

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 (C.M.R.A.)
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 (74½' 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

UTM: 17/719520/4211780

SOURCES

City Records
Everette M. Huff

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page 4 of 9

Multiple Resource Area
Thematic Group

Name Charlottesville Multiple Resource Area
State Virginia

Nomination/Type of Review

Date/Signature

31. Cocke Building

Substantive Review

Keeper Ret.

Attest _____

32. Dabney-Thompson House

Substantive Review

Keeper Wendy Duhig 1/10/84

Attest _____

33. Gardner-Mays Cottage

Substantive Review

Keeper Linda McClelland 10-20-83

Attest _____

34. Armstrong Knitting Factory

Substantive Review

Keeper Linda McClelland 10/20/83

Attest _____

35. Nimmo House

Substantive Review

Keeper Ret.

Attest _____

36. Barringer Mansion

Substantive Review

Keeper Linda McClelland 10/20/83

Attest _____

37. Keith House

Substantive Review

Keeper Ret.

Attest _____

38. Harmon House

Substantive Review

Keeper Ret.

Attest _____

39. Eddins-Tilden House

Substantive Review

Keeper Ret.

Attest _____

40. Locust Grove

Substantive Review

Keeper Linda McClelland 10-20-83

Attest _____

Review

United States Department of the Interior
National Park Service

Gardner-Mays Cottage (Charlottesville MRA)
VIRGINIA

Working No. 9/7/82-2425
 Fed. Reg. Date: 2.1.83
 Date Due: 10/7/82 - 10/22/82
 Action: ACCEPT 10/21/82
 RETURN
 REJECT

- resubmission
- nomination by person or local government
- owner objection
- appeal

Federal Agency: _____

Substantive Review: sample request appeal NR decision

Reviewer's comments: *Sign. based on representativeness and high integrity*

Recom./Criteria Accept C
 Reviewer J. M. O'Connell
 Discipline A. Hist
 Date 10/21/82
 _____ see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

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

has this property been determined eligible? yes no

7. Description

| | | | |
|------------------------------------|---------------------------------------|------------------------------------|--|
| Condition | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UMT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed *Ando McClelland* Date *10/20/82* Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

Architectural And Historic



Survey

Graphics



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

Multiple Property Cover Sheet Reference Number: 64000882