

Property Information

Property Names

Name Explanation	Name
Function/Location	Duplex, 604 12th Street NW

Property Evaluation Status

Property Addresses

Current - 604 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 one-story duplex is located on the east corner of Grady Avenue and 12th Street NW. The duplex has one entrance facing southwest, with the address of 1109 Grady Avenue, and three entrances facing northwest, with the address of 604 12th Street NW. The front yard on Grady Avenue features two short bushes in front of the porch and cypress trees near the corners of the house. There is another tree near the south corner of the lot and a shorter bush near the west corner. Along the northwest elevation, there is a large box hedge to the northwest of the porch that faces 12th Street NW and other small bushes. There is a shed near the north corner of this property, which extends into the yard of 606 12th Street NW. The property is almost entirely surrounded by a white picket fence. This property consists of a duplex and a shed.

Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this duplex was constructed in 1959 (City of Charlottesville GIS Viewer 2020). It does not appear on Sanborn Maps, thereby confirming the date (Sanborn Map Company 1950). It is visible in a 1963 aerial photograph. The enclosed porch on the northeast elevation was built between 2002 and 2006 (City of Charlottesville GIS Viewer 2020; NETR 1963). It is difficult to discern the shed on aerial photographs due to dense vegetation, however, it appears to have been built by c. 2006 (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 the construction of the porch on the northeast elevation. 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:	Double/Duplex
NR Resource Type:	Building
Date of Construction:	1959
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: 1.0
Condition: Good
Threats to Resource: None Known

Architectural Description:

January 2020: This one-story duplex is constructed of cement block and has a front gable roof that is covered in asphalt shingles. There is an interior concrete block chimney in the center of the ridgeline. The southwest-facing facade features a partial-width, one-story, open porch with a front gable roof. The porch roof is supported by square wood columns. The Grady Avenue entrance is situated in the center of the porch, which is in the northwest half of the facade. The northwest elevation features a partial-width, central porch facing 12th Street NW. This porch has a shed roof covered in standing seam metal that is supported by painted and turned wood columns. This porch includes two entrances, one at either end. The northeast (rear) elevation includes a screened in porch with a front-gable roof and perforated concrete block knee walls. The northeast gable end of the original building is clad in vinyl siding. Most windows on this duplex have fixed wood shutters. Visible fenestration includes a metal screen door; six-over-six, double-hung, wood windows; one-over-one, double-hung, vinyl windows, some with screens; and single-leaf wood doors with metal and glass storm doors.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Concrete	Block
Porch	1-Story Partial Width	Wood	Square
Structural System and Exterior Treatment	Masonry	Concrete	Block
Windows	Double-hung	Vinyl	<i>No Data</i>
Roof	Front Gable	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: Fair
Threats to Resource: None Known

Architectural Description:

January 2020: There is a one-story shed is near the north corner of the duplex. It is clad in standing seam vertical metal siding with a front-gabled standing seam metal roof. The doors face southwest, but were obscured during field survey.

Exterior Components

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Steel Frame	Metal	Panels
Roof	Front Gable	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.

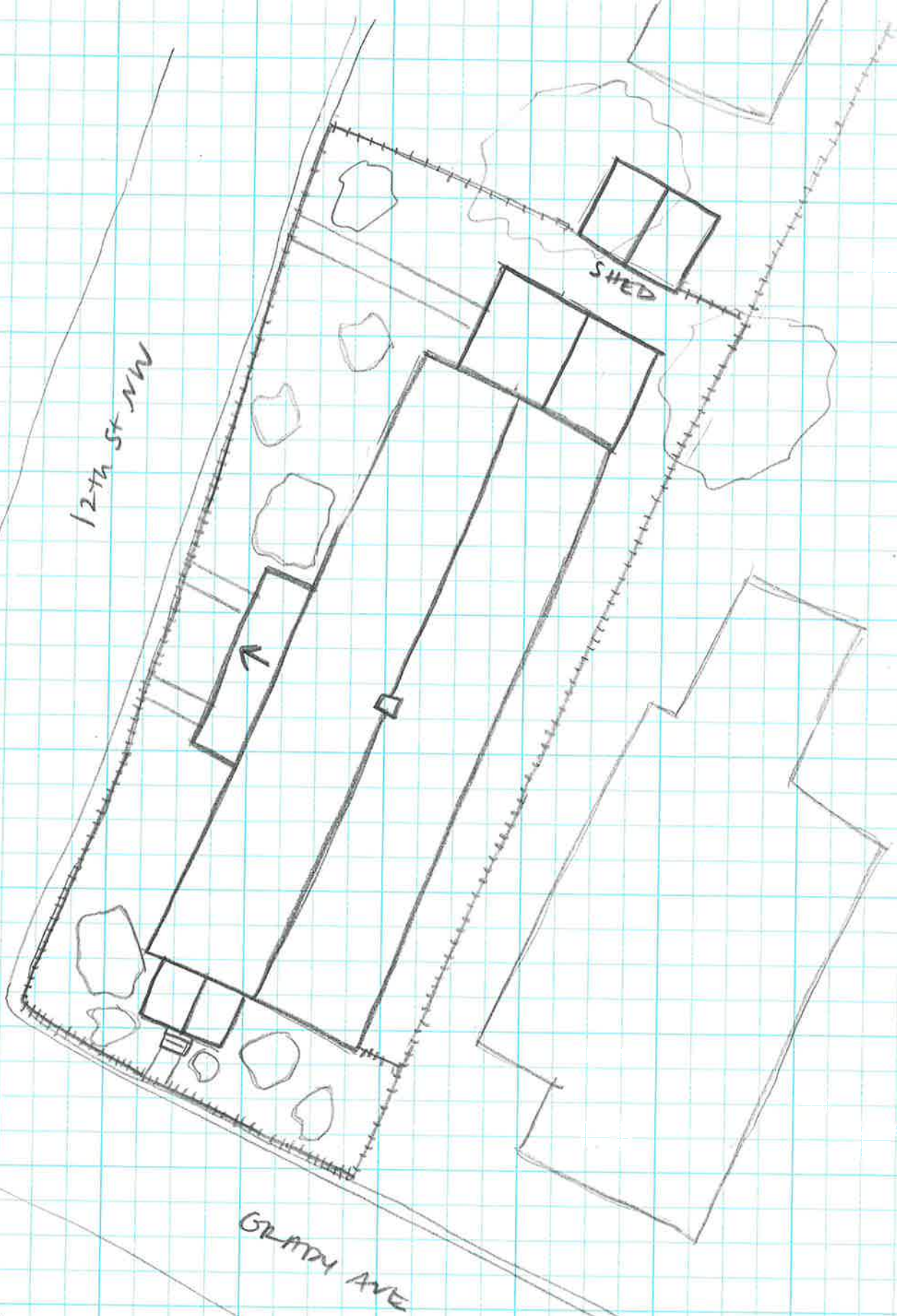
Bibliographic Information

Bibliography:

No Data

Property Notes:

January 2020: For the purpose of this survey, this building has been inventoried separately from the building to the northeast at 606 12th Street NW. They are currently located on the same parcel, but it is not known if they were historically associated.



↑ N
Duplex
104 5738
604 12th St NW
Survey Date 1/29/20
Not to Scale