

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 615 10 1/2 Street NW

Property Evaluation Status

Property Addresses

Current - 615 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:

January 2020: This two-story house is located on the west side of 10 1/2 Street NW, on the corner of 10 1/2 Street NW and Rosser Avenue. The property is surrounded by fencing of various types. There are large trees of varying types to the northeast and southwest of the property. This property consists of a house and a shed in the rear.

Surveyor Assessment:

January 2020: This dwelling was built in 1920 on Lot 1 of the John West Lots, purchased by John West in 1885 according to City of Charlottesville Property Records (City of Charlottesville GIS Viewer 2020). This lot was first owned by Norman Dennis, who bought it from John West around 1917 (ACHS n.d.). The house first appears on the 1920 Sanborn Map, with an open, one-story, full-width porch on the southern elevation from the extending wing (Sanborn Map Company 1920). This porch was enclosed by 1929, and the house's footprint has remained the same since then, according to Sanborn Maps, but with a different secondary building (Sanborn Map Company 1929). This secondary building was still extant in 1950 but was replaced in 2008 with the current shed (Sanborn Map Company 1950; USGS 2008).

This property retains excellent integrity of location and setting. The integrity of design, materials, and workmanship has been minorly compromised through replacement windows. This property retains excellent integrity of feeling and association. Overall, this property retains good integrity.

This property is recommended as not individually eligible for listing in the NRHP due to a lack of historical significance. However, it 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 and one non-contributing secondary 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:	1920
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:	Italianate

Form: L-Plan
Number of Stories: 2.0
Condition: Good
Threats to Resource: None Known

Architectural Description:

January 2020: The house rests on a stuccoed foundation, is clad in stucco, and has a cross-gabled roof covered in standing seam metal roofing. The southwest (front) façade features a partial-width, one-story open porch with a shed roof. The porch roof is supported by square wood columns with decorative scrollwork brackets, and the porch is accessed via concrete steps. All of the windows on this facade have fixed wood shutters. The main entrance is in the center of the facade, below the front gable. There are two interior stuccoed chimneys on either side of the center ridge. There is a one-story wing to the northwest of the property. This wing is clad in stucco and has a front gable roof that extends into a shed roof towards the southeast covered in standing seam metal roofing. Visible fenestration includes one-over-one, double-hung, metal windows; one-over-one, double hung, vinyl windows; and a single-leaf wood door with a transom and two sidelights; and a metal storm door.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Unknown	Stuccoed/Parged
Porch	1-Story Partial Width	Wood	Square
Structural System and Exterior Treatment	Wood Frame	Unknown	Stuccoed
Windows	Double-hung	Vinyl	No Data
Roof	Gable w/Central Front Gable	Metal	No Data

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Shed
NR Resource Type: Building
Date of Construction: ca 2008
Date Source: Map
Historic Time Period: Post Cold War (1992 - Present)
Historic Context(s): Domestic
Other ID Number: No Data
Architectural Style: No discernible style
Form: No Data
Number of Stories: 1.0
Condition: Excellent
Threats to Resource: None Known

Architectural Description:

January 2020: There is a shed to the southeast of this house. This shed is clad in vertical wood siding and has a shed roof covered in corrugated metal roofing. Visible fenestration includes a single-leaf wood door; and a fixed four-light vinyl window.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Piers	Wood	No Data
Structural System and Exterior Treatment	Wood Frame	Wood	Vertical Board
Windows	Fixed	Vinyl	No Data
Roof	Shed	Metal	No Data

