

Property Information

Property Names

Name Explanation Function/Location	Name House, 1052 Grady Avenue
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Property Evaluation Status

Property Addresses

Current - 1052 Grady Avenue

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:

2016: This property was surveyed in 2012-2016 by City of Charlottesville Neighborhood Development Services. The front of the lot has a wood picket fence, which encloses the front and side yard. A concrete walkway leads from the sidewalk to the central entrance. Hedge plantings line the porch area.

Surveyor Assessment:

2016: Ownership History
L.W. Wood sold the property to George B. Marshall on July 10, 1917(City 30 – 380). The land was resold that same year to Cora B. Brown (City 30 – 498). Cora Brown's heirs (Doris Brown Gross and Vandrew W. Gross (married) and Harry G. Brown (divorced)) sold the land and house to James B. and Estella Wallace Johnson in 1948(City 140 – 32). The Johnson's owned the house until 1951 when it was sold to Moses and Florence Bryant (City 159-256). The Bryants owned the property until the late 1970s.

Social History

Originally built as a rental property, the home has been owned, rented, and lived in by a number of African American families through the decades, including: Elnora Walker, a maid (1927-1929); Lewis Brown, a truck driver and his wife Mary Brown (1931-1934); Cora B. Wilson, a domestic servant (1934 – 1940); Vandrew W. Gross, a waiter at the Monticello Hotel and his wife Doris Gross(1940 – 1945); John W. Cooper, a laborer, and his wife Marie Cooper (1945 – 1950); Reverend James B. Johnson and his wife Estella W. Johnson (1950 – 1951); and Moses Bryant, a cook at the Farmington Country Club, and his wife Florence L. Bryant (1951 – 1977).

Statement of Significance

This 20th century single-family dwelling was built as a rental property for widow, Cora B. Brown. While, some of the original fabric of the house has been replaced with modern materials, the site holds social and community significance.

2020: This property 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.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category Private	Ownership Entity No Data
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Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Date of Construction:	ca 1919
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: 2.0
Condition: Good
Threats to Resource: None Known

Architectural Description:

2016: This three-bay, two-story, frame and stucco dwelling house with aluminum siding on the second story was built around 1919. A major renovation took place in 2003. The current dwelling has a cross-gable, asphalt shingle roof and a semi-exterior brick chimney at the rear of the structure. A central gable dormer on the front of the house has two 6/6 vinyl sash windows and a square louvered vent in the middle of the gable. The northwest corner of the first story of the house is chamfered with a wrap-around bay window made of 6/6 vinyl sash windows. On the other side of the façade is another 6/6 vinyl sash window. A one-bay hipped asphalt shingle roof porch with a parged concrete foundation, decorative metal posts, and wood lattice with vines. There is a three-bay, cross gable, two-story rear addition. An enclosed rear porch (one-bay, with a shed roof) is amended to this addition.

Exterior Components

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Wood Frame	Aluminum	Siding
Roof	Gable w/Central Front Gable	Asphalt	<i>No Data</i>
Windows	Double-hung	Vinyl	<i>No Data</i>
Chimneys	Exterior Front/Back	Brick	Stretcher Bond
Porch	1-Story Partial Width	Metal	Cast Metal Supports

Secondary Resource Information

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.

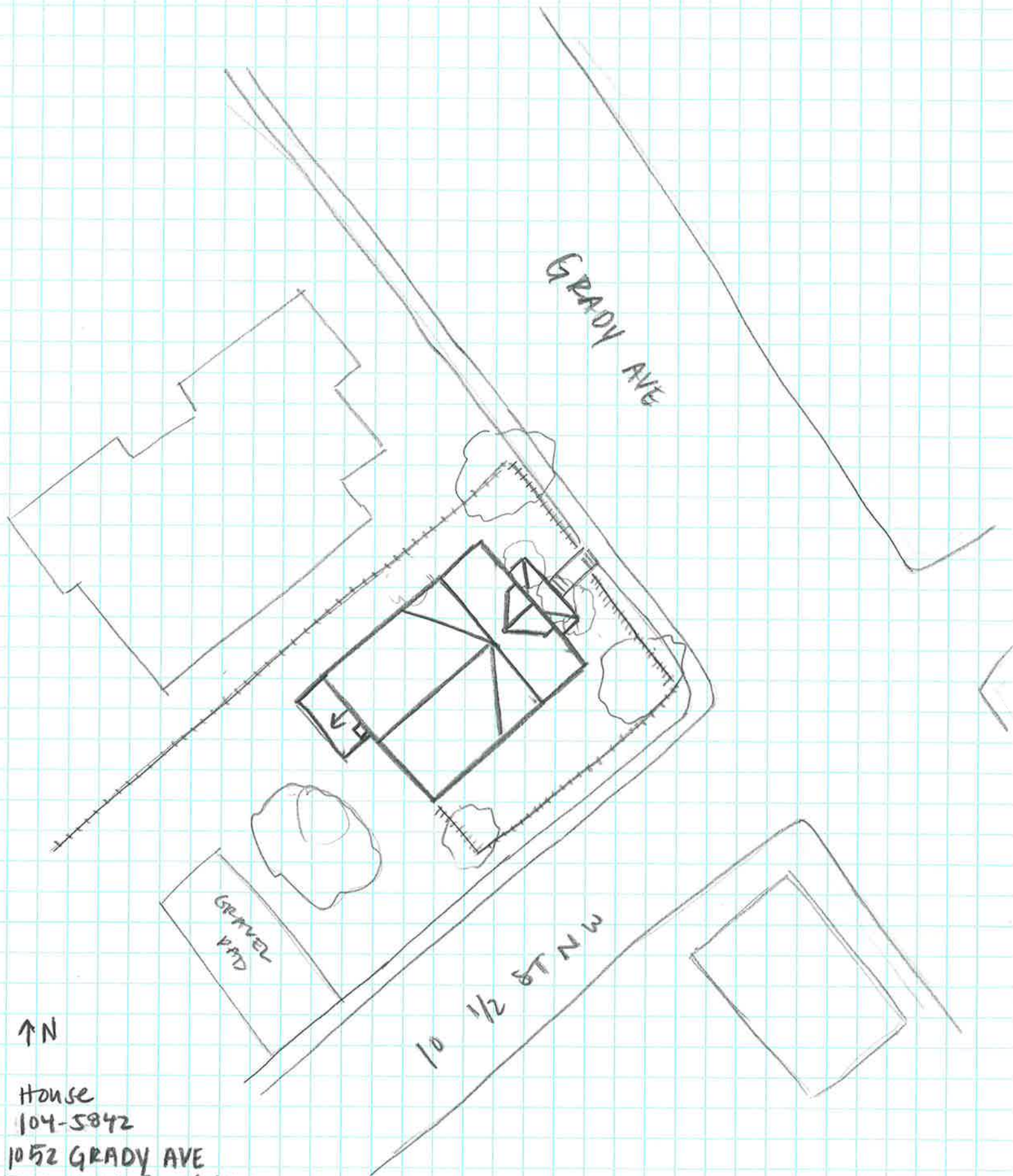
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



GRADY AVE

GRAVEL PAD

10 1/2 ST NW

↑ N

House
104-5842
1052 GRADY AVE
SURVEY DATE 2/1/2020
NOT TO SCALE