

### Property Information

#### Property Names

Name Explanation	Name
Current Name	Twice as Nice, Preston Suds Laundromat
Function/Location	Commercial Building, 910-918 Preston Avenue

#### Property Evaluation Status

#### Property Addresses

Current - 910-918 Preston 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, multi-use, commercial building is located on the south side of Preston Avenue between 10th and 9th Streets NW. The rear of the property is surrounded by a chain link fence. There are parking lots on both the northwest and southeast sides of the building, and the building spans from Preston Avenue to West Street. This property consists of a long commercial building and a small shed.

#### Surveyor Assessment:

January 2020: According to City of Charlottesville Property Records, this property was built in 1950 (City of Charlottesville GIS Viewer 2020). According to the 1950 Sanborn Maps, the northernmost part of the building was built in 1949 (Sanborn Map Company 1950). The rear addition of the building was constructed sometime between 1950 and 1963 (NETR 1963). The property has been owned by the same family since 1983, George and Shirley Rennick, which became Rennick Properties, LLC in the early 2000s (City of Charlottesville GIS Viewer 2020). The shed in the rear of the property was constructed in 2008, according to aerial photographs (USGS 2007; USGS 2008). As of 1959, this building housed Jarman Printing Co., Allied Arts, and Town and Country Food Center Inc (Hill Directory Co. 1959).

This property retains excellent integrity of location and setting. The property retains good integrity of design, materials, and workmanship. This property retains excellent integrity of feeling and association. Overall, this property has 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

#### Ownership

Ownership Category	Ownership Entity
Private	No Data

### Primary Resource Information

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

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

**Architectural Description:**

January 2020: This slightly L-shaped commercial building sits on a concrete foundation, is clad in painted concrete block, and has a flat roof with metal coping. The front (northeast) facing facade features storefront windows that wrap around both sides of the building. There are two concrete chimneys near the center of the northwest elevation. On the northwest and southwest elevations, there are concrete block pilasters. The east leg of the L-shape contains a laundromat, with entrances on the northeast and southwest elevations. Visible fenestration includes large metal storefront windows; metal picture windows; metal and glass single-leaf and double-leaf doors with transoms; and single-stall rolling metal garage doors.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Concrete	Stuccoed/Parged
Foundation	Solid/Continuous	Concrete	Uncoursed
Structural System and Exterior Treatment	Steel Frame	Concrete	Block
Windows	Storefront	Metal	No Data
Roof	Flat	Metal	No Data

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Commerce/Trade  
**Resource Type:** Shed  
**NR Resource Type:** Building  
**Date of Construction:** ca 2008  
**Date Source:** Map  
**Historic Time Period:** Post Cold War (1992 - Present)  
**Historic Context(s):** Commerce/Trade  
**Other ID Number:** No Data  
**Architectural Style:** No discernible style  
**Form:** Rectangular  
**Number of Stories:** 1.0  
**Condition:** Good  
**Threats to Resource:** None Known

**Architectural Description:**

January 2020: There is a shed to the southeast of the building. This shed is clad in standing seam metal and has a front-gabled roof also clad in standing seam metal. Visible fenestration consists of a single-stall metal overhead garage door.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Not Visible	Metal	Panels
Roof	Front Gable	Metal	No Data

**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.

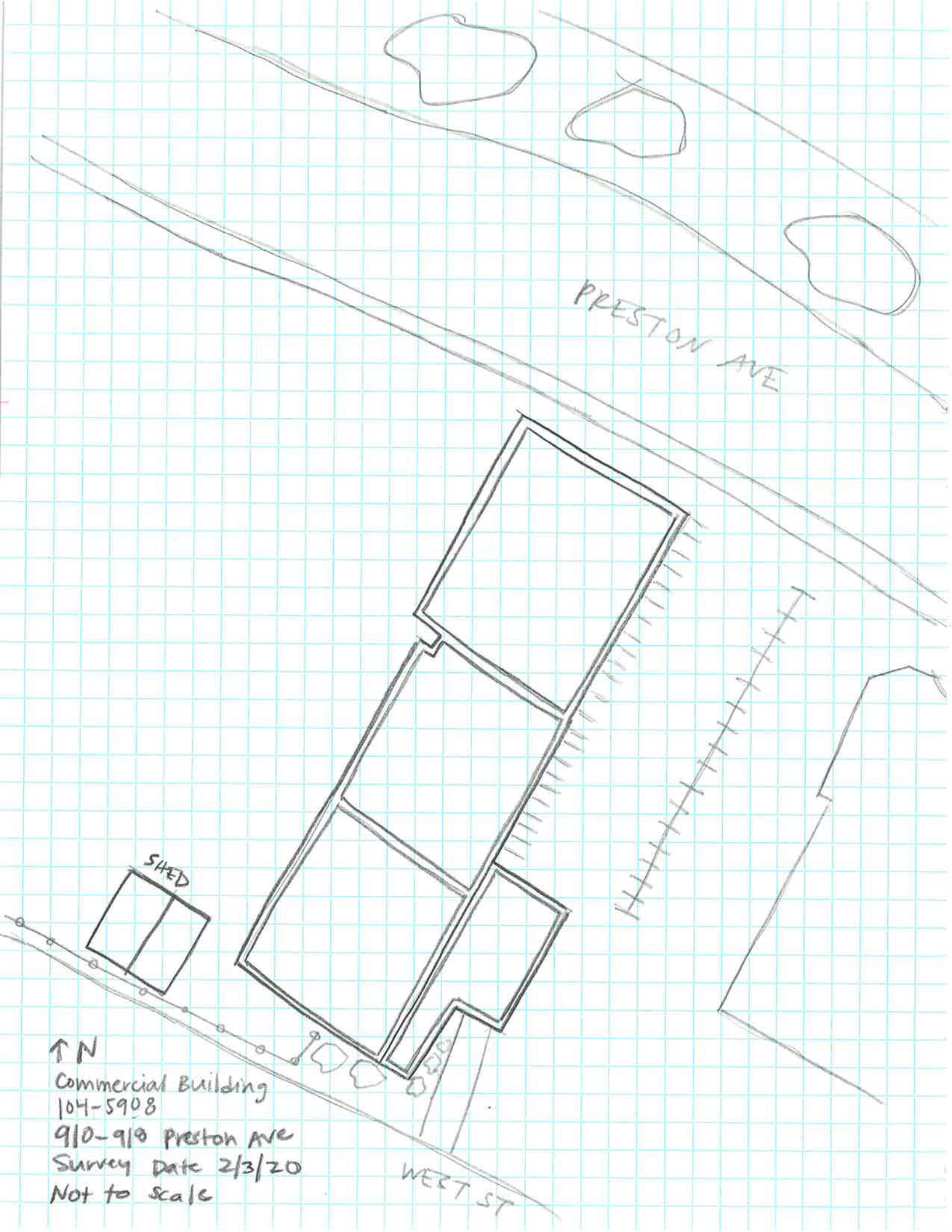
**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*



PRESTON AVE

SHED

WEST ST

↑ N  
Commercial Building  
104-5908  
910-918 Preston Ave  
Survey Date 2/3/20  
Not to scale