

### Property Information

#### Property Names

Name Explanation	Name
Function/Location	House, 420 9th Street NW

#### Property Evaluation Status

#### Property Addresses

Current - 420 9th Street NW

County/Independent City(s):	Charlottesville (Ind. City)
Incorporated Town(s):	No Data
Zip Code(s):	22903
Magisterial District(s):	No Data
Tax Parcel(s):	No Data
USGS Quad(s):	CHARLOTTESVILLE EAST

### Additional Property Information

Architecture Setting: Urban

Acreage: No Data

#### Site Description:

January 2020: This property is located on the east side of 9th Street NW, just south of West Street. This property consists of two houses. The original house is sited to the rear. A newer house was built in front of the older house in 2015. There are two, well-draining parking pads on either side of the front façade of the new house. There are raised planting beds in the front yard as well. The rear of the house is surrounded by a horizontal wood fence. There is a swimming pool in the south corner of the lot. For the purpose of this survey, the historic house is considered the primary house and the new house is considered the secondary resource.

#### Surveyor Assessment:

January 2020: According to Charlottesville City Property Records, the new house was built in 2015, and the contributing, secondary residence was constructed in 1930 (City of Charlottesville GIS Viewer 2020). Aerial photographs indicate that the newer building was constructed in 2015. However, the historic house does not appear on the 1950 Sanborn Map, so it was likely constructed after 1950 (Sanborn Map Company 1950; USGS 2013; USGS 2015). This secondary residence is present on the 1963 aerial photographs and underwent exterior changes including upper-deck reconstruction on the northeast elevation during the construction of the new house (NETR 1963; USGS 2013; USGS 2017).

This property retains good integrity of location. The integrity of setting has been compromised by the 2015 building construction in the front of the lot. The integrity of design, materials, and workmanship has been compromised by replacement windows, replacement cladding, and the changes to the deck. This property retains fair integrity of feeling and association, affected by the new-build construction. Overall, this building retains poor integrity.

This property is recommended as not individually eligible for listing in the NRHP due to a lack of historical significance and integrity. However, it is located in the potential 10th & Page Historic District, which is recommended as potentially eligible for listing in the NRHP. Further study is recommended to determine if the 10th & Page Historic District is eligible for listing in the NRHP under Criterion A in the areas of Ethnic Heritage, Community Planning and Development, and Social History, and under Criterion C in the area of Architecture. This property includes one non-contributing primary resource and one non-contributing secondary resource.

Surveyor Recommendation: Recommended Not Eligible

#### Ownership

Ownership Category	Ownership Entity
Private	No Data

### Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Date of Construction:	ca 1963
Date Source:	Map
Historic Time Period:	The New Dominion (1946 - 1991)
Historic Context(s):	Domestic
Other ID Number:	No Data

**Architectural Style:** Vernacular  
**Form:** Square  
**Number of Stories:** 2.0  
**Condition:** Good  
**Threats to Resource:** None Known

**Architectural Description:**

January 2020: This two-story house, at the rear of the property, is constructed of concrete block, and has a side-gabled roof covered in asphalt shingles. The main entrance to this house is on the second story of the northeast facing façade. This façade features a two-story, partial-width wood deck with horizontal, wood railings accessed by wood steps with wood railings. According to aerial photographs, the first story of the northwest elevation features two garage stalls (USGS 2017). Visible fenestration includes four-by-four, sliding wood windows; six-over-six, double-hung, vinyl windows; and single-leaf, wood doors.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Porch	Stoop/Deck	Wood	Square
Structural System and Exterior Treatment	Masonry	Concrete	Block
Windows	Double-hung	Vinyl	No Data
Roof	Side Gable	Asphalt	No Data

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Single Dwelling  
**NR Resource Type:** Building  
**Date of Construction:** ca 2015  
**Date Source:** Local Records  
**Historic Time Period:** Post Cold War (1992 - Present)  
**Historic Context(s):** Domestic  
**Other ID Number:** No Data  
**Architectural Style:** Post Modern  
**Form:** Rectangular  
**Number of Stories:** 2.0  
**Condition:** Excellent  
**Threats to Resource:** None Known

**Architectural Description:**

January 2020: This two-story house, at the front of the property, is clad in hardy board siding with a section of wood siding in the south half of the front façade, and has a half-hipped roof covered in standing seam metal. There is a deep, partial-width, one-story, shed-roof porch on the northwest (front) facing façade, supported by square wood columns. The porch has a concrete floor. The rear elevation features a one-story enclosed wing in the north half. The roof of the wing is treated as a second-story, open patio with a louvered wood northeast wall. There are steps along the southeast elevation that are clad in louvered wood. The first and second stories of the southeast elevation also feature narrow full-length awnings clad in standing seam metal. Visible fenestration includes metal casement windows; fixed metal windows; and a single-leaf wood door with a metal and glass storm door.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Porch	1-Story Partial Width	Wood	Square
Structural System and Exterior Treatment	Wood Frame	Cement Fiber/Cementitious	Siding
Windows	Casement	Metal	No Data
Roof	Hipped	Metal	No Data

**Historic District Information**

**Historic District Name:** No Data  
**Local Historic District Name:** No Data

**Historic District Significance:** *No Data*

## CRM Events

### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** *No Data*  
**Investigator:** Erin Que  
**Organization/Company:** The 106 Group Ltd.  
**Photographic Media:** Digital  
**Survey Date:** 2/5/2020  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

Erin Que, Principal Investigator and Sr. Architectural Historian  
Holly Good, Architectural Historian  
Saleh Miller, Sr. Architectural Historian

**Project Bibliographic Information:**

City of Charlottesville GIS Viewer  
2020 Property Record. Electronic document, <http://gisweb.charlottesville.org/GisViewer/>, accessed January 27, 2020.

