

### Property Information

#### Property Names

<b>Name Explanation</b> Function/Location	<b>Name</b> Duplex, 521 11th Street NW
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#### Property Evaluation Status

#### Property Addresses

Current - 521 11th Street NW  
Alternate - 217 Rosser Avenue East

<b>County/Independent City(s):</b>	Charlottesville (Ind. City)
<b>Incorporated Town(s):</b>	<i>No Data</i>
<b>Zip Code(s):</b>	22903
<b>Magisterial District(s):</b>	<i>No Data</i>
<b>Tax Parcel(s):</b>	<i>No Data</i>
<b>USGS Quad(s):</b>	CHARLOTTESVILLE EAST

### Additional Property Information

**Architecture Setting:** Urban

**Acreage:** *No Data*

#### Site Description:

January 2020: This two-story house is located on the west corner of 11th Street NW and Rosser Avenue East. The parcel is irregularly shaped due to the orientation of the intersection. Therefore, the house is sited at an angle compared to Rosser Avenue E, and the northern triangular portion of the lot is used for parking. The house is also sited on a slight hill that descends to the north. A chain link fence runs along the southwest property line. This property consists of a house.

#### Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this house was constructed in 1920 (City of Charlottesville GIS Viewer 2020). This property has also had an address of 611 and 621 11th Street NW. It is first depicted on the 1920 Sanborn Maps as a rectangular two-story dwelling comprised of several wings with a full-width, one-story open front porch and a partial-width, one-story rear wing. By 1929, a one-story wing was added to the southwest elevation (Sanborn Map Company 1920; Sanborn Map Company 1929). Between 1950 and 1968, the rear attached secondary dwelling was constructed; it currently is addressed as 217 Rosser Avenue East (Sanborn Map Company 1950; NETR 1968). As of 1931, Sadie Gofney resided here; she may have been related to the Gofneys who lived next door at 517 11th St NW. From 1940 to 1959, William and then Emma Jones resided here (Hill Directory Co. 1931; Hill Directory Co. 1940; Hill Directory Co. 1950; Hill Directory Co. 1959).

This property retains good integrity of location and setting. The integrity of design, materials, and workmanship have been slightly compromised by replacement windows as well as the rear addition, although it happened more than 50 years ago. Similarly, the addition also slightly affects the integrity of feeling and association since this property was built a single-family dwelling. Overall, this property has fair 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.

**Surveyor Recommendation:** Recommended Not Eligible

#### Ownership

<b>Ownership Category</b> Private	<b>Ownership Entity</b> <i>No Data</i>
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### Primary Resource Information

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Double/Duplex
<b>NR Resource Type:</b>	Building
<b>Date of Construction:</b>	1920
<b>Date Source:</b>	Local Records
<b>Historic Time Period:</b>	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:**

January 2020: This house consists of the original two-story portion, a hyphen, and a one-story attached secondary dwelling. The two-story portion is slightly L-shaped, rests on a stuccoed foundation, is clad in stucco, and has a side-gabled roof with a shed roof extension to the northwest. The roof is covered in asphalt shingles. The southeast-facing facade has a full-width, one-story, open porch with a hipped roof. This porch roof is supported by square wood columns, with engaged Doric columns against the house and it has wood railings. The porch is accessed via a concrete step. The main entrance for this house is at the south end. The second-floor windows have been replaced due to evident recessing. On the northeast elevation, the gable end is clad in vinyl siding. There is also a one-story hipped roof addition; it is sited at the basement level of the original house and contains a secondary entrance. This addition is constructed of concrete block. The northwest (rear) elevation includes the original one-story rear wing that is covered with a shed roof. On the northeast elevation of the shed roof wing, sited at a lower elevation, there is a one-story shed roof addition that is constructed of concrete block. This addition forms the hyphen to the attached secondary dwelling. The secondary dwelling is L-shaped, constructed of concrete block, and has a hipped roof clad in asphalt shingles. Its main entrance faces northeast. The entrance is surmounted by a ribbed metal shed roof awning and accessed by a wood deck that rests on a concrete foundation. There are wood steps on the southeast side with wood railings. The main windows on the northeast elevation have fixed wood shutters. There is an interior concrete chimney on the northwest roof slope near the ridgeline. In the corner of the L, there is a small one-story wing. Visible fenestration includes one-over-one, double-hung, vinyl windows; two-over-two, double-hung, wood windows; single-leaf wood doors with nine lights and a metal and glass storm door; a single-leaf wood door with four lights; a sliding metal window; and nine-light vinyl casement windows.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Concrete	Stuccoed/Parged
Foundation	Solid/Continuous	Unknown	Stuccoed/Parged
Structural System and Exterior Treatment	Wood Frame	Unknown	Stuccoed
Windows	Double-hung	Vinyl	<i>No Data</i>
Roof	Side Gable	Asphalt	<i>No Data</i>
Porch	1-Story Full-Width	Wood	Square

