISTORICAL DESCRIPTION

entrance door has a cornice matching the windows, and repeats their segmental arch in its six panels with moulded rails. The interior follows the side-hall plan with two rooms on each of three levels. Two of the five fireplaces remain. The stairway is openwell, two flights, with a window on the landing that reaches nearly from floor to ceiling. The kitchen wing appears to be an early addition (before 1907). It has a low-pitched bellcast gable roof, and the side window matches those in the original section.

G. Wallace Spooner, who was the contractor for the additions to the Albemarle Courthouse, purchased the house at 409 Ridge Street with 1.36 acres in 1861 (ACDB 59-569). When he defaulted on his mortgage, the property was sold to John L. Cochran at auction in 1871 (ACDB 66-294). The Spooners continued to live there, however, and were able to buy it back in 1894 (City DB 4-454). Circa 1881, during the period of Cochran ownership, a house was built at 413 Ridge Street which was sold by Cochran to C.N.P. Hudson in 1891 (City DB 2-358). Hudson had married Spooner's daughter Fannie in 1889, and tradition says that Spooner built this house for her. Fannie Spooner Hudson is said

## GRAPHICS

to have been killed a few years later in a fall from a horse, and the house was sold (DB 4-365). Mrs. Willie Ann Smith bought it in 1895 (DB 8-427), and probably added the kitchen wing at that time. She lived there for many years and later used it as a rental property before selling it to Mattie Lee Lamb in 1947 (DB 133-489). When William A. Lynch bought the house in 1955 (DB 184-129) it had been used as rental property for a number of years and had deteriorated badly. He renovated it, including removing three of the five fireplaces. Mr. and Mrs. William T. Dawson, Jr., bought the house from Lynch in 1957 (DB 201-172). They covered the weatherboarding with imitation brick asbestos siding in 1963, enclosed the back porch, and replaced the front porch floor and steps with concrete.

## CONDITIONS

Good

## SOURCES

City/County Records  
 Mrs. William T. Dawson, Jr. (Elizabeth F. Dawson)

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES  
PROPERTY SURVEY FORM  
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-014

Property Name: Historic Hudson-Smith House

NR Property Category: Building  
Wuzit: House

Tax Code: Section Parcel  
29 136

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 413 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  
 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: Vernacular Gothic Revival/Italianate

# of Stories: 2.0 # of Bays Wide: 2 # of Bays Deep: 3  
 Arch Config: Geo Config:  
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	Brick	
Foundation		Raised	Brick	
Porch		Front entrance	Wood	1-story, 1-bay
Roof		Gable	Metal	Standing seam
Windows		double-hung sash	Wood	6/6, 4/4, 3/3

Brief Architectural Description of Primary Resource:

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second-storey level, above the bay windows, are a pair of tall and very narrow circular-headed four-over-four light windows. There is a gable-roofed wall dormer above the entrance. The basement windows are much shorter, three-over-three, segmental arched. The small entrance porch is reached by a flight of nine concrete steps. It has a sawn balustrade, chamfered square posts with sawn brackets, and cornice and roof matching those of the bay window. The entrance door has a cornice matching the windows, and repeats their segmental arch in its six panels with moulded rails. The interior follows the side-hall plan with two rooms on each of three levels. Two of the five fireplaces remain. The stairway is open-well, two flights, with a window on the landing that reaches nearly from floor to ceiling. The kitchen wing is probably original. It has a low-pitched bellcast gable roof, and the side window matches that in the original section.

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 DESCRIPTION

G. Wallace Spooner, purchased the house at 409 Ridge Street with 1.36 acres in 1861 (ACDB 59-569). When he defaulted on his mortgage, the property was sold to John L. Cochran at auction in 1871 (ACDB 66-294). The Spooners continued to live there, however, and were able to buy it back in 1894 (City DB 4-454). Circa 1881, during the period of Cochrans' ownership, a house was built at 413 Ridge Street which was sold by Cochran to C. N. P. Hudson in 1891 (City DB 2-358). Hudson had married Spooner's daughter Fannie in 1889, and tradition says that Spooner built this house for her. Fannie Spooner Hudson is said to have been killed a few years later in a fall from a horse, and the house was sold (DB 4-365). Mrs. Willie Ann Smith bought it in 1895 (DB 8-427). She lived there for many years and later used it as a rental property before selling it to Mattie Lee Lamb in 1947 (DB 133-489). When William A. Lynch bought the house in 1955 (DB 184-129), it had been used as rental property for a number of years and had deteriorated badly. He renovated it, including removing three of the five fireplaces. Mr. and Mrs. William T. Dawson, Jr., bought the house from Lynch in 1957 (DB 201-172). They covered the weatherboarding with imitation brick asbestos siding in 1963, enclosed the back porch, and replaced the front porch steps with concrete.

#### SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

The multitude of steep gables with pendants and lacy sawnwork distinguish this fanciful Gothic Revival house. Also of note are the entrance porch and the nicely detailed window treatments. The Hudson-Smith House is believed to have been built for his daughter by G. Wallace Spooner, an amateur architect and prominent Charlottesville builder whose construction projects included

Mt. Zion Baptist Church, Christ Church, and the present portico on the Albemarle County Courthouse. He was the son of George W. Spooner, one of the builders at the University, and the grandson of John M. Perry, one of Jefferson's master builders who worked both on Monticello and on the University. The Hudson-Smith House is part of the important 400-block of Ridge Street, an intact row of diverse and architecturally significant houses. It has been individually designated as a local historic landmark, and it is one of the most important buildings in the Ridge Street Historic District.

BIBLIOGRAPHY

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Type of Record	Citation
City Records	
Charlottesville City Deed Book	
County Records	
Albemarle County Deed Books	
Interview	
Mrs. William T. Dawson, Jr. (Elizabeth F. Dawson)	

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

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MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13471	21 - 23	1/ /1994

CRM MANAGEMENT EVENTS

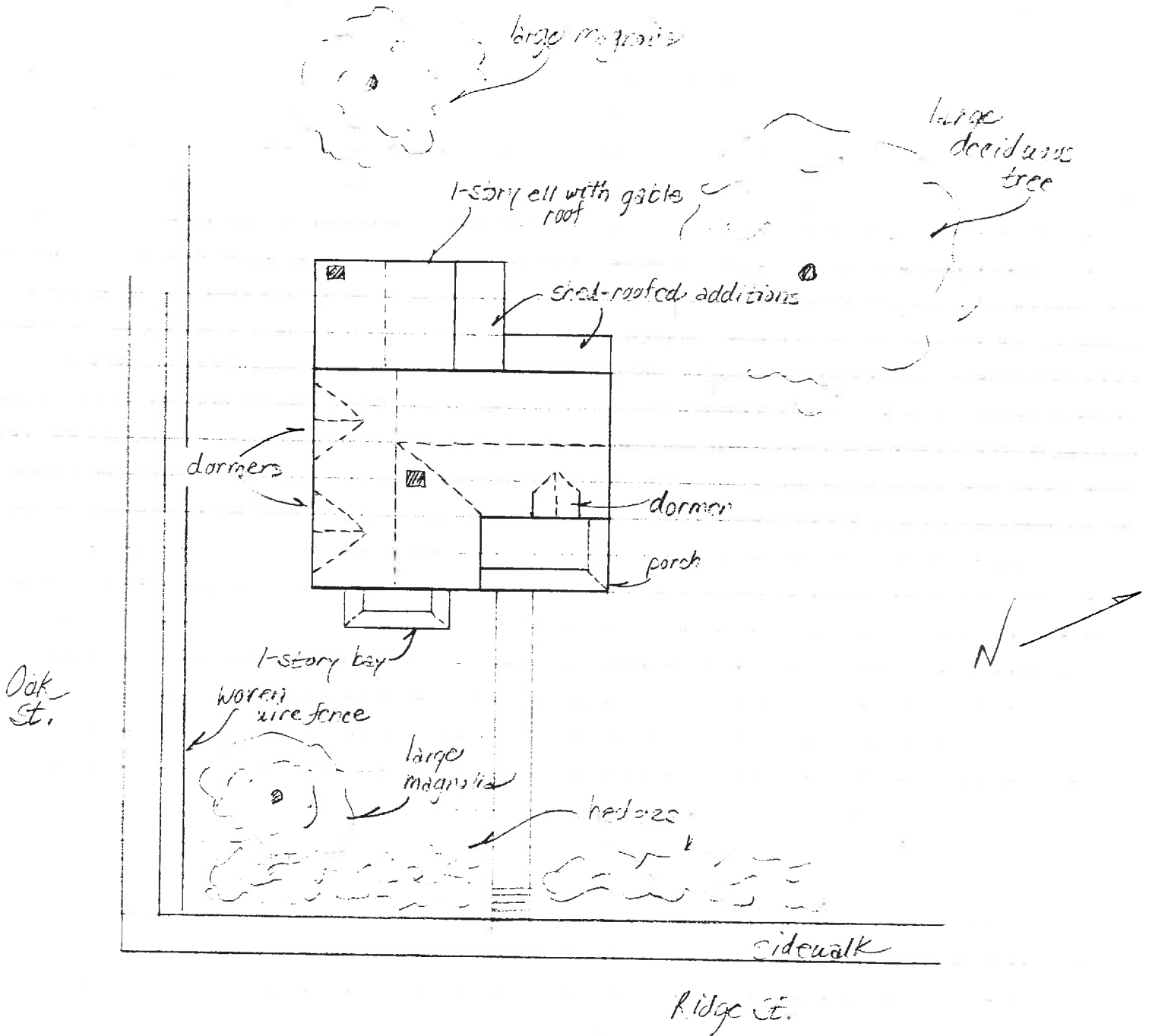
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MISSING DATA ELEMENT

