

### Property Information

#### Property Names

Name Explanation	Name
Function/Location	Duplex, 802 Anderson Street

#### Property Evaluation Status

#### Property Addresses

Current - 802 Anderson Street

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 two-story duplex is located on the south side of Anderson Street, west of 8th Street NW. There is a low brick retaining wall along the northeast edge of the property, broken by concrete steps leading to each of the front doors. The rear of the property is surrounded by a metal, chain-link fence, and the northwest property line has several deciduous trees and shrubs. There is a one-story secondary dwelling to the southwest of the duplex, accessed by a gravel driveway from 8th Street NW. This property consists of a duplex and a secondary dwelling.

#### Surveyor Assessment:

January 2020: According to Charlottesville City Property Records, the duplex was constructed in 1925, while the secondary building was constructed in 1930 (City of Charlottesville GIS Viewer 2020). According to the Sanborn Maps, since they are not present on the 1929 Map, but do appear on the 1950 Sanborn Map, both buildings were likely constructed in 1930 (Sanborn Map Company 1929; Sanborn Map Company 1950). The duplex is listed as apartments on the 1950 Sanborn Map (Sanborn Map Company 1950). The 1959 city directory lists four units at this address (Hill Directory Co. 1959). The rear of the duplex was altered after 1964, enclosing a section of the porch on the east end and adding to the west end (NETR 1964; NETR 1968). The secondary dwelling does not seem to have changed over the years (USGS 1994; USGS 2017).

This property retains excellent integrity of location and setting. The integrity of design, materials, and workmanship has been compromised in both buildings by replacement windows and by rear additions and enclosures on the duplex. This property retains excellent integrity of feeling and association. Overall, this property retains good integrity.

This property is recommended as not individually eligible for listing in the NRHP due to a lack of historical significance. 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 contributing primary resource and one contributing secondary resource.

Surveyor Recommendation: Recommended Not Eligible

#### Ownership

Ownership Category	Ownership Entity
Private	No Data

### Primary Resource Information

Resource Category:	Domestic
Resource Type:	Double/Duplex
NR Resource Type:	Building
Date of Construction:	ca 1930
Date Source:	Map
Historic Time Period:	World War I to World War II (1917 - 1945)
Historic Context(s):	Domestic
Other ID Number:	No Data

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

**Architectural Description:**

January 2020: This two-story duplex sits on a brick foundation and is clad in stucco with full-height large brick piers on the facade. The roof is hipped with two lower cross gables and central front gables and covered with asphalt shingles. There are two interior brick chimneys, one on either side of the center on the ridge line. The front (northeast) facing façade includes two entrances, one on either end. The entrances have brick cladding on both sides and are surmounted by metal shed roof awnings. The rear (southwest) facing elevation features several wings. At the southeast end, there is a narrow two-story, hipped roof projection. To the northwest of that, there is a two-story shed roof projection with wood stairs along its southwest elevation. To the northwest of that, there is a slightly shorter, two-story shed roof projection. The northwest half of the southwest elevation also features a pedimented gable with a two-story shed roof wing in front of it. Visible fenestration includes one-over-one, double-hung, vinyl windows, some with metal storm windows; six-over-six, double-hung, vinyl windows, some with screens; and single-leaf, wood doors with six or nine lights.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Brick	Stretcher Bond
Foundation	Solid/Continuous	Brick	Stretcher Bond
Porch	Stoop/Deck	Concrete	Not Visible
Structural System and Exterior Treatment	Wood Frame	Unknown	Stuccoed
Windows	Double-hung	Vinyl	No Data
Roof	Hipped w/Lower Cross Gables	Asphalt	No Data

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Secondary Dwelling  
**NR Resource Type:** Building  
**Date of Construction:** 1930  
**Date Source:** Local Records  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Other ID Number:** No Data  
**Architectural Style:** Vernacular  
**Form:** No Data  
**Number of Stories:** 1.0  
**Condition:** Good  
**Threats to Resource:** None Known

**Architectural Description:**

January 2020: There is a secondary dwelling to the southwest of the duplex. This building sits on a stuccoed foundation, is clad in stucco, and has a cross-gabled roof covered in asphalt shingles. There is an interior, concrete chimney in the center of the ridge line. On the northeast elevation, there is a small gabled projection at the northwest end. In the center of the northeast elevation, there is an entrance (USGS 2017). The southwest elevation has a larger gabled projection in the northwest end. There is a secondary entrance on the southeast elevation of this projection, with a wood porch with wood railings, accessed by concrete steps with concrete railings. Visible fenestration includes a single-leaf, wood door with nine lights; and one-over-one, double-hung, vinyl windows.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Concrete	Uncoursed
Foundation	Solid/Continuous	Unknown	Stuccoed/Parged
Structural System and Exterior Treatment	Wood Frame	Unknown	Stuccoed
Windows	Double-hung	Vinyl	No Data
Roof	Cross Gable	Asphalt	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