Hill Directory Co.  
1931, 1940, 1950, 1959 Hill's Charlottesville City Directory. Hill Directory Co., Inc., Publishers, Richmond, Virginia.

National Environmental Title Research, LLC [NETR]  
1963-2016 Historical Aerial Photograph, Charlottesville Independent City, Virginia. Electronic document, <http://historicaerials.com/>, accessed March 19, 2020.

Neighborhood Development Services  
2012-2016 The 10th and Page Historic Survey. On file at the City of Charlottesville Neighborhood Development Services, Charlottesville, Virginia.

Sanborn Map Company  
1907, 1913, 1920, 1929, 1950 Fire Insurance Map of Charlottesville, Virginia. Sanborn Map Company, New York, New York.

United States Geological Survey [USGS]  
1994-2019 Historical Aerial Photograph, Charlottesville Independent City, Virginia. Electronic document, accessed on Google Earth, February 20, 2020.

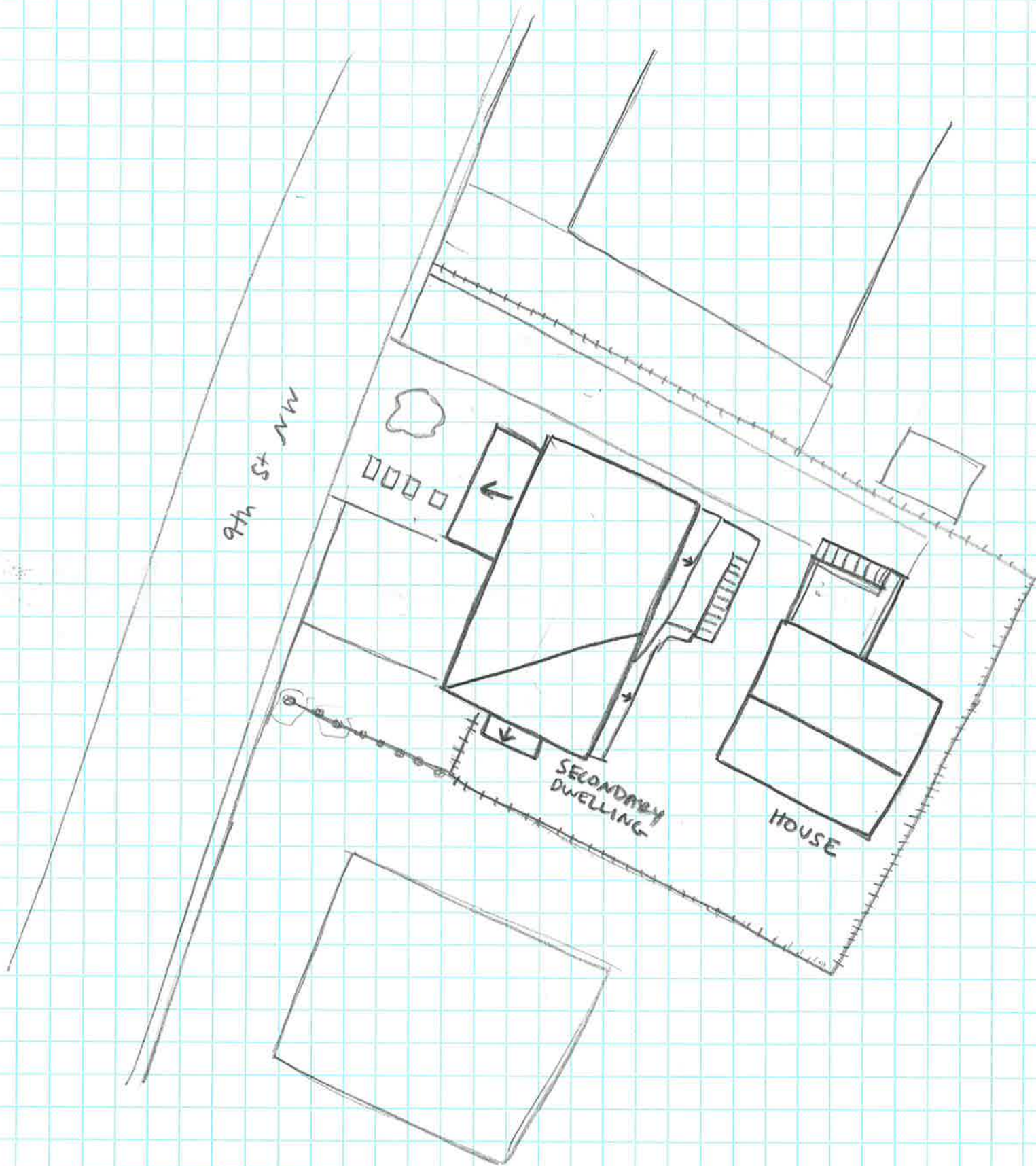
## Bibliographic Information

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*



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House  
104-5782  
420 9th St NW  
Survey Date 2/4/20  
Not to Scale