

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 1202 Rosser Avenue East

Property Evaluation Status

Property Addresses

Current - 1202 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-and-a-half-story building sits on the south side of Rosser Avenue East, at a dead end. There is a row of box hedges along the southeast property line, and large trees along the northwest property line. The street is not fully paved and looks more like a driveway than a street. This property consists of a house.

Surveyor Assessment:

January 2020: According to the City of Charlottesville Property Records, this house was constructed in 1948 (City of Charlottesville GIS Viewer 2020). It first appears on the 1950 Sanborn Map as an unaddressed building in the rear of 1205 Grady Avenue (Sanborn Map Company 1950). This is because Rosser Avenue E, Rose Avenue at this time, did not extend officially to these lots west of 12th Street NW yet (Sanborn Map Company 1950). The rear awning was added in 1968, but otherwise, the house has remained unchanged (NETR 1968; USGS 1994).

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:	1948
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:	Rectangular

Number of Stories: 1.5
Condition: Good
Threats to Resource: None Known

Architectural Description:

January 2020: This one-and-a-half-story house rests on a concrete block foundation, is constructed of concrete block, and has a cross-gabled roof covered in asphalt shingles. There is an interior brick chimney located on the southeast roof slope near the ridgeline, and an exterior concrete block chimney on the northwest elevation. The front (northeast) facade features an almost full-width, one-story, open porch with a hipped roof that is supported by wood columns. The main entrance for this house is on the east end of the facade. The rear (southwest) elevation features a secondary entrance on the first floor covered with a plastic, hipped roof awning supported by metal columns with metal railings. Visible fenestration includes six-over-six, double-hung, vinyl windows, some with metal storm windows and screens; and a single-leaf, wood door with a metal storm door with one light.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Brick	Stretcher Bond
Foundation	Solid/Continuous	Concrete	Block
Porch	1-Story Full-Width	Wood	Square
Structural System and Exterior Treatment	Masonry	Concrete	Block
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:

This property was historically one lot and was divided in two. The southern lot has been inventoried separately.

↑ N
House
104-5921
1202 Rosser Ave E
Survey Date: 1/29/20
Not to Scale

