

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 708 12th Street NW

**Property Evaluation Status**

**Property Addresses**

Current - 708 12th Street NW

<b>County/Independent City(s):</b>	Charlottesville (Ind. City)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	22903
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	CHARLOTTESVILLE EAST

**Additional Property Information**

**Architecture Setting:** Urban

**Acreage:** No Data

**Site Description:**

January 2020: This one-story house is located on the east side of 12th Street NW near the dead end. In front of this property, the street transitions from asphalt to gravel, as if it were a private driveway, and angles to the northeast. As a result, the parcel is almost trapezoidal. The site slopes downward to the east. There is a tree in the front yard and small bushes along the west-facing façade. Around the northwest corner of the house, there is a low timber retaining wall. There is a mature tree near the center of the north elevation and a gravel parking area to the rear of the house. 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). According to city directories, it was indeed under construction that year (Hill Directory Co. 1959). Aerial photographs indicate that the house historically had a rear wing of some nature, but it may have been renovated or expanded slightly into the current deck c. 2018 (NETR 1968; City of Charlottesville GIS Viewer 2020). This house was likely 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 (Brennan 2012:13-14). As of 2012, the house was clad in vertical wood siding, which has since been replaced. Based on other houses on the block, siding likely covered up its original concrete block construction (Google 2012).

This property retains good integrity of location. The integrity of setting has been slightly compromised by the multi-family residential development to the north, built by 1968 on previously undeveloped land (NETR 1968). The integrity of design, materials, and workmanship has been compromised by replacement windows and siding, and minor alterations to the rear wing/deck. 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 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 Not Eligible

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Associate**

<b>Property Associate Name</b>	<b>Property Associate Role</b>
Reverend Charles H. Brown	Builder

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Date of Construction:</b>	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:** 1.0  
**Condition:** Good  
**Threats to Resource:** None Known

**Architectural Description:**

January 2020: This one-story house rests on a concrete block foundation, is clad in aluminum siding, and has a side-gabled roof that is covered with asphalt shingles. There are two interior concrete block and brick chimneys located on the ridgeline near the north and south ends. The west-facing facade has the main entrance in the center; it is likely but not confirmed that there was originally a small entry porch like the surrounding buildings. There is a one-story, partial-width wood deck on the rear (east) elevation with a shed roof that is supported by wood columns and has wood railings. Visible fenestration includes six-over-six, double-hung, vinyl windows; and a single-leaf wood door with nine lights.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Concrete	Block
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Not Visible	Aluminum	Siding
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:**

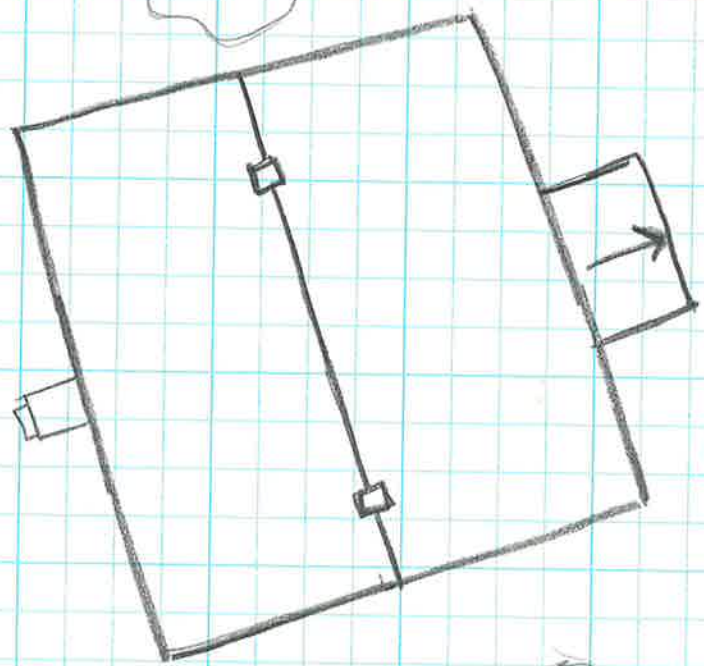
Brennan, Eryn  
2012 Religious Communities in Transition: Three African-American Churches in Preston Heights. On file at the City of Charlottesville Neighborhood Development Services, Charlottesville, Virginia.

Google  
2012 Streetview. Electronic document, <http://maps.google.com>, accessed March 30, 2020.

#### **Property Notes:**

No Data

12th St NW



↑ N  
House  
104-5744  
708 12th St NW  
Survey Date 1/29/20  
Not to Scale

