

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1022 (formerly 1212) Grove Street
Map and Parcel: 23-38
Census Tract & Block: 5-419
Present Owner: Everett M. & Jewell J. Huff
Address: Route 1, Earlysville, VA
Present Use: Rental Property (Residence)
Original Owner: James A. Gardner
Original Use: Rental Property or Residence

BASE DATA

Historic Name: Gardner-Mays Cottage
Date/Period: 1891
Style: Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: R-2
Land Area (sq.ft.): 35' x 78' (2730 sq. ft.)
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is typical of the many small workers' cottages built in Fifeville in the 1890's and is one of very few remaining in its original form, without additions or new siding. It is a very simple one-over-one-room stucco cottage on a low foundation with an original one-room rear wing. Both sections have medium-pitched gable roofs with boxed cornices. They were originally wooden-shingled, but are now covered with standing-seam tin. A stucco-covered brick chimney with very short weatherings is located exterior to the two-storey section, between it and the wing. Windows are double-sash, six-over-six light, with architrave trim. A one-storey porch covers the two-bay facade. It has a tin hip roof with chamfered square posts and horizontal plank railing. The back porch has a tin shed roof with exposed rafter ends. Part of it has been enclosed for a bathroom. The entrance to this three-room cottage is into a small area to one side of the living room, from which a single flight of stairs rises between walls into the single room on the second level, where it is enclosed by a simple railing. Interior doors are board-and-batten, and windows and doors have plain trim. There were originally two fireplaces with simple mantels in the two-storey section, but both have been closed.

HISTORICAL DESCRIPTION

The railroad is said to have financed the construction of a number of three-room workers' cottages in Fifeville in the 1890's, identical except that the one-storey wing is located at the rear in some and at the side in others. James A. Gardner purchased Lot 2 west of Fife's Addition (74' side and extending 148' between Grove and King Streets) in 1891 (City DB 2-328) and built two cottages on the Grove Street end of the lot the same year. A later owner built two more identical cottages on the King Street end circa 1905. This cottage at 1022 (originally 1212) Grove Street was sold separately from the others in 1910 (DB 22-72). It has passed through many ownerships in its 87-year history and has usually been used as rental property, except for the period 1947 - 1967 when it was owned and occupied by Charles J. and Ada L. Mays (DB 130-412, 285-128). The present owners bought it in 1977 (DB 388-595). Additional Deed References: City DB 4-425, 8-119, 13-126, 16-230 & 239, 21-93, 31-51, 74-416, 78-96, 115-484, 116-375, 117-43, 347-81, 352-369; WB 5-224.

GRAPHICS

CONDITIONS

Good

SOURCES

City Records
Everette M. Huff

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SIGNIFICANCE

This is a representative example of the dozens of nearly identical workers' cottages built around the turn of the century in Fifeville, Belmont, and the area northwest of Starr Hill.