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

HUDSON-SMITH HOUSE  
413 RIDGE ST.

VD#R FILE NO. 104-25-14



SUSAN E. SMEAD  
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1992

# HUDSON-SMITH HOUSE

## ARCHITECTURAL DESCRIPTION

This Italianate cottage is two storeys tall above an English basement of brick laid in six-course American bond. The original weatherboarding has been covered with asbestos siding in an imitation-brick pattern. It is two bays wide and double-pile, with a one-storey kitchen wing and enclosed back porch. The steeply-pitched bellcast-gable roof sweeps down toward the bottom of the second-storey windows and has gables on all sides of the house, including over both bays on the south side. The roof is covered with standing-seam metal and has widely projecting eaves and verges and a bracketed boxed cornice with returns. There is a pendant at the peak of each gable, and scroll-sawn decoration offsets the sharp angles at the peak and in the cornice returns. There are three interior chimneys; one in the original section and two smaller ones in the additions. There is a one-storey rectangular bay window on the facade. It has a bellcast truncated-hip roof, boxed cornice with brackets and dentil moulding, and a pair of full-sized windows. Windows are segmental-arched, double-sash, six-over-six light, with bracketed cornices and chamfered surrounds. The windows above the bay are a paired, tall, narrow, circular-headed, four-over-four light. There is a gable-roofed dormer above the entrance. The basement windows are much shorter, three-over-three, segmental-arched. The small entrance porch is reached by a flight of nine concrete steps. It has a sawn balustrade, chamfered square posts with sawn brackets, and cornice and roof matching those of the bay window. The entrance door has a cornice matching the windows, and repeats their segmental arch in its six panels with moulded rails. The interior follows the side-hall plan with two rooms on each of three levels. Two of the original five fireplaces remain. The stairway is open-well, two flights, with a window on the landing that reaches nearly from floor to ceiling. The kitchen wing is probably original. It has a low-pitched bellcast-gable roof, and the side window matches that in the original section.

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## STATEMENT OF SIGNIFICANCE

