



VIRGINIA  
HISTORIC LANDMARKS COMMISSION

File no. 104-71

Negative no(s). 5066 (3)

SURVEY FORM

Historic name \_\_\_\_\_ Common name \_\_\_\_\_

County/Town/City Charlottesville, Va.

Street address or route number 118 10<sup>1</sup>/<sub>2</sub> St. NW

USGS Quad Charlottesville, East, Va Date or period c. 1900

Original owner \_\_\_\_\_ Architect/builder/craftsmen \_\_\_\_\_

Original use \_\_\_\_\_

Present owner \_\_\_\_\_

Present owner address \_\_\_\_\_

Source of name \_\_\_\_\_

Source of date \_\_\_\_\_

Stories \_\_\_\_\_

Foundation and wall const'n \_\_\_\_\_

Present use residence

Acreage \_\_\_\_\_

Roof type \_\_\_\_\_

State condition of structure and environs good

State potential threats to structure \_\_\_\_\_

Note any archaeological interest \_\_\_\_\_

Should be investigated for possible register potential? yes \_\_\_ no X

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

118: wood shingle. 2 story. standing seam metal, gable roof.  
2 bay. 1 story 2 bay. Vernacular. c. 1900. south bay entrance  
2/2, door with transom light. 1 south end exterior chimney.  
2 story south end addition with 1 story porch.

Interior inspected? \_\_\_\_\_

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.) \_\_\_\_\_



STREET ADDRESS: 118 10 1/2 Street, NW  
 MAP & PARCEL: 10-46  
 CENSUS TRACT AND BLOCK:  
 PRESENT ZONING: B-3  
 ORIGINAL OWNER: J. Esten Moon & Thomas S. Moon  
 ORIGINAL USE: Residence  
 PRESENT USE: Rental Property (Residence)  
 PRESENT OWNER: John H. Pleasants, Jr.  
 ADDRESS: 909 Ridge Street  
 Charlottesville, Virginia 22901  
 HISTORIC NAME: Moon-pleasants House  
 DATE/PERIOD: c. 1883-1893, 1920's  
 STYLE: Vernacular  
 HEIGHT (TO CORNICE) OR STOREYS: 2 Storeys  
 DIMENSIONS AND LAND AREA: 51' x 73' (3725 sq. ft.)  
 CONDITION: Fair  
 SURVEYOR: Bibb  
 DATE OF SURVEY: Summer 1986  
 SOURCES: City/County Records  
 1877 Gray Map of Charlottesville  
 Sanborn Map Co. - 1896, 1920, 1929-57

ARCHITECTURAL DESCRIPTION

This side hall plan house is two storeys tall and 2 unequal bays wide. The front section is single pile, but a 2-storey wing which covers the entire rear elevation makes the house double pile. Part of its first storey is probably original. The house is set on a low brick foundation. The walls are covered with wooden shingles painted a brick olive green with deep cream trim. The low-pitched T-shaped gable roof is covered with standing seam metal. It has projecting eaves and verges and exposed rafter ends. There is a brick exterior end chimney with a small cap and one set of weatherings at the south end of the front section. There are two small chimneys in the rear wing. Windows are double-sash, 2-over-2 light, with plain trim. A one-storey veranda covers the facade. It has a low hip roof covered with composition roofing with boxed cornice, a plain frieze, chamfered square posts, a simple balustrade, and a concrete floor. There is a single-light transom over the 6-paneled entrance door at the northern end of the facade. A 2-storey addition with a low-pitched shed roof covers the southern side of the rear section of the house. It has almost square 6-light hinged-sash windows. There is a door with a small and primitive entrance porch on its southern elevation. A one-storey shed-roofed back porch has been enclosed. All of these additions are wooden-shingled.

HISTORICAL DESCRIPTION

J. Esten Moon & Thomas S. Moon purchased a lot on University Street (West Main) in 1879 (ACDB 74-344, 81-130). Tax records show no buildings on the lot at that time, although the Gray map appears to show two in 1877. According to tax records, something was built in 1885, and there was more construction on this lot and an adjacent one at Tenth and West Main in 1891 and ;1893. The 1896 Sanborn Map shows

the two houses at 110 and 118 10 1/2 Street and a sawmill on the other lot. Thomas S. Moon received this house when they divided the property in 1903 (City DB 14-63), and he sold it to his sister (?) Pochuntas Pleasants in 1920 (DB 36-218, 45-250). From the Sanborn Maps, it appears that she enlarged the rear wing before 1929. Her family occupied the house for many years and it is now owned by her son John H. Pleasants, Jr., and is used as rental property (DB 232-457).

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

Reviewed by Marge

DHR Identification Number: 104-0325

Other DHR Number: Property Date(s) 1890 ca

PROPERTY NAMES	EXPLANATION
Moon-Pleasants House (118 10-1/2 St. NW)	Historic/Location

County/Independent City: Charlottesville  
 State: Virginia  
 Magisterial District: N/A Tax Parcel: 10-46

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:  
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
118 -	10-1/2 St. NW	

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:  
Fragmentary residential neighborhood, small front yard. A concrete step of the front walk is inscribed "Pleasants."

Ownership: Private NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic
2.0	1	Shed	Non-historic

TOTAL: 2  
 Historic: 1  
 Non-Historic: 1

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Frame	Wood	Shingle
Roof	0	Gable: side	Metal	Standing Seam
Window(s)	0	Sash, double-hung	Vinyl	6/6
Foundation	0	Masonry		Stucco
Chimney	0	Exterior end	Brick	Stretcher Bond
Porch	0	1-story, 2-bay	Wood	Posts (square)

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1890 ca

Source of Date: Local Records

Architectural Style: Late Victorian

Description:

This much-altered house has a standard 19th-c. two-story one-room-deep form with a two-bay front elevation that suggests a side-passage plan within. The porch features square balusters and chamfered posts. To the rear is a two-story wing with brick flues.

