

Property Information

Property Names

Name Explanation Function/Location	Name Duplex, 345 11th Street NW
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Property Evaluation Status

Property Addresses

Current - 345 11th 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 concrete path leads to the original entrance.

January 2020: There is a shed in the backyard.

Surveyor Assessment:

2016: Ownership History

William Churchill sold part of the property to Frank Bradley on August 1, 1911 (County 146 – 443). C.C. Cocke sold another portion of the property to Frank Bradley on April 14, 1916 (City 31 – 356). After his death, Frank Bradley's heirs Beatrice Fowlkes and Annabelle Irving sold the property to Marshall T. Garrett on October 25, 1946 (City 129 – 1). Otis L. Lee purchased the property from Garrett and his wife Pauline in 1963 (City 245 – 429). In 2001, the estate of Otis L. Lee sold the property to Patrick Moon and Associates who, in 2012 sold it to the current owners, the trustees of the Covenant Church of God (City Tax Records).

Social History

The first owners, Frank Bradley an African American laborer and Maude Bradley, his wife, lived in the house with their family for twenty-five years. Mr. and Mrs. Bradley passed away in the early 1940s, and their daughter Annabelle Bradley Irving and her husband A. Boyd Irving (a janitor) continued to live in the house until the mid-1940s. During the late 1940s until the 1960s Mrs. Laura E. Bryant, an African American widow who worked as a maid at the University of Virginia rented the home from the Garrett family. Her son Wilson E. Bryant continued to live in the house after her death in the mid-1960s.

Statement of Significance

This dwelling is an early example of a working-class African American family dwelling in 20th century Charlottesville. Multiple generations of the Bradley and Bryant families have lived in the house. The Bradley family owned the house for thirty-five years and the Lee family owned the house for thirty-eight years. While, much of the original fabric of the house on the exterior has been replaced with modern materials the house has social and community significance.

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 and one non-contributing secondary resource.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category Private	Ownership Entity No Data
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Primary Resource Information

Resource Category:	Domestic
Resource Type:	Double/Duplex
NR Resource Type:	Building
Date of Construction:	ca 1914

Date Source: Local Records
Historic Time Period: Reconstruction and Growth (1866 - 1916)
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, brick house was built around 1914. The first major rehabilitation took place in 1975 with a second rehabilitation in 1976. The current dwelling has a gabled roof with asphalt shingles and an interior brick chimney. The original windows were replaced in 2013 with 1/1 vinyl sash windows. The original entrance is on the end, however, a second entrance leading directly upstairs was added to the center of the dwelling when the structure was converted to an over-under duplex. A one-bay, two-story, hipped roof addition abuts the rear of the structure. A one-bay porch was once beside this addition but has since been removed. The dwelling has a metal hipped roof, two interior brick chimneys, a parged foundation, and a two-bay hipped roof porch with rectangular wood posts.

Exterior Components

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Masonry	Brick	Stretcher Bond
Roof	Cross Gable	Asphalt	<i>No Data</i>
Windows	Double-hung	Vinyl	<i>No Data</i>
Porch	1-Story Full-Width	Wood	Square
Chimneys	Interior Central	Brick	Stretcher Bond

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Shed
NR Resource Type: Building
Date of Construction: ca 2009
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: Good
Threats to Resource: None Known

Architectural Description:

January 2020: There is a one-story shed in the backyard.

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.

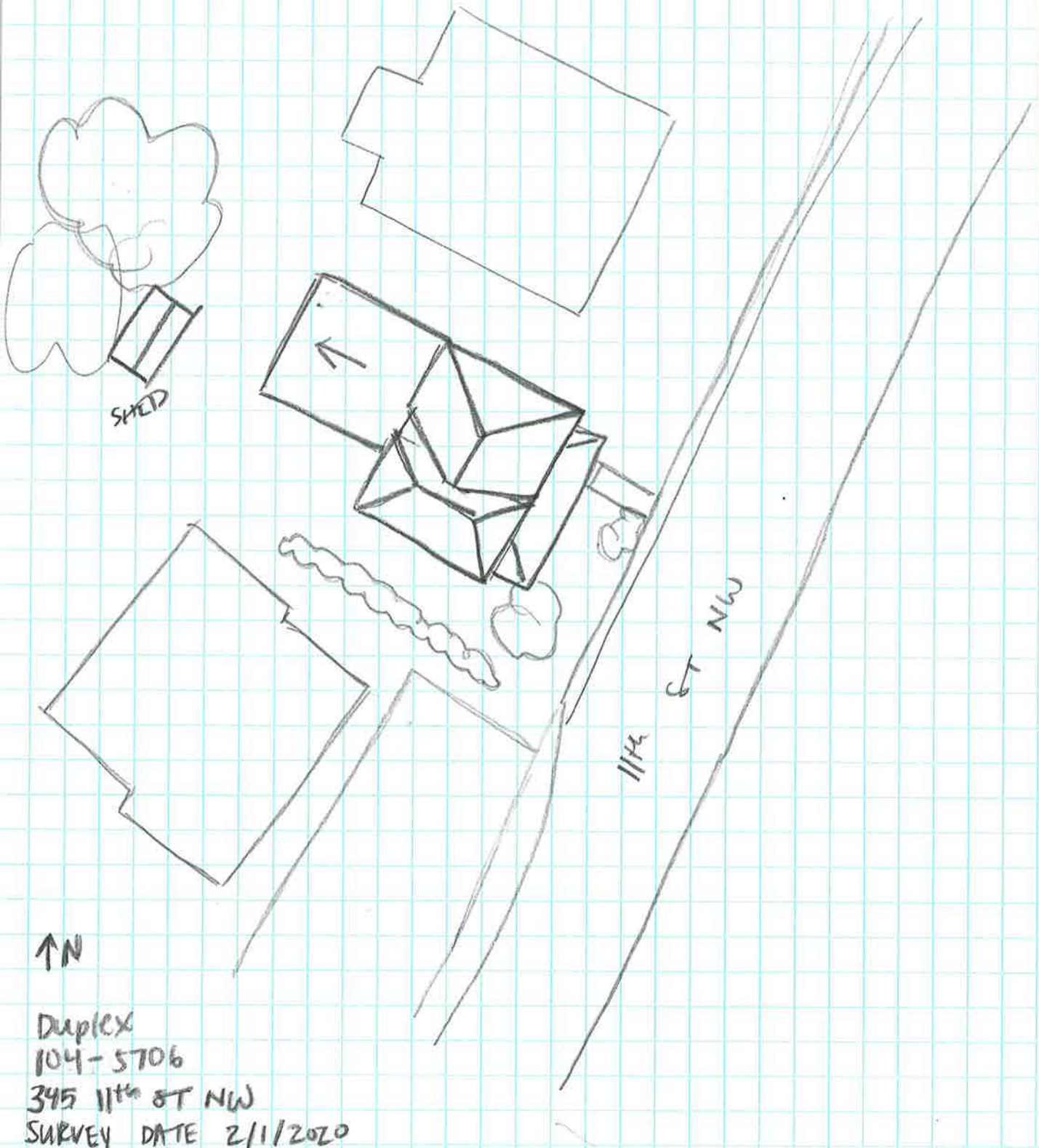
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



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11th St NW

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Duplex
104-5706
345 11th St NW
SURVEY DATE 2/1/2020
NOT TO SCALE