

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 359 10 1/2 Street NW

Property Evaluation Status

Property Addresses

Current - 359 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. A number of small hedge plantings are located near the porch and side yard. A crepe myrtle is located on one side of the house. Larger hedges line the sidewalk in front of the lot. A concrete path leads from the sidewalk to the front entrance. A large evergreen bush is located at the northeast corner of the lot.

Surveyor Assessment:

2016: Ownership History

L.W. Cox sold the land to Glenna F. Sinclair on April 28, 1892 (County 97 – 295). Sinclair sold the house to Julian Corbett in 1916 who sold it to Stacey and Mildred Rollins in 1917 (City 29 – 251) and (City 31 – 136). The Rollins family financed the property with Charlottesville Perpetual Building and Loan and lost the home in 1929 to the loan company (City 64 – 352). However, daughter Ella Rollins was able to buy the property back from the loan company at a public auction in 1933 (City 80 – 123). Ella sold the property to another African American family, Fredrick and Harriet Johnson, in 1940 (City 103 – 382). The Johnsons owned the land and house through the 1970s.

Social History

Stacey J. Rollins, an African American plasterer, and his wife Mildred Rollins lived in the house from 1918 until 1929. For a short period of time, while the loan company owned the home, they rented it to Lula Brown, an African American maid (1931 – 1933). The Rollins family regained ownership of the home in 1933, and daughter Ella lived in the home with her parents for the next few years until 1940, when they sold the property to the Johnson family, another African American family. Fredrick Johnson was a cook and also worked as a janitor at UVA. He and his wife Harriet S. Johnson lived in the home until the early 1960s when Fredrick passed away. Afterwards, Harriet continued to live there until her death in the 1970s.

Statement of Significance

This dwelling has been home to many families over the years and is well preserved, especially the windows and porch. The plan of the house is a typical 19th or early 20th century design.

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 house with aluminum siding was built around 1918. The porch was replaced with a parged concrete floor and foundation in 1954 and rehabilitated again in 1955, 1961 and again in 1976. The aluminum siding was added in 1961. The current dwelling has a cross-gable on hipped, metal roof and a central interior brick chimney. There are two one-bay, one-story hipped roof rear additions, one of which has a one-bay shed-roof screened porch. Across the façade is a two-bay, hipped roof porch with a parged concrete foundation and stuccoed rectangular posts set on brick piers. The front-facing windows are 2/2 wood sash type and there is a prominent broken cornice on the pediment/gable.

Exterior Components

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Wood Frame	Aluminum	Siding
Roof	Complex	Metal	<i>No Data</i>
Porch	1-Story Full-Width	Wood	Square
Windows	Double-hung	Wood	<i>No Data</i>
Chimneys	Interior Central	Brick	Strether Bond

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.

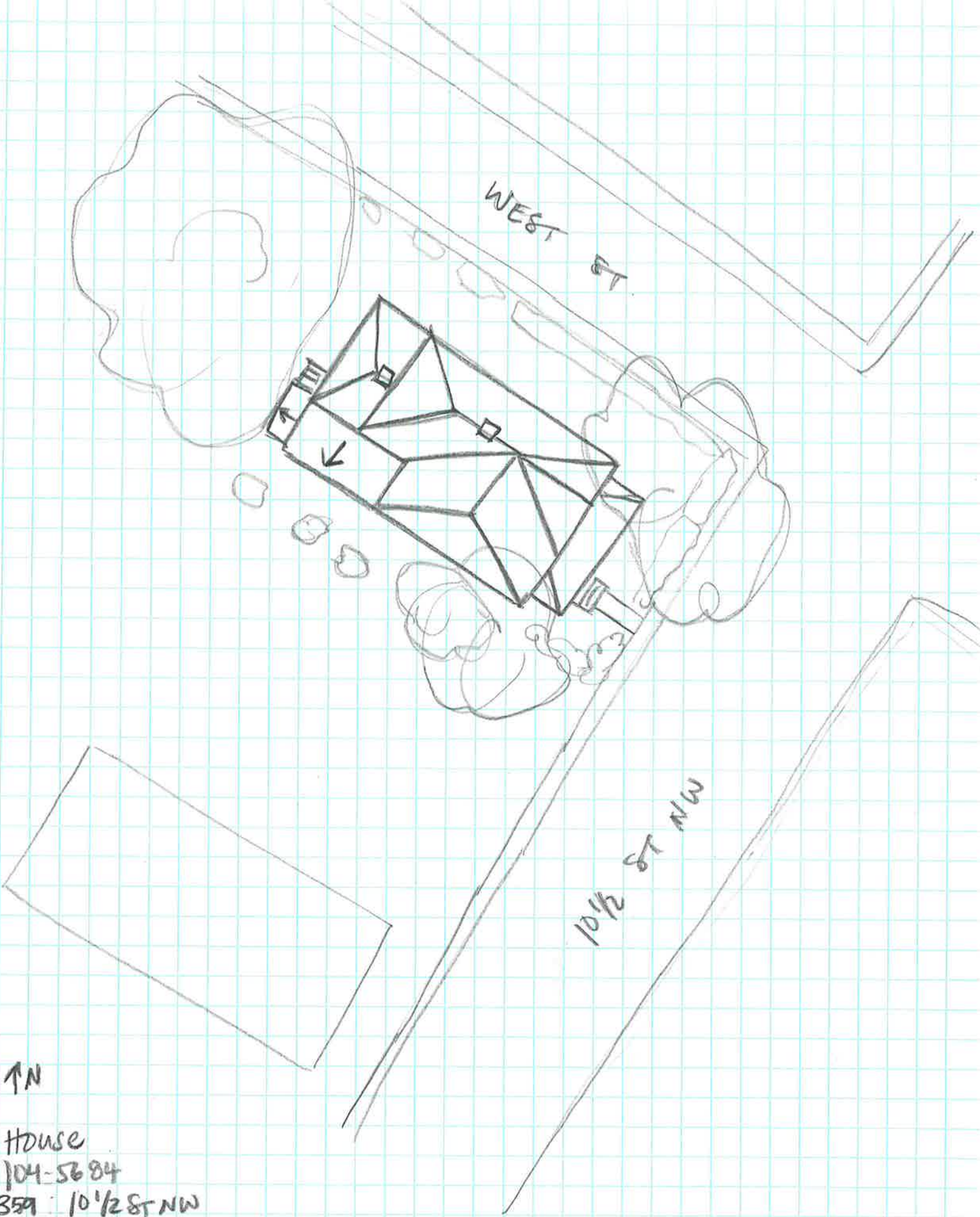
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



WEST ST

10 1/2 ST NW

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HOUSE
104-5684
359 10 1/2 ST NW
SURVEY DATE 2/4/2020
NOT TO SCALE