Condition: Fair

Threats to Resource: None Known

Additions/Alterations Description:

The house is sheathed in wood shingles painted green that apparently replace the original weatherboards. Two- and one-story additions have been made to the rear. The house was being remodeled at the time of survey.

Number of Stories: 2.0

Interior Plan Type:

Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

Behind the house stands a one-story concrete-block outbuilding (probably dating to the 3rd quarter 20th c.) with a front-gable roof.

DHR Historic Context: Domestic

Significance Statement:

This house contributes in general to the historic character of the West Main Street corridor. The house was apparently built between 1883 and 1893 on a lot owned by J. Esten and Thomas S. Moon. Thomas sold the house to a Mrs. Pleasants (possibly his sister) in 1920.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14633	6 -	2/ /1996
B&W 35mm Photos	14634	31 - 33	2/ /1996

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B&W 35mm Photos	14634	31 - 33	2/ /1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Local Records  
Author: City of Charlottesville  
Citation Abbreviation:  
Charlottesville Architectural and Historic Survey files  
Notes:

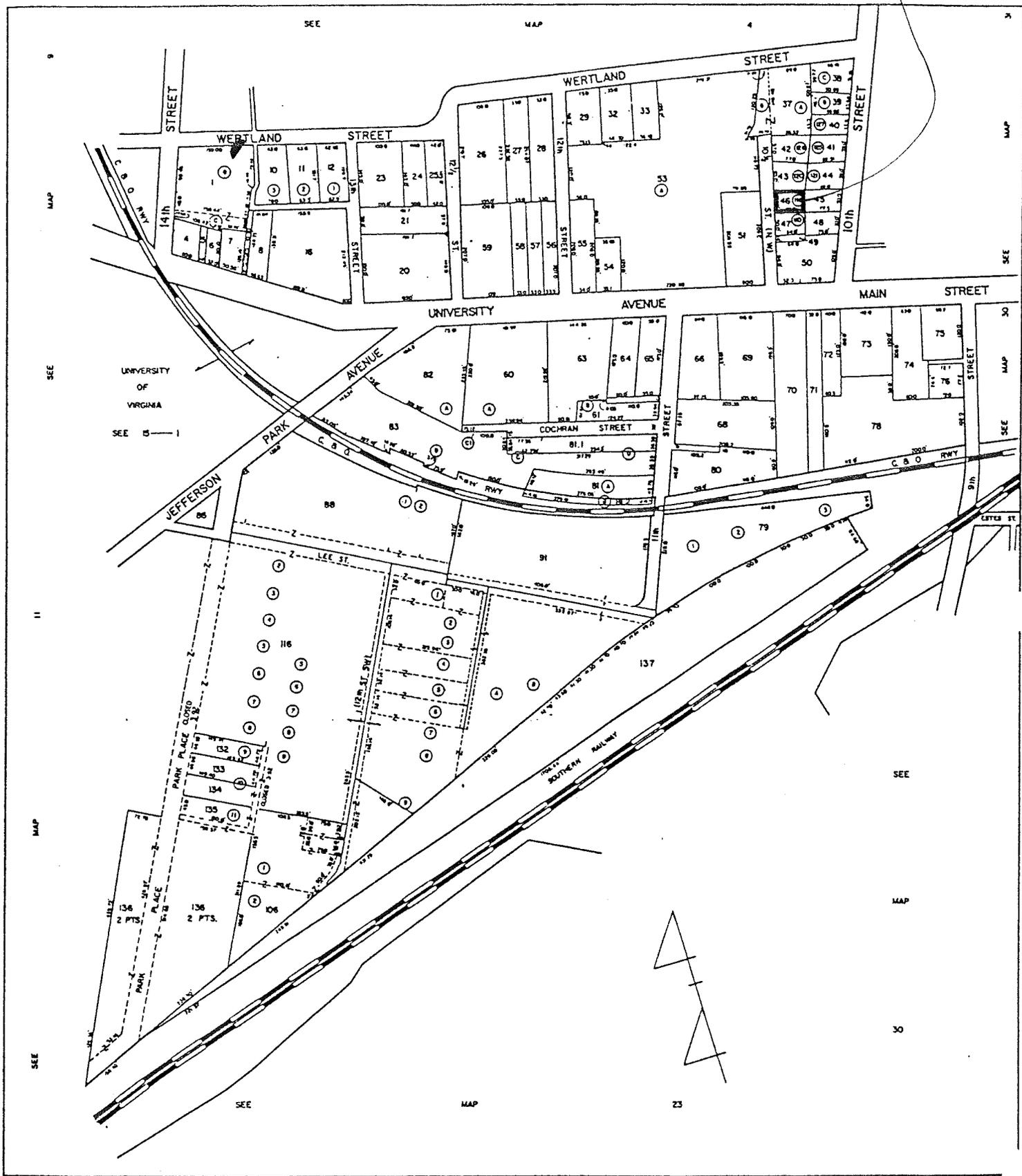
CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 2/ /1996  
Cultural Resource Management Event: Reconnaissance Survey  
Organization or Person: J. Daniel Pezzoni, Preserv Consult  
ID # Associated with Event:  
CRM Event Notes or Comments:

MAILING ADDRESS

Surveyor's Notes:

CITY OF CHARLOTTESVILLE



reconnaissance main screen 1 of 2

Where is data filed at DHR? \_\_\_\_\_  
 DHR Iden. # \_\_\_\_\_ Property date(s) \_\_\_\_\_  
 Other DHR no. \_\_\_\_\_

325

Seq. # 1 Name Moan-Measants House Property Name(s) Moan-Measants Explanation \*  
Historic  
 Address 116 10th St. NW Former/current Current Historic/location Historic Original Original  
 Address-current Current Function/location Historic Location Location VLR listing  
 Alleged Descriptive Historic NHL listing  
 Alternate name Former Historic/current NRHP listing

