

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 407 12th Street NW

Property Evaluation Status

Property Addresses

Current - 407 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

Acreeage: No Data

Site Description:

January 2020: This two-story house is located on the west side of 12th Street NW, between Latrobe Court and Gordon Avenue. The backyard is surrounded by a tall wood fence. The property to the south is heavily treed. There is a shed along the northwest property line. This property consists of a house and a shed.

Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this house was constructed in 1920 (City of Charlottesville GIS Viewer 2020). The house is depicted on the 1920 Sanborn Maps and is one of two developed lots on this block of 12th Street NW by that time. It was originally a two-story dwelling with a slight T-shape, an open corner porch on the façade and an open rear porch on the north corner. There were two outbuildings in the backyard. By 1929, the front porch extended along the façade and wrapped around the south corner. A one-story, full-width addition was built on the rear elevation. The previous outbuildings were replaced with three connected outbuildings along the rear property line (Sanborn Map Company 1920; Sanborn Map Company 1929). Between 1968 and 1994, the outbuildings were demolished. Between 2002 and 2006, the wrap-around porch was extended with a wood pergola, the rear addition on the house was modified, and the current shed was built (City of Charlottesville GIS Viewer 2020). The northeast elevation is heavily covered with vines. This house also has been numbered 341 12th Street NW. The property was owned by the Brown family for several decades, first John and then Frank (Hill Directory Co. 1931; Hill Directory Co. 1940; Hill Directory Co. 1950).

This property retains good integrity of location. The integrity of setting has been slightly compromised by redevelopment of the two lots to the north in 1997 (City of Charlottesville GIS Viewer 2020). The integrity of design, materials, and workmanship have been compromised by replacement windows, and alterations to the rear addition and wraparound porch. This property retains good integrity of feeling and association. Overall, this property retains 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 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: Vernacular
Form: *No Data*
Number of Stories: 2.0
Condition: Fair
Threats to Resource: None Known

Architectural Description:

January 2020: This two-story house rests on a concrete foundation, is clad in stucco, and has a low-pitched cross-hipped roof that is covered with asphalt shingles. The southeast-facing façade features a wraparound porch on the southwest elevation. This porch rests on tall brick piers with wood latticework covering the spaces between the piers, is supported by wood Doric columns, and has wood railings. The porch is accessed by wide wood stairs with wood railings. The porch has a hipped roof covered with standing seam metal. Along the southwest elevation, the porch roof transitions into a wood pergola. On the northwest elevation, there is a partial-width, one-story addition that is not visible from the public right-of-way (USGS 2016). In the north corner of the house, there is a third-story penthouse with a shed roof and wide overhanging eaves. Visible fenestration includes a single-leaf wood door with a single light and two sidelights; one-over-one, double-hung, vinyl windows; and a fixed basement window of unknown material.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Stuccoed/Parged
Porch	Wrap-Around	Wood	Doric
Structural System and Exterior Treatment	Wood Frame	Unknown	Stuccoed
Windows	Double-hung	Vinyl	<i>No Data</i>
Roof	Hipped	Asphalt	<i>No Data</i>

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Shed
NR Resource Type: Building
Date of Construction: ca 2006
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: Poor
Threats to Resource: Neglect

Architectural Description:

January 2020: There is a one-story shed to the northwest of the house. It is clad in plywood, has a shed roof likely covered with metal, and features multiple door and window openings, most of which are not filled. One door opening has a wood door and one window opening has a three-light metal window with no glass.

Exterior Components

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Wood Frame	Plywood/Particle Board	Panels
Windows	Fixed	Metal	<i>No Data</i>
Roof	Shed	Metal	<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.