CONDITIONS

Good

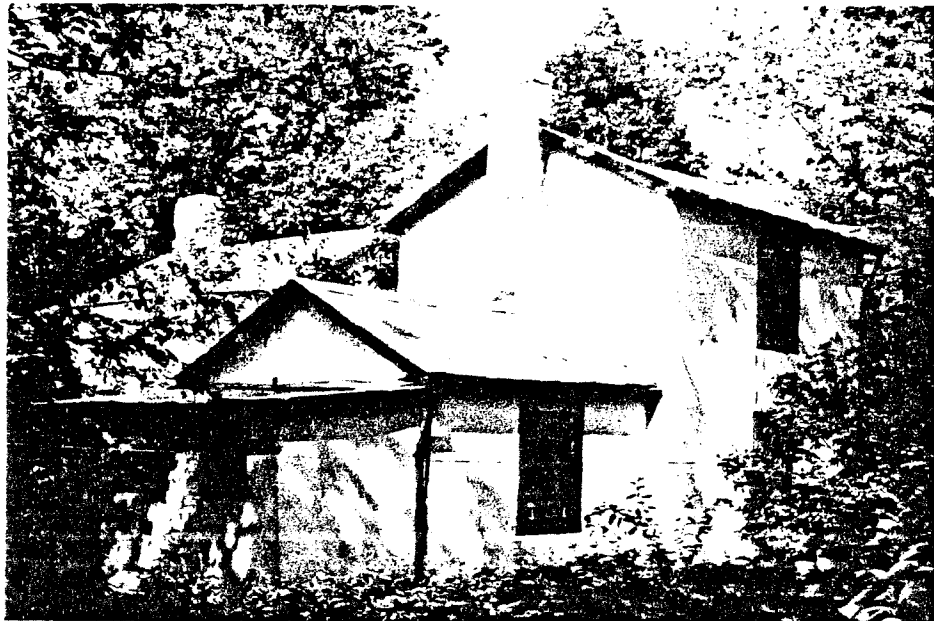
SOURCES

City Records
Everette M. Huff

*Architectural And Historic
Survey*



Graphics



GARDNER-MAYS COTTAGE



STREET ADDRESS: 1022 (formerly 1212) Grove Street
MAP & PARCEL: 23-38
VDHR FILE NUMBER: 104-218
CITY FILE NUMBER: 235
PRESENT ZONING: R-1A
ORIGINAL OWNER: James A. Gardner
ORIGINAL USE: Rental Property or Residence
PRESENT USE: Rental Property (Residence)
PRESENT OWNER: Gary J. Howie
ADDRESS: P.O. Box 6457
Charlottesville, VA 22906

HISTORIC NAME: Gardner-Mays Cottage
DATE/PERIOD: 1891
STYLE: Vernacular
HEIGHT IN STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 35' x 78' (2730 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: 1978
SOURCES: City Records
Everette M. Huff

GARDNER-MAYS COTTAGE

ARCHITECTURAL DESCRIPTION

This is typical of the many small worker's cottages built in Fifeville in the 1890's and is one of the very few remaining in its original form, without additions or new siding. It is a very simple one-over-one-room stucco cottage on a low foundation with an original one-room rear wing. Both sections have medium-pitched gable roofs with boxed cornices. They were originally wooden-shingled, but are now covered with standing seam tin. A stucco-covered brick chimney with very short weatherings is located exterior to the two-storey section, between it and the wing. Windows are double-sash, 6-over-6 light, with architrave trim. A one-storey porch covers the two-bay facade. It has a tin hip roof with chamfered square posts and horizontal plank railing. The back porch has a tin shed roof with exposed rafter ends. Part of it has been enclosed for a bathroom. The entrance to this three-room cottage is into a small area on the side of the living room, from which a single flight of stairs rises between walls into the single room on the second level, where it is enclosed by a simple railing. Interior doors are board-and-batten, and windows and doors have plain trim. There were originally two fireplaces with simple mantels in the two-storey section, but both have been closed.

1993: The walls have been faced with aluminum siding.

