

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5040

Other DHR Number: Property Date(s) 1917

PROPERTY NAMES	EXPLANATION
Cook Addition Rental House (314 Berring Street)	Historic/Location

County/Independent City: Charlottesville
 State: Virginia
 Magisterial District: Tax Parcel: 25-44

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
314 -	Berring Street	Current

Vicinity: Town/Village/Hamlet:

Name of National Register Historic District:

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

Lot no. 6 of the Cook Row development, this small parcel is located on a steep slope at the base of the Ridge Street hill, on the south side of Berring Street. A concrete block retaining wall is located upslope, east of the house.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic

TOTAL: 1
 Historic: 1
 Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Door(s)	1	Single Leaf	Wood	Paneled w/light
Foundation	0	Piers w/ infill	Concrete	Poured
Porch	0	1-story, 4-bay	Wood	Square posts
Roof	0	Gable:front	Metal	Standing Seam
Structural System	0	Frame	Wood	Weatherboard
Window(s)	0	Sash, double-hung	Wood	2/2
Chimney	1	Flue	Brick	Parged

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1917

Source of Date: Tax Records

Architectural Style:

Description:

This two-story, three-bay, weatherboarded frame house on a foundation of poured concrete piers with concrete block infill is an unusual dwelling for the area; east (gable-front) portion--a one-room-wide, double-pile form--appears to be original, with the west (side gabled) section an early addition/expansion. The shed-roofed four-bay front porch has square post supports and a post-and-rail balustrade. The windows on the front elevation are two-over-two double-hung sash, while some others in the building are six-over-six.

Condition: Good

Threats to Resource: Deterioration

Additions/Alterations Description:

It appears that a former front entry on the west side of the house has been enclosed (the trimwork remains intact).

Number of Stories: 2.0

Interior Plan Type:

Accessed? No If not, why not? Not accessible

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Domestic

Significance Statement:

The house at 314 Berring Street is one of six dwellings completed in 1917 as Cook Addition, a collection of rental houses built on Berring and Fifth streets for property owners Fred and Christiana Cook, who lived nearby on Ridge Street. This lot was identified as lot no. 6 in a 1920 plat of the addition. In 1951 the property was purchased by James M. and Mary E. Dalton, and it has had many owners since. This example, except for the early additions that nearly doubled its size, is typical of the two-story houses built in the neighborhoods adjoining Ridge Street in the early twentieth century.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	15260	36 - 37	2/ 7/1997
Slides		-	2/ 7/1997

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Local Records

Author: Charlottesville, City of

Citation Abbreviation:

Deed Book(s)

Notes:

deed book references: 45-297 (plat), 159-236, 201-100, 230-428, 503-661, 538-549, will book 30-245

Sequence #: 1.1 Bibliographic Record Type: Local Records

Author: City of Charlottesville Assessors Office

Citation Abbreviation:

Property Description (by parcel no.)

Notes:

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 2/ 6/1997

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: JDP Pres.Consultant: Pezzoni

ID # Associated with Event:

CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:

First : Jesus J. & Sara M.

Last : Gaona

Suffix :

Title :

Company:

Address: 314 Berring Street

City : Charlottesville

State: VA

Zip : 22902- Country:

Phone/extension: - -

Individual Category Codes:

OCCUPANT Occupant

OWNER Owner of property

Mailing Address Notes:

Surveyor's Notes:

Accessed? Y

N

If not, why not? _____

Interior description:

PROPERTY OWNER / OCCUPANT / TENANT

Name _____

Mailing address _____

Telephone number(s) _____

SURVEY INFORMATION


Surveyor's name Dan Pezzoni or Leslie Giles
 Surveyor's address P.O. Box 7825 Roanoke VA 24019-0825
 Surveyor's phone number (540) 366-0787

