

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 228 Rosser Avenue East

Property Evaluation Status

Property Addresses

Current - 228 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 one-story house is located on the north side of Rosser Avenue East. The site slopes downhill towards the north and the rear of the building. There are small box hedges in the front yard and mature trees in the back yard. There is an asphalt parking pad at the east end of the property, bordered by a wood picket fence. This property consists of a house and a shed.

Surveyor Assessment:

January 2020: 2020: According to the City of Charlottesville Property Records, this house was constructed in 1940 (City of Charlottesville GIS Viewer 2020). However, it first appears on the 1929 Sanborn Map as 206 Rose Avenue or Preston Avenue NW as one of a series of similarly footprinted houses built in 1925 (Sanborn Map Company 1929). The rear open porch visible in the 1929 and 1950 Sanborn Maps was half enclosed at an unknown date (Sanborn Map Company 1950; USGS 1994; USGS 2007; USGS 2017).

This property retains excellent integrity of location and setting. The integrity of design, materials, and workmanship for this property have been mildly compromised through exterior material changes, the partial enclosure of the rear porch, and replacement windows. 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 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 1925
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:	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 vinyl siding, and has a side-gabled roof clad in asphalt shingles. There is an interior brick chimney on the ridge. The front (south) facing façade features a one-story, full-width, open porch with a shed roof supported by metal filigree posts. The porch roof is covered in standing seam metal. The main entrance is located in the center of this facade. The north (rear) elevation has a full-length wing with a shed roof, the west half of which is enclosed while the east half is open and supported by a square wood column on a concrete block retaining wall. Visible fenestration includes two-over-two, double-hung, wood windows with metal storm windows; and a single-leaf, wood door with one light and a metal bar and glass storm door.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Brick	Stretcher Bond
Foundation	Solid/Continuous	Concrete	Uncoursed
Porch	1-Story Full-Width	<i>No Data</i>	Cast Metal Supports
Structural System and Exterior Treatment	Wood Frame	Vinyl	Siding
Windows	Double-hung	Metal	<i>No Data</i>
Roof	Side 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 2003
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 shed to the northeast of the house. The shed is clad in plywood and has a shed roof covered in asphalt shingles. There is no visible fenestration.

Exterior Components

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Wood Frame	Plywood/Particle Board	Panels
Roof	Shed	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.

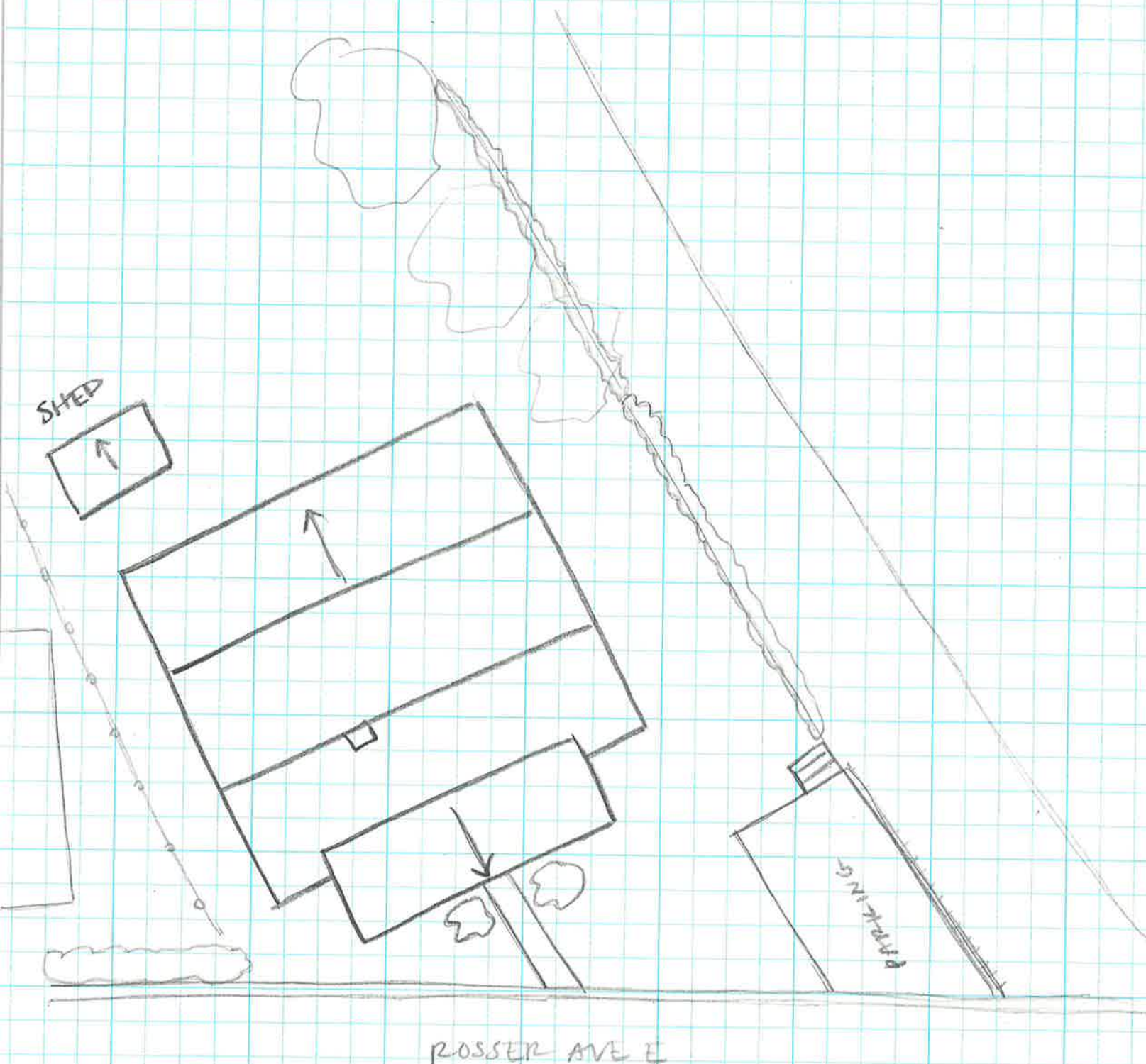
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



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House
104-5911
228 Rosser Ave E
Survey Date: 1/29/20
Not to Scale