County/Ind. City \_\_\_\_\_ Tax Parcel Number 10-476  
 State VA Virginia  
 Magis'l District \_\_\_\_\_  
 USGS Quad Map Name \_\_\_\_\_ UTM's of Boundary 1 1  
 Center UTM-Zone/East/North \_\_\_\_\_

3

reconnaissance main screen 2 of 2

Restrict Location and UTM data? \_\_\_\_\_  
 # 116 # Suffix 10th Thoroughfare Name St. NW Address 116 10th St. NW Explanation

Address Superfield Screen  
 Address Explanation \_\_\_\_\_  
 Sequence Number \_\_\_\_\_ Alternate \_\_\_\_\_ Name Change \_\_\_\_\_  
 Main Street Number \_\_\_\_\_ Current \_\_\_\_\_ Number Change \_\_\_\_\_  
 Number Suffix \_\_\_\_\_  
 Street Name \_\_\_\_\_

Vicinity of: \_\_\_\_\_ Town/Village/Hamlet \_\_\_\_\_

Name of National Register Historic District \_\_\_\_\_

Name of VDHR Eligible Historic District \_\_\_\_\_

Name of Local Historic District \_\_\_\_\_

reconnaissance main screen 3 of 2

Physical Character of General Surroundings \_\_\_\_\_  
 City \_\_\_\_\_ Hamlet \_\_\_\_\_ Rural \_\_\_\_\_ Suburban \_\_\_\_\_ Town \_\_\_\_\_ Village \_\_\_\_\_

built up, p lcks Site Description/Notable Landscape Features \_\_\_\_\_

Ownership \_\_\_\_\_ NR Resource Type \_\_\_\_\_  
 F Public-Federal P Private B Building S Site  
 L Public-Local S Public-State D District U Structure  
 O Object

Seq. #	# of	Wuzit Count	Wuzit Types	Historic? *	Total
1	1	1	outbldg	N	1
			Historic		
			Non-Historic		
			Undetermined		

Primary Resource Exterior Component Description

Component	#	Comp Type/Form	Material	Material Treatment
chimney(s)	1	gab and ext	br.	stucco
columns	1			
cornice	1			
dormer(s)	1			
foundation	1	mas		stucco
porch	1	1-s 2-b	wd	stucco
roof	1	gab (side)	met	stucco
walls	1	gab	wd	stucco
windows	1	blde	vinyl	stucco

Individual Resource Information

Seq. # Wuzit Primary? \_\_\_\_\_ Date Built \_\_\_\_\_

Individual Resource Superfield Screen

Sequence Number \_\_\_\_\_ Wuzit \_\_\_\_\_  
 Primary Resource? \_\_\_\_\_  
 Estimated Date of Construction \_\_\_\_\_ Source of Date \_\_\_\_\_  
 Architectural Style \_\_\_\_\_

Art Deco	French Colonial	Late Gothic Revival	Prairie School
Beaux Arts	French Renaissance	Late Victorian	Pueblo
Bungalow/Craftsman	Georgian	Mid-19th C.	Queen Anne
Chicago	Gothic	Mission/Spanish	Renaissance
Classical Revival	Gothic Revival	Colonial Revival	Romanesque
Colonial	Greek Revival	Mixed (more than 3 styles from different periods)	Second Empire
Colonial Revival	International Style	Modern Movement	Shingle Style
Commercial Style	Italian Renaissance	Modern	Skyscraper
Dutch Colonial	Italian Villa	Modern	Spanish Colonial
Early Class. Rev.	Italianate	No Style Listed	Stick/Eastlake
Early Republic	Late 19th & 20th C. Revivals	Octagon Mode	Tudor Revival
Exotic Revival	Late 19th & Early 20th C. Amer. Movements	Other	
Federal		Postmedieval English	

much altered 1-s m deep 2-s h/s  
 porch w/ chamfered posts + balus.  
 wd shngs painted green  
 blocks at cor. in fr. row. former car bldg.  
 being rehab'd "PLEASANTS" in front  
 conc. step.

Condition	Excellent	Good	Good-Fair	Poor	Remodeled
Demolished	Fair	Good-Excellent	N/A	Rebuilt	Ruinous
Threats to Resource					
Demolition	Development	Neglect	None Known	Relocation	Trans. Expan.
Deterioration	Major Alteration	None	Public Util. Expan.	Structural Failure	Vacant

Additions/Alterations Description

2-s rear ad

Number of Stories 2 Conditional Individual Resource Superfield Screen  
 Interior Plan Type \_\_\_\_\_  
 Accessed? \_\_\_\_\_ If not, why not? \_\_\_\_\_  
 Denied \_\_\_\_\_ No Trespassing \_\_\_\_\_ Not Accessible \_\_\_\_\_  
 Interior Description \_\_\_\_\_

Relationship of Secondary Resources  
1-3 conc. bl. on bldg stands being gable rd.  
(small bs? meat)

reconnaissance main screen 5 of 7  
 Historic Context

DHR Historic Context(s):	Ethnicity/Immigration	Recreation/Arts
Agriculture/Subsistence	Funerary	Religion
Architecture/Landscape Architecture/ Community Planning	Health Care	Settlement Patterns
Commerce/Trade	Industry/Processing/Extraction	Social
Domestic	Landscape	Traffic Engineering
Education	Military/Defense	Transportation
		Other

Significance Statement

reconnaissance main screen 6 of 7  
 Graphic Documentation

Medium*	Medium ID #	Frames	Date
2 x 2 B & W photos	B & W 35 mm photos	Historic photos	Slides
4 x 5 B & W photos	Color 35 mm photos	Measured drawings	

Bibliographic Data

Seq. # \_\_\_\_\_ Type \_\_\_\_\_ Citation \_\_\_\_\_

Bibliographic Superfield Screen

Sequence #: \_\_\_\_\_ Bibliographic Record Type: \_\_\_\_\_ Author: \_\_\_\_\_  
 Citation Abbreviation: \_\_\_\_\_ Notes: \_\_\_\_\_

