

Property Information

Property Names

| | |
|--|---------------------------------------|
| Name Explanation Function/Location | Name House, 852 West Street |
|--|---------------------------------------|

Property Evaluation Status

Property Addresses

Current - 852 West Street

| | |
|------------------------------------|-----------------------------|
| 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 two-story house is located on the north side of West Street at the east corner of 9th Street NW and West Street. This house is surrounded by a high wood fence, with concrete piers and a wood gate at the entrance. There are large trees throughout the rear of the property. This property consists of a house and a studio/secondary dwelling.

Surveyor Assessment:

January 2020: According to Charlottesville City Property Records, this house was built in 1925 (City of Charlottesville GIS Viewer 2020). However, a building with the same footprint is visible in the 1913 Sanborn Map, indicating it was likely built prior to 1913; it is also depicted on the 1920 Sanborn Map (Sanborn Map Company 1913; Sanborn Map Company 1920). The footprint remains the same throughout the 1929 and 1950 Sanborn Maps, though there is a different shed in each map (Sanborn map Company 1929; Sanborn Map Company 1950). The studio (or secondary dwelling) that stands in the northeast of the lot was constructed circa 2005, according to aerial photographs. (USGS 2003; USGS 2006).

This property retains excellent integrity of location and setting. The integrity of design, materials, and workmanship have been mildly compromised through replacement windows. 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. 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 and one non-contributing secondary resource.

Surveyor Recommendation: Recommended Not Eligible

Ownership

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

Primary Resource Information

| | |
|------------------------------|---|
| Resource Category: | Domestic |
| Resource Type: | Single Dwelling |
| NR Resource Type: | Building |
| Date of Construction: | ca 1913 |
| Date Source: | Map |
| Historic Time Period: | Reconstruction and Growth (1866 - 1916) |
| Historic Context(s): | Domestic |
| Other ID Number: | No Data |
| Architectural Style: | Vernacular |
| Form: | T-Plan |

Number of Stories: 2.0
Condition: Good
Threats to Resource: None Known

Architectural Description:

January 2020: This two-story house is clad in stucco and has a cross-hipped standing seam metal roof with pedimented gables. The front (southwest) facing facade features a full-width, one-story, open porch with a hipped roof covered in asphalt shingles. The porch roof is supported by square wood columns with decorative brackets. There is a wood trellis on the southeast end of the porch. The main entrance is located on the southeast end of the facade. There is an interior stuccoed chimney in the center of the roof at the crossing. All of the windows on the facade have fixed wood shutters. The rear (northeast) elevation features a one-story, full-width wing with a front-gabled roof covered in standing seam metal. There is an exterior painted brick chimney on the northeast elevation of this wing at the ridgeline. Visible fenestration includes a single-leaf, wood door with a metal and glass storm door; and six-over-six, double-hung, vinyl windows, some with metal storm windows.

Exterior Components

| Component | Component Type | Material | Material Treatment |
|--|-----------------------------|----------|--------------------|
| Chimneys | Interior Central | Unknown | Stuccoed/Parged |
| Foundation | Solid/Continuous | Unknown | Stuccoed/Parged |
| Porch | 1-Story Full-Width | Wood | Turned |
| Structural System and Exterior Treatment | Wood Frame | Unknown | Stuccoed |
| Windows | Double-hung | Vinyl | No Data |
| Roof | Hipped w/Lower Cross Gables | Metal | No Data |

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Outbuilding,Domestic
NR Resource Type: Building
Date of Construction: ca 2005
Date Source: Map
Historic Time Period: Post Cold War (1992 - Present)
Historic Context(s): Domestic
Other ID Number: No Data
Architectural Style: Contemporary
Form: No Data
Number of Stories: 2.0
Condition: Excellent
Threats to Resource: None Known

Architectural Description:

January 2020: There is a modern, elevated studio/secondary dwelling to the northeast of this house. It is supported by round columns and metal I-beams. It is clad in corrugated metal and has a flat roof covered in corrugated metal. This studio is accessed by a metal spiral staircase. Visible fenestration includes metal jalousie windows.

