

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 401 12th Street NW

Property Evaluation Status

Property Addresses

Current - 401 12th 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-and-a-half story house is located at the south end of 12th Street NW, with a large athletic field sited to the south and Venable Elementary School to the west. There are many bushes in the front yard and along the southwest elevation. There are also two trees in the front yard and another near the east corner of the house. A short chain link fence runs along the southeast property line, with a gap at the south end for a concrete parking pad and a gap at the north end for an unpaved driveway. The driveway entrance is flanked by concrete posts. A taller chain link fence runs along the southwest property line. The properties to the northeast are heavily treed. There is a garage to the northwest of the house. This property consists of a house and a garage.

Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this house was constructed in 1933 (City of Charlottesville GIS Viewer 2020). The house is first depicted on the 1950 Sanborn Maps as a two-story, square-shaped veneered dwelling with a full-width, one-story, open porch and a half-width, one-story, rear porch. There was also a large storage building along the northwest property line (Sanborn Map Company 1950). By 1968, a two-story, partial-width enclosed addition was built on the southwest elevation. The rear porch was also enclosed and expanded (NETR 1968). Between 1994 and 2002, the storage building was demolished and replaced with a small shed (NETR 1994; NETR 2002). Between 2009 and 2013, the small shed was demolished and replaced with the present-day garage (City of Charlottesville GIS Viewer 2020). This property originally had an address of 337 12th Street NW. Pearl B. Brown resided here between 1950 and 1959, if not longer (Hill Directory Co. 1950; Hill Directory Co. 1959).

This property retains good integrity of location and setting, mildly compromised by the demolition of the historic outbuilding. The integrity of design, materials, and workmanship has been slightly compromised by replacement windows. This property retains good 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:	1933
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: 2.5
Condition: Good
Threats to Resource: None Known

Architectural Description:

January 2020: This two-and-a-half-story house rests on a concrete foundation, is clad in red stretcher bond brick, and has a hipped roof that is covered with standing seam metal. There is a stuccoed chimney on the northeast roof slope. On the southeast-facing facade there is a one-story, full-width, open porch. The porch has a concrete foundation and a hipped roof that is supported by tapered square columns on brick piers. In between the piers there are wood railings. The porch is accessed by concrete steps with metal railings in the northeast end. The main entranceway is also at the northeast end of the facade. There is a hipped roof dormer on the facade that is clad in wood siding. There is a two-story, partial-width addition on the southwest elevation, that has an exterior brick chimney in the center. There is a one-story, full-width addition on the northwest elevation. This addition rests on a concrete foundation, is clad in red stretcher bond brick, and has a hipped roof that is covered with asphalt shingles. In the north corner of this addition there is a screened-in porch that is clad in plywood (USGS 2016). There is a secondary entranceway on the northeast elevation. Visible fenestration consists of one-over-one, double-hung, vinyl windows; a single-leaf wood door with a fanlight; and a single-leaf wood door.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Slope	Brick	Stuccoed/Parged
Dormer	Hipped	Wood	<i>No Data</i>
Foundation	Solid/Continuous	Concrete	Stuccoed/Parged
Porch	1-Story Full-Width	Wood	Columns/Posts on Piers
Structural System and Exterior Treatment	Not Visible	Brick	Stretcher Bond
Windows	Double-hung	Vinyl	<i>No Data</i>
Roof	Hipped	Metal	<i>No Data</i>

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Garage
NR Resource Type: Building
Date of Construction: ca 2013
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 one-story, two-and-a-half-stall garage to the northwest of the house. It is clad in aluminum siding and has a side gable roof that is covered with asphalt shingles. Visible fenestration consists of two single-stall, metal, overhead garage doors; a single-leaf wood door; and a one-over-one, double-hung vinyl window.

Exterior Components

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Not Visible	Aluminum	Siding
Windows	Double-hung	Vinyl	<i>No Data</i>
Roof	Side Gable	Asphalt	<i>No Data</i>

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.