Bibliographic Superfield Screen

Sequence #: \_\_\_\_\_ Bibliographic Record Type: \_\_\_\_\_ Author: \_\_\_\_\_  
 Citation Abbreviation: \_\_\_\_\_ Notes: \_\_\_\_\_

reconnaissance main screen 7 of 7  
 Cultural Resource Management Events  
 Agency/Individual

Date	CRM Event	Assoc. ID#
_____	_____	_____

CRM Event Superfield Screen  
 Date: \_\_\_\_\_ Cultural Resource Management Event: \_\_\_\_\_  
 Organization or Person: \_\_\_\_\_  
 ID# Associated with Event: \_\_\_\_\_

Notes or Comments

Mailing Address Superfield Screen

HONORIF: \_\_\_\_\_ Record Created: \_\_\_\_\_  
 FIRST: \_\_\_\_\_ Last Updated: \_\_\_\_\_  
 LAST: \_\_\_\_\_  
 SUFFIX: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 COMPANY: \_\_\_\_\_ PHONE/EXTENSION: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ STATE: \_\_\_\_\_  
 CITY: \_\_\_\_\_ COUNTRY: \_\_\_\_\_  
 ZIP: \_\_\_\_\_

Individual's Category Codes

Informant	Occupant	Owner	Specimens (owner of specimens)	Tenant
_____	_____	_____	_____	_____

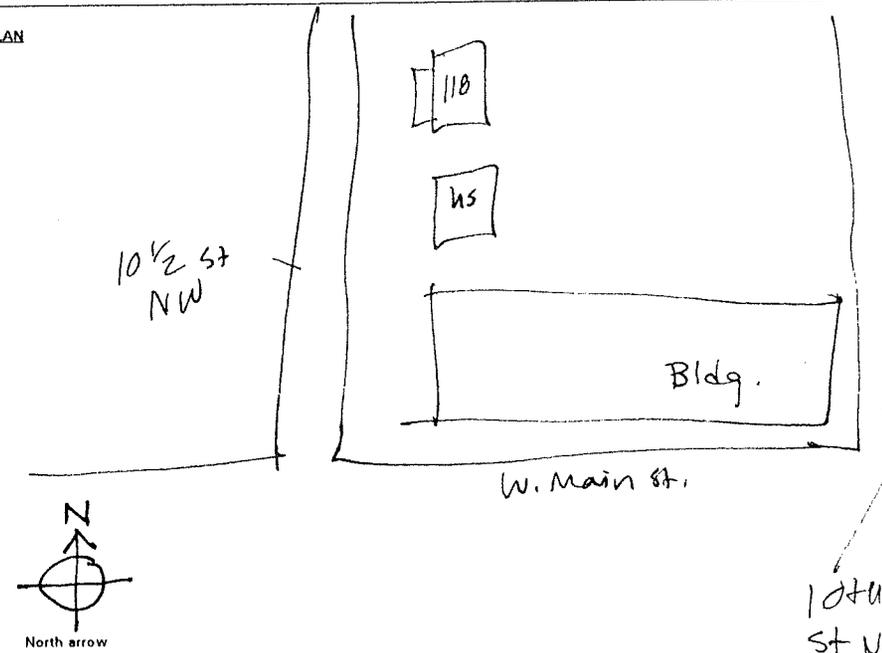
Notes

Surveyor's Notes

Date Processing Events

Date	Event	Person
_____	_____	_____

SITE PLAN



N.T.S.  
 Date: \_\_\_\_\_  
 SES - 2/96

Drawn by: \_\_\_\_\_  
 Agency: \_\_\_\_\_

10th St NW

10-46 ✓

B-3  
51x43 (37x25)

118 10 1/2 St NW

543

909 Ridge St

232-457 John H. Pleasant Jr (N) 1962

WB " " " et al 1948

see D13112-18, 1942

45-250 Poskuntar "

36-218

2-5, 60% base, 7 rooms <sup>wood shingles</sup>  
brick found, wooden walls, metal gable roof