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

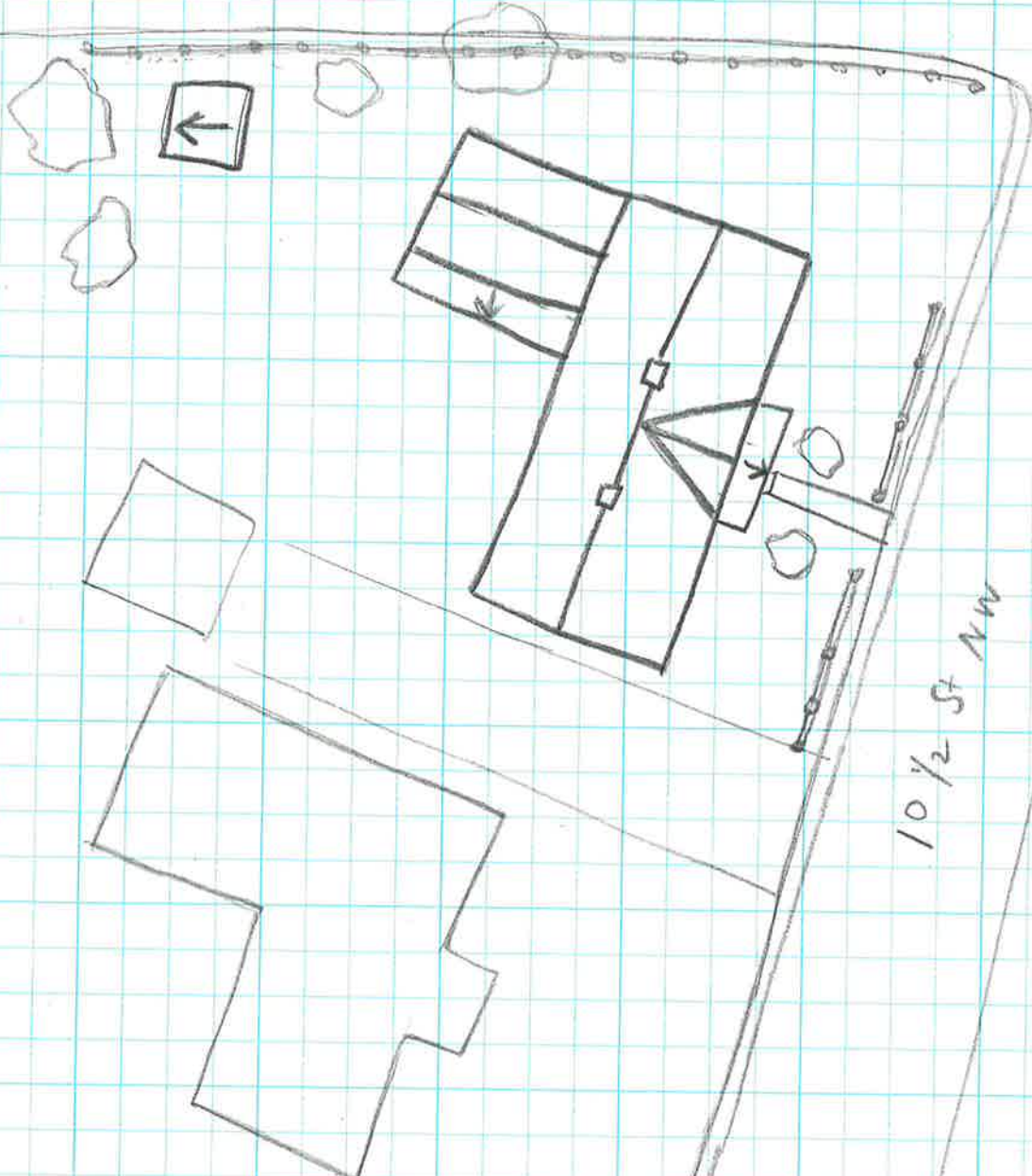
Bibliography:

Albemarle-Charlottesville Historical Society [ACHS]
n.d. John West Lots of 10 ½ Street. On file at the Albemarle-Charlottesville Historical Society, Charlottesville, Virginia.

Property Notes:

No Data

ROSSER AVE E



10 1/2 St NW

↑ N
House
104-5699
015 10 1/2 St NW
Survey Date: 1/29/20
Not to Scale