

### Property Information

#### Property Names

Name Explanation	Name
Function/Location	House, 1113 Rosser Avenue East

#### Property Evaluation Status

#### Property Addresses

Current - 1113 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. There are large box hedges along the front and east property lines, as well as a large tree in the southeast corner of the property and more trees along the rear property line. There is also a small parking pad in the southeast corner of the lot. This property consists of a house.

#### Surveyor Assessment:

January 2020: According to Charlottesville City Property Records, this house was built in 1940 (City of Charlottesville GIS Viewer 2020). This is supported through Sanborn Maps (Sanborn Map Company 1929; Sanborn Map Company 1950). At the time of its construction, Rosser Avenue East was called Rose Avenue, an extension of Preston Avenue NW (Sanborn Map Company 1950). A rear deck was added in 2010 (USGS 2009; USGS 2011). Otherwise, this house has remained unchanged since its construction in 1940 (Sanborn Map Company 1950).

This property retains excellent integrity of location and setting. The integrity of design, materials, and workmanship have been mildly compromised by exterior material changes, replacement changes, and the rear deck 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:	1940
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:** 1.0  
**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 clad in aluminum siding, and has a front-gabled roof covered in asphalt shingles. The south (front) facing façade features an almost full-width, one-story, open porch with a shed roof that is supported by metal filigree columns with metal railings. It is accessed by concrete steps with wood railings. This façade also features a secondary basement entrance on the east side beneath the porch. The east elevation also has a secondary basement entrance. The north (rear) elevation has a partial-width wood deck. Visible fenestration includes a single-leaf, wood door with six-lights and a metal storm door; single-leaf wood doors; and six-over-six, double-hung, vinyl windows.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Porch	1-Story Full-Width	No Data	Cast Metal Supports
Structural System and Exterior Treatment	Wood Frame	Aluminum	Siding
Windows	Double-hung	Vinyl	No Data
Roof	Front 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.

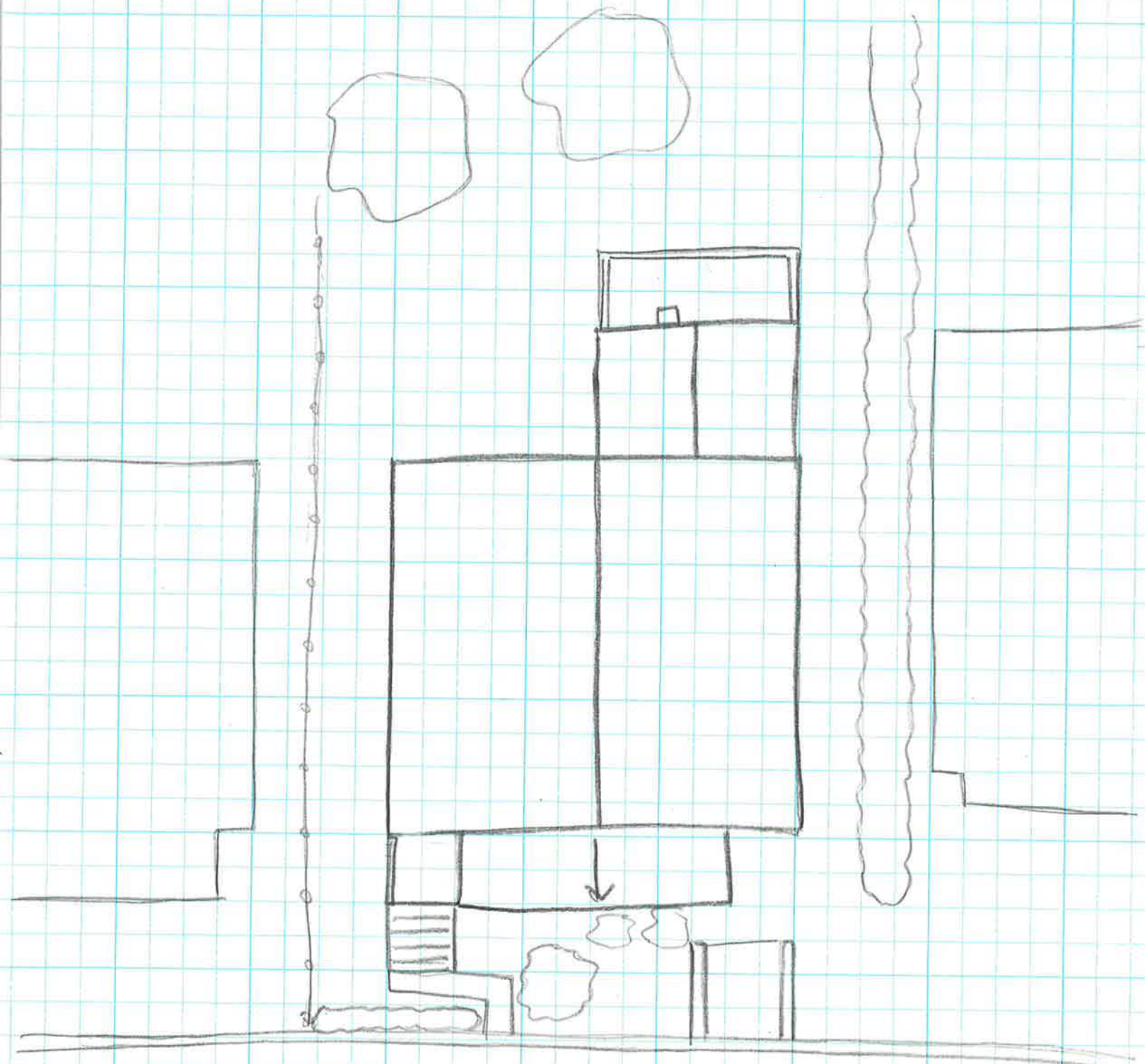
### **Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data



ROSSER AVE E

↑ N  
House  
104-5917  
1113 Rosser Ave E  
Survey Date: 1/29/20  
Not to scale