

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 218 Rosser Avenue East

Property Evaluation Status

Property Addresses

Current - 218 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 south, leaving the basement partially exposed in the front of the house. There is an extremely large tree in the southwest corner of the lot next to a gravel driveway. There are two more of these trees along the east property line. The rear of the property also has a number of large deciduous trees. This property consists of a house.

Surveyor Assessment:

January 2020: According to the City of Charlottesville Property Records, this house was constructed in 1941 (City of Charlottesville GIS Viewer 2020). However, it first appears on the 1929 Sanborn Map as 704 Rose Avenue or Preston Avenue NW as one of a series of similarly footprinted houses built in 1925, meaning it was likely built around the same time (Sanborn Map Company 1929). In the Sanborn Maps, this property had a rear open porch, which has since been enclosed (Sanborn Map Company 1950; NETR 1963; USGS 1994; USGS 2017).

This property retains excellent integrity of location and setting. The integrity of design, materials, and workmanship have been mildly compromised by replacement cladding, the 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.

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 painted concrete block foundation, is clad in vinyl siding, and has a side gable roof. The front (south) façade features an almost full-width, one-story, open porch with a shed roof. The porch roof is supported by square wood posts and the porch has wood railings. It is accessed by concrete steps with wood railings. The north (rear) elevation features a full-width, one-story, front gable roof wing. Visible fenestration includes one-over-one, double-hung, vinyl windows; wood screens; and a single-leaf, wood door with a metal storm door.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Porch	1-Story Full-Width	Wood	Square
Structural System and Exterior Treatment	Wood Frame	Vinyl	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.

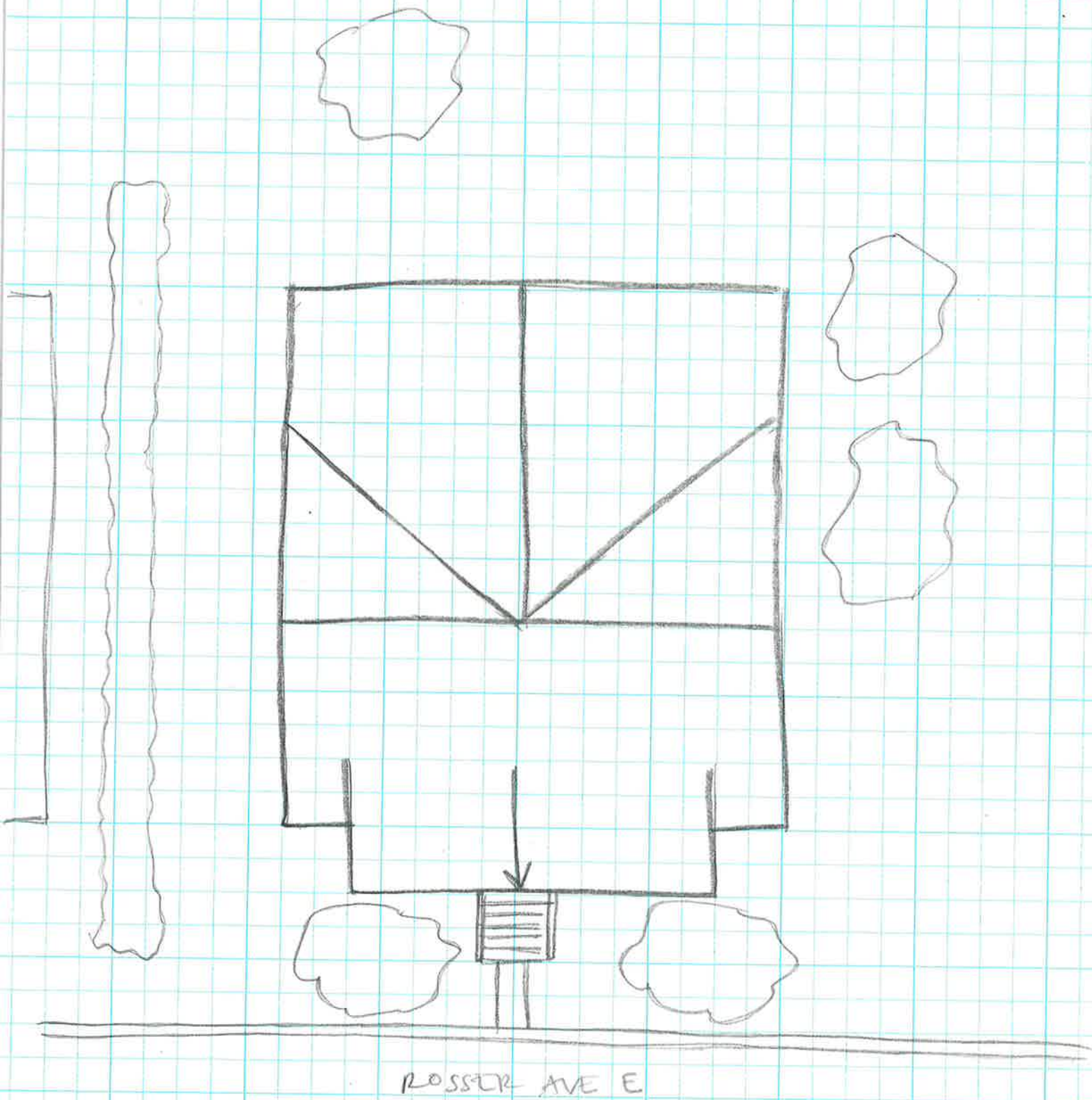
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



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House
104-5915
218 Rosser Ave E
Survey Date: 1/29/20
Not to Scale