



SURVEY

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IDENTIFICATIO	N
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23-38 5-419

Street Address:

Map and Parcel:

Present Owner:

Present Use:

Original Use:

Original Owner:

Census Track & Block:

Address:

TIFICATION		BASE DATA
1022 (formerly 1212) Grove Street	Historic Name:	Gardner-Mays Cottage
23-38	Date/Period:	1891
5-419	Style:	Vernacular
Everett M. & Jewell J. Huff Route 1, Earlysville, VA	Height to Cornice: Height in Stories:	2
Rental Property (Residence) James A. Gardner Rental Property or Residence	Present Zoning: Land Area (sq.ft.): Assessed Value (land	R-2 35' x 78' (2730 sq. ft.) d + imp.):
Nonedi (report) s(notiones		2.1.2.4.2.4.2

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 (741 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.

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

UTM: 17/719520/4211780

LANDMARK COMMISSION DEPARTMENT OF COMMUNITY DEVELOPMENT

OME NO. 1024-0018 NPS Form 10-900-a EXP. 12/31/84 (7-81)**United States Department of the Interior National Park Service** For NPS use only **National Register of Historic Places** Inventory—Nomination Form date entered 4029 Continuation sheet Item number Page Multiple Resource Area Thematic Group Charlottesville Multiple Resource Area Name Virginia State Nomination/Type of Review Date/Signature Substantive Review Cocke Building Keeper 31. Attest Dabney-Thompson House 32. Substantive Review Keeper Attest Substantive Review Gardner-Mays Cottage 33. Keeper Attest Armstrong Knitting Factory Substantive Review 34. Keeper Attest Nimmo House Substantive Review 35. Keeper Attest Barringer Mansion Substantive Neview e Malla 36. Keeper Attest Substantive Review Keith House 37. Keeper Attest Substantive Review Harmon House 38. Keeper Attest Substantive Review Eddins-Tilden House 39. Keeper Attest Substantive Review Locust Grove elland 40. Keeper Attest

ATIONAL REGISTER OF HISTORIC PLACES

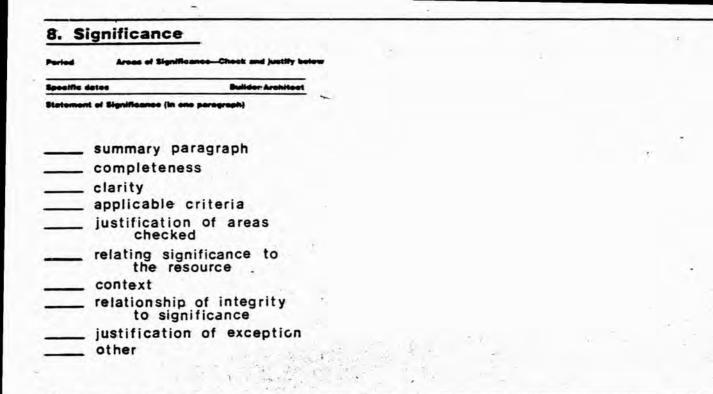
EVALUATION / RETURN SHEET

ited States Department of the Interior itional Park Service

Gardner-Mays Cottag	e (Charlottesville MRA)
VIRGINIA	

	11
	Working No. 9/7/82-2435
	Fed. Reg. Date: _2.1.83
*	Date Due:
	Action:ACCEPT_142182
resubmission	RETURN
nomination by person or local government	REJECT
owner objection	Federal Agency:
appeal	Federal Agency.
Substantive Review: sample request	appealNR decision
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and high in	cipility 1
	Recom. / Criteria Accept Ca-
	Reviewer Anglelland
	Discipline <u>H. Hist</u>
	see continuation sheet
1. Name	
2. Location	
3. Classification	
Category Ownership Status Present Use	
Public Acquisition Accessible	
4. Owner of Property	
5. Location of Legal Description	
6. Representation in Existing Surveys	
6. Representation in Existing Surveys	
has this property been determined eligible? yes	<u> </u>
7. Description	
Condition Cneck one Check one	
excellentdeterioratedoriginal site	
goodunsafferedmoved date fairunexposed	
Describe the present and original (If known) physical appearance	
summary paragraph	

 adminuty paragraph
 completeness
 clarity
 alterations/integrity
 dates
boundary selection



9. Major Bibliographical References

10. Geographical Data

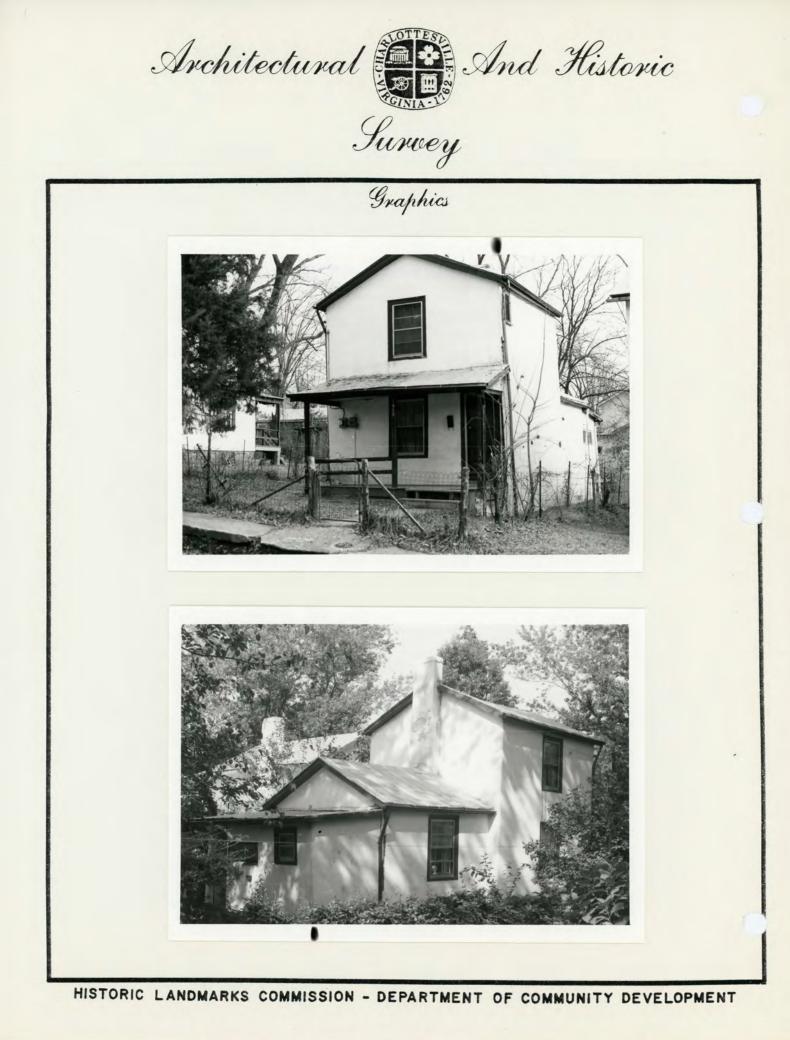
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UNIT	Reter	ences		

Verbal boundary description and justification

11. Form Prepared By

	cance of this property within the state is: stional state local		
State Historic Prese	rvation Officer signature		
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3. Other			
Map			
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Questions	concerning this nomination m	ay be directed to	÷
Signed	tada Milellard r	ate 10/20/82	Phone: 202 272 - 3

Comments for any item may be continued on an attached sheet



Please refer to the map in the Multiple Property Cover Sheet for this property

Multiple Property Cover Sheet Reference Number:

64000882