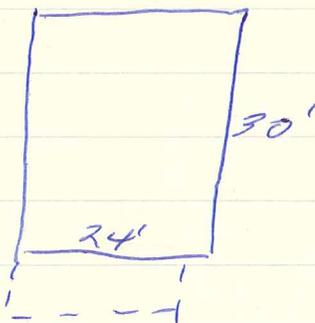
19-- , cheap constr

2-5, 0 base, wooden shingled walls

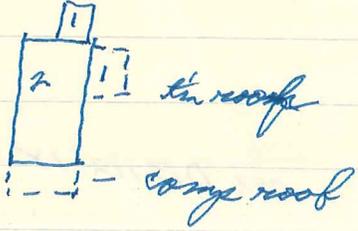
1959 - garage added

old, built 1897, fair cond

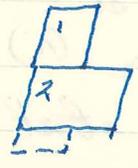
Moon - Pleasant House



1929-57



1920



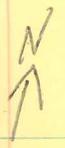
1896



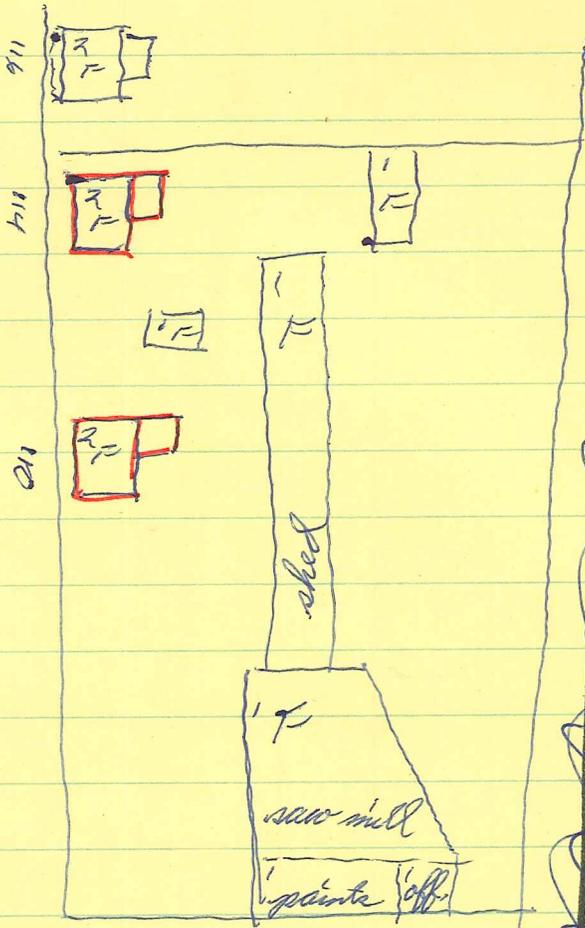
1877

not there

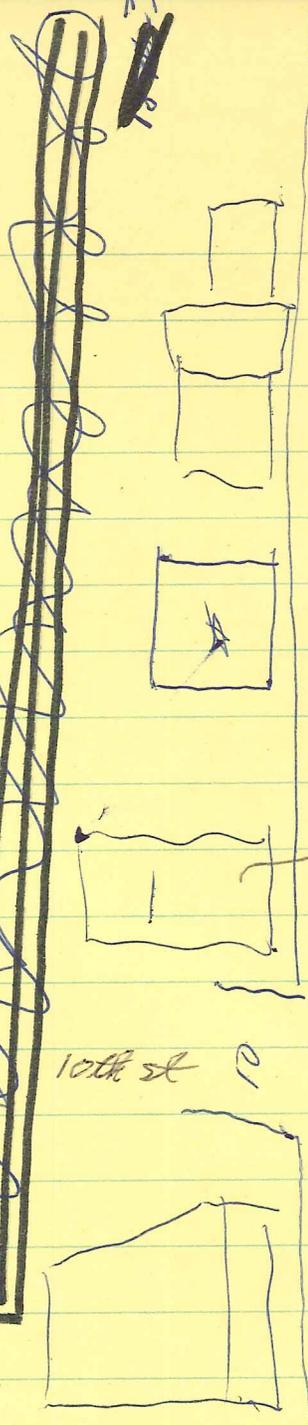
1896  
Sanborn



10 1/2 St

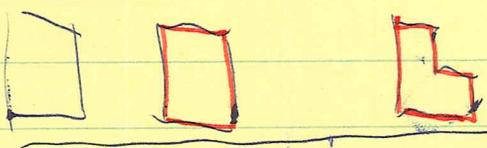


West Main



10th St

is this 1885?



