

Property Information

Property Names

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| Name Explanation Function/Location | Name Church, 212 Rosser Avenue East |
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Property Evaluation Status

Property Addresses

Current - 212 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 church is located on the northeast corner of 12th Street NW and Rosser Avenue East. The site slopes downhill to the east and uphill to the north. At the east end of the south-facing façade, there is a paved area bordered by concrete block retaining walls, used for trash bins and to provide access to a basement entrance. To the north of the church, there is a gravel parking area shared with the adjacent house. There is a small shed to the northeast of the church and the east property line is bordered by a chain link fence. This property consists of a church and a shed.

Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this church was constructed in 1947 (City of Charlottesville GIS Viewer 2020). The church is depicted on the 1950 Sanborn Maps (Sanborn Map Company 1950). The plastic shed was added to the site c. 2009, likely replacing an earlier shed of a similar size (City of Charlottesville GIS Viewer 2020). This church was built by Reverend Charles H. Brown and designed to reflect the form, scale, and materials of the existing houses on Rosser Avenue East. Brown later built several houses on 12th Street NW, including his own at 706 12th Street NW. Brown ultimately built 150 homes and buildings in Charlottesville from the 1950s-1970s, in addition to his pastoral ministry at Holy Temple. In particular, Brown sold or rented his houses to African American families whose housing options were limited by finances and socially enforced residential segregation. He frequently used concrete block in his construction because it was cost efficient and sturdy, and due to his connections with the Allied Concrete Block Company; concrete block was not widely used in residential buildings in Charlottesville prior. This made his buildings much more affordable, including this church (Brennan 2012:13-15).

This chapter of the Church of God in Christ was founded by Norton B. Wilder of Memphis, Tennessee, in 1946. Initially, services were held in a large green canvas tent on the current church site. Wilder contracted Brown to construct the church in 1947. When the building was complete, Brown was appointed pastor of the church (Brennan 2012:13-14). The congregation thrived in the 1960s and 1970s, serving as a community center for residents and African American students at the University of Virginia, as other social opportunities were rare. The church was also involved in a tutorial program for high school students in the 1960s. In 1974, Brown's son John established a radio station inside the church, which may have been the first African American voice on local radio until it was shut down by the FCC in 1976. The church community has been impacted by increasing gentrification of the neighborhood, which has displaced nearby congregants due to a lack of affordability (Brennan 2012:16).

This property retains good integrity of location, setting, feeling, and association. It also retains good integrity of design, materials, and workmanship as it largely retains its original materials. Overall, this property retains good integrity.

This property is recommended as potentially individually eligible for listing in the NRHP under Criterion A in the area of Religion as a significant African American church and under Criterion C in the area of Architecture as the first building constructed by Reverend Charles H. Brown. This property ignited his construction career and employed concrete block construction, thereby setting the standard for his body of work. Additionally, 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 Potentially Eligible

Ownership

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|--------------------------------------|------------------------------------|
| Ownership Category Private | Ownership Entity No Data |
|--------------------------------------|------------------------------------|

Associate

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|---|---|
| Property Associate Name Reverend Charles H. Brown | Property Associate Role Builder |
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Primary Resource Information

Resource Category: Religion
Resource Type: Church/Chapel
NR Resource Type: Building
Date of Construction: 1947
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
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-story church has a partially exposed basement, is constructed of concrete block, and has a front gable roof covered with standing seam metal. The gable ends are stuccoed. There is an interior concrete block chimney near the center of the east elevation. On the south-facing façade, there is a partial-width, one-story, open porch. The porch rests on a concrete block foundation and has a front gable roof covered with standing seam metal that is supported by turned wood columns. The porch has turned wood railings and is accessed from the west by concrete block stairs with a wood railing. The façade has a basement entrance at the east end. The north elevation has a secondary entrance at grade and a basement entrance accessed by descending concrete steps. Visible fenestration includes a double-leaf wood door with a transom; a single-leaf steel door; a single-leaf wood door; a six-light metal window that is partially fixed and partially an awning window; fixed four-light metal windows; two-over-two, double-hung metal windows; and square metal windows of an unknown operation.

Exterior Components

| Component | Component Type | Material | Material Treatment |
|--|-----------------------|----------|--------------------|
| Chimneys | Interior End | Concrete | Block |
| Porch | 1-Story Partial Width | Wood | Turned |
| Structural System and Exterior Treatment | Masonry | Concrete | Block |
| Windows | Double-hung | Metal | <i>No Data</i> |
| Roof | Front Gable | Metal | <i>No Data</i> |

Secondary Resource Information

Secondary Resource #1

Resource Category: Religion
Resource Type: Shed
NR Resource Type: Building
Date of Construction: ca 2009
Date Source: Map
Historic Time Period: Post Cold War (1992 - Present)
Historic Context(s): Religion
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 one-story plastic shed to the north of the church. It rests on concrete blocks and has a flat roof and swing doors.

