

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 305 10 1/2 Street NW

Property Evaluation Status

Property Addresses

Current - 305 10 1/2 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. There is a somewhat paved driveway on the north side, a wood picket fence along the front yard, and a concrete step path leading from the sidewalk to the front entrance.

Surveyor Assessment:

2016: Ownership History
 C.L. Brooks sold the land to James M. Henderson on Nov. 23, 1922(City 42 – 178). Henderson sold the lot back to Brooks in 1926 (City 54 – 242) before Alice Johnson bought the property in 1927 (City 58 – 55). John I. Carter bought the land in 1930 (City 70 – 350). The Carters owned the lot until 1956, when it was sold to Mattie B. Walker (190-242) and Curtis Tarry (190-244).

Social History

John I. Carter built the structure around 1940. McKinley C. Carter, an African American barber, ran the Sanitary Barber Shop out of the building until the mid-1940s. David Pheeny, an African American grocer, lived in and ran a grocery store out of the building from 1945 until the late 1940s. Ruth Hawkins (who lived at 507) ran a grocery store out of the home until 1956 when it was converted into an office for Frank W. Johnson’s Radio and Television Service. The structure was converted into a residence only in 1957, and first rented by Susie Scott, an African American woman who worked at Peter Pan Laundry and Dry Cleaners. Scott stayed in the house until the mid 1960s.

Statement of Significance

The use of the structure as both business and residence demonstrates a common trend before large chain retail establishments: local stores and shops. While, some of the original fabric of the house on the exterior has been replaced with modern materials the original footprint of the dwelling remains intact.

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:	Single Dwelling
NR Resource Type:	Building
Date of Construction:	ca 1930
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: 1.0
Condition: Good
Threats to Resource: None Known

Architectural Description:

2016: This two-bay, one-story, frame and aluminum siding clad dwelling house was built around 1930. The home was once a barber shop, grocery store, and radio and television service shop and was converted into a family home in 1957. There is a six light aluminum casement window and 1/1 vinyl sash windows on the side of the house, a front-facing gable roof with asphalt shingles. At the back of the house is a one-bay, gable-roof addition with a portico/porch. There is a shed roof porch with decorative metal posts and rails, a concrete black foundation, and a semi-exterior brick chimney along the side. The siding was added in 1986.

Exterior Components

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Wood Frame	Aluminum	Siding
Roof	Front Gable	Asphalt	<i>No Data</i>
Windows	Double-hung	Vinyl	<i>No Data</i>
Porch	1-Story Full-Width	Wood	Posts

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.

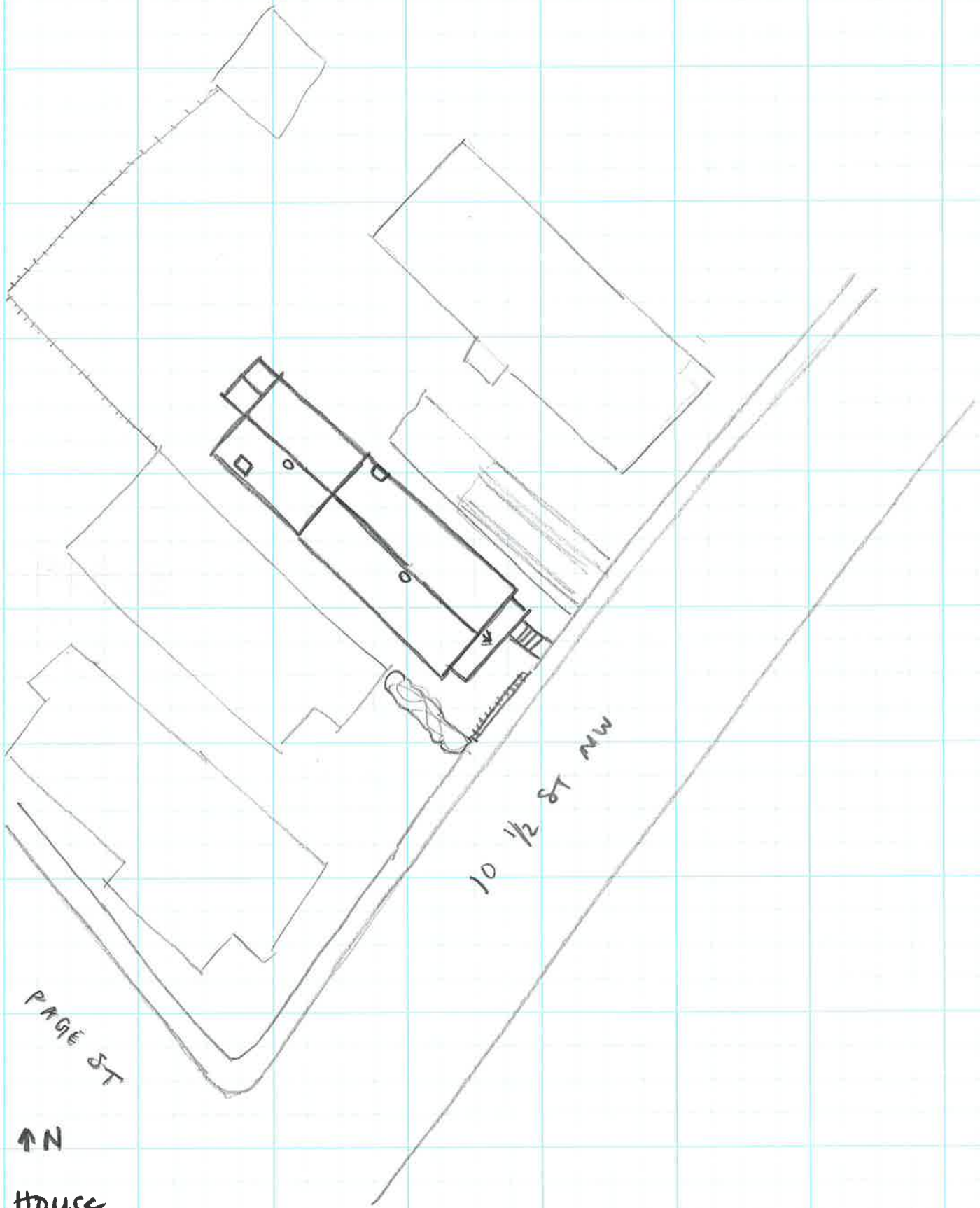
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



10 1/2 ST NW

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House

104-5659

305 10 1/2 ST NW

SURVEY DATE 2/1/2020

NOT TO SCALE