

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 1120 Page Street

Property Evaluation Status

Property Addresses

Current - 1120 Page Street

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

Additional Property Information

Architecture Setting: Urban

Acreeage: *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 leading from the sidewalk to the entrance. Rose bushes and hedges line the side and front yard. There is a three-bay, saw-tooth roof, terra-cotta block and concrete block, stuccoed playhouse in the rear yard which Langston Wars built.

Surveyor Assessment:

2016: Ownership History
 George B. Marshall sold the property to Eppa Rixey on March 17, 1903(City 17-353). Bessie V. Walker was granted the land in 1913(City 25 – 400). M. Langston Wars bought the property in 1916 (City 28 – 350). The Wars family still owns the house today.

Social History

Langston Wars, an African American waiter, and his wife Flora Wars built and lived in the house with their family from 1916 until 1964. Anthony Wars, his grandson, and his family live in the house today.

Statement of Significance

This 20th century single-family dwelling has only been owned by one family. Very little of the original fabric of the house has been replaced. The windows, doors, porch, and outbuilding are especially significant for their age and craftsmanship. This site holds social and community significance, according to Anthony Wars, his grandfather would allow flowers he grew in the yard to be picked for weddings, funerals and local celebrations and neighborhood children would play in the yard.

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 and one contributing secondary resource.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	<i>No Data</i>

Associate

Property Associate Name	Property Associate Role
Langston Wars	Builder

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Date of Construction:	ca 1916
Date Source:	Local Records
Historic Time Period:	Reconstruction and Growth (1866 - 1916)

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 two-bay, two-story, frame and stucco dwelling house was built around 1916. The current dwelling has a hipped, asphalt shingle roof and a central interior brick chimney. Across the façade is a two-bay, hipped, standing seam metal roof porch with a parged concrete foundation, and rectangular wood posts. There is a one-bay, two-story rear gabled wing; a one-bay two story, hipped, standing seam metal roof rear addition; two one-story and a one-bay shed additions with standing seam metal roofs, one with corrugated metal siding. The front-facing windows are 6/6 wood sash.

Exterior Components

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Wood Frame	Unknown	Stuccoed
Roof	Hipped	Asphalt	<i>No Data</i>
Chimneys	Interior Central	Brick	Stretcher Bond
Porch	1-Story Full-Width	Wood	Posts
Windows	Double-hung	Wood	<i>No Data</i>

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Outbuilding, Domestic
NR Resource Type: Building
Date of Construction: ca 1950
Date Source: Site Visit
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: No discernible style
Form: *No Data*
Number of Stories: 1.0
Condition: Fair
Threats to Resource: None Known

Architectural Description:
 2016: There is a three-bay, saw-tooth roof, terra-cotta block and concrete block, stuccoed playhouse in the rear yard which Langston Wars built.

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.

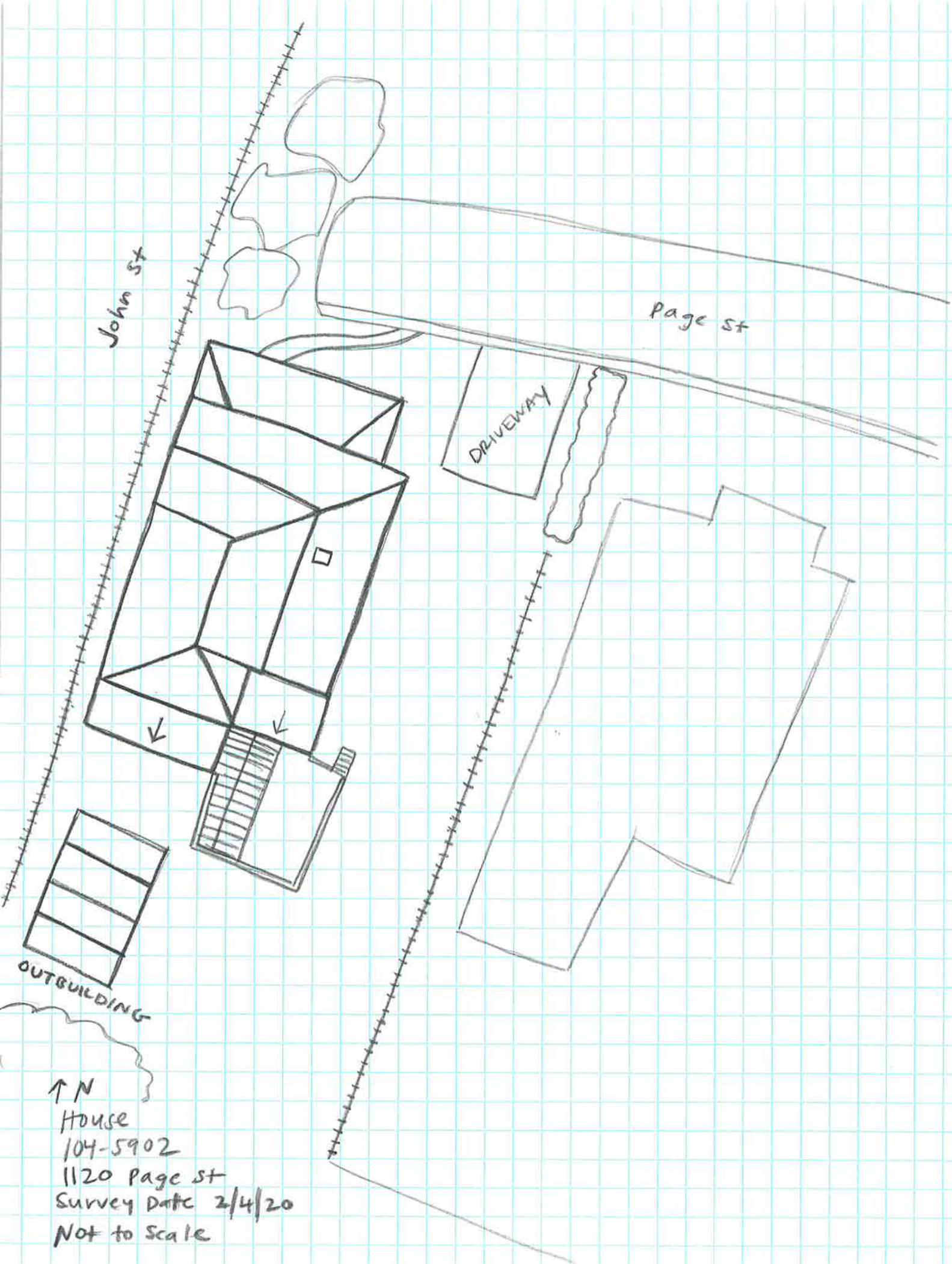
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



John St

Page St

DRIVEWAY

OUTBUILDING

↑ N
House
104-5902
1120 Page St
Survey Date 2/4/20
Not to Scale