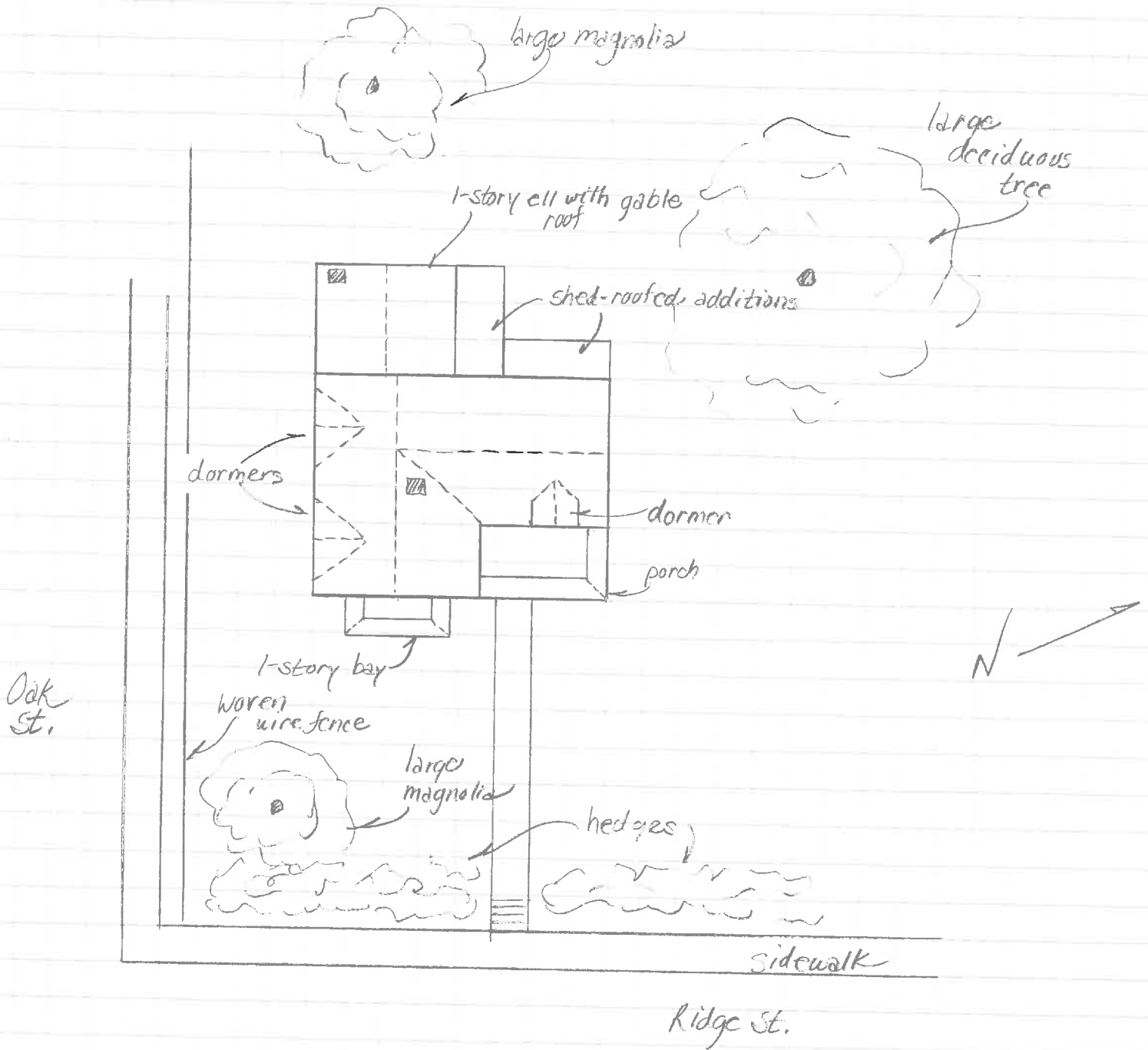
The multitude of steep gables with pendants and lacy sawnwork distinguish this fanciful Italianate house. Also of note are the entrance porch and the nicely detailed window treatments.

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HUDSON-SMITH HOUSE  
413 RIDGE ST.

VDHR FILE NO. 104-25-14





## HUDSON-SMITH HOUSE



<b>STREET ADDRESS:</b>	413 Ridge Street
<b>MAP &amp; PARCEL:</b>	29-136
<b>VDHR FILE NUMBER:</b>	104-25-14
<b>CITY FILE NUMBER:</b>	212
<b>PRESENT ZONING:</b>	R-1A
<b>ORIGINAL OWNER:</b>	John L. Cochran
<b>ORIGINAL USE:</b>	Rental Property
<b>PRESENT USE:</b>	Residence
<b>PRESENT OWNER:</b>	Elizabeth F. Dawson
<b>ADDRESS:</b>	413 Ridge Street Charlottesville, VA 22901
<b>HISTORIC NAME:</b>	Hudson-Smith House
<b>DATE/PERIOD:</b>	1881
<b>STYLE:</b>	Italianate
<b>HEIGHT IN STORIES:</b>	2
<b>DIMENSIONS AND LAND AREA:</b>	50' x 162' (8,100 sq. ft.)
<b>CONDITION:</b>	Good
<b>SURVEYOR:</b>	Bibb
<b>DATE OF SURVEY:</b>	Spring 1978, Revised 1993
<b>SOURCES:</b>	City/County Records Mrs. William T. Dawson, Jr. (Elizabeth F. Dawson)

