

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 1305 Grady Avenue

Property Evaluation Status

Property Addresses

Current - 1305 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:

January 2020: This one-story house sits on the north side of Grady Avenue, between 13th and 14th Streets NW. There is a large tree to the southeast of the property and bushes in the front near the facade. There is a gravel driveway leading to the rear of the house along the northwest property line. This property consists of a house.

Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this house was constructed in 1923 (City of Charlottesville GIS Viewer 2020). This property first appears in the 1929 Sanborn Map with a similar footprint to today and maintains this footprint in the 1950 Sanborn Map (Sanborn Map Company 1929; Sanborn Map Company 1950). The rear wing, southeast wing, and deck were added to the house between 1994 and 2003, according to aerial photographs (USGS 1994; USGS 2003). Between 1950 and 1994, several buildings were constructed around this one on adjacent parcels (USGS 1994).

This property retains good integrity of location and setting, with the setting compromised through continued residential development. The integrity of design, materials, and workmanship have been compromised through added wings and decks, as well as replacement windows. This property retains excellent integrity of feeling and association. Overall, this property 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.

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:	1923
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:	Rectangular

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

Architectural Description:

January 2020: This one-story house rests on a concrete block foundation, is clad in stucco, and has a hipped roof covered in asphalt shingles. The southwest (front) facing façade features a full-width, one-story porch with a shed roof that is supported by wood Doric columns with wood railings. The main entrance to this house is in the center of the façade. There is a one-story wing on the northwest end of the northeast elevation that is constructed of concrete block, and has a front-gabled roof covered in asphalt shingles. This wing is accessed by wood steps with wood railings. There is a concrete block, interior chimney on the east end of this wing. To the east of the wing, there is an elevated wood deck. The property has a narrow one-story projection on the southeast elevation that is clad in vinyl siding, and has a shed roof covered in asphalt shingles. Visible fenestration includes a single-leaf, wood door with four lights; and one-over-one, double-hung, metal windows.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior End	Concrete	Block
Foundation	Solid/Continuous	Concrete	Block
Porch	1-Story Full-Width	Wood	Doric
Structural System and Exterior Treatment	Wood Frame	Unknown	Stuccoed
Windows	Double-hung	Metal	No Data
Roof	Hipped	Asphalt	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.

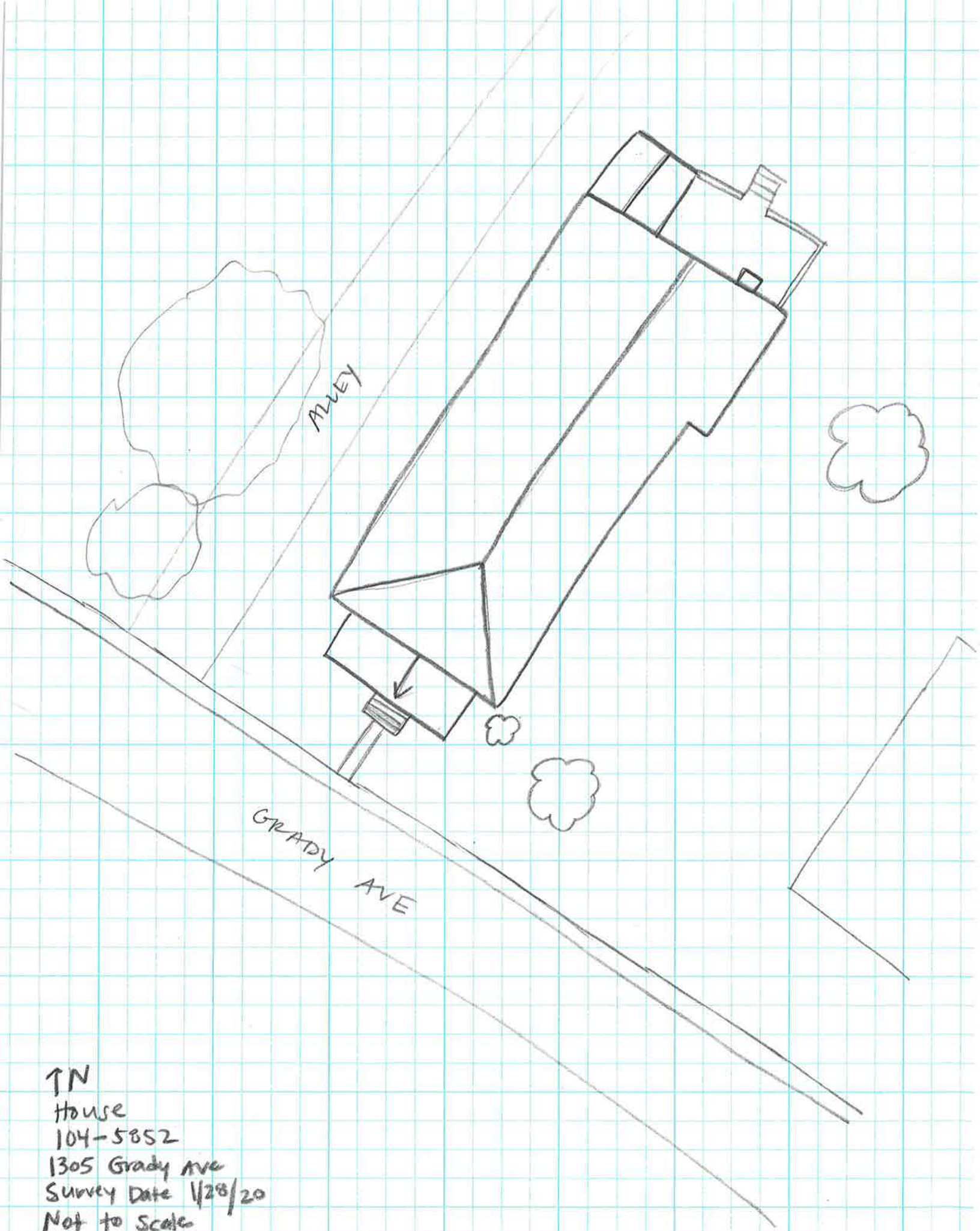
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



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House
104-5852
1305 Grady Ave
Survey Date 1/28/20
Not to Scale