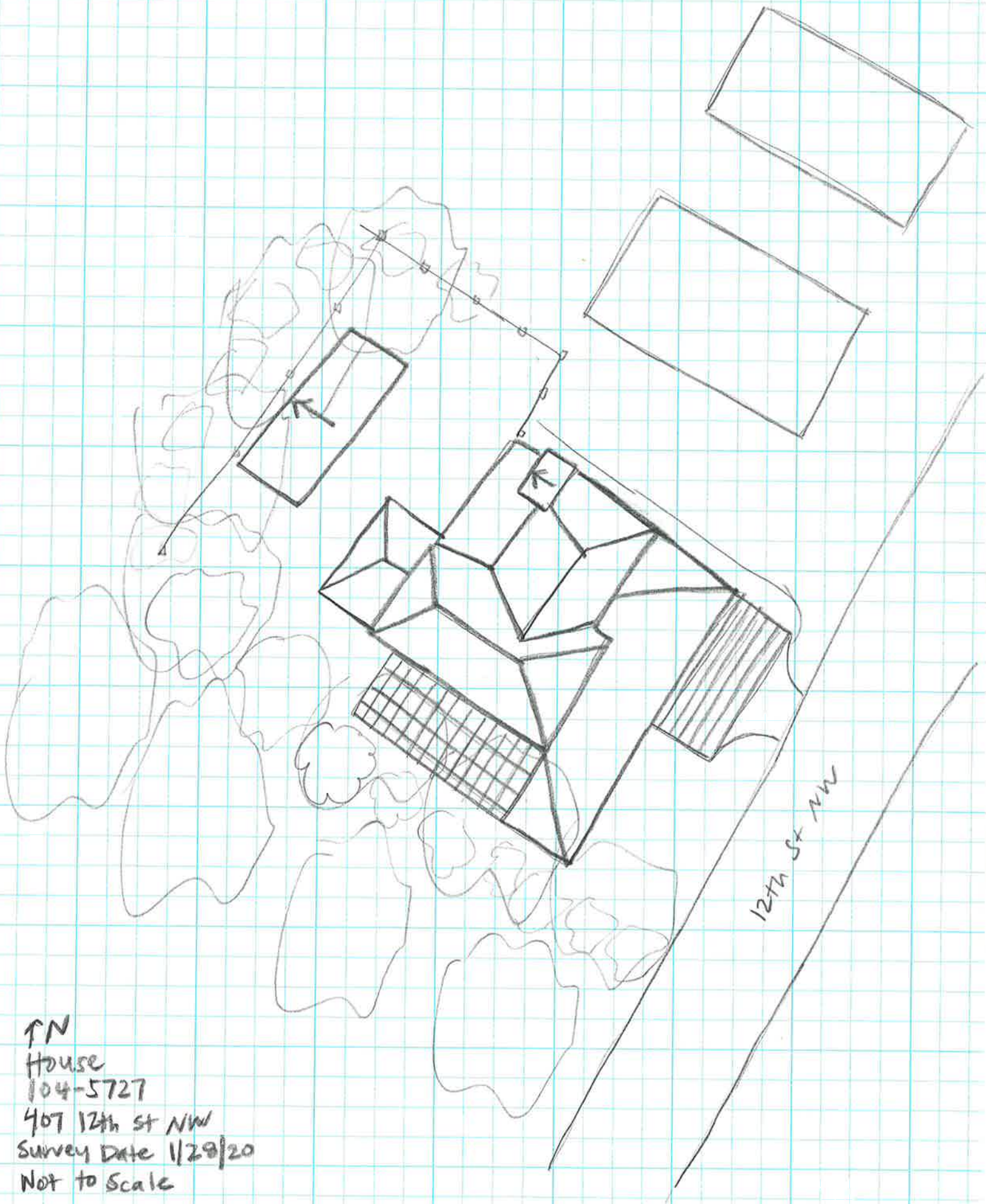
Bibliographic Information

Bibliography:

No Data

Property Notes:

January 2020: This property is currently zoned as a two-family dwelling, although there are no exterior indications that it is a duplex (City of Charlottesville GIS Viewer 2020).



TN
House
104-5727
407 12th St NW
Survey Date 1/29/20
Not to Scale