HISTORICAL DESCRIPTION

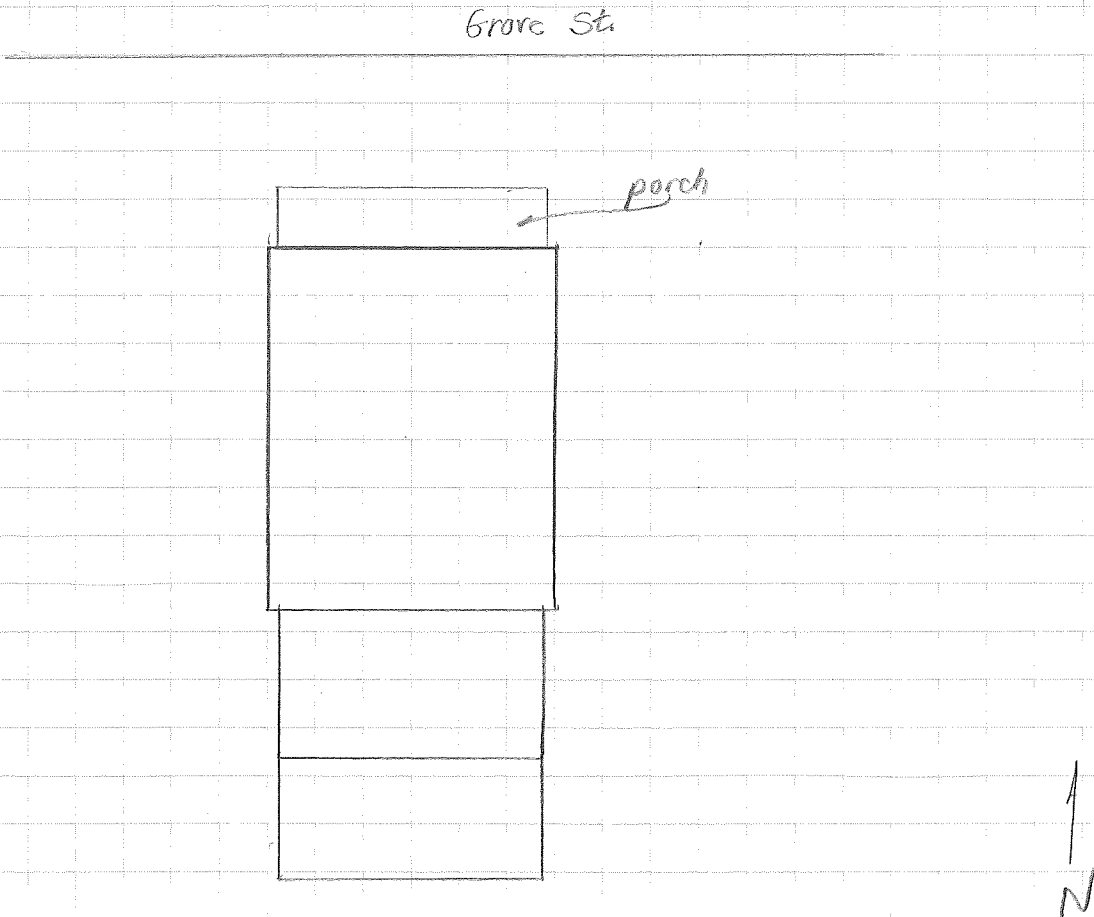
The railroad is said to have financed the construction of a number of three-room worker's cottages in Fifeville in the 1890's, identical except that the one-storey wing is located at the rear in some and at the side in others. James A. Gardner purchased Lot 2 west of Fife's Addition (74.5' side and extending 148' between Grove and King Streets) in 1891 (City DB 2-328) and built two cottages on the King Street end circa 1905. This cottage at 1022 (originally 1212) Grove Street was sold separately from the others in 1910 (DB 22-72). It has passed through many ownerships in its 87-year history and has usually been used as rental property, except for the period 1947-1967 when it was owned and occupied by Charles J. and Ada L. Mays (DB 130-412, 285-128). Everett M. and Jewell J. Huff bought it in 1977 (DB 388-115-484, 116-375, 117-43, 347-81, 352-369; WB 5-224) and it was later sold to Gary J. Howie in 1987 (DB 499-814).

STATEMENT OF SIGNIFICANCE

The Gardner-Mays Cottage's significance lies in its role as a representative example of the dozens of nearly identical workers' cottages built around the turn of the century in Fifeville, Belmont, and the area northwest of Starr Hill. Since its listing on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area, its integrity has been compromised by the addition of aluminum siding.

GARDNER-MAYS COTTAGE
1022 GROVE ST.

VDHR FILE NO. 104-218



ANN HUPPERT
CITY OF CHARLOTTESVILLE COMMUNITY DEVELOPMENT
SUSAN E. SMEAD
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0218-000

Property Name: Historic Gardner-Mays Cottage

NR Property Category: Building
Wuzit: House

Tax Code: Section Parcel
23 38

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 1022 Grove Street

Location:

Vicinity of: Municipality: ZIP: 22903

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:
Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?	TOTAL:	
1	Building	Contributing	1	
			Contrib:	1
			Non-Contrib:	0

WUZIT COUNT -

#	Wuzit	Contributing?	TOTAL:	
1	House	Contributing	1	
			Contrib:	1
			Non-Contrib:	0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
 Estimated Construction Date: 1891
 Source of Date: Tax Records
 Physical Status: Existing
 Condition: Fair
 Threat: None Known
 Degree of Historic Integrity:
 Association:
 Design:
 Feeling:
 Location:
 Materials:
 Setting:
 Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Vernacular (Shotgun)

of Stories: 2.0 # of Bays Wide: 2 # of Bays Deep: 1
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Exterior end	Brick	Stuccoed
Foundation		?		
Porch		Front	Wood	vernacular
Roof		Gable	Tin	Standing seam
Windows		sash	Wood	6/6 Double-hung

Brief Architectural Description of Primary Resource:

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have plain trim. There were originally two fireplaces with simple mantels in the two-storey section, but both have been closed.1993: The walls have been faced with aluminum siding.

