

Property Information

Property Names

Name Explanation	Name
Current Name	Fifth Season Gardening
Function/Location	Commercial Building, 900 Preston Avenue

Property Evaluation Status

Property Addresses

Current - 900 Preston Avenue

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
Acreage:	<i>No Data</i>

Site Description:

January 2020: This one-story commercial building is located on the south side of Preston Avenue on the west corner of 9th Street NW and Preston Avenue. A section of the rear of this property is surrounded by a chain link fence and is filled with deteriorating vehicles, and there is a seating area and garden between this section and the building itself. The northwest side of the building is surrounded by a parking lot. This property consists of a commercial building.

Surveyor Assessment:

January 2020: According to the City of Charlottesville Property Records, this building was built in 1950, which is confirmed by the 1950 Sanborn Map (City of Charlottesville GIS Viewer 2020; Sanborn Map Company 1950). According to this Sanborn Map, it was originally constructed as an auto sales building, though it is used today as a plant store, greenhouse, and brewery (Sanborn Map Company 1950; USGS 2017). The building has not undergone any significant changes, according to aerials (NETR 1963; USGS 1994). It was occupied by Vance Buick Inc. as of 1959 (Hill Directory Co. 1959).

This property retains excellent integrity of location and setting. The integrity of design, materials, and workmanship have been mildly compromised by some replacement windows and doors. This property retains excellent integrity of feeling and association. Overall, this property retains good integrity.

This property is recommended as not individually eligible for listing in the NRHP due to a lack of historical significance. This property is not recommended for inclusion in the potential 10th and Page Historic District due to a lack of historical significance.

Surveyor Recommendation:	Recommended Not Eligible
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Ownership

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

Primary Resource Information

Resource Category:	Commerce/Trade
Resource Type:	Commercial Building
NR Resource Type:	Building
Date of Construction:	1950
Date Source:	Local Records
Historic Time Period:	The New Dominion (1946 - 1991)
Historic Context(s):	Commerce/Trade
Other ID Number:	<i>No Data</i>
Architectural Style:	No discernible style
Form:	<i>No Data</i>
Number of Stories:	1.0

Condition: Good
Threats to Resource: None Known

Architectural Description:

January 2020: This commercial building sits on a concrete foundation, is constructed of concrete block, and has a flat roof with metal coping. The northwest half of the front (northeast) facing facade is pentagonal with angled, storefront windows; it projects into the parking lot and is also taller than the rest of the building. There are multiple entrances on this facade. There is an exterior, concrete block chimney on the northwest elevation. This elevation also includes a secondary entrance. There is another secondary entrance on the rear (southwest) elevation, surmounted by a shed roof awning. This building is surrounded by a parking lot on two sides. Visible fenestration includes large, metal storefront windows; multi-light metal windows that are mostly fixed but have awning windows in the center rows; metal and glass, single-leaf doors; and single-stall rolling metal garage doors with many lights.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Exterior End	Concrete	Block
Foundation	Solid/Continuous	Concrete	Uncoursed
Structural System and Exterior Treatment	Masonry	Concrete	Block
Windows	Storefront	Metal	<i>No Data</i>
Roof	Flat	Metal	<i>No Data</i>

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.

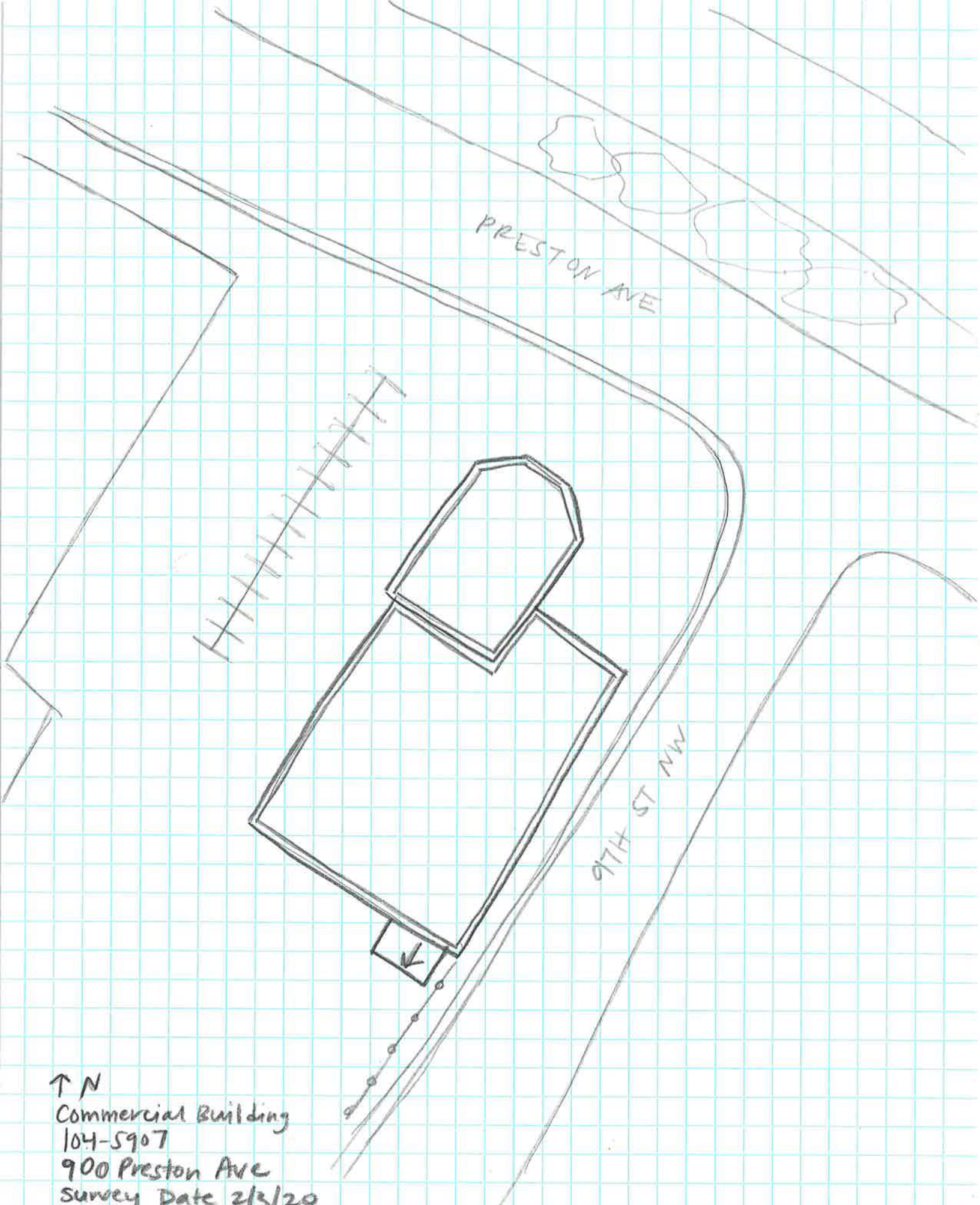
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



PRESTON AVE

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97th ST NW

↑ N
Commercial Building
104-5907
900 Preston Ave
Survey Date 2/3/20
Not to Scale