413 Ridge Street



413 Ridge Street



# Architectural And Historic Survey



## Identification

<b>STREET ADDRESS:</b> 413 Ridge Street	<b>HISTORIC NAME:</b> Hudson-Smith House
<b>MAP &amp; PARCEL:</b> 29-136	<b>DATE / PERIOD:</b> 1881
<b>CENSUS TRACT AND BLOCK:</b> 4-339	<b>STYLE:</b> Gothic Revival
<b>PRESENT ZONING:</b> R-3	<b>HEIGHT (to cornice) OR STORIES:</b> 2 storeys
<b>ORIGINAL OWNER:</b> John L. Cochran	<b>DIMENSIONS AND LAND AREA:</b> 50' x 162' (8,100 sq. ft.)
<b>ORIGINAL USE:</b> Rental Property	<b>CONDITION:</b> Good
<b>PRESENT USE:</b> Residence	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> Elizabeth F. Dawson	<b>DATE OF SURVEY:</b> Spring 1978
<b>ADDRESS:</b> 413 Ridge Street Charlottesville, VA	<b>SOURCES:</b> City/County Records Mrs. William T. Dawson, Jr. (Elizabeth F. Dawson)

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# City Tax Records

413 Ridge St

Address	Owner	Date	Value	Notes
<del>278-411</del>	Elizabeth F. Dawson	12/22/71		
278-411	Wm. T. Jr. & " " "	6/2/66		
201-172	" " "	9/6/57	\$16,000	trade
184-129	Wm. A. Lynch	5/24/55	6,400	
167-456	<del>Kelley</del> Filmore B. Lamb	10/28/52	9,000	
133-489	Mattie Lee Lamb	1947	8,000	

old

cheap const.

2 story, 5 rooms, 1 1/2 baths, open basement w/ cement floor  
 brick comp. siding over wood, metal gable roof  
 softwood & plaster

1966 - replace porch w/ concrete so #9345-

1963 - brick composition siding

~~Hudson~~

Smith 1895 - 1947 = 52 yr

Dawson 1957 - 1978 = 22 yr



City Directories  
1942  
1953

rented  
Willie Anne Smith n.l

George L (Sr) & Annie L Durham - 413 Ridge (renting)

1962, '70

Wm T Jr (porter C & O) & Janet F. Dawson - 413 Ridge

6-6997

Dawson

Did Spooners (1861-1871) or Cochran (1871-1891) build it, or possibly Cochran Hudson > 1891? Trace back those tapes

~~3150-4110~~

~~2440-45~~

### 413 Ridge

City

133-489 Willie A T Smith, wid, → Mrs Mattie Lee Lamb \$8000  
 8/29/1947 house & lot at 413 Ridge St,  
 2 parcels: 8-427  
 19-213

19-213 EJ & Susan A Dunn → Willie Ann Smith \$200  
 6/11/1904 lot on 4th St.

8-427 Geo V & Mattie L Peyton → Mrs Willie A. Smith \$3000  
 4/8/1895 see deed of trust 4-366  
 50' on Ridge, 229' back  
 same as 4-365

4-365 Annie L Pague → G V Peyton \$2,900  
 4/20/1894 1893 decree in chancery RE Vandergrift & Son vs C N P Hudson et al  
 to sell houses & lot; sold to Annie L Pague for \$2230 on 10/17/893  
 who sold to Peyton (2000 AD) at auction

2-358 John L & Mary M Cochran → C N Patterson Hudson \$2200  
 4/10/1891 house & lot <sup>St 413</sup> on Ridge, 50' x 229'  
 part of A.C.D.B 66-294  
 also deed of trust for Hudson

alb

66-294 1869 deed of trust Spooner → Ira Barrett (59-571) 1ac 57p  
 9/17/1869 bought for jury  
 5/16/1871 sheriff → John L Cochran

