

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 227 Rosser Avenue East

Property Evaluation Status

Property Addresses

Current - 227 Rosser Avenue East

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 two-story house is located on the north side of Rosser Avenue East to the west of Preston Avenue. The property is surrounded by a wood picket fence, and there are tall box hedges along the south property line. There is a long driveway on the west side of the property. This property consists of a house that is sited at an angle.

Surveyor Assessment:

January 2020: According to City of Charlottesville Property Records, this house was constructed in 1925 (City of Charlottesville GIS Viewer 2020). However, it appears on the 1920 Sanborn Map, meaning it was constructed prior to that date (Sanborn Map Company 1920; Sanborn Map Company 1929). Sometime after 1950, a rear enclosed porch was placed on the house, but the date of this change is indiscernible on aerial photographs (Sanborn Map Company 1950; NETR 1963; USGS 2017).

This property retains good integrity of location. The integrity of setting has been impacted by the rerouting of Preston Avenue and the construction of the duplex to the north. The integrity of design, materials, and workmanship have been impacted by replacement windows, replacement cladding, and the rear porch addition. This property retains excellent 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.

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 1920
Date Source:	Map
Historic Time Period:	World War I to World War II (1917 - 1945)
Historic Context(s):	Domestic
Other ID Number:	No Data
Architectural Style:	Vernacular
Form:	No Data

Number of Stories: 2.0
Condition: Good
Threats to Resource: None Known

Architectural Description:

January 2020: This two-story house rests on a concrete block foundation, is clad in asbestos siding, and has a cross-gable-on-hipped roof covered in asphalt shingles. There is an interior concrete chimney in the center of the ridgeline. The front (southeast) facing facade features a two-story bay window with a front gable roof with wood dragon's tooth shingles on the gable end. The facade also has a one-story, full-width, engaged, open porch with a hipped roof that wraps around the southwest corner of the house. The porch roof is supported by square wood columns. The porch has wood railings, and is accessed via concrete steps. There is a pedimented gable on the southwest elevation that is clad in wood dragon's tooth shingles. The northwest (rear) elevation has a screened/enclosed porch with a shed roof. It has a secondary entrance, accessed via wood steps with wood railings. The gable end on the northwest elevation is also clad in wood dragon's tooth shingles. Visible fenestration includes six-over-six, double-hung, metal windows with metal storm windows; one-over-one, double-hung, metal windows with metal storm windows; and a single-leaf, wood door with nine-lights, transom, and two side lights.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Concrete	Stuccoed/Parged
Foundation	Solid/Continuous	Concrete	Block
Porch	Inset/Engaged	Wood	Square
Structural System and Exterior Treatment	Wood Frame	Asbestos	Siding
Windows	Double-hung	Metal	No Data
Roof	Complex	Asphalt	No Data

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.

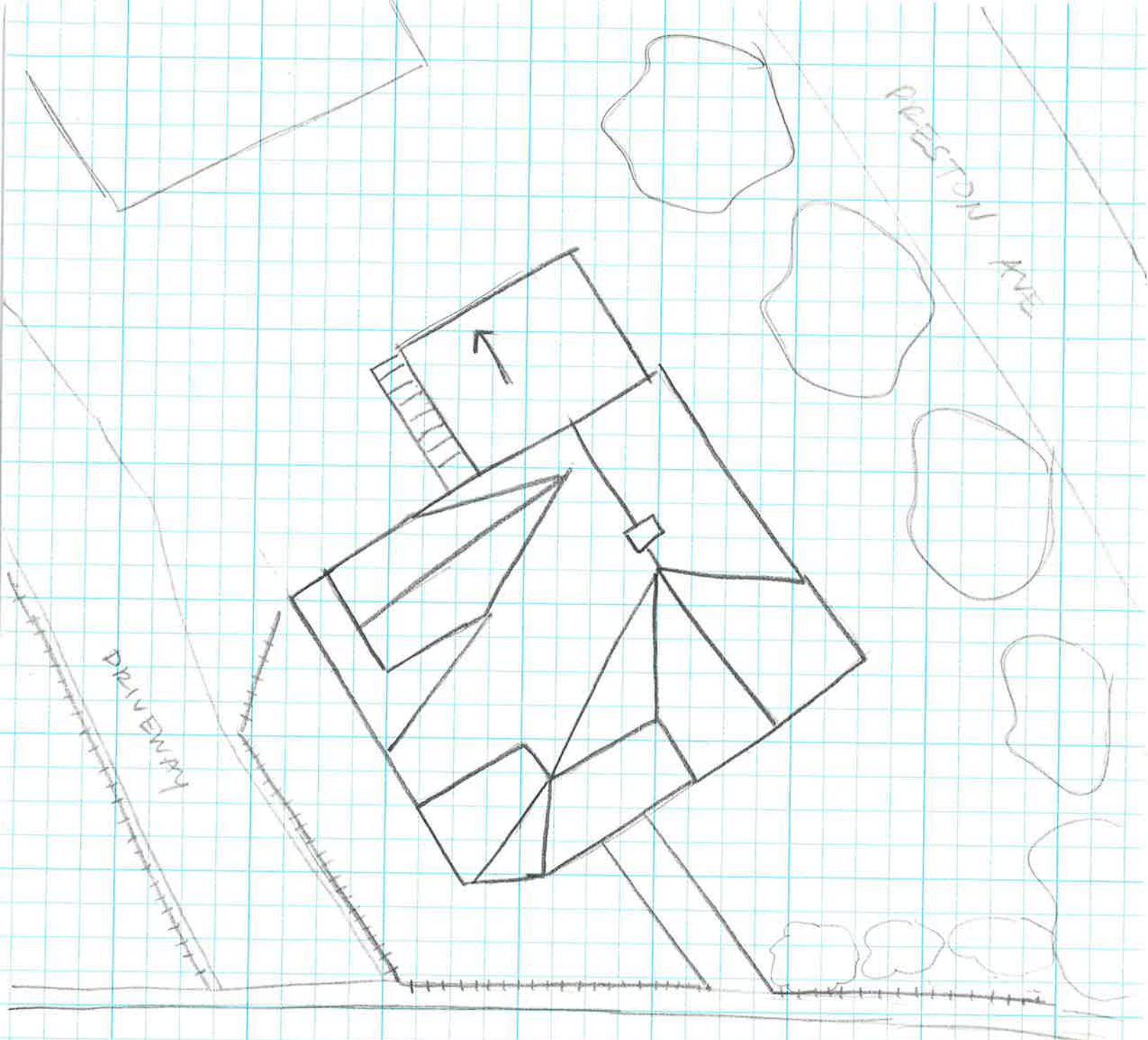
Bibliographic Information

Bibliography:

No Data

Property Notes:

The parcel was recently split, and a new duplex was built to the northwest of this property in 2006 (USGS 2006; USGS 2007). Preston Avenue was rerouted and changed in the 1960s during urban renewal.



ROSSER AVE E

↑ N
House
104-5910
227 Rosser St
Survey Date: 1/29/20
Not to Scale

10 1/2 ST NW