

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # ~~104-0218-000~~
104-0245

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:

This is typical of the many small worker's cottages built in Fifeville in the 1890s 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 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.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

The railroad is said to have financed the construction of a number of three-room worker's cottages in Fifeville in the 1890s, 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).

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

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Type of Record Citation

City Records
Charlottesville City Deed Book

Interview
Everette M. Huff

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

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MISSING DATA ELEMENT

Media VDHR Neg # Frames Date

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

CRM MANAGEMENT EVENTS

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MISSING DATA ELEMENT

CRM Event Agency/Organization Date

Survey Community Development-Bibb/Huppert / /1978

IPS data entry-PAVA (Smead)