

Property Information

Property Names

Name Explanation Function/Location	Name House, 706 12th Street NW
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Property Evaluation Status

Property Addresses

Current - 706 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 east side of 12th Street NW, at its dead end north of Rosser Avenue East. The site slopes downward to the east. There is an asphalt parking pad in the southwest corner of the lot, next to a wood picket fence and a large tree. This lot is very deep and the backyard has several trees. This property consists of a house.

Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this house was constructed in 1952 (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 and for 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 his daughter, this house was built to house their growing family and was the first house Brown built in the neighborhood. Brown ultimately built 150 homes and buildings in Charlottesville from the 1950s-1970s, in addition to his pastoral ministry at Holy Temple. In particular, Brown sold or rented his houses to African American families whose housing options were limited by finances and socially enforced residential segregation. He frequently used concrete block in his construction because it was cost efficient and sturdy, and due to his connections with the Allied Concrete Block Company; concrete block was not widely used in residential buildings in Charlottesville prior. This made his buildings much more affordable (Brennan 2012:13-15).

This property retains good integrity of location and setting. The integrity of design, materials, and workmanship has 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 potentially individually eligible for listing in the NRHP under Criteria B and C for its association with Reverend Charles H. Brown as both an important housing provider for African Americans and a significant builder of homes for African Americans. He also proliferated concrete blocks as a residential building material in Charlottesville. Further research is recommended to study Reverend Brown's construction portfolio to determine if the group of buildings he constructed on this block 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 Potentially Eligible

Ownership

Ownership Category Private	Ownership Entity No Data
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Associate

Property Associate Name Reverend Charles H. Brown	Property Associate Role Builder
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Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling

NR Resource Type: Building
Date of Construction: 1952
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Architecture/Community Planning, Domestic
Other ID Number: *No Data*
Architectural Style: Minimal Traditional
Form: *No Data*
Number of Stories: 1.5
Condition: Good
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 in asphalt shingles. There is an interior brick chimney on the east roof slope near the ridgeline. The west-facing facade features two front-gabled dormers that are clad in wood siding. The facade also features a partial-width, one-story, open porch with a shed roof supported by square wood columns and fluted wood columns on concrete piers. The main entrance is in the center of this facade. The east (rear) elevation has a partial-width wood deck accessed by wood stairs with wood railings. Visible fenestration includes six-over-six, double-hung, vinyl windows, some with metal screens; a metal sliding window; and a single-leaf wood door with a metal and glass storm door.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Brick	Stretcher Bond
Dormer	Gable	Wood	<i>No Data</i>
Foundation	Solid/Continuous	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	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.

Surveyor's NR Criteria Recommendations:

B - Significant Individual from History, C - Distinctive Characteristics of Architecture/Construction

Bibliographic Information

Bibliography:

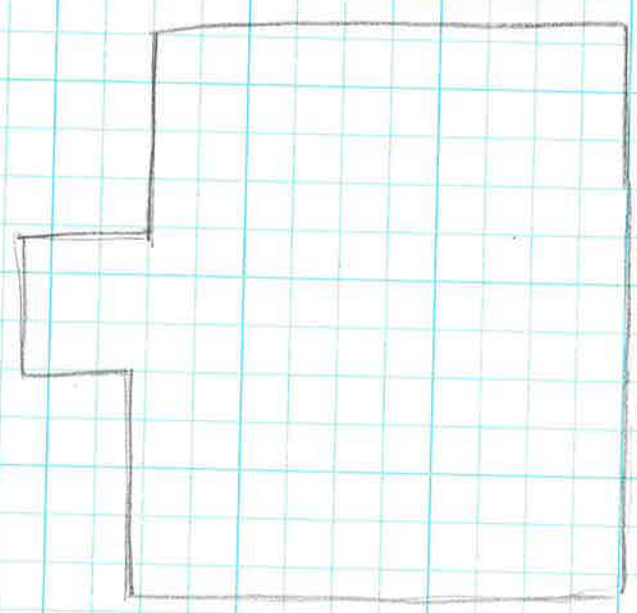
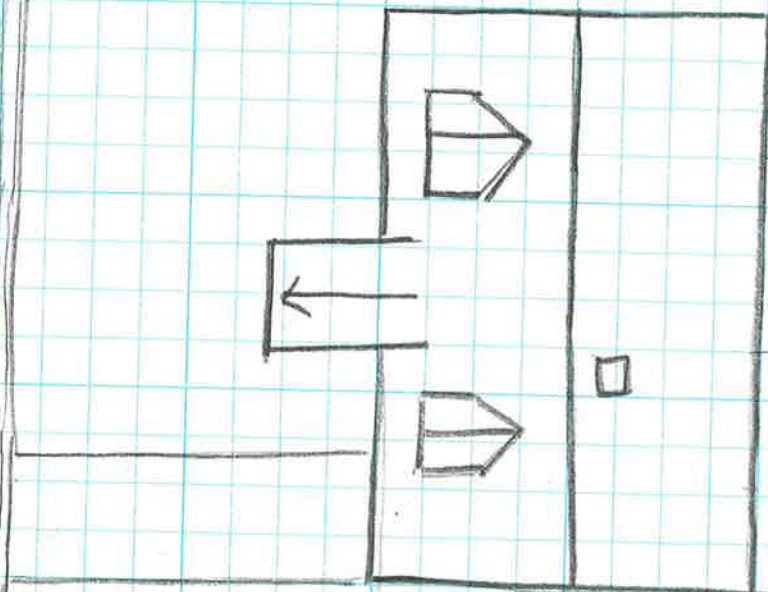
Brennan, Eryn

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

12th St NW



↑ N
HOUSE
104-5743
706 12th St NW
Survey Date 1/29/20
Not to Scale