

Property Information

Property Names

Name Explanation Function/Location	Name Duplex, 503A&B 12th Street NW
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Property Evaluation Status

Property Addresses

Current - 503 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 duplex is located on the west side of 12th Street NW, just north of Gordon Avenue. There is a bush in the front yard, near the south corner of the duplex. This property consists of a duplex.

Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this house was constructed in 1920 (City of Charlottesville GIS Viewer 2020). A dwelling in this location is first depicted on the 1920 Sanborn Maps as a two-story building with a full-width, one-story, open front porch and a half-width, one-story, rear wing. There was also an outbuilding at the rear. By 1929, the two-story portion was a little longer, the rear wing became full width, and there was an additional partial-width, one-story wing. The outbuilding was demolished by 1929. This property has also historically been numbered 403 12th Street NW (Sanborn Map Company 1920; Sanborn Map Company 1929). By 1968, the dwelling achieved its present-day footprint, including a second-story addition to the rear one-story wing and the construction of a second-story porch (Sanborn Map Company 1950; NETR 1968; USGS 2016). It is not known when the building was converted into a duplex. Otis Lee owned this property from 1977 to 2003, along with other properties on this block (City of Charlottesville GIS Viewer 2020).

This property retains good integrity of location and setting. The integrity of design, materials, and workmanship has been slightly compromised by replacement windows and porch posts and railings (City of Charlottesville GIS Viewer 2020). The integrity of feeling and association is slightly affected by its current use as a duplex. 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 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:	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: Good
Threats to Resource: None Known

Architectural Description:

January 2020: This two-story duplex rests on a concrete foundation, is clad in stucco, and has a cross gable roof that is covered with standing seam metal. There is a one-story, full-width, open porch on the southeast-facing façade. The porch rests on a concrete foundation, has a wood floor, turned wood columns, and a shed roof that is covered with standing seam metal. The porch is accessed by wood steps with wood railings at the northeast end. The porch provides access to two entranceways. The northwest elevation features a long, two-story, almost full-width, front-gabled wing with a second-story porch at the end. The porch has a wood deck with wood railings and a shed roof that is covered with standing seam metal and supported by turned wood posts. The porch is accessed by wood steps with wood railings on the northeast end. Visible fenestration consists of one-over-one, double-hung, vinyl windows; and single-leaf wood doors with a fanlight and metal and glass storm doors.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Stuccoed/Parged
Porch	1-Story Full-Width	Wood	Turned
Structural System and Exterior Treatment	Wood Frame	Unknown	Stuccoed
Windows	Double-hung	Vinyl	<i>No Data</i>
Roof	Cross Gable	Metal	<i>No Data</i>

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.

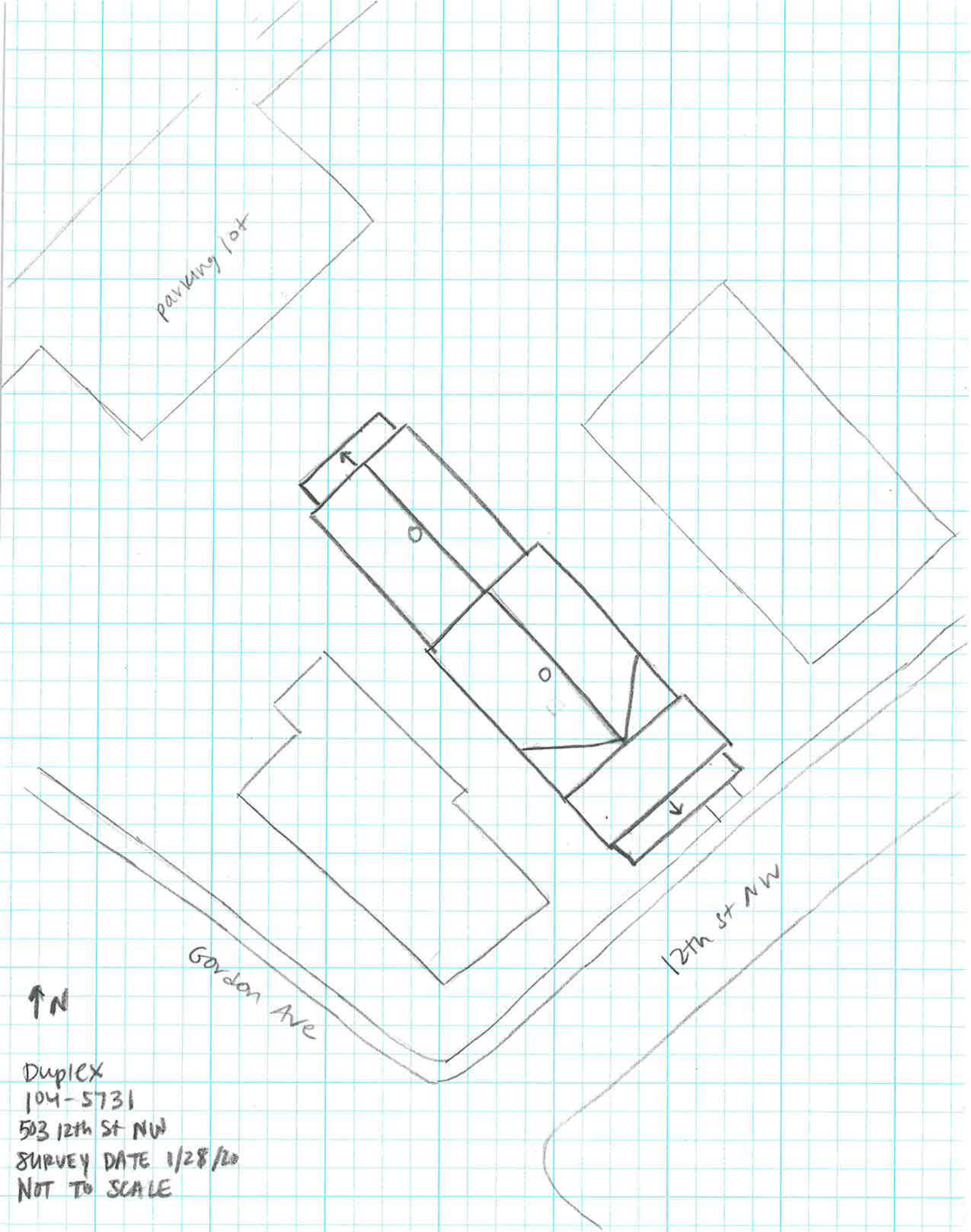
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



parking lot

Gordon Ave

12th St NW

↑ N

Duplex
104-5731
503 12th St NW
SURVEY DATE 1/28/20
NOT TO SCALE