

### Property Information

#### Property Names

Name Explanation	Name
Function/Location	Duplex, 820-822 Anderson Street

#### Property Evaluation Status

#### Property Addresses

Current - 820-822 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 corner of Anderson Street and 9th Street NW. It is surrounded by a metal, chain link fence. There is also a large, deciduous tree in the east corner of the lot. There is a paved parking pad in the west corner of the property, a shed in the south corner, and large bushes dotted throughout the property. This property consists of a duplex and a shed.

#### Surveyor Assessment:

January 2020: According to Charlottesville City Property Records, this house was built in 1920, and has been owned by the Hagen family since 1976 (City of Charlottesville GIS Viewer 2020). However, the building depicted in the 1913 and 1920 Sanborn Maps does not match the present-day building (Sanborn Map Company 1913; Sanborn Map Company 1920). The duplex first appears on the 1929 Sanborn Map, indicating it was constructed between 1920 and 1929 (Sanborn Map Company 1920; Sanborn Map Company 1929). The duplex footprint remains largely unchanged from the 1950 Sanborn Map compared to today, though the rear deck was updated recently (Sanborn Map Company 1950; USGS 2017). The current shed in the southeast corner of the property was constructed between 1994 and 2003 (USGS 1994; USGS 2003).

This property maintains excellent integrity of location and setting. The integrity of design, materials, and workmanship has been compromised by replacement windows, replacement cladding, and the updated rear deck. 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 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:	Double/Duplex
NR Resource Type:	Building
Date of Construction:	ca 1920
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 rests on a concrete-block foundation, is clad in aluminum siding, and has a hipped roof clad in asphalt shingles. There are two exterior brick chimneys, one on the northeast roof slope and one on the southwest roof slope. The front (northeast) facing façade features a full-width, one-story, open porch with a hipped roof. The porch roof is supported by wood Doric columns and the porch has a concrete floor. There is wood latticework on the northwest side of the porch, to provide privacy. There are two entrances at either end of this façade. There is a hipped roof, one-story, almost full-width wing on the rear (southwest) elevation. This wing features a one-story, wood deck with wood railings accessed by wood stairs with wood railings at the west end, and a one-story, partial-width, shed roof wing at the east end. There is a third interior stretcher bond brick chimney on the southwest roof slope of this wing. Visible fenestration includes one-over-one, double-hung, vinyl windows, some with screens; and single-leaf, wood doors with a metal and glass storm door.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Chimneys	Interior Slope	Brick	Stretcher Bond
Foundation	Solid/Continuous	Concrete	Block
Porch	1-Story Full-Width	Wood	Doric
Structural System and Exterior Treatment	Wood Frame	Aluminum	Siding
Windows	Double-hung	Vinyl	No Data
Roof	Hipped	Asphalt	No Data

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Shed  
**NR Resource Type:** Building  
**Date of Construction:** ca 2000  
**Date Source:** Map  
**Historic Time Period:** Post Cold War (1992 - Present)  
**Historic Context(s):** Domestic  
**Other ID Number:** No Data  
**Architectural Style:** No discernible style  
**Form:** No Data  
**Number of Stories:** 1.0  
**Condition:** Good  
**Threats to Resource:** None Known

**Architectural Description:**

January 2020: There is a one-story shed to the south of the duplex. It is clad in vertical wood siding and has a gambrel roof covered in asphalt shingles. Visible fenestration includes swing plywood doors.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Piers	Wood	No Data
Structural System and Exterior Treatment	Wood Frame	Wood	Vertical Board
Roof	Gambrel	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.

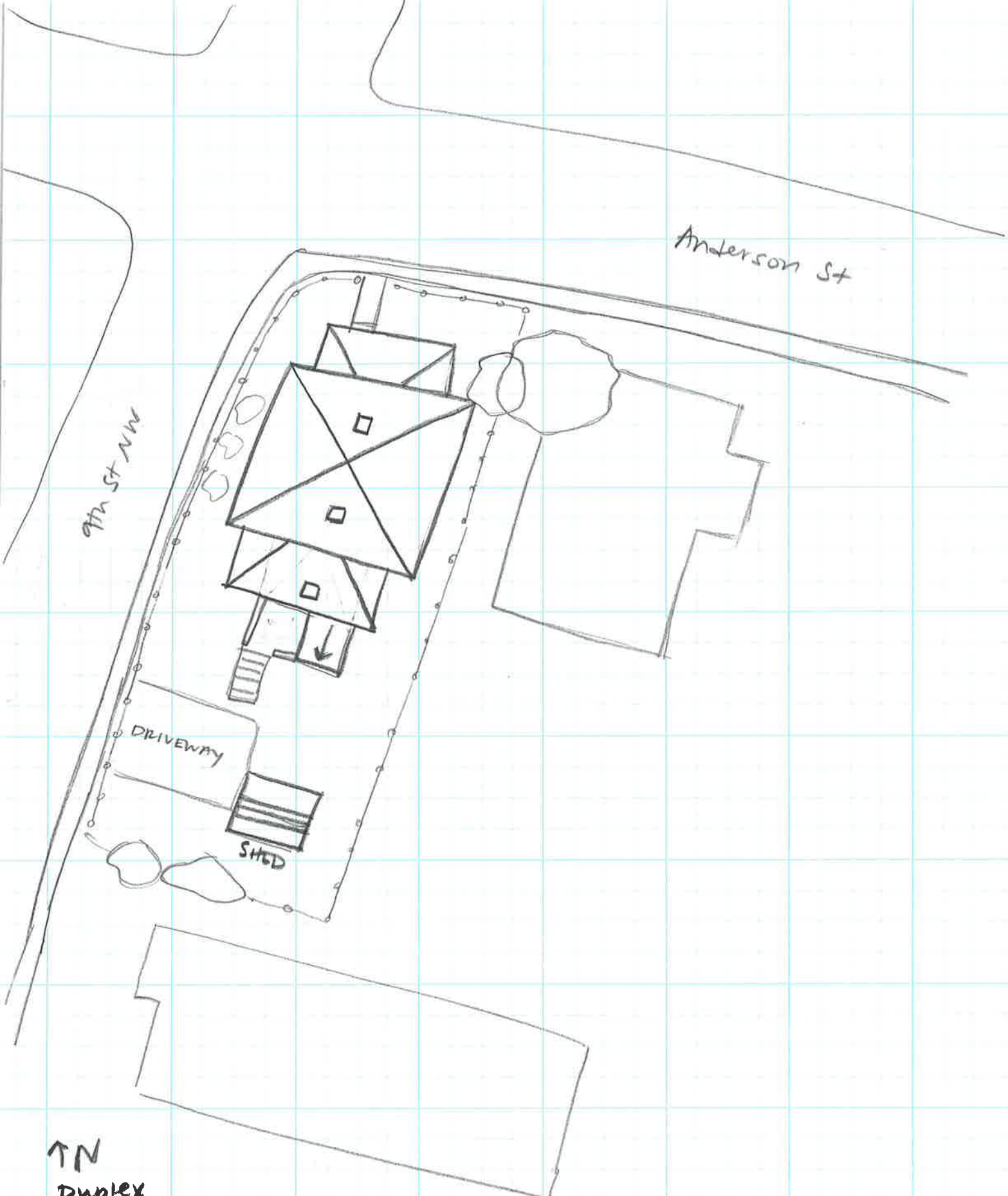
## Bibliographic Information

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*



Anderson St

9th St NW

DRIVEWAY

SHED

↑ N

Duplex

104-5807

820-22 Anderson St

Survey Date 1/31/20

Not to Scale