

Property Information

Property Names

Name Explanation	Name
Function/Location	Duplex, 321A&B 10th Street NW

Property Evaluation Status

Property Addresses

Current - 321 10th Street NW

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:

2016: This property was surveyed in 2012-2016 by City of Charlottesville Neighborhood Development Services. The front of the lot has a two stepped concrete walkways leading from the sidewalk to each entrance. The back yard is fenced with wire and post fencing. A gravel alley runs behind the house.

Surveyor Assessment:

2016: Ownership History
George D. Smith and W.L. Smith sold the property to L.S. Marshall on May 25, 1911 (County 146 – 323). James Hawkins bought the land in 1921(City 38 – 479). The Hawkins family continued to own the property through the 1970s.

Social History

The African American family of James Hawkins, a coal passer for the rail yard, and his wife Martha Hawkins, a laundress were the first family to own and live in the house. James died in 1922, and may have only lived in the house a short time. Martha lived there from 1921 until her death in 1945. The Hawkins heirs rented the home to another African American family from 1945 until 1955, the Lockleys. Thomas Lockley was a porter at the Redland Club and Annie F. Lockley was his wife. From 1956 until 1964, Raleigh E. Mason, a janitor at UVA, rented the house.

Statement of Significance

This 20th century single-family dwelling was owned by the Hawkins family for over fifty years. Converted into a duplex in the 1980s, the house has been heavily altered from its original form.

2020: This property 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.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Double/Duplex
NR Resource Type:	Building
Date of Construction:	ca 1921
Date Source:	Local Records
Historic Time Period:	World War I to World War II (1917 - 1945)
Historic Context(s):	Domestic
Other ID Number:	No Data

Architectural Style: Vernacular
Form: *No Data*
Number of Stories: 2.0
Condition: Good
Threats to Resource: None Known

Architectural Description:

2016: This four-bay, two-story, frame and stucco duplex was built around 1921 as a single family home. The house had several rehabilitations in 1956, 1968, and 1975. It was converted into a duplex in 1988. The current dwelling has a shed asphalt shingle roof and a central interior brick chimney. There is a wide cornice at the roof line with decorative brackets and molding. On either side of the façade is a pedimented portico over an entrance with a concrete foundation, rectangular wood supports and aluminum siding in the gable. There is a four-bay, one-story shed addition in the back of the duplex. The front-facing windows are 1/1 vinyl sash with vinyl louvered shutters.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Brick	Stretcher Bond
Structural System and Exterior Treatment	Wood Frame	Unknown	Stuccoed
Roof	Shed	Asphalt	<i>No Data</i>
Windows	Double-hung	Vinyl	<i>No Data</i>

Secondary Resource Information

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.

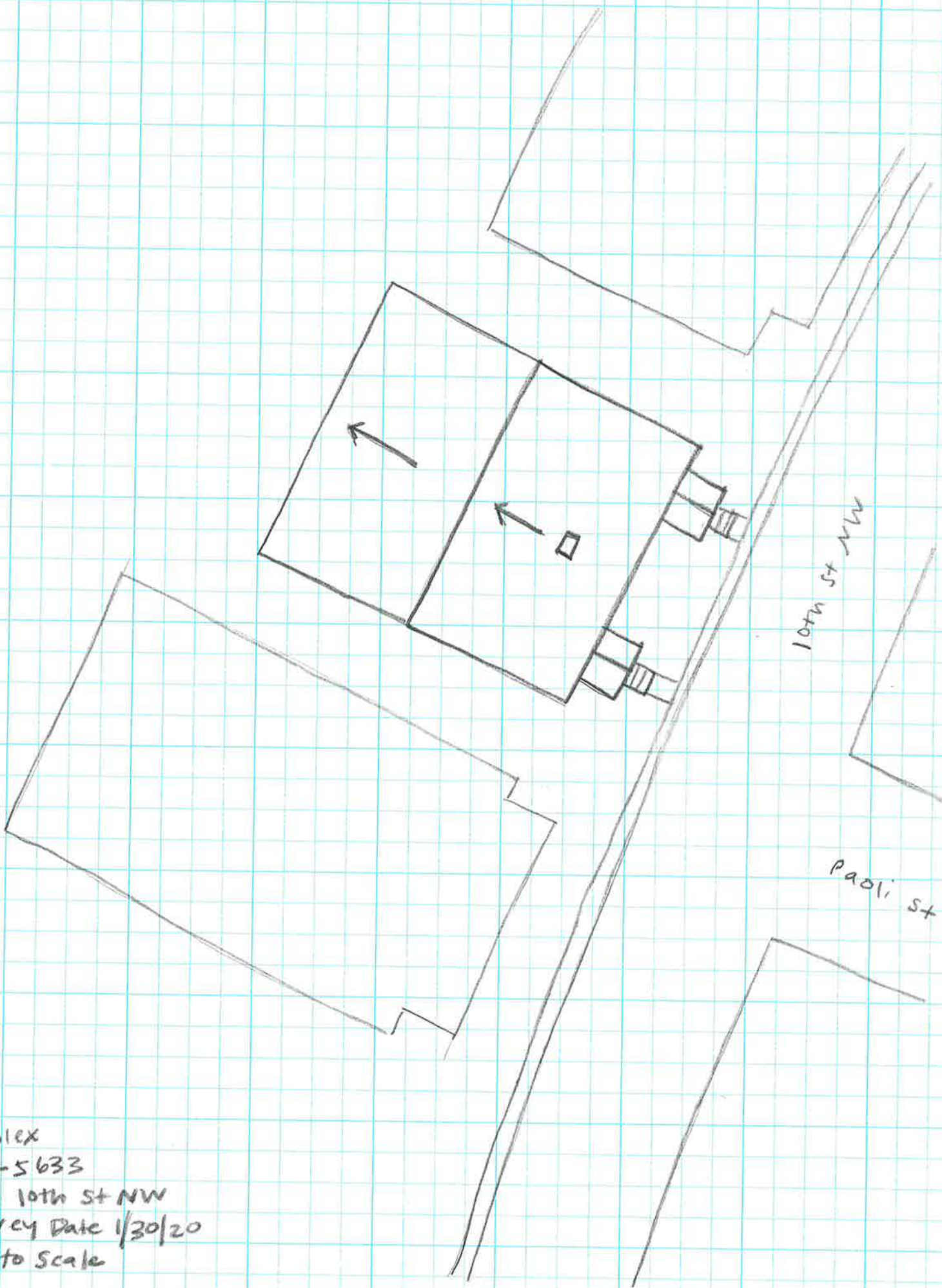
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



10th St NW

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Duplex
104-5633
321 10th St NW
Survey Date 1/30/20
Not to Scale