

### Property Information

#### Property Names

Name Explanation	Name
Function/Location	House, 214 Rosser Avenue East

#### Property Evaluation Status

#### Property Addresses

Current - 214 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-and-a-half story house is located on the north side of Rosser Avenue East. The site slopes downward from the sidewalk, and there is a paved parking pad to the west of building. There is a white picket fence along the front property line, a chain link fence along the east property line, and large deciduous trees in both front corners. This property consists of a house.

#### Surveyor Assessment:

January 2020: According to the City of Charlottesville Property Records, this house was constructed in 1925 (City of Charlottesville GIS Viewer 2020). It first appears on the 1929 Sanborn Map as 706 Rose Avenue or Preston Avenue NW as one of a series of similarly footprinted houses built in 1925 (Sanborn Map Company 1929). The house had an open rear porch in historic maps which has since been enclosed, but the date of this enclosure is not known. A rear deck was installed around 2009 (Sanborn Map Company 1950; USGS 2009; USGS 2011).

This property retains excellent integrity of location and setting. The integrity of design, materials, and workmanship have been mildly compromised through the rear porch enclosure, replacement cladding, replacement windows, and the rear deck addition. This property retains excellent 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:	1925
Date Source:	Local Records
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:** 1.5  
**Condition:** Good  
**Threats to Resource:** None Known

**Architectural Description:**

January 2020: This one-and-a-half-story house is clad in vinyl siding and has a side-gabled roof that extends in the rear to a shed roof that covers a one-story wing. The roof is clad in asphalt shingles. There is an interior brick chimney located in the center of the north roof slope near the ridge line. The south (front) facing façade features an almost full-width, one-story, open porch with a shed roof supported by turned wood columns with decorative scrollwork brackets. This porch is accessed via concrete steps. The windows on this facade have fixed wood shutters. Visible fenestration includes two-over-two, double-hung, vinyl windows with metal storm windows; and a single-leaf, wood door with a metal storm door.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Brick	Stretcher Bond
Porch	1-Story Full-Width	Wood	Turned
Structural System and Exterior Treatment	Wood Frame	Vinyl	Siding
Windows	Double-hung	Vinyl	No Data
Roof	Side Gable	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.

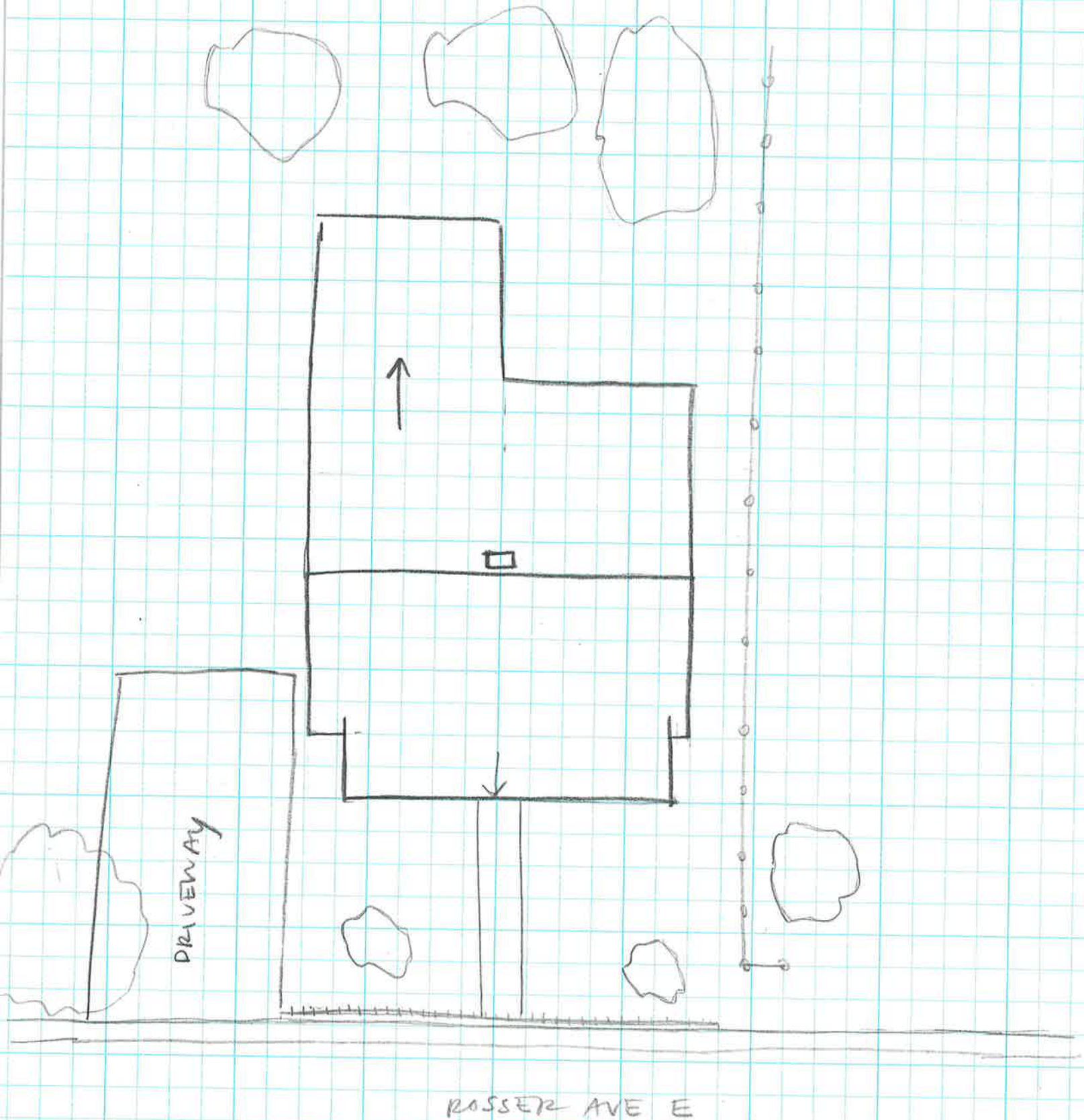
### **Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data



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House  
104-5914  
214 Rosser Ave E  
Survey Date: 1/21/20  
Not to Scale

117th St. NW