

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 712 12th Street NW

Property Evaluation Status

Property Addresses

Current - 712 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 house is located at the southeast end of 12th Street NW, after it transitioned from asphalt to gravel. This house is set into a downward slope to the east. There is a concrete block retaining wall along the northwest and southwest property lines. The house is accessed from the street by descending concrete steps with wood railings. There are two bushes in the front yard and a small tree in the north corner of the lot. There are two large trees near the west corner. To the southeast of the house, there is a shed. The rear of the property is heavily vegetated. This property consists of a house and a shed.

Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this house was constructed in 1925 (City of Charlottesville GIS Viewer 2020). However, this build date is unlikely since the rest of the properties on 12th Street NW north of Rosser Avenue East were not developed until the 1950s. The property was purchased by Rachel Poindexter in 1956. The 1959 city directory does not list this address, so it was likely built in the early 1960s. The house is discernible in a 1963 aerial photograph. The shed was built c. 1994 (Hill Directory Co. 1959; NETR 1963; NETR 1968). Many if not all of the buildings on this block were built by Reverend Charles H. Brown. However, this house exhibits a different form and method of construction, so it is not known if Brown also built this property (Brennan 2012:13-14).

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 slightly compromised by replacement windows and siding.

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:	Single Dwelling
NR Resource Type:	Building
Date of Construction:	ca 1960
Date Source:	Local Records
Historic Time Period:	The New Dominion (1946 - 1991)
Historic Context(s):	Domestic
Other ID Number:	No Data

Architectural Style: No discernible style
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 foundation, is clad in aluminum siding, and has a low-pitched front gable roof that is covered in asphalt shingles. There is an interior concrete block chimney in the center of the ridgeline. The northwest-facing façade includes a front-gable asphalt shingled awning over the main entrance at the southwest end. There is a slightly shorter, one-story, shed roof wing on the southeast elevation. A wood deck with wood railings runs along the northeast elevation and wraps around to the southeast elevation, with stairs at the southwest end. Visible fenestration includes a single-leaf wood door with six lights and a metal and glass storm door; one-over-one, double-hung, vinyl windows, some with metal storm windows; and sliding vinyl windows.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Concrete	Block
Foundation	Solid/Continuous	Concrete	Block
Porch	Overhang/Awning	Wood	Not Visible
Structural System and Exterior Treatment	Not Visible	Aluminum	Siding
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 1994
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: Good
Threats to Resource: None Known

Architectural Description:

January 2020: There is a one-story shed located to the southeast of the house. It is clad in aluminum siding and has a front-gabled roof that is covered with asphalt shingles. It is accessed via wood steps with a wood railing. There is a small vented, front-gabled cupola in the center of the ridgeline. Visible fenestration includes a single-leaf wood door.

Exterior Components

Component	Component Type	Material	Material Treatment
Porch	Stoop/Deck	Wood	Square
Structural System and Exterior Treatment	Wood Frame	Aluminum	Siding
Roof	Front Gable	Asphalt	<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.

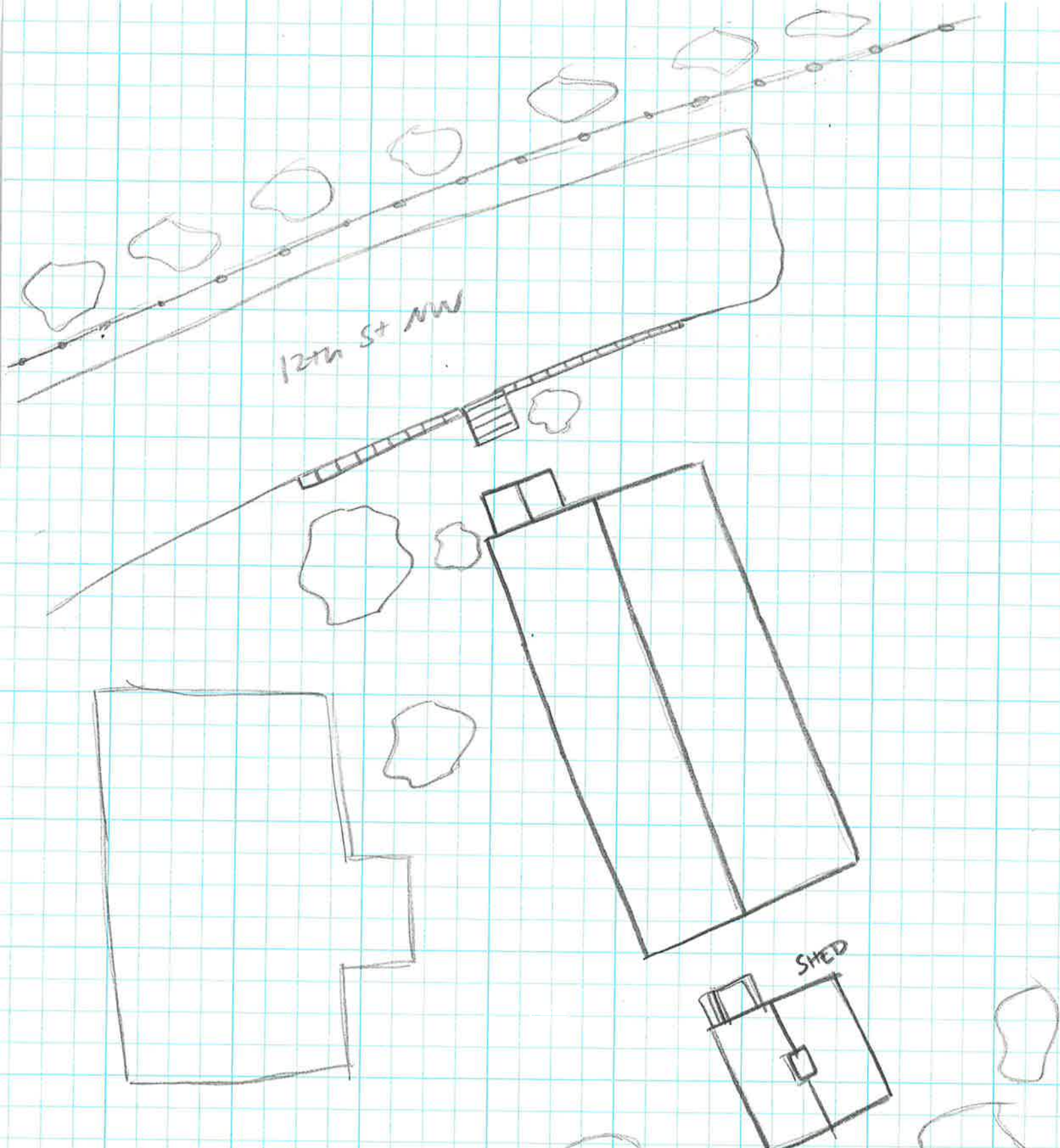
Bibliographic Information

Bibliography:

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

SHED

↑ N
House
104-5745
712 12th St NW
Survey Date 1/29/20
Not to Scale