Exterior Components

| Component | Component Type | Material | Material Treatment |
|--|----------------|----------|--------------------|
| Foundation | Piers | Concrete | <i>No Data</i> |
| Structural System and Exterior Treatment | Not Visible | Plastic | Panels |
| Roof | Flat | Plastic | <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

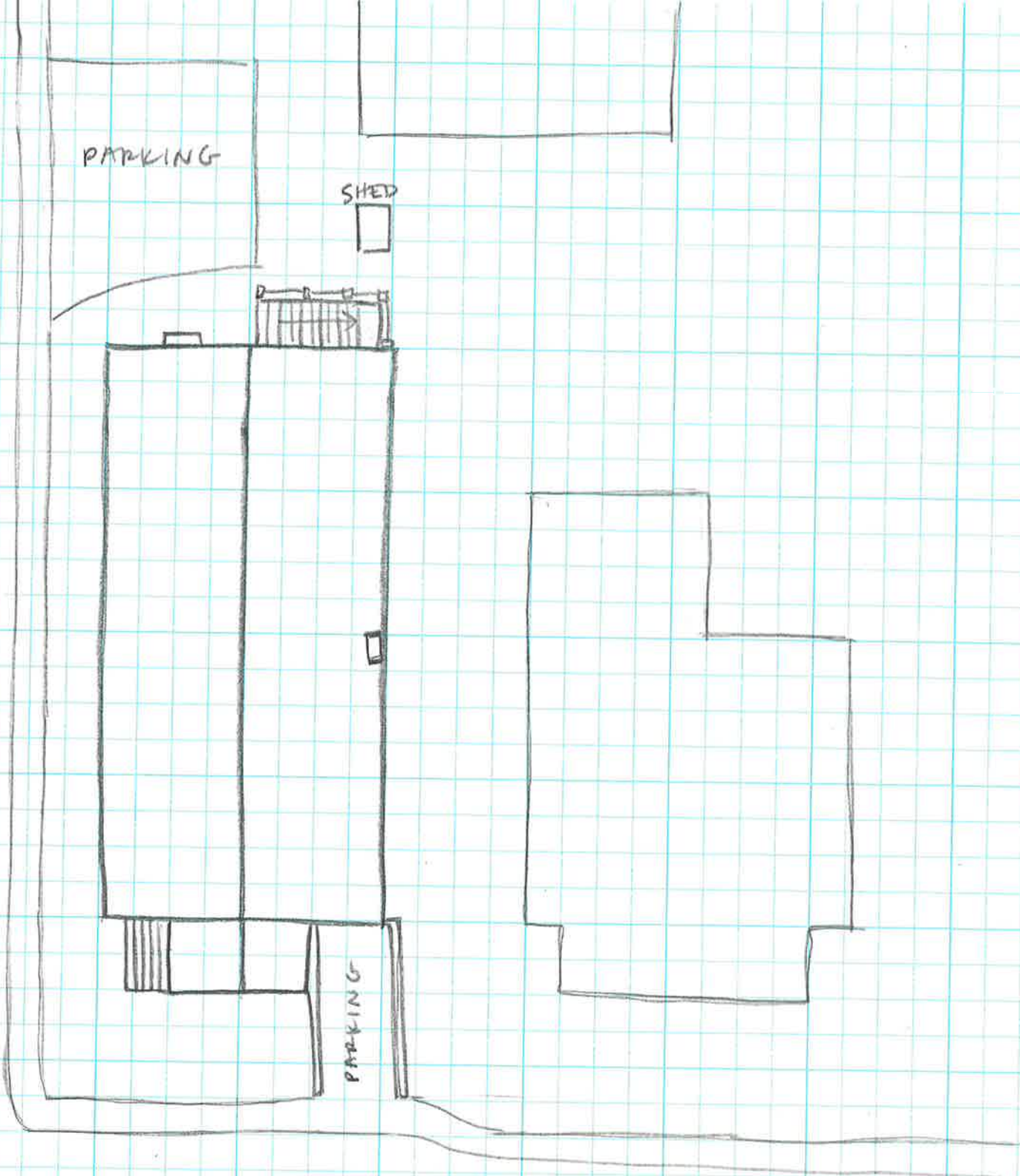
Bibliography:

Brennan, Eryn
2012 Religious Communities in Transition: Three African-American Churches in Preston Heights. On file at the City of Charlottesville Neighborhood Development Services, Charlottesville, Virginia.

Property Notes:

No Data

127th St NW



PARKING

SHED

PARKING

ROSSER AVE E

↑ N

Church
104-5919
212 Rosser Ave E
Survey Date: 1/21/20
Not to Scale