

### Property Information

#### Property Names

Name Explanation	Name
Function/Location	House, 1104 Rosser Avenue East

#### Property Evaluation Status

#### Property Addresses

Current - 1104 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

Acreeage: No Data

#### Site Description:

January 2020: This one-story house is located on the south side of Rosser Avenue East, on the corner of Rosser Avenue East and 12th Street NW. The site slopes downhill to the north, and there is a box hedge and a parking pad in the west half of the lot. The property consists of a house.

#### Surveyor Assessment:

January 2020: According to City of Charlottesville Property Records, this house was built in 1953 (City of Charlottesville GIS Viewer 2020). This is supported by the Sanborn Maps and aerials, since the house does not appear on the 1950 Sanborn Map, but it is on the 1963 aerial photographs (Sanborn Map Company 1950; NETR 1963). This building replaced three previous buildings on the lot (Sanborn Map 1950). According to aerial photographs, there have been no significant changes to the house since its construction (NETR 1963; USGS 2012).

This property retains excellent integrity of location and setting. The integrity of design, materials, and workmanship have been mildly compromised by 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:	1953
Date Source:	Local Records
Historic Time Period:	The New Dominion (1946 - 1991)
Historic Context(s):	Domestic
Other ID Number:	No Data
Architectural Style:	Minimal Traditional
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 block foundation with a partially exposed basement, is constructed of concrete block, and has side-gabled roof covered in asphalt shingles. The north (front) facing façade features a screened-in porch with a shed roof. The porch is clad in plywood and is accessed via wood steps with wood railings. To the east of the porch, there is a one-story, front-gabled projection. On the south elevation, there is a small wood deck accessed by a concrete sidewalk. There is a one-story, gabled wing on the south end of the west elevation. This wing contains a secondary entrance that is accessible at grade. Visible fenestration includes one-over-one, double-hung, metal windows; a single-leaf, wood door; metal storm doors; and a fixed picture window with two sliding side lights.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Porch	1-Story Partial Width	Wood	Square
Structural System and Exterior Treatment	Masonry	Concrete	Block
Windows	Double-hung	Metal	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:**

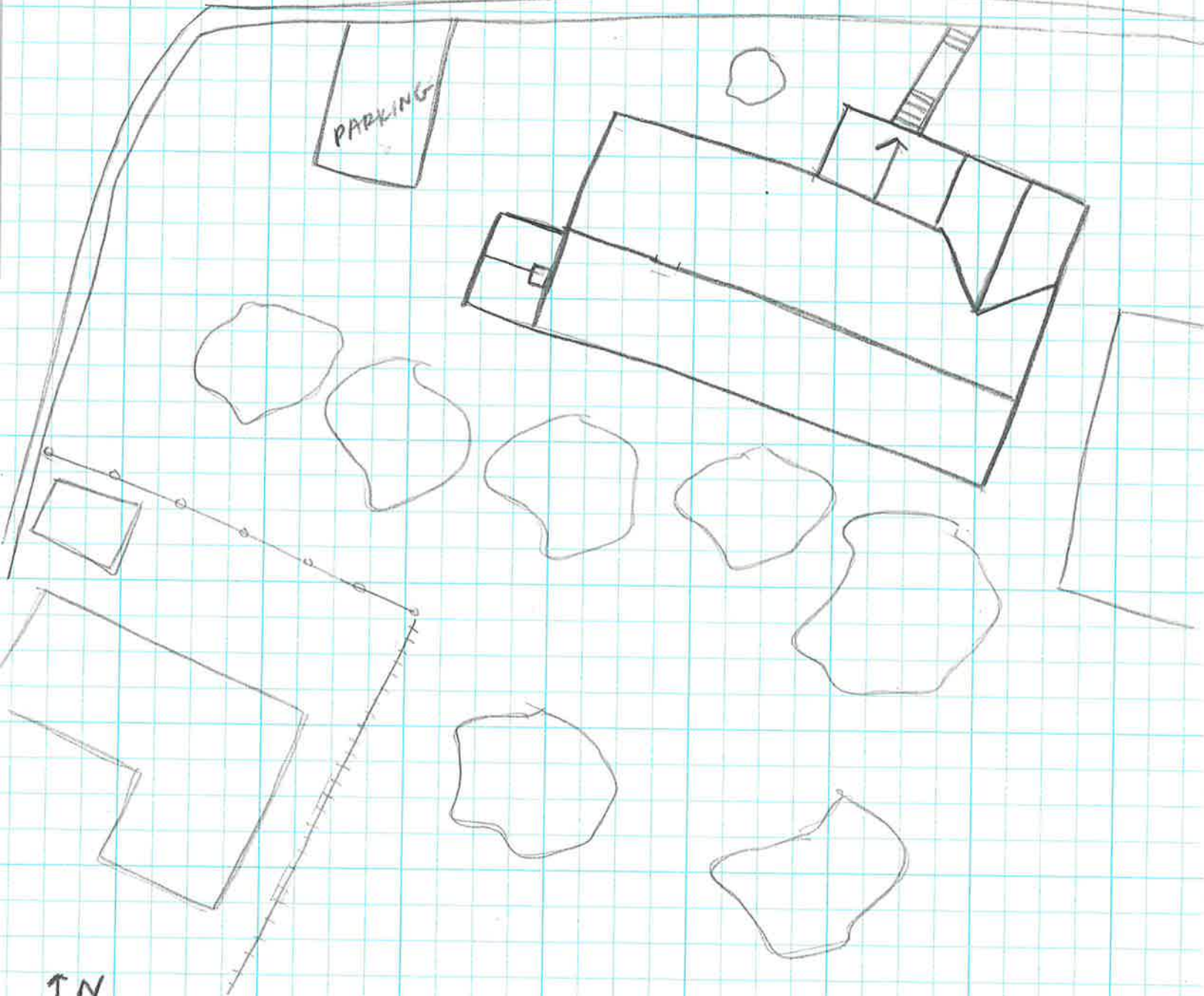
No Data

**Property Notes:**

No Data

127th St NW

ROSSER AVE E



↑ N  
House  
104-5916  
1104 Rosser Ave E  
Survey Date 1/20/20  
Not to Scale