59-571 Deed of Trust

Ch'ville Max

1-2-52 C.N.P Hudson, 28, 5, Nelson Co, merchant

F.M Spooner, 22, 5, Ch'u, B.W + D.A Spooner

on 11/67/1889

1882-87	John L. Cochran	1 3/4 a	1300 + 2200 = 3500	*700 added for imp.
1890	"	"	" " "	
1889	"	"	" " "	
1891	"	"	1000 + " = 3200	
1892 3rd W	"	"	500 + 1200 = 1700	} off \$1500 to Hudson 800 + 1200 = 3200
	C.N.P Hudson	lot wide Ridge	500 + 1200 = 1500	
1894	Mrs Fennell M	" "	" "	
1895	B.V Payton	" "	500 + 1500 = 2000	
1898	B.F Smith	" "	" "	

#413 built 1881 by Cochran, sold 1891

~~My guess is he built this more modern house for himself~~  
~~\*rented older one to~~

Spooners lived in older one all along

Re-check 2-358 to see if there could have been a sale contract w/ Hudsons before house was built



222

413 Ridge

Dawson

(might try to trace Smiths)

when built & by whom

what siding, covers

what porches were like originally

weatherboarding pegged

green " when I st saw 40 yrs ago & very run down

before Lynches, short tenancy, rooming house, nursery  
remodeled

k & dr basement

men in big house

built for dau as bride, <sup>1894</sup> died in fall fr horse

bubble glass w clear

haunted -

advised agst it

- ask Mrs Rothwell

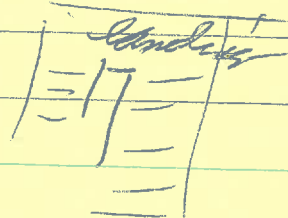
Early Ch. Will -
Spencer there 1878
date - " " 1894

much remodeled & rebuilt

each room had fireplace 5, 2 rows

landing - 6/6 wood nearly to floor

simple 4 panel doors



Lynch -

fr "completely re-did the inside"

Roy Wheeler might have picture

bought from bank

~~5/25~~

call Lynch & Dawson

~~entrance door~~  
windows

~~5/25~~ 5/14

### #13 Ridge

~~1/2~~

tall, fanciful, **charming**,  
shape -

actually <sup>double pile</sup> 3/4 stories + high Eng basement (6-course)

2-bay, side hall, w/ rear wing; full basement; Polite  
"brick" siding over WTB

steep <sup>th</sup> bellcast gable roof, w/ extra gables or dormers over both bays  
on side &

✓ one ~~entrance~~ int chimney visible fr front in projecting wing, 1 in rear add,  
1 gable-roofed <sup>wall</sup> ~~semi~~-dormer over ent

bracketed box cornice w/ return

bargeboard - rounds points of gable & cornice returns

on front projecting wing  
sawn, w/ <sup>pendant</sup> ornament

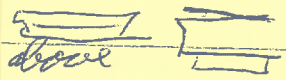
windows: pl chamfered surrounds

1st storey, fr projection: rear bay window, bellcast <sup>truncated</sup> high roof w/  
bracketed box cornice <sup>dentils</sup> pr double-sash reg. arched 6/6  
(more than 2 cant see) sawnwork & pendant at peak

2nd storey, fr projection: pr tall & very narrow double sash,  
round-arched 4/4 <sup>3</sup>; hooded <sup>on console</sup> (cant see details)

<sup>wall dormer</sup>  
2nd storey <sup>gabled</sup> ~~gabled~~ over ent: single, matches bay, not hooded

ent door  
moulded rails



base - 5/8 reg. arched  
side - hooded

projecting eaves & wings, wide cornice board

am ent porch

bracketed  
bellcast hip



detailed pl frieze

bracketed sq posts chamfered

sawn balustrade

near wing <sup>sandy flat</sup> ~~to~~ gable

side window matches





Date Jan. 1994 File No. 104-25-14  
Name Hudson-Smith House, 413 Ridge St  
Town CHARLOTTESVILLE  
County \_\_\_\_\_  
Photographer ANN C. HUPPERT  
Contents 3 EXT. VIEWS  
\_\_\_\_\_  
\_\_\_\_\_