Brief Architectural Description of Additions and Alterations
The house was clad with aluminum siding between 1978 and 1993.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

HISTORICAL DESCRIPTION

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1993: Gary J. Howie purchased it in 1987 (DB 499-814).

SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

The Gardner-Mays Cottage's significance lies in its role as a representative example of the dozens of nearly identical workers' cottages built around the turn of the century in Fifeville, Belmont, and the area northwest of Starr Hill. Since its listing on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area, its integrity has been compromised by the addition of aluminum siding.

BIBLIOGRAPHY

Type of Record	Citation
City Records	Charlottesville City Deed Book
Interview	Everette M. Huff

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

=====

MISSING DATA ELEMENT

Media VDHR Neg # Frames Date

B&W 35mm photos 13469 10 - 12 1/ /1994

CRM MANAGEMENT EVENTS

=====

MISSING DATA ELEMENT

CRM Event Agency/Organization Date

Survey Community Development-Bibb/Huppert / /1978

IPS data entry-PAVA (Smead)

1022 Grove Street

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He sold it in 1917 to John West (DB 31-51) whose heirs lost it during the Depression, and it was sold.

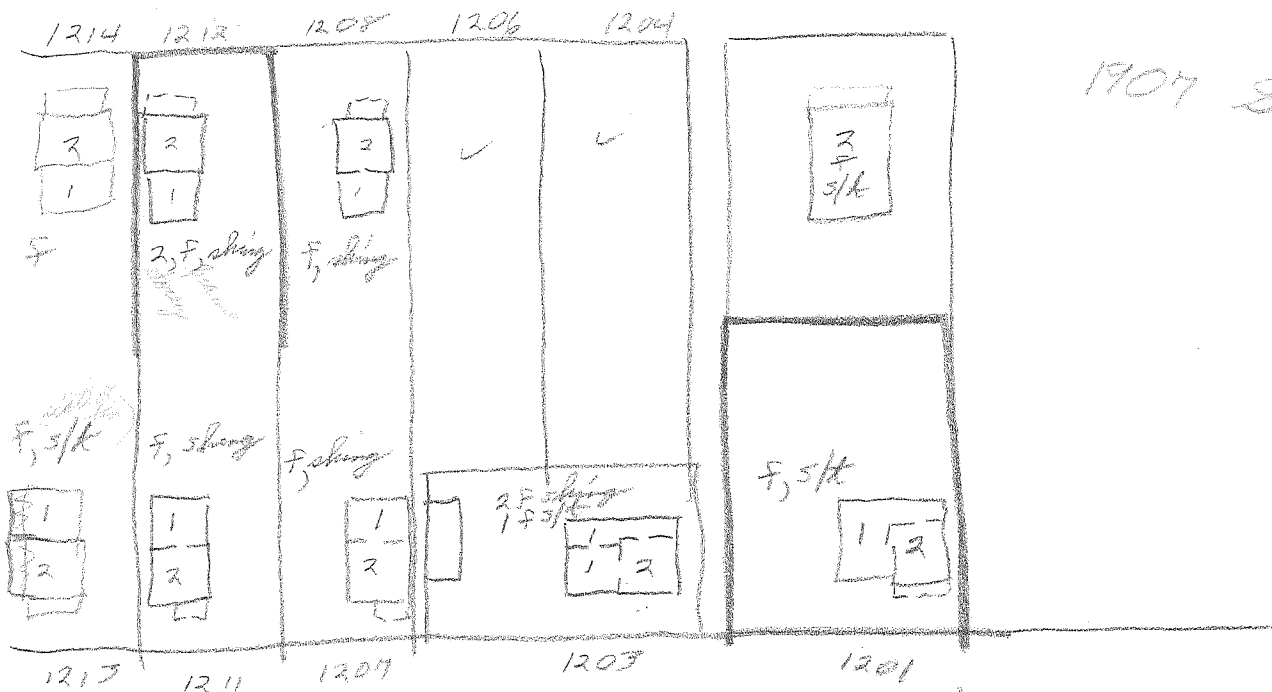
1910 - 1917 - 1932 - 1947 - 1967

16 1/2 R

21 R

