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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: 104-5043

Other DHR Number:

Property Date(s) 1917

PROPERTY NAMES

Cook Addition Rental House (324 Berring Street)

EXPLANATION

Historic/Location

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 25-41

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number

Thoroughfare Name

Explanation

324 -

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. 3 of the Cook Row development, this small parcel is located at the base of the Ridge Street hill, east of Fifth Street and south of Berring Street. A pressure treated wood privacy fence screens the south sides of the lot, and a chainlink fence defines the front property line. Pipe railings separate public sidewalk along the Fifth Street from below-grade area of property. A short L-shaped 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
1.1	1	Shed	Non-historic

TOTAL: 2
 Historic: 1
 Non-Historic: 1

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	1	Flue	Brick	Parged
Door(s)	1	Single Leaf	Wood	Multi-light
Foundation	0	Solid	Brick	
Porch	0	1-story, 2-bay	Metal	Wrought supports
Roof	0	Gable:front	Metal	Standing Seam
Structural System	0	Frame	Aluminum	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, aluminum-sided frame house on a solid brick 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 shed-roofed wing on the east side of the building may be a replacement of the original kitchen wing, which would have been similar to the wings still evident at 320 and 322 Berring. Two-over-two double-hung sash are used throughout the house.

Condition: Good-Fair

Threats to Resource: None Known

Additions/Alterations Description:

The shed-roofed front porch has had its original wood posts replaced with wrought metal supports. The exterior of the house has been clad in aluminum siding, and aluminum storms have been installed at door and window openings.

Number of Stories: 2.0

Interior Plan Type:

Accessed? No If not, why not? Not accessible

Interior Description:

Relationship of Secondary Resources to Property:

The shed is a small modern metal storage building, located in the rear yard of the house.

DHR Historic Context: Domestic

Significance Statement:

The house at 324 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 lot is identified as lot no. 3 in a 1920 plat. 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	31, - 33	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), 301-108, 311-335

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

Honorif:

First : Ava Marie

Last : Williams

Suffix :

Title :

Company:

Address: 322 Berring Street

City : Charlottesville

State: VA

Zip : 22902- Country:

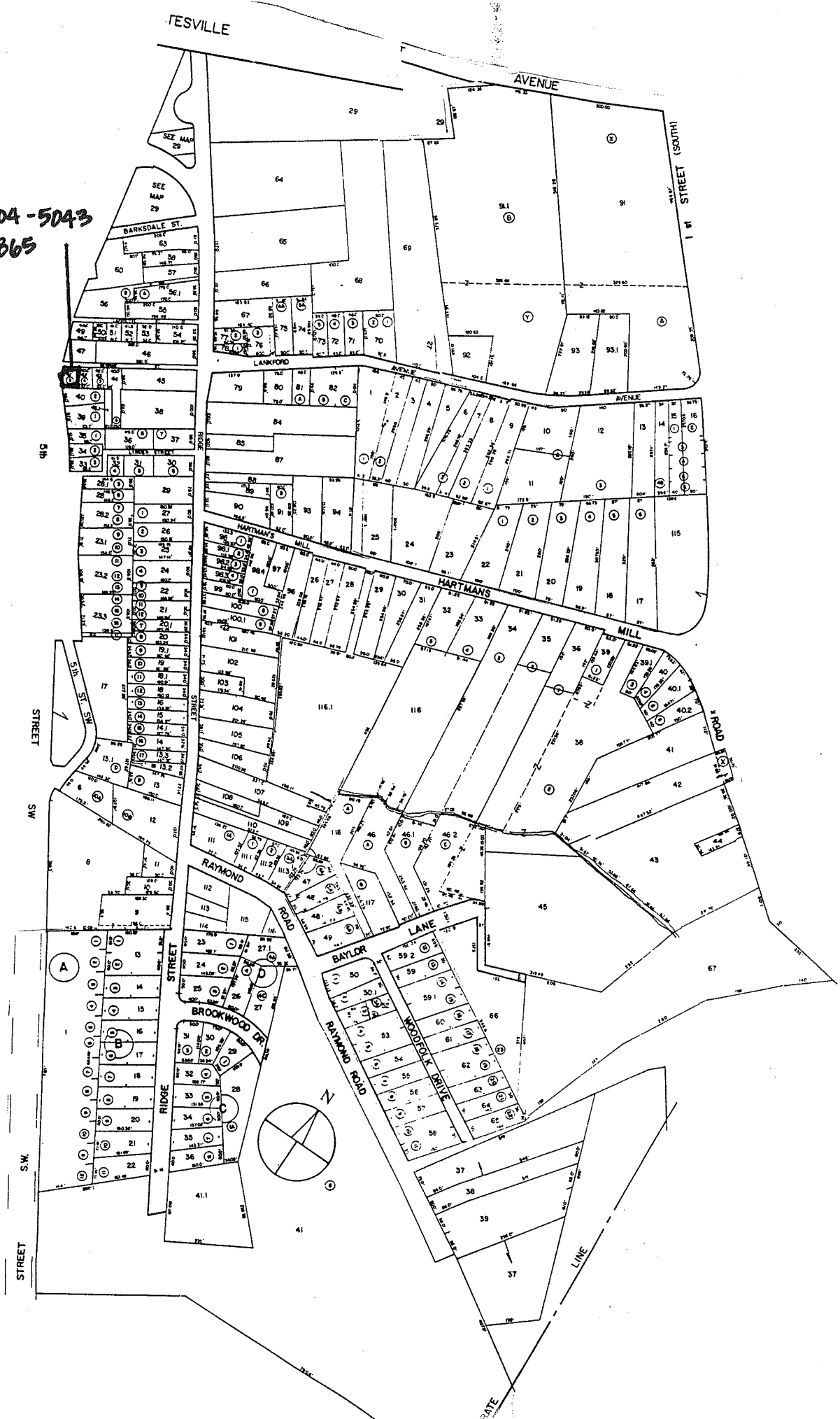
Phone/extension: - -

Individual Category Codes:

OWNER Owner of property

Mailing Address Notes:

DHR no. 104-5043
city no. 865



Accessed? Y N If not, why not? _____

Interior description: _____

PROPERTY OWNER / OCCUPANT / TENANT

Name Marie Williams

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 2/7/97

CRM Event: Reconnaissance: CLG-sponsored

SITE PLAN

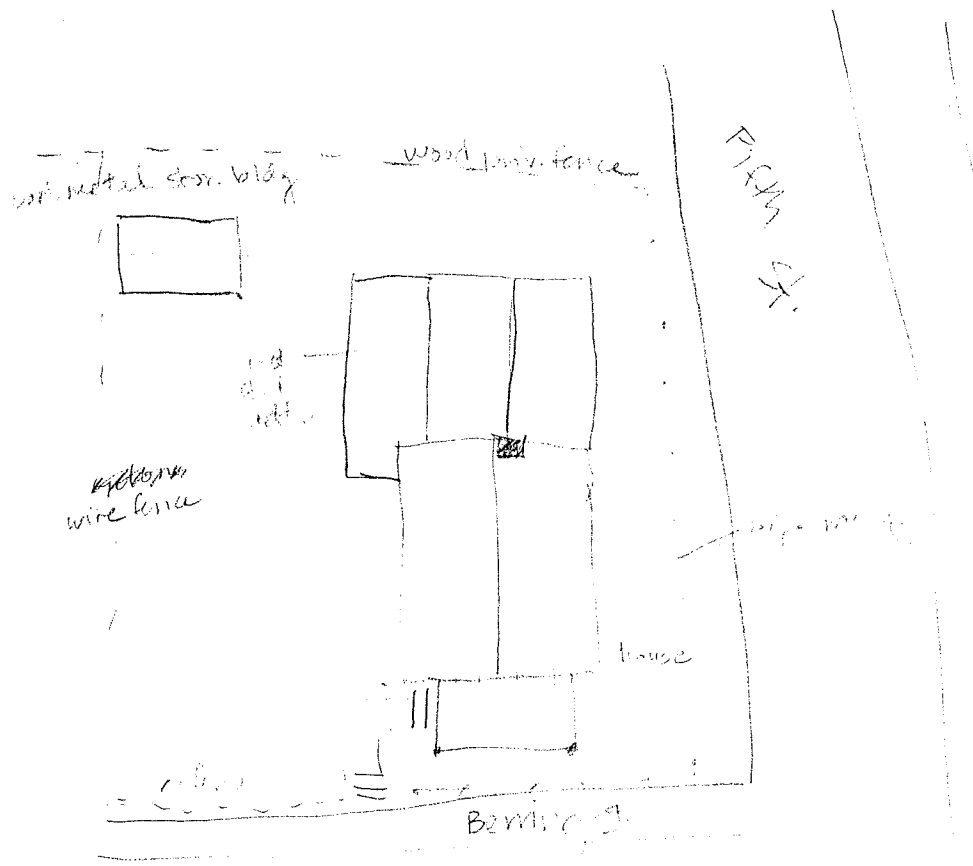
Date 2/7/97 North Arrow

SECONDARY RESOURCES DESCRIPTION:

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		<u>LG 27-28</u>	<u>2/7/97</u>
B&W 35mm photos			
Color slides			

BIBLIOGRAPHY

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

- no system of keeping pests and moisture out of chimneys

Roof

- paint coating on standing-seam-metal roofing has deteriorated; some evidence of rust and deterioration of metal on portions of roof
- inappropriately detailed and poorly repaired flashing at east chimney has introduced severe moisture damage to unit C
- building has inadequate rainwater distribution system, with no gutters, downspouts or other drainage to direct water safely away from building
- no roof insulation

Interior

General

- no electrical wiring
- no lighting fixtures
- no HVAC systems
- no plumbing
- wood flooring in fair to poor condition throughout (damaged by moisture and insects)
- deteriorated paint surfaces throughout; paint probably lead-based (health hazard)
- storage of agricultural-related materials throughout
- animal refuse, decayed plant materials, and dirt/grime throughout

Parlor/Chamber (A)

- plaster finish mostly deteriorated on stone chimney face
- moisture damage to wood sheathing near chimney and door and window openings
- arched stone lintel over firebox has large crack and may be structurally compromised
- window opening in west wall blocked with metal panel; sash missing
- window opening in north wall has inappropriately sized sash and is partially boarded up
- southwest corner--daylight comes through
- wide cracks between tongue-and-groove sheathing boards due to shrinkage
- tongue-and-groove sheathing boards have very rough surface finish
- exposed daubing on east (log) wall in fair condition

Hall (B)

- southeast corner batten strips inappropriately replaced during former repairs
- some batten strips insecurely attached and missing historic handwrought nails
- open "stove pipe" hole above mantel
- firebox opening blocked
- recessed, cased chimney breast has inappropriate vertical-board sheathing treatment
- window in south wall missing glass panes, but 4/4 muntin pattern intact

25.41

324 Bering

Looke ~~Row~~
Add

Williams, Ava Marie 6.17.71 311.335 (name change)

Hester, A.. M.. 6.26.69 "

H .., A.. M.. + Jas.

E. Jefferson 9.26.69 311.335

Bark, Allen B. 8.18.69 301.108



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Negative no. 15260

Date 2.1997 File No. 104-5043

Name Cook Addition Rental House
(324 Barring St.)

Town City

County Charlottesville

Photographer Leslie A. Giles

Contents 2 exteriors of house