Survey Date _____

CRM Event: Reconnaissance: CLG-sponsored

SITE PLAN

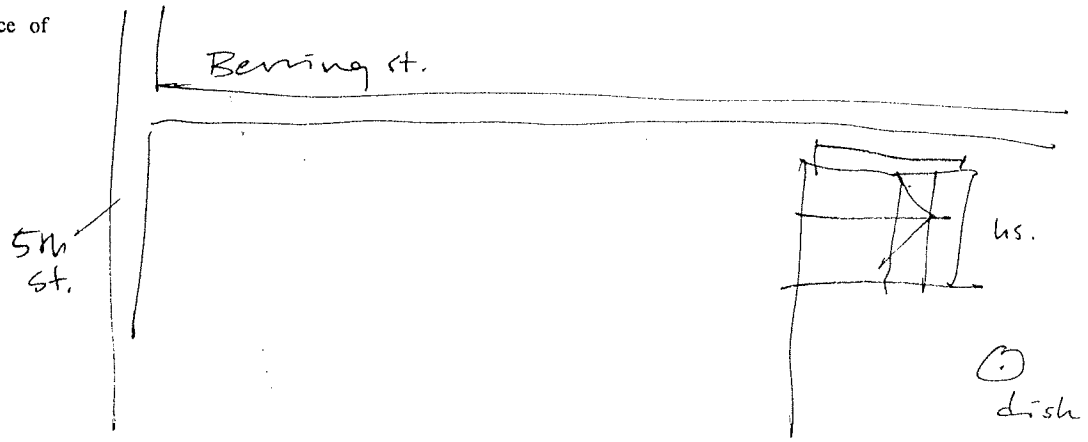
Date 2. 7. 97

North Arrow 

HISTORIC THEME (select as many as apply):

- Architecture / Community Planning Recreation / Arts Domestic Transportation / Communication Subsistence / Agriculture
- Commerce / Trade Government / Law / Politics Industry / Processing / Extraction Health Care / Medicine Landscape
- Education Ethnicity / Immigration Military / Defense Settlement Patterns Religion Funerary Social Technology / Engineering

ARCHITECTURAL AND HISTORICAL STATEMENT [2-3 sentences discussing significance of property in relation to historic theme(s) selected above]:



GRAPHIC DOCUMENTATION

Medium	VDHR ID#	Frame no(s)	Date
B&W 35mm photos			
B&W 35mm photos			
Color slides			

BIBLIOGRAPHY

Type	Author (last, first)	Citation (brief form)

Restoration may be considered as a treatment when the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified.

The building is most significant as an example of dovetailed planked-log construction, dating from the eighteenth century. Although much of the original materials are intact and restoration of the building to Stage 1 in its development (the one-room-plan) probably could be undertaken, the practical demands of reusing the building as a modern rental property requires greater square footage and modern facilities that the single-room log dwelling can not provide. In addition, nineteenth-century additions to the building have acquired significance in their own right and should be retained to illustrate the evolution of the property over time. The building is not, therefore, a suitable candidate for Restoration.

Reconstruction

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Reconstruction may be considered as a treatment when a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction.

The building as it stands is fairly complete; no reconstruction is necessary to interpret its architecture. Some elements of the site and the historic setting--such as former outbuildings and landscape features--merit additional investigation and possibly could be reconstructed in the future.

25.44

314 Banning

Cooke ~~Row~~^{id}

Gaona, Jesus J. + Sara M.	1.12.90	538.549
Hingeley, Jas. Jr.	11.4.87	503.661
Harris, Ruby F.	2.12.87	230.428
Frye, Rudolph + Mary A.	3.9.62	230.428
		WB 30.245
<u>Hartman, J. Leonard</u>	8.31.57	201.100
Dalton, Jas. M. + Mary E.	8.1.1951	159.236
Frank lx + Sons Va. Corp.		

plat 45.297



262

Negative no. 15260

Date 2. 1997 File No. 104-5040

Name Cook Addition Rental House
(314 Berkering St.)

Town _____

City _____

County Charlottesville

Photographer Leslie A. Giles

Contents 1 exterior of house