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1907 Sanborn map

- 21
 - 22
 - 23
 - 24
- 1920 ; 1212 s/t, shingle-roofed porch
map "old"
- 1208 s/t, ramp rear ;
- 1211 still shing,
- 1207 "fire wack, no roof"
- 1203 s/t
- 1201 same

City Tax Assessor

1022 Broad St

388-595	Haff	1977	plat 1-35
352-369	Thos H. Romer	1973	
347-81	Don E Burch	"	
285-125	Matthew M Yellin W. W. W. W.	1967	

~~1st~~

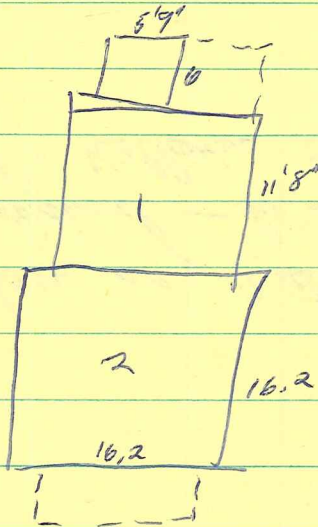
cheap

4 rooms, 1 1/4 b

CB found, stucco, metal gable

2-story 16 x 16

1" 12x14 3/4, 6x6



Gardner 1891 - 1896 = 5 yrs

~~John~~ West 1917 - 1932 = 15 "

rental property

Smith 1932 - 1947 = 15 "

Map 1947 - 1967 = 20 "

City Directory

1953

Ada H (Lambert worker UVA)
Charles J. Mays - 1212 Bruce St
(Chas P & May L (sic) - next door at 1208; Lula on other side at 1214)

1963

Ada H Mays (wid Chas; Lambert UVA) - 1022 Bruce St
(May at 1020 & Lula at 1024)

Mr Huff

neighbors say 7 ~~at~~ ^{is} alike built by railroad ^{Co?}
was ⁱⁿ original - he's been under house & sees no sign of any
tenant = Katherine Lewis alterations

1022 Croove Street

285-128

Katie B + Bunyan Kidd → Morris

\$ 3000

1967

same as 130-412 1947 Fannie Smith → Chesley + Ada L. Mays
(Katie B. Kidd = sole heir of Ada L. Mays)

130-412

Fannie L. Smith, wid; Cecelia Smith + Edwin Lester;

1947

→ Mays

\$ 1800

1212 Croove St, NW 1/4 of ~~lot~~ 2 Five plat 1-38
~~part of 78-96~~ } 37' x 74'

part of 78-96, 1932-33, Peoples NB → Alexander Smith

WB 5-224 will of " "

