

### Property Information

#### Property Names

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 1021 Grady Avenue
--	---

#### Property Evaluation Status

#### Property Addresses

Current - 1021 Grady Avenue

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

### Additional Property Information

**Architecture Setting:** Urban

**Acreage:** No Data

#### Site Description:

January 2020: This two-and-a-half story house is located on the north side of Grady Avenue on the north corner of Grady Avenue and 10th 1/2 Street NW. This property has a wood and metal fence along large trees along the southeast property lines, and a gravel parking pad in the rear of the property, near a garage/shed. This property consists of a house and a garage.

#### Surveyor Assessment:

January 2020: This property was built in 1920, according to Charlottesville City Property Records (City of Charlottesville GIS Viewer 2020). This house first appears in the 1920 Sanborn Maps as 323 Grady Avenue with the same footprint it has in the 1929 and 1950 Sanborn Maps, where it appears as 1053 Grady Avenue (Sanborn Map Company 1920; Sanborn Map Company 1929; Sanborn Map Company 1950). In the 1950 Sanborn Map, the house is accompanied by a garage, which appears to be the same one that exists today (Sanborn Map Company 1950; NETR 1963; USGS 1994). According to these maps, there was an open porch on the northeast side of house that has since been enclosed. The house was bought in 2009 and underwent many exterior changes (City of Charlottesville GIS Viewer 2020).

This property retains excellent integrity of location and setting. The integrity of design, materials, and workmanship have been compromised by exterior material changes, replacement windows, and the enclosed porch. This property retains excellent integrity of feeling and association. Overall, this house retains fair 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

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
--------------------------------------	------------------------------------

### Primary Resource Information

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Date of Construction:</b>	1920
<b>Date Source:</b>	Local Records
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Vernacular

**Form:** Rectangular  
**Number of Stories:** 2.5  
**Condition:** Good  
**Threats to Resource:** None Known

**Architectural Description:**

January 2020: This two-and-a-half-story house is clad in stucco on the first story, wood siding on the second story, and has a hipped roof with lower cross-gables covered in asphalt shingles. Each of the gable ends is clad in wood, fishscale shingles. The southwest (front) facing façade features a one-story, almost full-width, open porch with a shed roof. The southeastern end of the facade includes a bay window on the first story, and the whole gable end projects slightly forward. The southeast elevation includes a second-floor, wood-railed balcony. The rear (northeast) elevation has a one-story, full-width wing with a shed roof. On the northeast elevation of this wing, there is a one-story, shed roof porch that is supported by turned wood columns and accessed by a concrete step. Visible fenestration includes a single-leaf, wood door with a long window and a transom; one-over-one, double-hung, vinyl windows with metal storm windows; and vinyl casement windows.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Unknown	Stuccoed/Parged
Porch	1-Story Full-Width	Wood	Square
Structural System and Exterior Treatment	Wood Frame	Wood	Siding
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:** Garage  
**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:** No discernible style  
**Form:** L-Plan  
**Number of Stories:** 1.0  
**Condition:** Good  
**Threats to Resource:** None Known

**Architectural Description:**

January 2020: There is a one-story, L-shaped garage to the north of the house. This garage is constructed of concrete block and has an asymmetrical side gable roof covered in asphalt shingles. Visible fenestration includes a wood swing doors; and fixed, one-light, wood windows.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Masonry	Concrete	Block
Windows	Fixed	Wood	No Data
Roof	Side 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.

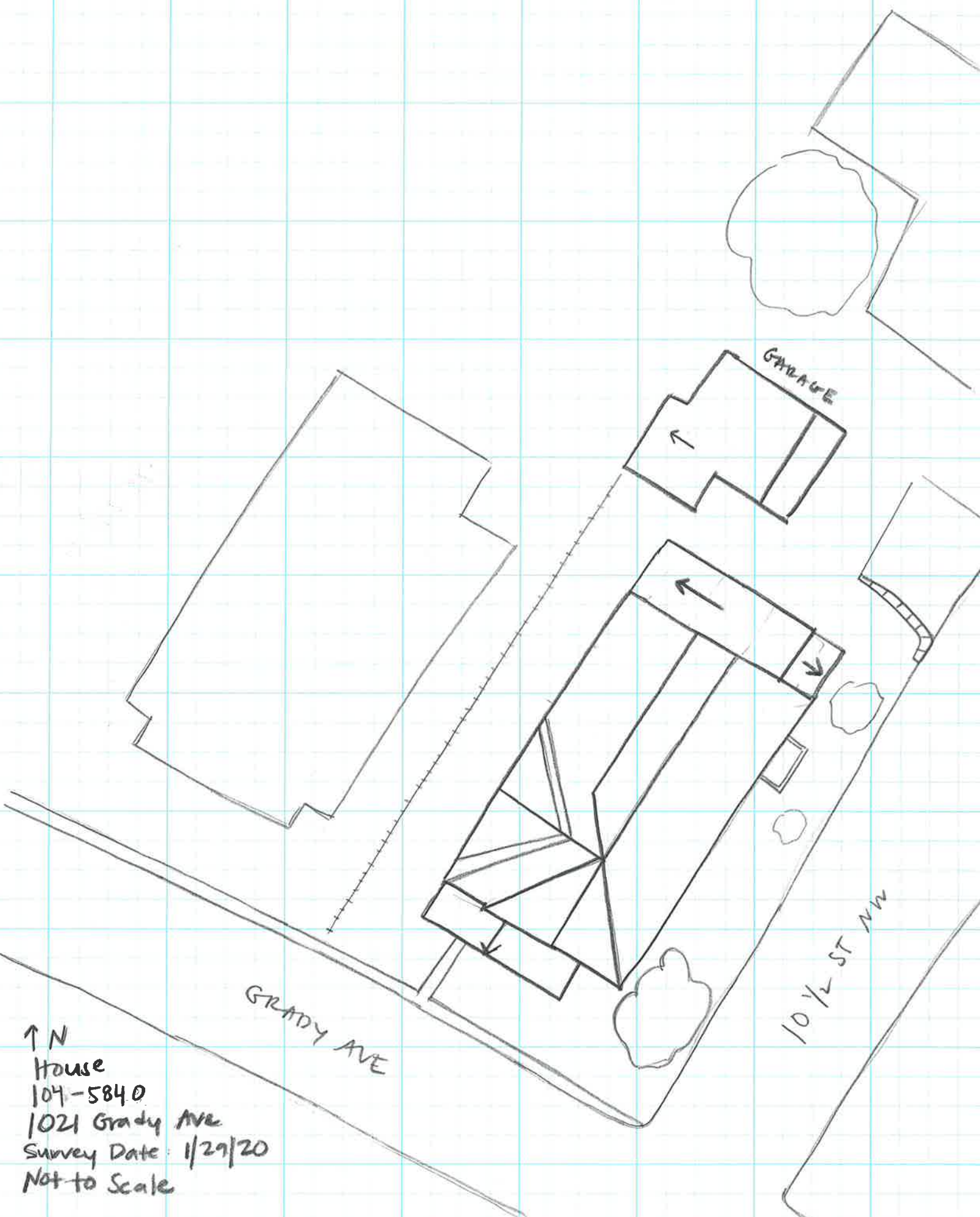
## Bibliographic Information

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*



↑ N  
House  
104-5840  
1021 Grady Ave  
Survey Date: 1/29/20  
Not to Scale

GRADY AVE

10 1/2 ST NW

GARAGE