

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 703 12th Street NW

Property Evaluation Status

Property Addresses

Current - 703 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 one-and-a-half-story house is located on the west side of 12th Street NW, just north of Rosser Avenue East. It is sited on a slope that increases in elevation to the west. There is a concrete block retaining wall along the east property line. Two bushes flank the steps and sidewalk that lead to the house. There is a large tree in the southeast corner of the lot, with additional trees along the south property line. Along the north elevation of the house, there is an asphalt driveway with a low concrete block retaining wall along the north property line. The backyard is bounded by a tall wood fence. This property consists of a house.

Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this house was constructed in 1959 (City of Charlottesville GIS Viewer 2020). The house does not appear on Sanborn Maps (Sanborn Map Company 1950). According to aerial photographs, it does not appear that there have been any significant changes to this house since it was constructed (NETR 1968; City of Charlottesville GIS Viewer 2020). This house was built by Reverend Charles H. Brown, who built several houses on this block after building the Holy Temple Church of God the Christ at the corner of 12th Street NW and Rosser Avenue East. According to personal interviews, this house may have been built by 1956 (Brennan 2012:13-14).

This property retains good integrity of location and setting. The integrity of design, materials, and workmanship have 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. Further research is recommended to study Reverend Brown's construction portfolio to determine if his group of buildings may have historical significance. Additionally, 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

Associate

Property Associate Name	Property Associate Role
Reverend Charles H. Brown	Builder

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
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: Minimal Traditional
Form: *No Data*
Number of Stories: 1.5
Condition: Excellent
Threats to Resource: None Known

Architectural Description:

January 2020: This one-and-a-half-story house is constructed of concrete block and has a side-gabled roof that is covered with asphalt shingles. There is a concrete block exterior chimney in the center of the north elevation. The east-facing façade features a one-story, partial-width porch with a shed roof covered in asphalt shingles. The porch roof is supported by square wood columns, and the porch has wood railings, and is accessed via concrete steps with wood railings. There are two front-gabled dormers clad in vinyl on the east facade. The west (rear) elevation features a shed roof dormer and a one-story, full-width, shed-roof wing. It could not be determined if this wing is enclosed or an open porch (USGS 2016). Visible fenestration includes one-over-one, double-hung, vinyl windows with metal screens; a single-leaf wood door with a metal storm door; and a vinyl picture window flanked by one-over-one, double-hung, vinyl windows.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Exterior End	Concrete	Block
Dormer	Gable	Vinyl	<i>No Data</i>
Foundation	Solid/Continuous	Concrete	Block
Porch	Portico/Entry Porch	Wood	Square
Structural System and Exterior Treatment	Masonry	Concrete	Block
Windows	Double-hung	Vinyl	<i>No Data</i>
Roof	Side Gable	Asphalt	<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.

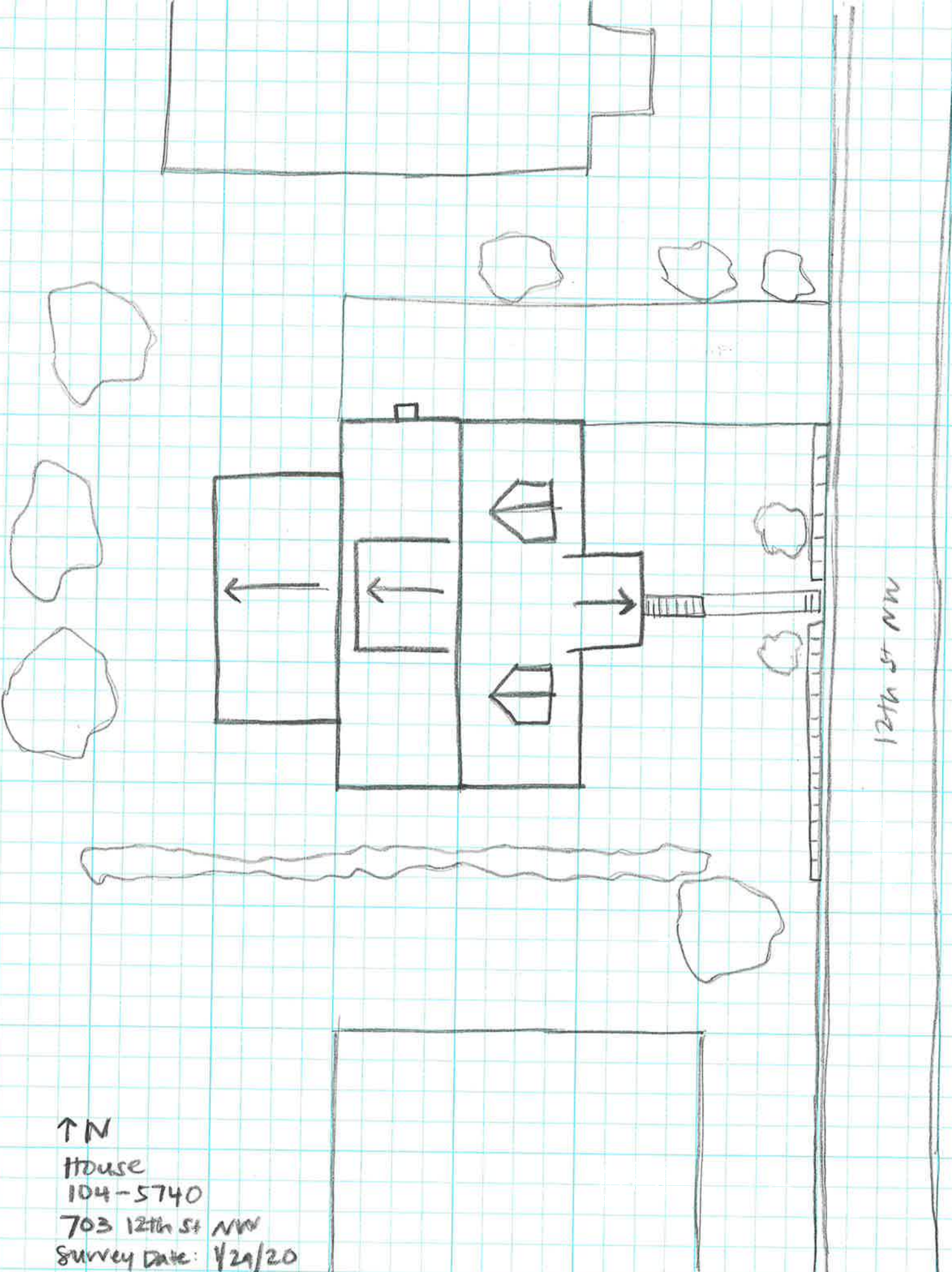
Bibliographic Information

Bibliography:

Brennan, Eryn
2012 Religious Communities in Transition: Three African-American Churches in Preston Heights. On file at the City of Charlottesville Neighborhood Development Services, Charlottesville, Virginia.

Property Notes:

No Data



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House
104-5740
703 12th St NW
Survey Date: 4/29/20
Not to Scale

12th St NW