DB 116-375 confirmed title 1944

115-484 1944 Bessie E Valentine + husb → Fannie L. Smith,
all int in property

117-43 " Smith est → Cecelia Smith, 1/5 int

etc 121-500, 125-273

78-96

74-416, 1931 deed of trust to Peoples NB for Alice West Cook + husb

~~10/4/1931~~

defaulted, auction 11/28/32

\$ 1500

12-1-32

bank → Alex. Smith

~~\$ 1500~~

~~house + lot~~ 1204, 1206, 1212, 1214 Croove St

1212 Croove St, house + lot, 37' x 74', NW 1/4 #2

same as 31-51

31-51

WE Clemens → John West

\$ 200

10/20/17

lot w/ bldgs, 37' x 74', Croove St

NW 1/4 #2, 21-93, 11/17/1909, Bruce R. Davis & Ema B. Duffley

same as 22-72, 8/16/10, Elyja F. Elam et al → Clemens

City DB ~~62~~ 16-234 plat ~~at~~ NW corner ~~of~~ High & Park, incl jail

1022 Grove Street

- 21-93 Ema B & EH O'ffley → RB Davis & Eliza F Elam #1000
11/17/09 lot w/ bldgs in Fifewick addn, #2 west
same as 16-239
- 16-239 James E & May S Irvine → Ema B O'ffley #600
5/23/05 lot w/ bldgs, #2 west, 74½' on base, 148' back to King
same as
- 16-230 SA & AB Brach → Irvine #300
5/22/05 lot, #2 west, w/ 2 bldgs
same as 13-126
- 13-126 CM & Sallie F Hughes, of DC, → Brach #125
3/10/1902 lot, #2W, w/ bldgs
same as 8-119 Trustees of Ch's Popet Bldg & Loan → Hughes
4-426 1894 Bettie M & Abner → " " " " dad of brach
- 8-119 defaulted, auction 3/7/1896 #540
3/9/1896 w/ bldgs
- 4-426 deed of trust
6/2/1894 same as Tru Ch' Popet Bldg & Loan → Gardner 5/19/1894
- 4-425 CPB & L → Mrs Bettie M Gardner
5/19/1894 (she bought at auction after husband defaulted on deed of
trust)
#2W
"on sd lot are 2 small frame dwellings
same as 2-328

		Tax		
1892	4th J A Gardner	# 2 Fife	+ 900 = 1000	
1891	" "	"W"	+ 0 = 100	for Fife's corner
1898	" C M Hughes	part # 2 Fife	100 + 300 = 400	
1901	" "	# 1208 & 1212	" " "	
1909, 1906	" E. B. Offley	74' x 14' L2, # 1208 & 1212	" + 400 = 500	
1910	" R B Davis & E. B. Offley	74' x 148' L2 - 4 houses	" " "	for E. B. Offley
1911	" " "	1/4 L2, # 1209 King St	" + 100 = 200	
"	" W E Clements	1/4 L2, # 1212	" " "	for Davis & E. B. Offley

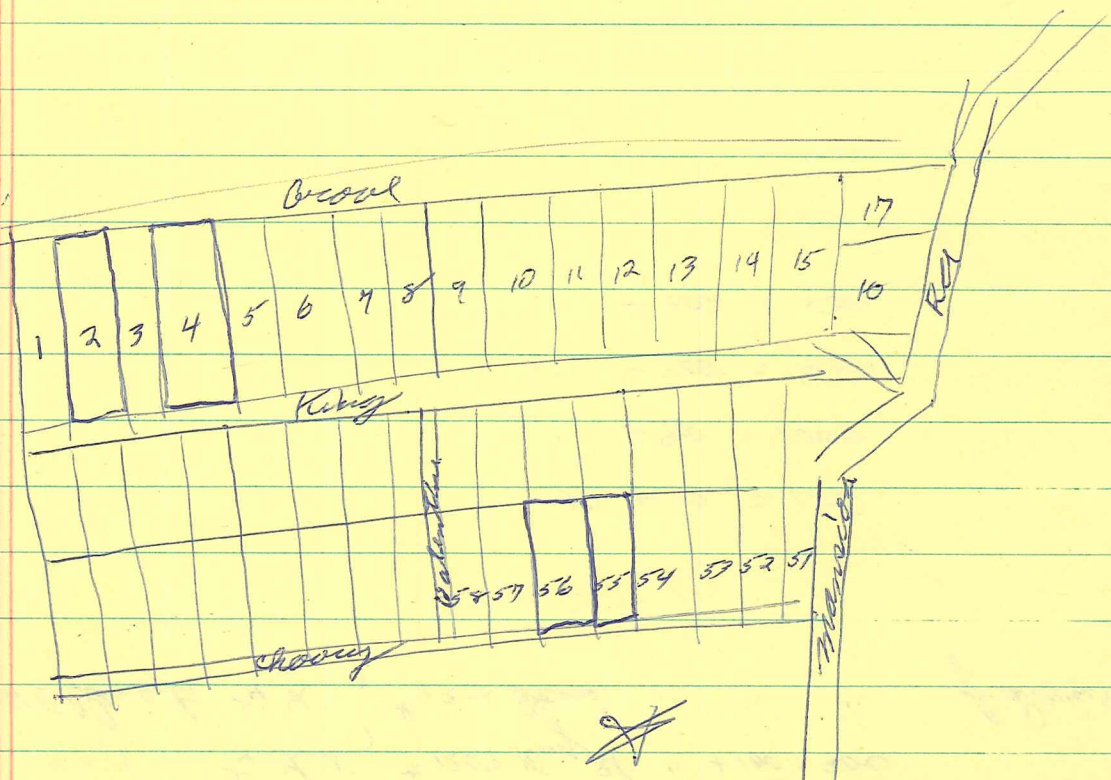
1891		100 + 0 = 100
1892		" + 900 = 1000
1898-1901		" + 300 = 400
1906-1910		" + 400 = 500