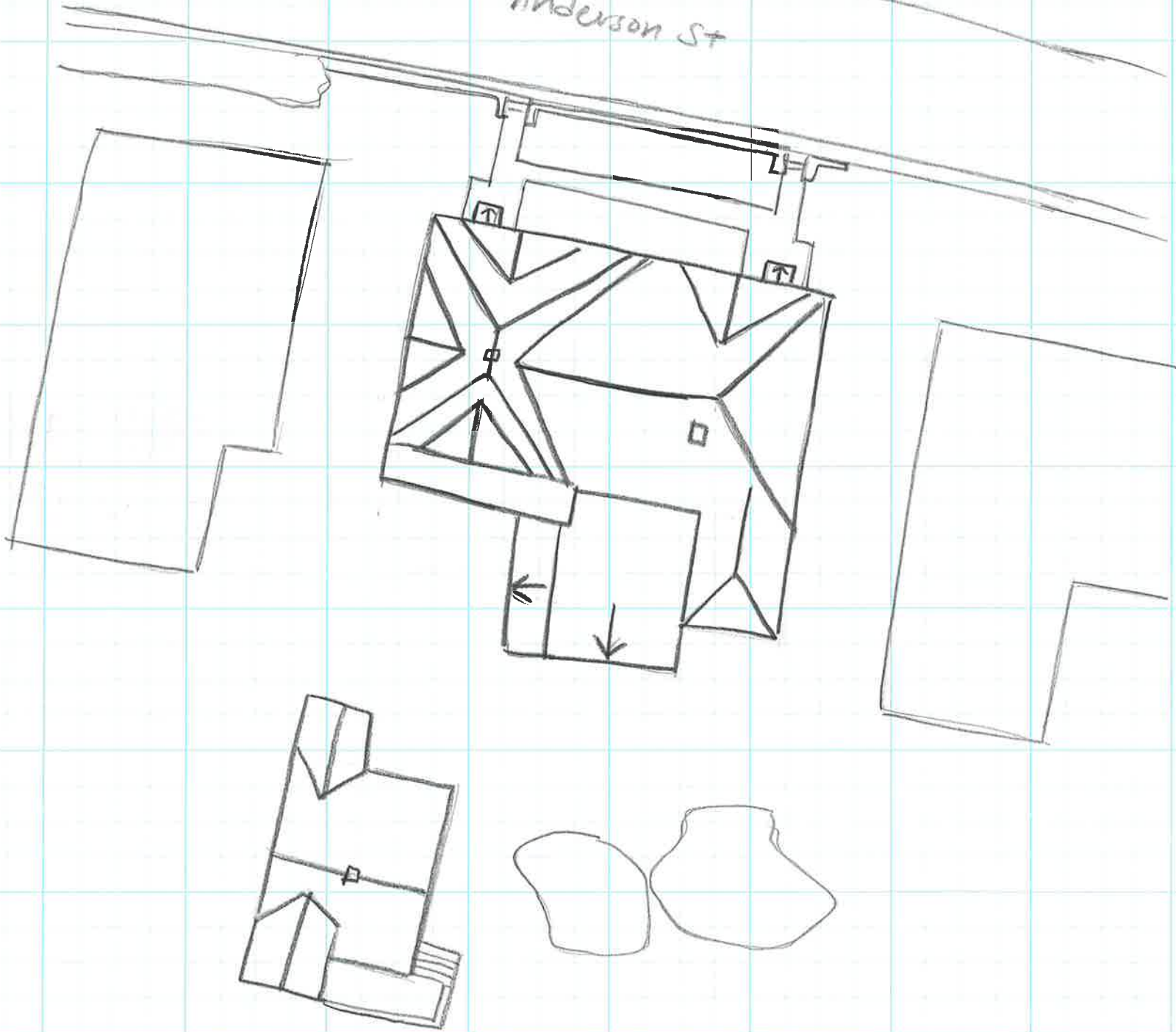
**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

Anderson St



↑N

Duplex  
104-5799

802 Anderson St  
Survey Date 1/31/20  
Not to Scale