10 1/2 St

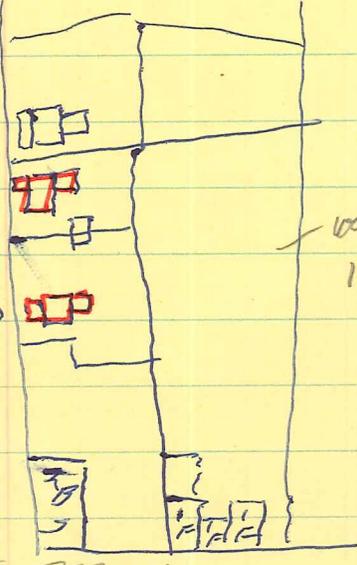
Main Street

1920 Sanborn



1907 =  
2/20 =

10 1/2 St



wood yard  
1907

West Main



10 1/2

West

1907 Sanborn

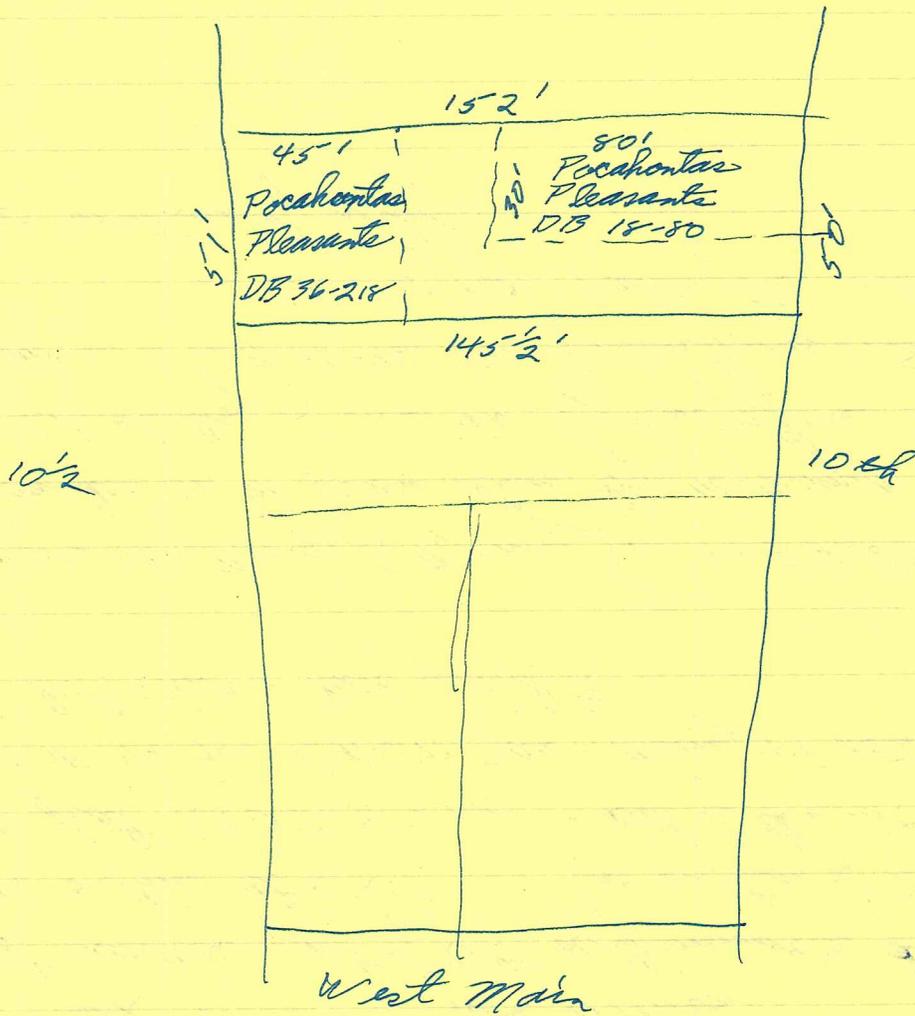


111

118 10 1/2 St

~~118 10 1/2 St~~

45-250 Thos. S. & Sarah Moon -> Pocahontas Pleasants  
10/17/1923 lot bet 10th & 10 1/2 (see plat)



30' x 50'  
gift  
\$1,000  
w/ frame house

DB 18-80, ~~8/2/30~~ 10/12/1906, <sup>his niece,</sup> J. James Eston Moon (S) -> Pocahontas Pleasants  
36-218, 9/12/1920, Thos S & Sarah Moon -> " "

These 2 deeds did not incl whole lot, which is now  
deeded to her

Thos S Moon inherited property from James Eston Moon  
(WB 1-239)

see also deed of partition 1903, DB 14-63

14-63 J. Eston Moon & Thos S Moon (both single) own lot  
1903 45' on Main St x 209' on 10 1/2 St (see plat ACDB 75-340)  
for J E Moon 12/15/1882 (ACDB 81-130) 1/2 int to Thos S Moon  
1) to Thos S Moon: "that part on which there is a brick  
store-house at corner of Main & 10 1/2" (22 1/2' on Main x  
108' N)

"& also that part on which there is a frame residence at N end" (51' on 10 1/2' x 45' on N along line of Wm Jeffries' est, x 50' on E along Jeffries est.

2) to ~~Thos S Moon~~ J. Estlin Moon:

"that part which fronts 22 1/2' on Main St" (E of store) x 108' N

& parcel 50' on 10 1/2' St x 45' "on which there is a brick dwelling" (bet Thos. S. Moon's 2 lots)

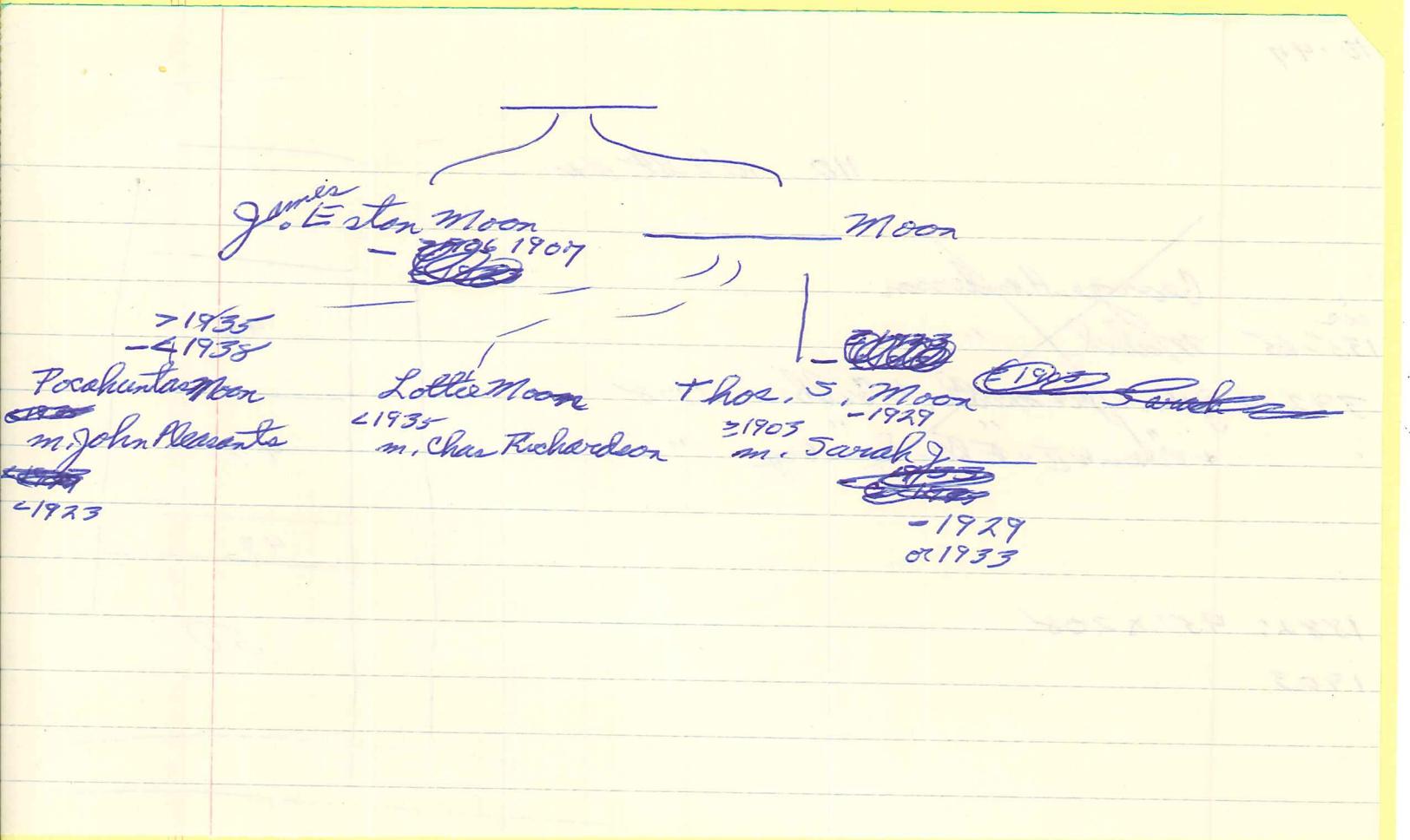
ACDB J. Estlin Moon -> Thos S Moon  
81-130 lot near W Va, part of Lot 11 of Dimmock's Division, .22 acre  
12/15/1882 45' on Univ St x 208' (no mention of bldg)  
see plat ACDB 75-340 - plat of this lot  
ACDB 74-344, 3/13/1879, Jas A Mooney & F Hartnagle -> Moon<sup>2E</sup>  
bet Thos S had paid 1/2