2-325
5/7/1871

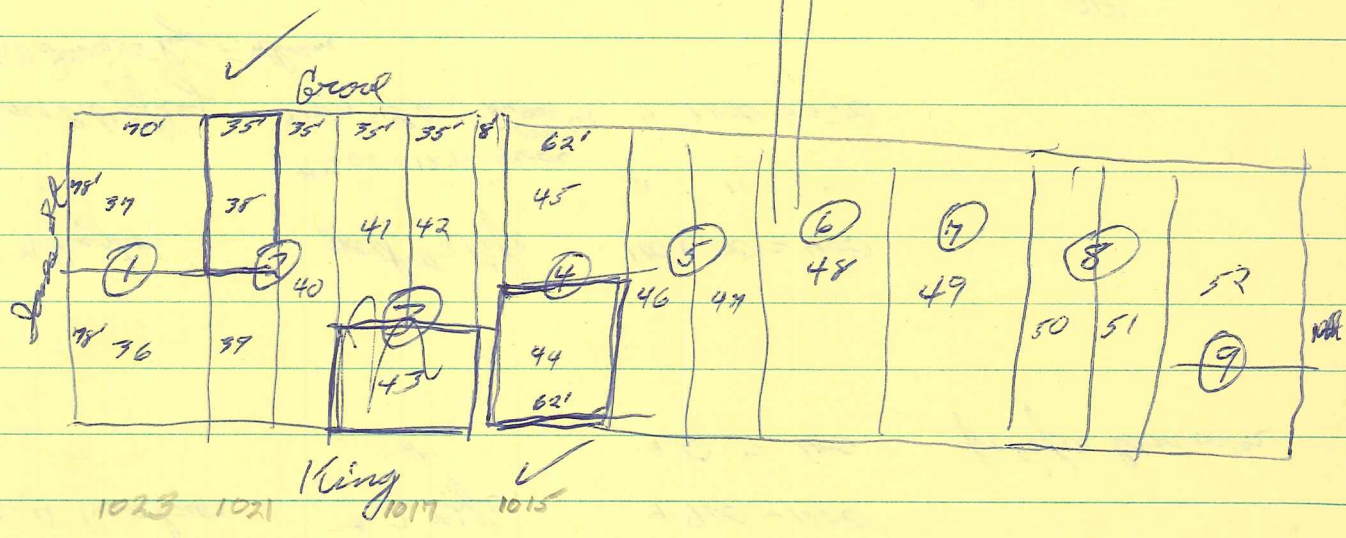
Wm J & Olivia B. Fife -> James A. Gardner
Lot # 2 W (1-38)

200

DB 1-38
c1889



current
tax map



eaves - front porch
pitch of gable

1022 Grove

plain trim

b & b int doors

1-fl stairs bet walls, opp ext door at ext side
2 mantels, fireplaces closed } railing at ~~top~~ tops

shape

2-bay

6/6 wind, arch trim

6-hung-panel door

1-storey veranda across entire facade

5-5 tin hipped roof

0 fringe, chamfered posts, ~~bars~~ railing

^{or low} med gable, standing-seam tin; boxed cornice; rag proj

low foundation

stucco - white w/ dark green trim

Q windows on side opp stairs

ext end chim stuccoed, very short weatherings
at back, bet main & wing

wing is roof =

shed-roofed back porch (5-5 tin), exposed rafters
part ext stucco - both?

house behind &, still stucco



Date JAN 1994 File No. 104-218

Name GARDNER-MAUS COTTAGE, 1022 GROVE ST.

Town CHARLOTTESVILLE

County _____

Photographer ANN C. HUPPERT

Contents 3 EXT. VIEWS

