

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 353 10 1/2 Street NW

Property Evaluation Status

Property Addresses

Current - 353 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

Acreeage: No Data

Site Description:

2016: This property was surveyed in 2012-2016 by City of Charlottesville Neighborhood Development Services. The front-facing windows are 1/1 vinyl sash. There is a concrete walkway leading from the sidewalk to the entrance and a one-bay by one-bay, one-story shed in the rear yard (likely pre-fab and contemporary).

Surveyor Assessment:

2016: Ownership History
Glenna F. Sinclair sold the land to Julian Corbett on October 2, 1916(City 29 – 314). Corbett sold to John Payne and his wife Lela Payne in 1918 (City 31 – 481). The Payne family continues to own the land today.

Social History

From 1918 until 1934, John Payne, an African American boiler washer lived in the house at 353 10 ½ Street with his family. After his death in the late 1930s, his wife Lela Payne continued to live in the house with their children. After Lela passed away in 1950, their daughter Mary Payne Blair (wife of John K. Blair Jr.) lived in the house with her family. The Payne-Blairs lived in the house until the 1970s. Mary Payne Blair still owns the home.

Statement of Significance

The Payne/Blair family has owned this house since its construction in 1918 with multiple generations of the family living in the house, giving it social and community significance. Most of the original materials appear to have been replaced. The house is a simple “two-over-two” plan common in the 19th and early 20th century in Charlottesville.

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 1918
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 two-bay, two-story, frame and stucco dwelling house was built around 1918. The house was stuccoed by James Johnson in 1966 and the porch was replaced in 1976. The current dwelling has a hipped metal roof and a central interior brick chimney. Across the façade is a two-bay, shed roof porch with asphalt shingles, a parged concrete foundation and modern rectangular wood posts and wood rails. The dwelling also has a one-bay, lean-to addition at the rear with aluminum siding. The front-facing windows are 1/1 vinyl sash.

Exterior Components

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Wood Frame	Unknown	Stuccoed
Roof	Hipped	Metal	<i>No Data</i>
Porch	1-Story Full-Width	Wood	Posts
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.

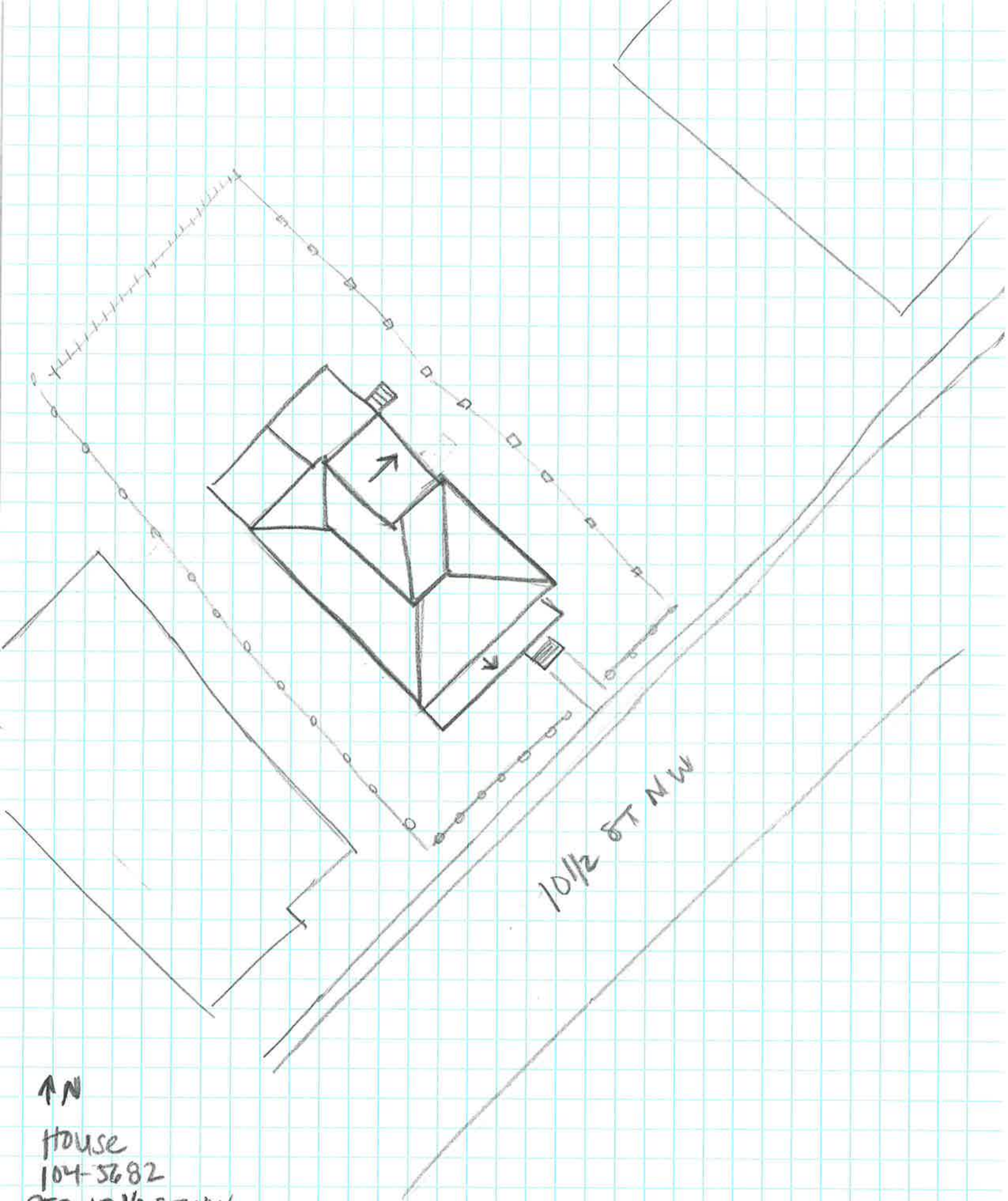
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



↑ N

HOUSE

104-5682

353 10 1/2 ST NW

SURVEY DATE 2/4/2020

NOT TO SCALE