74-344 James M & Mary L Mooney, (+ F + ME Hartnagle) -> J. Estlin Moon<sup>4-100</sup>  
3/13/1879 bounded on W (across alley) by Wm Mooney M Fitch -> Mrs Julia A. Holladay, on E & N by Wm Jeffries  
same as ACDB 60-42, 1862, for Mrs Mary B. Sharp -> Hartnagle  
" " " 62-535, 1867, Hartnagle -> Mooney  
(no mention of bldg)

WB 1-239 James E. Ston Moon - written & proved 1907  
→ nephew Thos S Moon

WB 3-345 Thomas S Moon - written & proved ~~1907~~ 1929

WB 4-52 Sarah J. Moon - written 1929, proved —  
equal shares: Thos S. Moon, Mrs. C. C. Taylor, & Pocahontas Pleasants

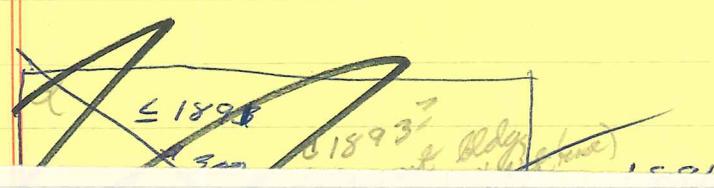


# Tax

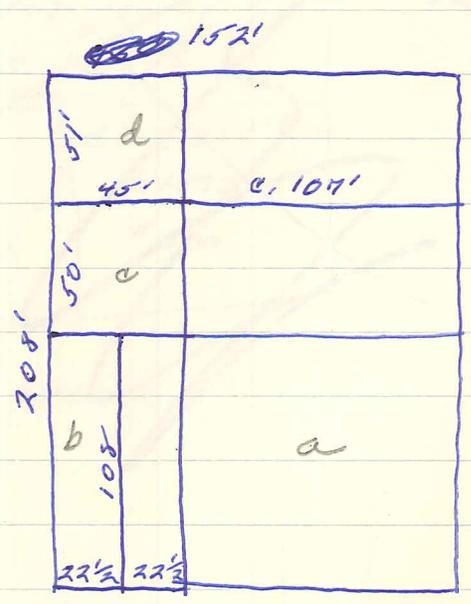
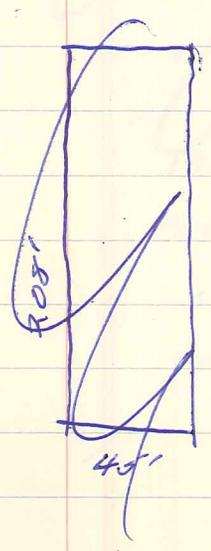
1889-90	4th bed	J. Easton & Thomas Moon <sup>N</sup> - N side Main	150 + 300 = 450
" "	"	"	160 + - = 160
1891	"	"	210 + 400 = 610
1892-93	"	"	200 + 1000 = 1200
1894	"	J. Easton Moon <sup>N</sup>	200 + 1000 = 1200 bldg added
1895, 96, 98, 99, 1900	"	#1003 "	800 + " = 1800
1901	"	#110 - Main & 10 1/2 <sup>bc</sup>	500 + 500 = 1000
1903, 02, 01	"	J. Easton Moon <sup>N</sup> #1003 Main + 10th <sup>a</sup>	800 + 300 = 1100
" "	"	<del>10th</del> #110 10 1/2 st <sup>d</sup>	200 + 500 = 700
" "	"	T. S. Moon <sup>N</sup> - 1010-1012 Main & 10 1/2 <sup>b</sup>	300 + 1200 = 1500 bldg added (tax)
" "	"	" - #116 10 1/2 st <sup>d</sup>	100 + 300 = 400
" "	"		1400 + 2300 = 3700

bc 500 + 500 = 1000  
 a 800 + 300 = 1100  
 1901 d 100 + 300 = 400  
 1400 + 1100 = 2500

1895-1900; 800 + 1000 = 1800



152  
 - 45  
 ---  
 107



1903



2-5, 2-bay (5 much wider, N openings at end of facade), single gable (side hall plan)

low found. brick

large (but varies) wooden shingles painted bright olive green

low gable roof, gray eaves & eaves, exposed rafter ends, 55m, pl cornice board

ent end skim 5, brick, cap <sup>1st</sup> 1/2, weatherings

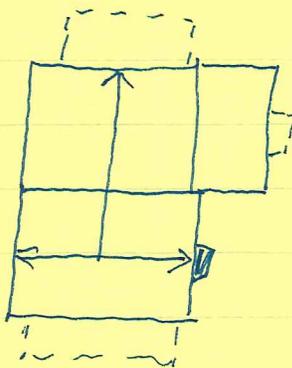
2/2, pl trim, painted deep cream

1-5 veranda covers facade, low hip, comp. rolled roofing, boxed cornice, pl fringe, chamfered sq posts, simple bal, con floor also ent. fr end, bet

ent door N bay, 6-paned 2 on 2/4 panels, 1-2 transom closed

2-5 rear wing (prob orig), gable -> rear centered, prob covers entire rear el

sm int skin rear & sm ent shed-roofed 2-5 addn to its S side, sq 6-2 hinged, 1-5 med " " 1-5 " " wings rear, ent w/ rough at porch 5 ent