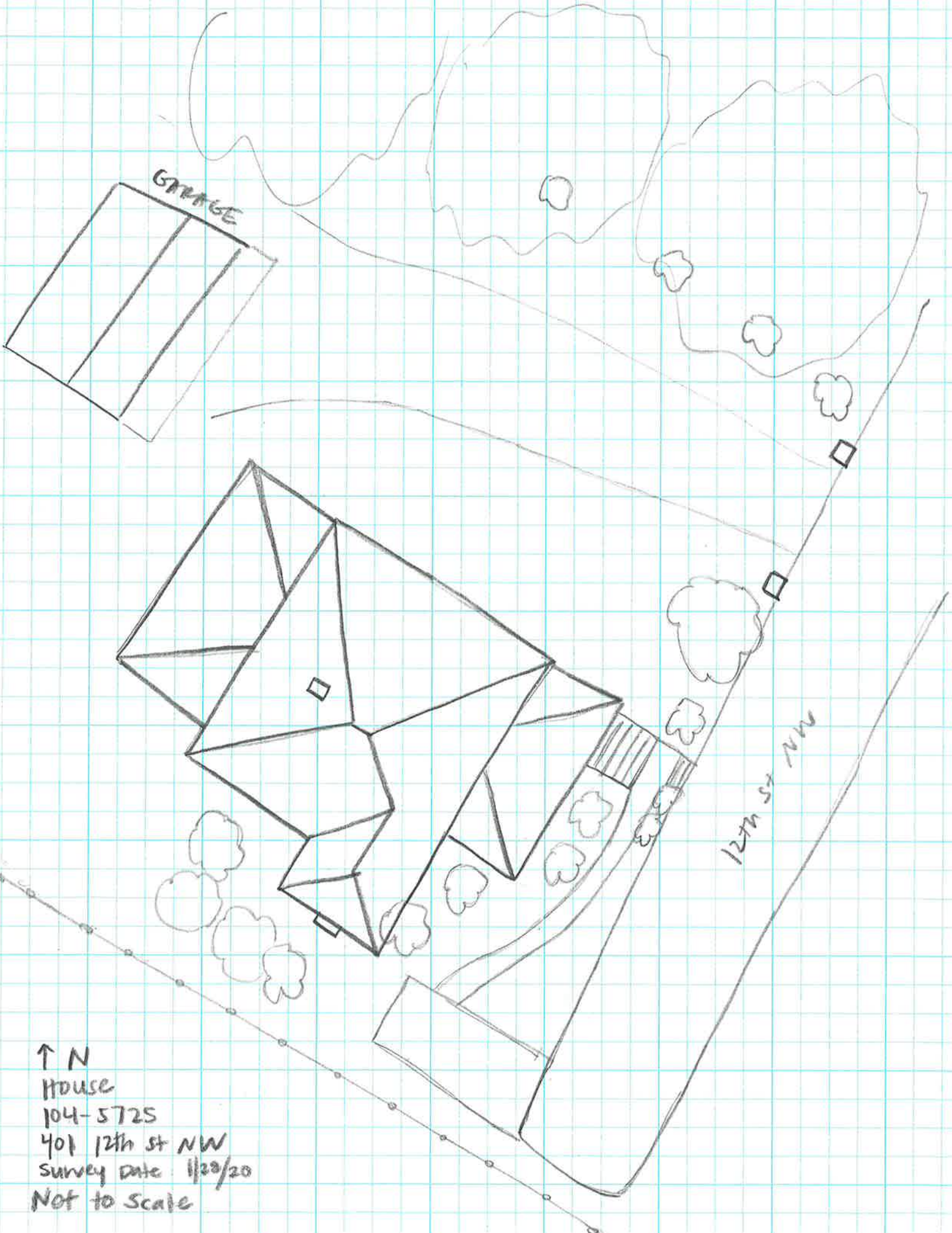
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



GARAGE

12th St NW

↑ N
House
104-5725
401 12th St NW
Survey Date: 1/20/20
Not to Scale