Exterior Components

| Component | Component Type | Material | Material Treatment |
|--|----------------|----------|--------------------|
| Structural System and Exterior Treatment | Steel Frame | Metal | Panels |
| Windows | Jalousied | Metal | No Data |
| Roof | Flat | 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.

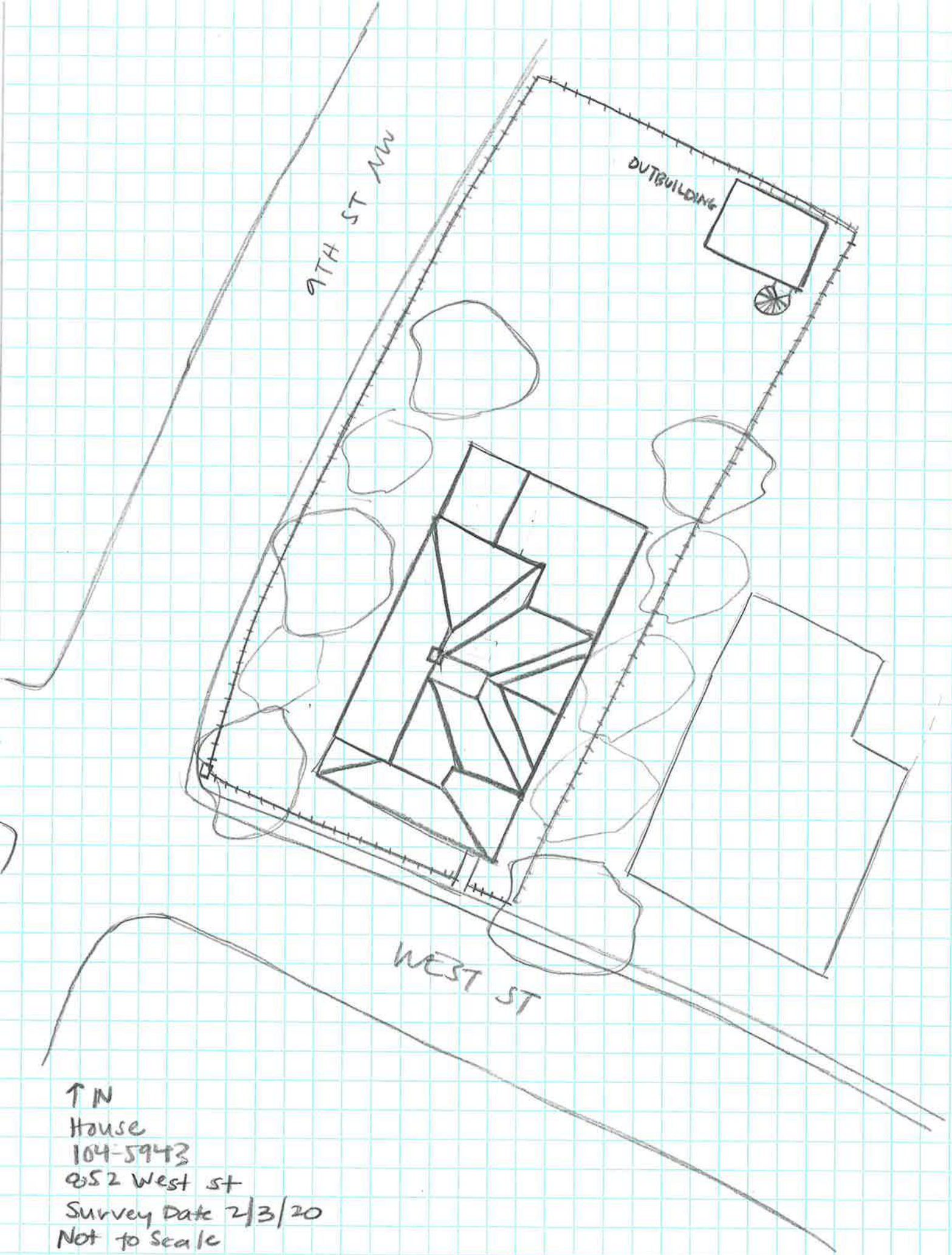
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



9TH ST NW

OUTBUILDING

WEST ST

↑ N
House
104-5943
852 West St
Survey Date 2/3/20
Not to Scale