

Property Information

Property Names

| Name Explanation | Name |
|-------------------|--------------------------|
| Function/Location | House, 1026 Grady Avenue |

Property Evaluation Status

Property Addresses

Current - 1026 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 concrete walkway leads from the driveway to the side entrance. The driveway is on the east side of the house, concrete paved, and leading from the street to the former garage.

Surveyor Assessment:

2016: Ownership History
J.F. Bell purchased the land in from John West in the 1890s (City 75 – 61). The land was willed to Raymond Lee Bell in 1959 (City 213 – 16). Bell owned the property until 1977 (City 351 – 171).

Social History
A number of renters lived in the house including Cab Presto and his family in 1959.

Statement of Significance
The design of the house is typical of other minimal ranch houses in Charlottesville from the mid-century. The original materials have mostly been replaced.

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 | Ownership Entity |
|--------------------|------------------|
| Private | No Data |

Primary Resource Information

| | |
|-----------------------|--------------------------------|
| Resource Category: | Domestic |
| Resource Type: | Single Dwelling |
| NR Resource Type: | Building |
| Date of Construction: | ca 1959 |
| Date Source: | Local Records |
| Historic Time Period: | The New Dominion (1946 - 1991) |
| Historic Context(s): | Domestic |
| Other ID Number: | No Data |
| Architectural Style: | Ranch |
| Form: | No Data |

Number of Stories: 1.0
Condition: Remodeled
Threats to Resource: None Known

Architectural Description:

2016: This three-bay, one-story, brick minimal ranch house was built around 1959. There was a major renovation in 2003. The current dwelling has a front-facing gable –on – gable, asphalt shingle roof and a central interior brick chimney. The front-facing gable has a triangular louvered vent and aluminum siding. There is a recessed front entrance, overhanging eaves, and a projecting hipped roof bay on the east side of the house with a central door flanked by large sidelights with single panes (a former garage, converted into living space). There is a front facing bay window with two 1/1 vinyl sash lights flanking a central fixed light. There is a concrete patio with metal post and rail railing spanning the central bay, in front of the bay window and a concrete and metal rail wheelchair ramp leading from this driveway into the recessed side entrance. There is a cross-gable projecting bay on the east side of the house with aluminum siding in the gable.

Exterior Components

| Component | Component Type | Material | Material Treatment |
|--|------------------|----------|--------------------|
| Structural System and Exterior Treatment | Masonry | Brick | Stretcher Bond |
| Roof | Cross Gable | Asphalt | No Data |
| Chimneys | Interior Central | Brick | Stretcher Bond |
| Windows | Double-hung | Vinyl | No Data |

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.

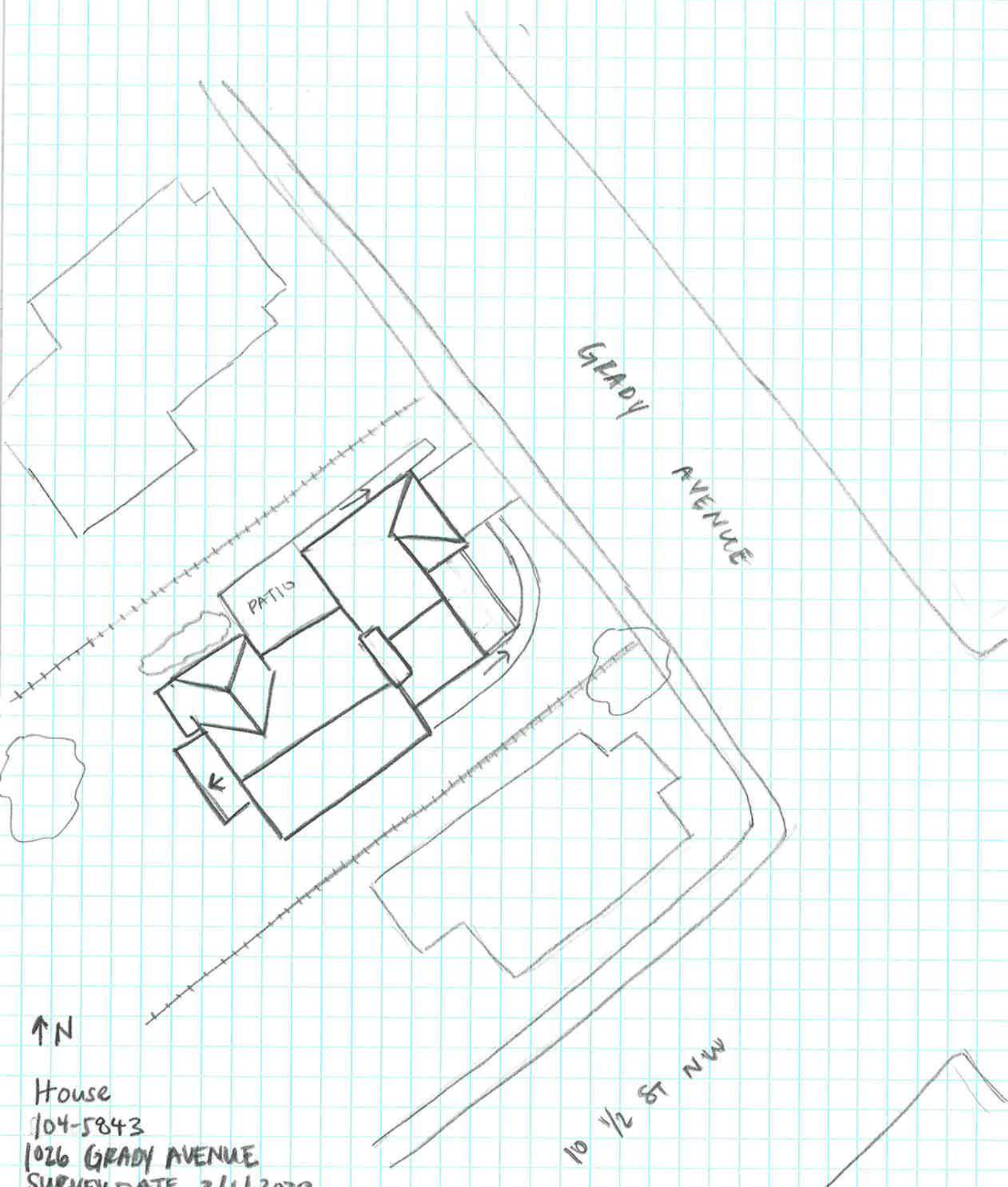
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



GRADY AVENUE

PATIO

10 1/2 ST NW

↑ N

House
104-5843
1026 GRADY AVENUE
SURVEY DATE 2/11/2020
NOT TO SCALE