

## Property Information

### Property Names

Name Explanation	Name
Function/Location	Apartment Building, 406 12th Street NW

### Property Evaluation Status

### Property Addresses

Current - 406 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-story apartment building is located on the east side of 12th Street NW, between Latrobe Court and Gordon Avenue. The property also includes a large gravel parking lot to the northeast and southeast, which is shared among the apartment buildings to the northeast. There are small bushes along the northwest elevation and a tree near the north corner of the building. There is a larger tree at the north corner of the lot. This property consists of an apartment building.

### Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this apartment building was constructed in 1955 (City of Charlottesville GIS Viewer 2020). This is confirmed by Sanborn Maps, city directories, and aerial photographs (Sanborn Map Company 1950; NETR 1963; Hill Directory Co. 1959). There have been no significant changes to the building since it was constructed.

This property retains good integrity of location and setting. The integrity of design, materials, and workmanship has been minimally 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.

Surveyor Recommendation: Recommended Not Eligible

### Ownership

Ownership Category	Ownership Entity
Private	No Data

## Primary Resource Information

Resource Category:	Domestic
Resource Type:	Apartment Building
NR Resource Type:	Building
Date of Construction:	1955
Date Source:	Local Records
Historic Time Period:	The New Dominion (1946 - 1991)
Historic Context(s):	Domestic
Other ID Number:	No Data
Architectural Style:	Vernacular
Form:	No Data

**Number of Stories:** 2.0  
**Condition:** Excellent  
**Threats to Resource:** None Known

**Architectural Description:**

January 2020: This two-story apartment building is constructed of concrete block and features a hipped roof that is covered in asphalt shingles. The northwest-facing façade features a one-story, full length, open porch with wood Doric columns and turned wood railings. The porch has a hipped roof clad in asphalt shingles and is accessed via concrete steps with turned wood railings. The façade also has a hipped roof dormer clad in vertical wood siding; it contains a metal vent in lieu of a window. The rear (southeast) elevation was not visible from the public right-of-way, but the middle third is likely clad in vertical wood siding and holds the meter equipment, based on the design of the other two nearby apartment buildings. Visible fenestration includes a single-leaf wood door with one light, with three-light sidelights and a transom; one-over-one, double-hung, metal windows with faux dividers.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Dormer	Hipped	Wood	No Data
Foundation	Solid/Continuous	Concrete	Block
Porch	1-Story Full-Width	Wood	Doric
Structural System and Exterior Treatment	Masonry	Concrete	Block
Windows	Double-hung	Metal	No Data
Roof	Hipped	Asphalt	No Data

**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.

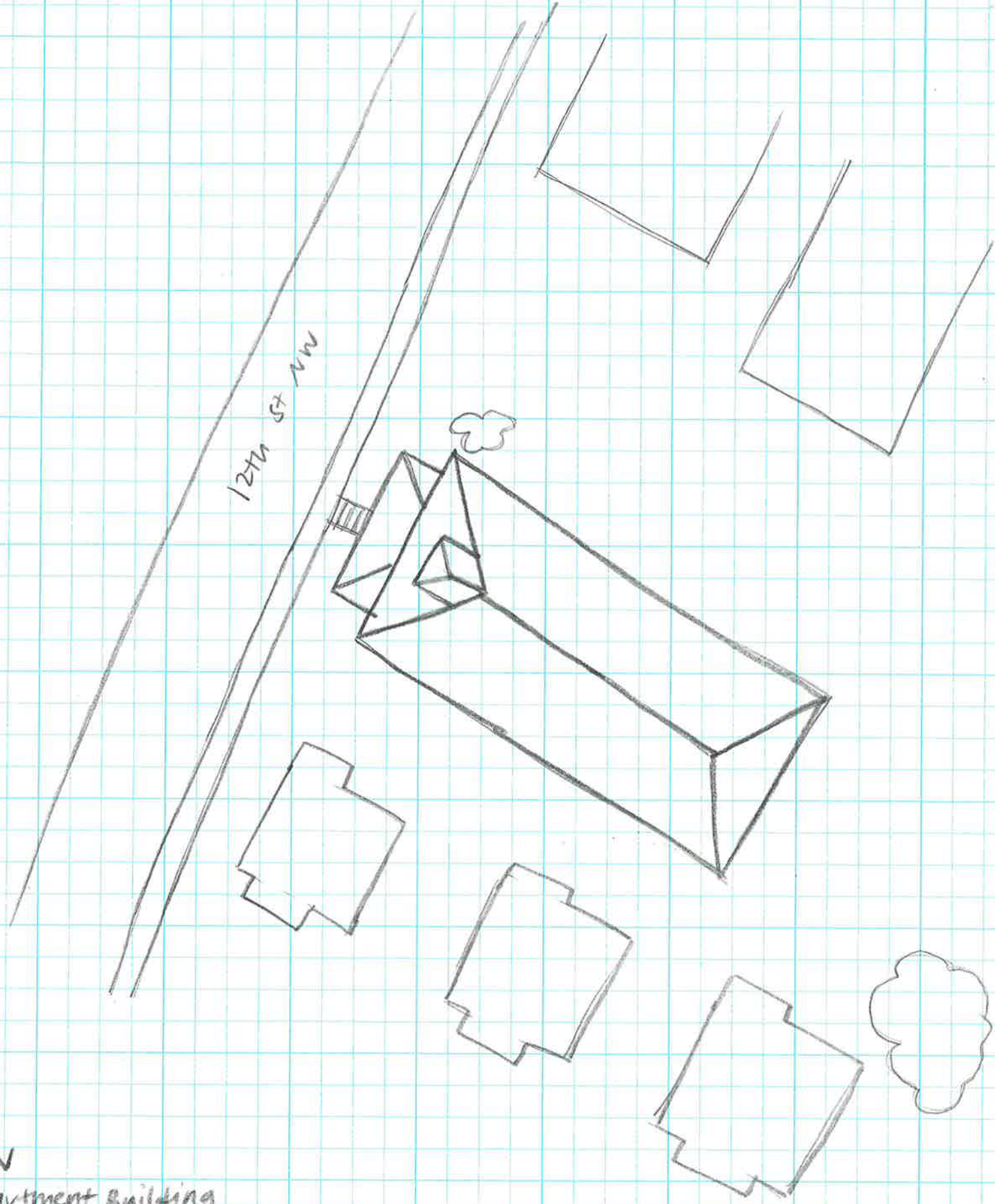
## Bibliographic Information

### Bibliography:

No Data

### Property Notes:

January 2020: This building is the southernmost of a group of apartment buildings constructed in the early 1950s (Sanborn Map Company 1950; NETR 1963).



↑ N  
Apartment Building  
104-5726  
406-410 12th St NW  
Survey Date 1/28/20  
Not to Scale