**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

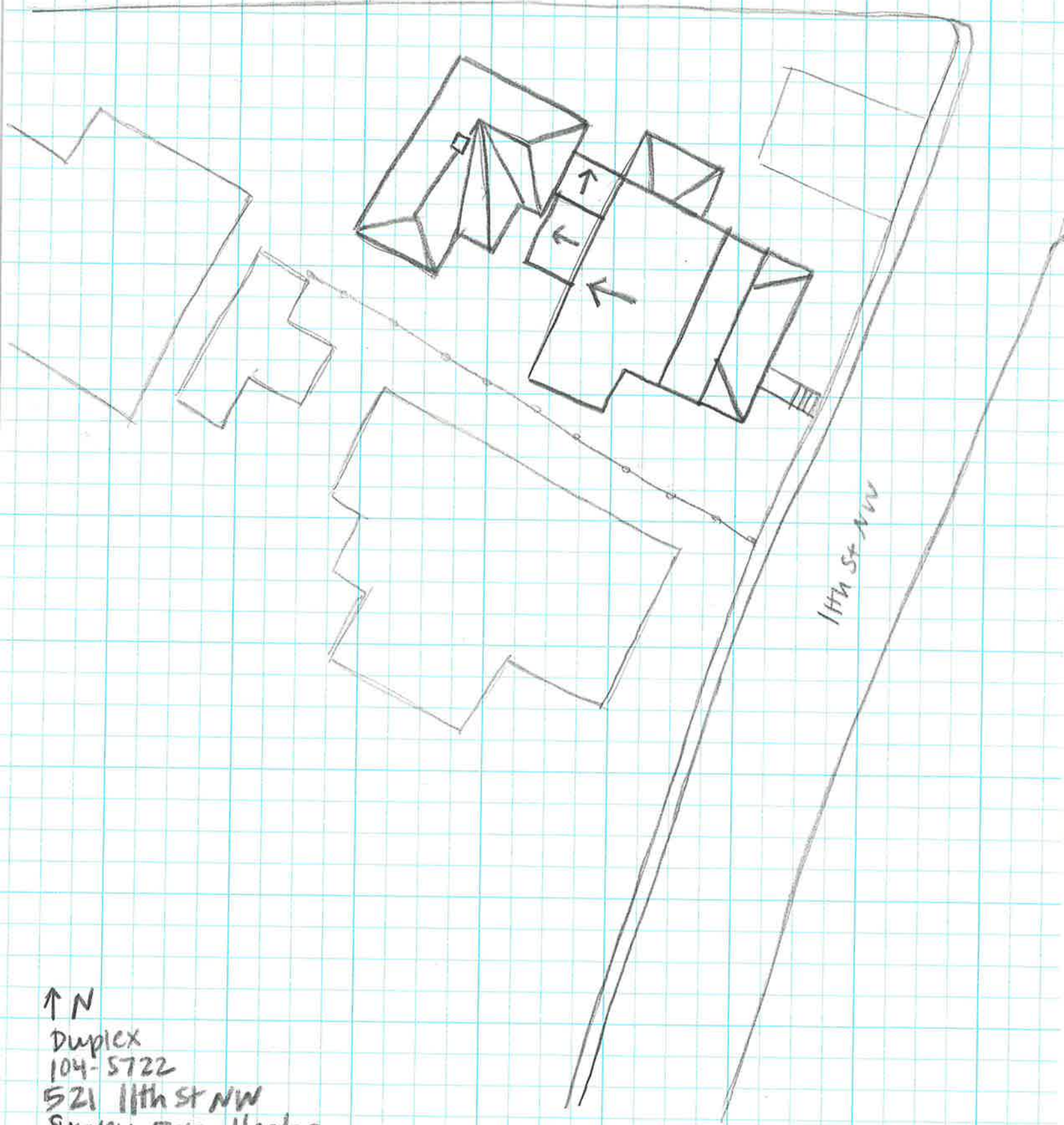
**Bibliography:**

No Data

**Property Notes:**

No Data

Rosser Ave E



↑ N

Duplex  
104-5722  
521 11th St NW  
Survey Date 1/29/20  
Not to Scale