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IPS (INTEGRATED PRESERVATION SOFTWARE)

06/15/1997

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5042

Other DHR Number:

Property Date(s) 1917

PROPERTY NAMES

Cook Addition Rental House (322 Berring Street)

EXPLANATION

Historic/Location

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 25-42

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number

Thoroughfare Name

Explanation

322 -

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. 4 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 pressure treated wood privacy fence screens the east and south sides of the lot, and a chainlink fence defines the front property line. A huge maple tree occupies the northeast corner of the property. A short paved walk leads from the street to the front porch and entry.

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
Chimney	1	Flue	Brick	Corbeled Cap
Door(s)	1	Single Leaf	Wood	Paneled
Foundation	0	Solid	Concrete	Block
Porch	0	1-story, 5-bay	Wood	Square posts
Roof	0	Gable:front	Metal	Standing Seam
Structural System	0	Frame	Vinyl	Sided
Window(s)	0	Sash, double-hung	Wood	2/2

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, two-bay, double-pile, vinyl-sided frame house on a solid concrete block foundation is typical of the houses built on Berring Street. The standardized form, one room wide by two rooms deep, incorporates a slight setback between the front and rear rooms. A one-story hip-roofed kitchen wing appears to be an original component of the building. It is now connected to the wraparound screened porch. Two-over-two, two-over-six, and six-over-six double-hung sash are used throughout the house (the two-over-two appear to be earliest).

Condition: Good
 Threats to Resource: None Known

Additions/Alterations Description:
 The wraparound porch has been screened and partially enclosed with wooden lattice panels; some windows have been replaced. A small one-story shed addition has been made to the rear elevation of the house.

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 322 Berring Street is one of six dwellings completed in 1917 as Cook Row, a collection of rental houses built on Berring and Fifth streets for property owners Fred and Christiana Cook, who lived nearby on Ridge Street. The property was purchased by James E. and Mary Low Jefferson in 1962. This example 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	32, - 34	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), 232-1, 296-362, 445-847, 598-862

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/ 7/1997

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: JDP Pres.Consultant: Giles

ID # Associated with Event:

CRM Event Notes or Comments:

MAILING ADDRESS

First : Ava Marie

Last : Williams

Address: 322 Berring Street

City : Charlottesville

State: VA

Zip : 22902- Country:

Phone/extension: - -

Individual Category Codes:

OCCUPANT Occupant

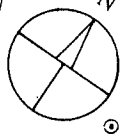
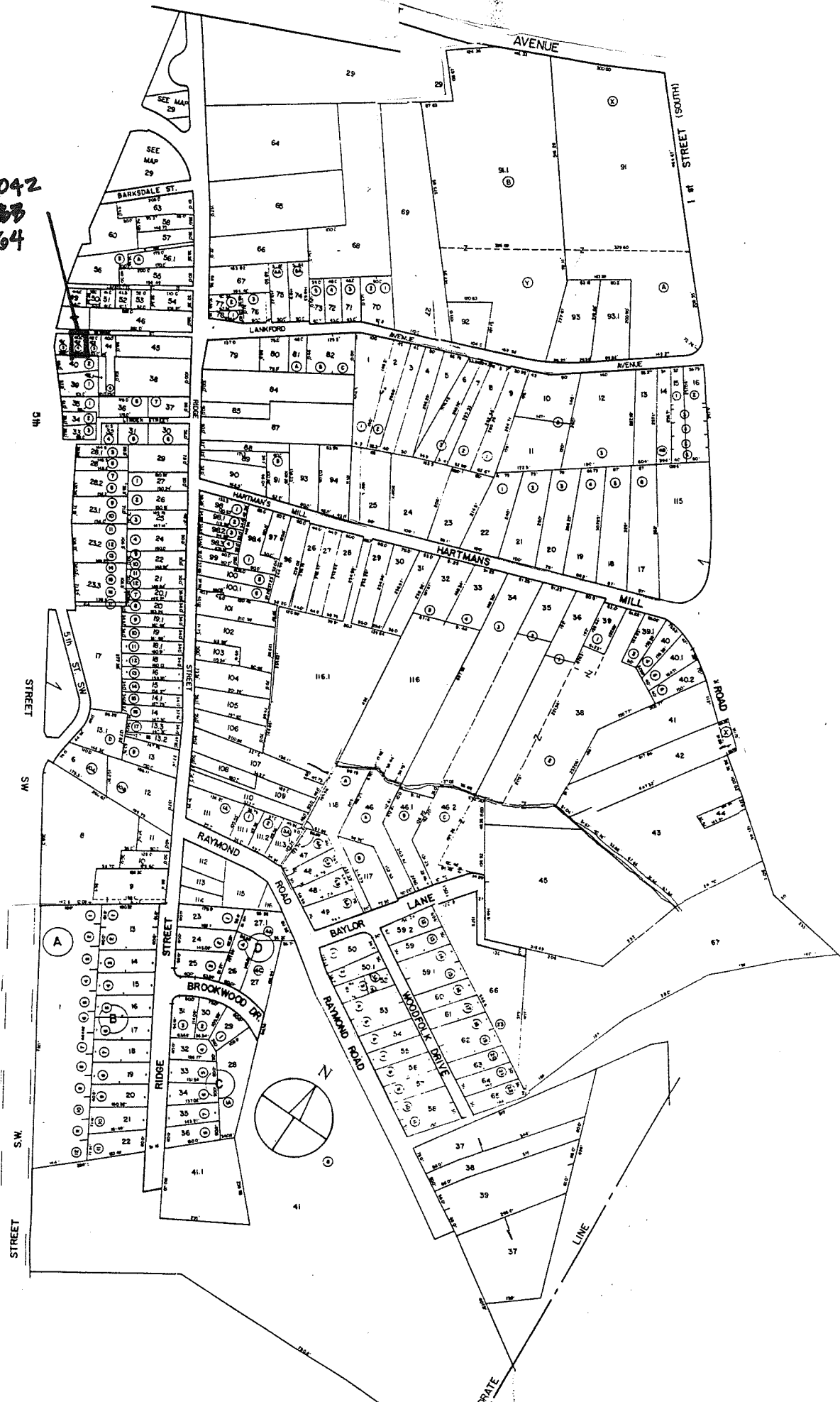
OWNER Owner of property

TESVILLE

AVENUE

1st STREET (SOUTH)

DHR no. 5042
city no. 863
864



- floorcloth in deteriorated condition, but intact enough to reveal original pattern and colors

Kitchen (C)

- tongue-and-groove sheathing boards have very rough surface finish
- open “stove pipe” hole above mantel
- severely deteriorated log ceiling joists
- floor deteriorated completely in northwest corner
- windows in north and south wall partially boarded up and missing glass panes
- some sheathing boards missing
- exposed stone chimney base inappropriately painted

Garrets (GA, GB, and GC)

- gaps in floorboards allow filtration of dirt into rooms below
- storage of house-related and agricultural-related artifacts and debris
- low head clearance in GB and GC due to roof structure
- turkey buzzards actively roosting in GA; animal refuse litters space and may be health hazard
- other nuisance insects and nests concentrated in garret rooms

Site (landscape/outbuildings)

- gabled storage building (ca. 1920s) deteriorated and in poor condition
- 2 machine sheds recently repainted, in good condition
- pile of fieldstones in front of building probably former building materials (salvage)
- remnant ornamental plants should be located, identified, protected, and possibly reused in new landscaping plan around building
- oral history indicates former well location at front of house near kitchen door
- presumed original location of kitchen at rear of house could yield significant archaeological information
- possible Civil War-related archaeological sites on property should be located, identified, and protected from additional disturbance
- pristine rural setting should be protected from visible modern intrusions (electrical, water, sewer, etc.)

25.42

322 Berring

Cooke ~~Row~~ Add

Williams, Ava Marie	3.24.93	598.862
Hill, Sandra	12.20.83	445.847
Bell, Henry H. + Verleese J.	3.15.68	296.362
Jefferson, Jas. E. + Mary Lou.	5.7.62	232.1



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Negative no. 15260

Date 2.1997 File No. 104-5042

Name Cook Addition Rental House
(322 Boring St.)

Town _____

City _____

County Charlottesville

Photographer Leslie A. Giles

Contents 2 exteriors of house
