

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 1201 Rosser Avenue East

Property Evaluation Status

Property Addresses

Current - 1201 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, near a dead end, at the corner of Rosser Avenue East and 12th Street NW. There are box hedges in the front of the property, and large trees dotted throughout the rear of the lot. The south and east edges of the property are bounded by concrete block retaining walls. The site slopes to the south, and the basement of the building is partially exposed. This property consists of a house.

Surveyor Assessment:

January 2020: According to City of Charlottesville Property Records, this house was constructed in 1957 (City of Charlottesville GIS Viewer 2020). This is supported through aerial photographs, as the house does not appear on the 1950 Sanborn Map (Sanborn Map Company 1950; NETR 1963). The front porch was enclosed in the early 2000s but has since been opened (Google.com 2008; City of Charlottesville GIS Viewer 2020).

This property retains excellent integrity of location and setting. The integrity of design, materials, and workmanship have been mildly compromised by replacement windows and porch changes. 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:	1957
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: 1.0
Condition: Good
Threats to Resource: None Known

Architectural Description:

January 2020: This one-story house sits on a concrete block foundation, is constructed of concrete block, and has a cross-gabled roof covered in asphalt shingles. There are two chimneys. One is an interior, concrete block chimney on the south roof slope near the ridgeline, and the other is an exterior, concrete block chimney on the west elevation at the north end. The south (front) facade features a partial-width, one-story, open porch with a front-gabled roof supported by square wood columns with wood railings. The porch is accessed via concrete steps with wood railings. On the west elevation, there is a one-story, shed roof wing at the south end, clad in asbestos siding. This shed roof wing connects to a gabled wing at the north end. The east elevation features a secondary basement entrance surmounted by a metal, shed roof awning. The north (rear) elevation includes a gable-ended extension clad in asbestos siding on the east end as well as an enclosed porch with a shed roof on the west end. Visible fenestration includes one-over-one, double-hung, vinyl windows; a single-leaf steel door; a single-leaf wood door with a diamond window, and a metal storm door; and one-over-one, double-hung, metal windows.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Slope	Concrete	Block
Chimneys	Exterior End	Concrete	Block
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Masonry	Concrete	Block
Porch	1-Story Partial Width	Wood	Square
Windows	Double-hung	Vinyl	No Data
Roof	Cross 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.

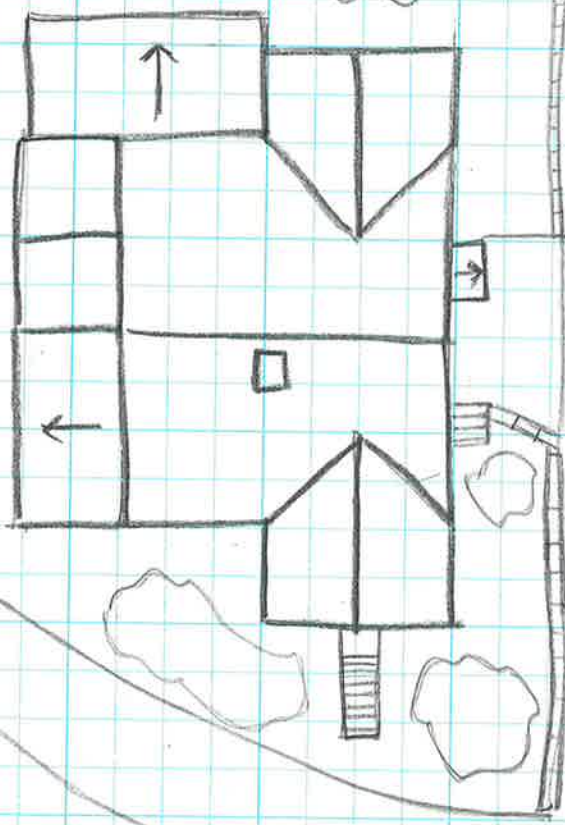
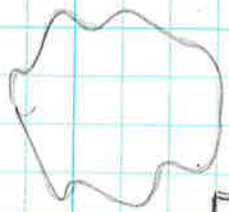
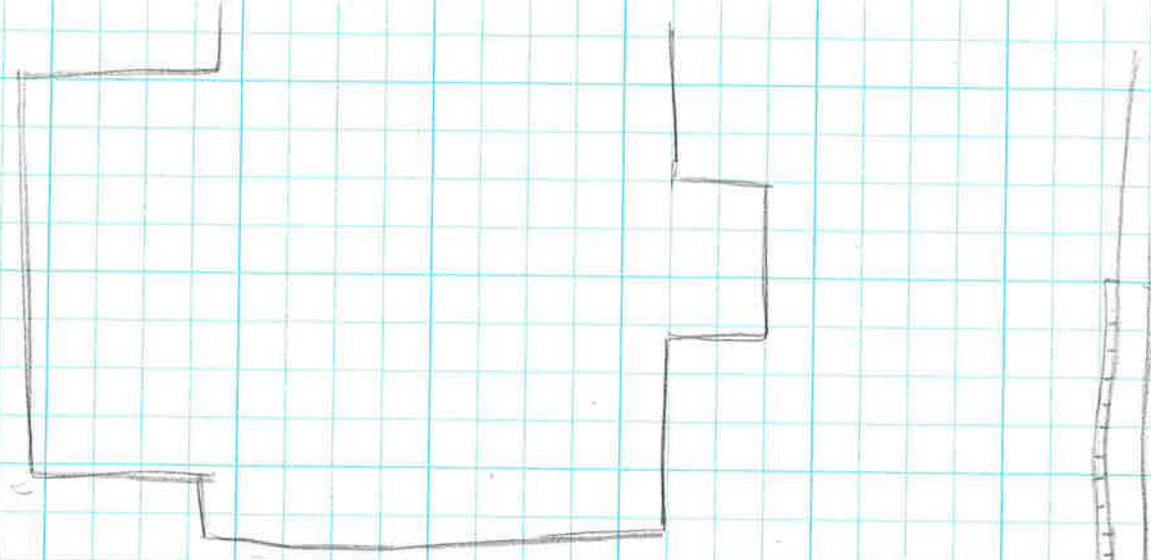
Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



127th St NW

ROSSER
Ave E

↑ N
House
104-5920
1201 Rosser Ave E.
Survey Date 1/29/20
NOT to Scale