5-47

110 10 1/2 St NW

~~George Henderson~~

135-65

~~Mabel "~~

392-4 John W & Martha L Gibbs 1978

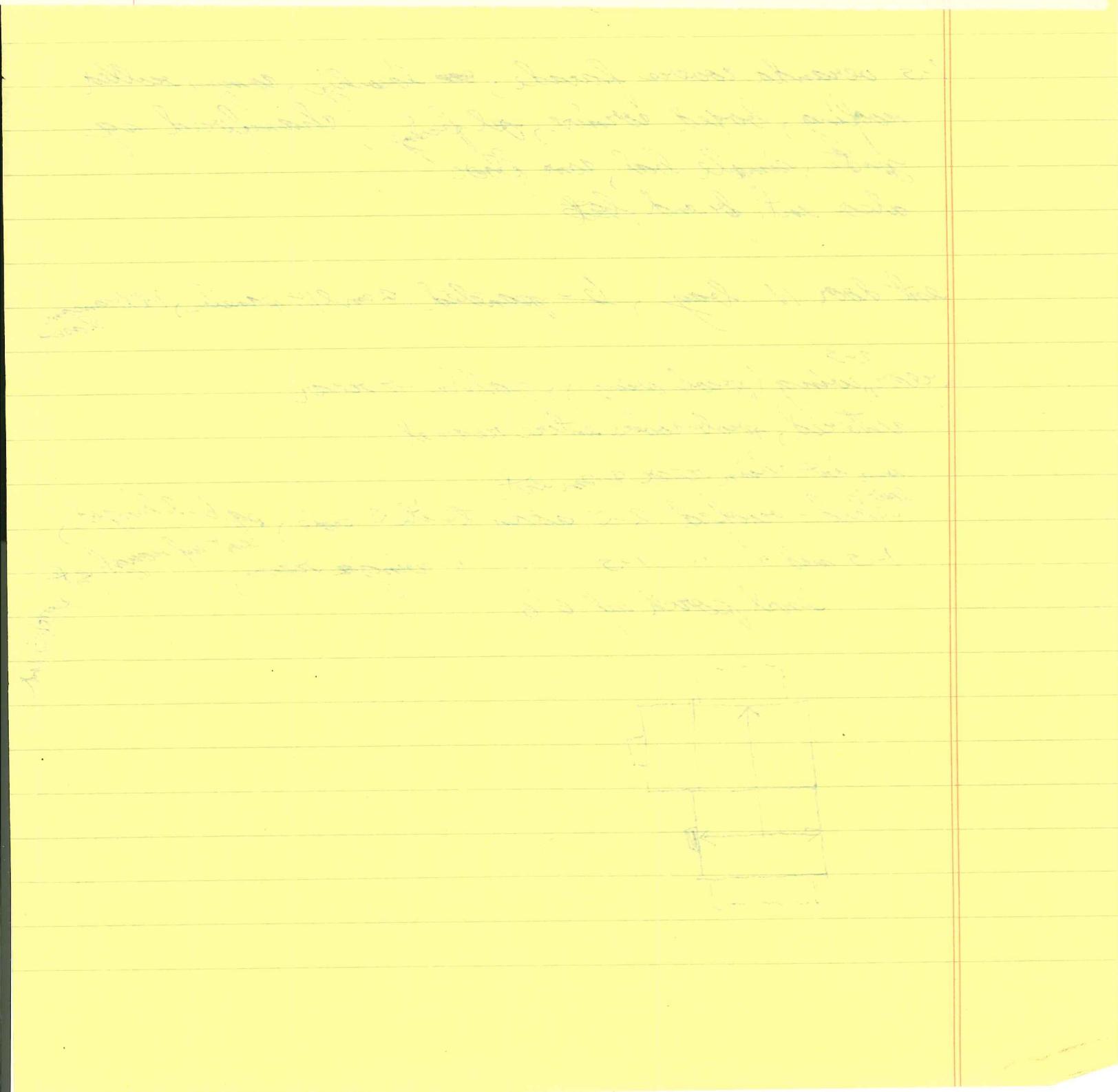
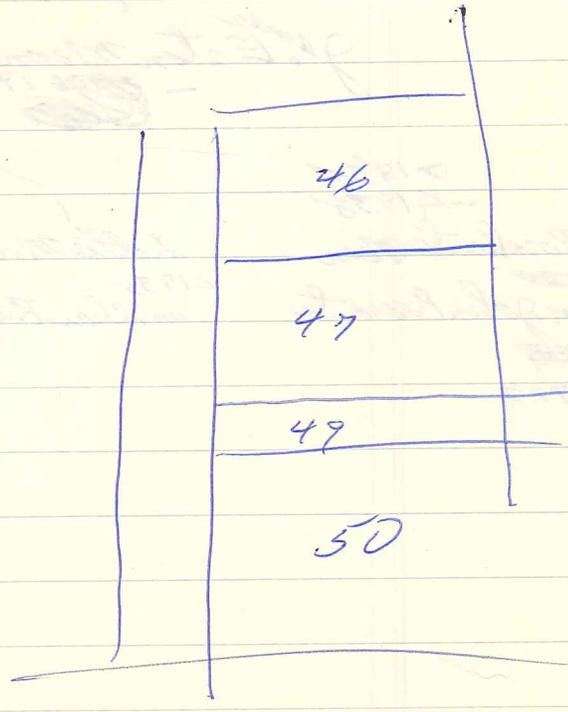
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1882: 45' x 208'

1903





14633  
14634

Date 2.1996 File No. 104-325

Name Moon-Pleasants House  
(118 10 1/2 St NW)

Town \_\_\_\_\_

County Charlottesville

Photographer Dan Pezzani

Contents 5 ext. views

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