

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 1010 Preston Avenue
Historic/Current	C.B. Holt "Rock House"

**Property Evaluation Status**

NRHP Listing  
 VLR Listing

**Property Addresses**

Current - 1010 Preston Avenue

**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:**

2005: The C.B. Holt "Rock House" is sited on Preston Avenue, a major east/west avenue in the City of Charlottesville. The house sits on a small knoll surrounded by grass and trees and is situated in a neighborhood of mixed commercial and residential use. The house faces Washington Park, which is located across Preston Avenue. The property is located within the boundaries of the proposed 10th and Page Historic District (104-5088). The property is 18,888 square feet.

There are no known secondary resources associated with this property.

2020: No significant changes were noted.

**Surveyor Assessment:**

2005: The C.B. Holt "Rock House," its history, and families span the years of the Jim Crow era in Charlottesville. Charles B. Holt, an umbrella repairman and locksmith working in Vinegar Hill, was the original owner of the Rock House, which was built on property that Holt bought in 1917 from John West, an affluent Charlottesville African American landowner. In 1926- the founding year of Washington Park (established for the Black population of Charlottesville) and Jefferson School (the first African American high school in Charlottesville)- Holt engraved his name in the concrete front steps to commemorate the completion of his stone house.

The house was witness to the discrimination and injustice of the Jim Crow era in Charlottesville. The families that lived in the house struggled against the barriers set up against African Americans during those years. They lived as observers of the near-by segregated parks, schools, and businesses, and they suffered the harsh consequences of being "separate, but equal." When Vinegar Hill was flattened in 1961, they watched as the wrecking ball demolished many local Black properties, rich with their history. The Rock House families not only endured the inequities of the time, they overcame the obstacles and prospered.

For additional information, refer to 2005 PIF.

2020: This property 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 Eligible

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	<i>No Data</i>

**Associate**

<b>Property Associate Name</b>	<b>Property Associate Role</b>
Holt, Charles B.	Owner

**Primary Resource Information**

**Resource Category:** Domestic  
**Resource Type:** Single Dwelling

**NR Resource Type:** Building  
**Date of Construction:** 1926  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Architecture/Community Planning, Domestic  
**Other ID Number:** *No Data*  
**Architectural Style:** Craftsman  
**Form:** *No Data*  
**Number of Stories:** 1.5  
**Condition:** Good  
**Threats to Resource:** None Known

**Architectural Description:**

2005: Charles B. Holt's bungalow, built of stone from the Rivanna River, is a vernacular expression of the Arts and Crafts style. A rounded iron trellis above the front steps and a small columned front porch offer an agreeable approach to the house. The grass, trees, and hedges add to the aura of a comfortable middle-class family dwelling in a small-town neighborhood of the 1920s-30s.

Other features of interest are the cinderbrick-based front porch columns; the interior door transom; the raised mortar pattern pointing up the stone; and the signature of "C.B. Holt" with the year "1926" engraved on the concrete steps leading from the sidewalk to the front yard.

There have been no major exterior additions or remodelings. The house has been used for storage since its sale by Asalie Minor Preston and Tracie Fortune Tyler to Bruton, Inc. in 1978. The Legal Aid Justice Center acquired the C.B. Holt "Rock House" in 2002 when it bought its present building (1000 Preston Avenue) and surrounding property from Bruton.

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 June 2005

2020: No significant changes were noted.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	3/1
Porch	1-story, 3-bay	Wood	Other
Chimneys	Exterior End	Brick	<i>No Data</i>
Foundation	Solid/Continuous	Concrete	Poured
Roof	Gable, Front	Asphalt	Shingle
Structural System and Exterior Treatment	Masonry	Stone	Rubble, Coursed

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** 10th and Page Historic District (proposed)  
**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.

**Surveyor's NR Criteria Recommendations:**

A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

**Event Type: NRHP Listing**

**DHR ID:** 104-5098  
**Staff Name:** NPS  
**Event Date:** 4/14/2006  
**Staff Comment:**  
No Data

**Event Type: VLR Listing**

**DHR ID:** 104-5098  
**Staff Name:** DHR  
**Event Date:** 3/8/2006  
**Staff Comment:**  
No Data

**Event Type: DHR Staff: Eligible**

**DHR ID:** 104-5098  
**Staff Name:** DHR  
**Event Date:** 7/14/2005  
**Staff Comment:**

C.B. Holt "Rock House", City of Charlottesville, DHR File Number 104-5098  
This circa 1926, Arts and Crafts stone house is being considered under Criteria A (domestic and African American history with Jim Crow law representations) and C (architecture and African American architect) with a period of significance to 1955 and possibly 1973. The resource was recommended individually eligible for listing with 38 points.

**Event Type: PIF**

**Project Review File Number:** No Data  
**Investigator:** Gulotta, Alex R.  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** No Data  
**Survey Date:** 6/29/2005  
**Dhr Library Report Number:** No Data

**Project Staff/Notes:**

Executive Director, Legal Aid Justice Center

**Surveyor's NR Criteria Recommendations:**

A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

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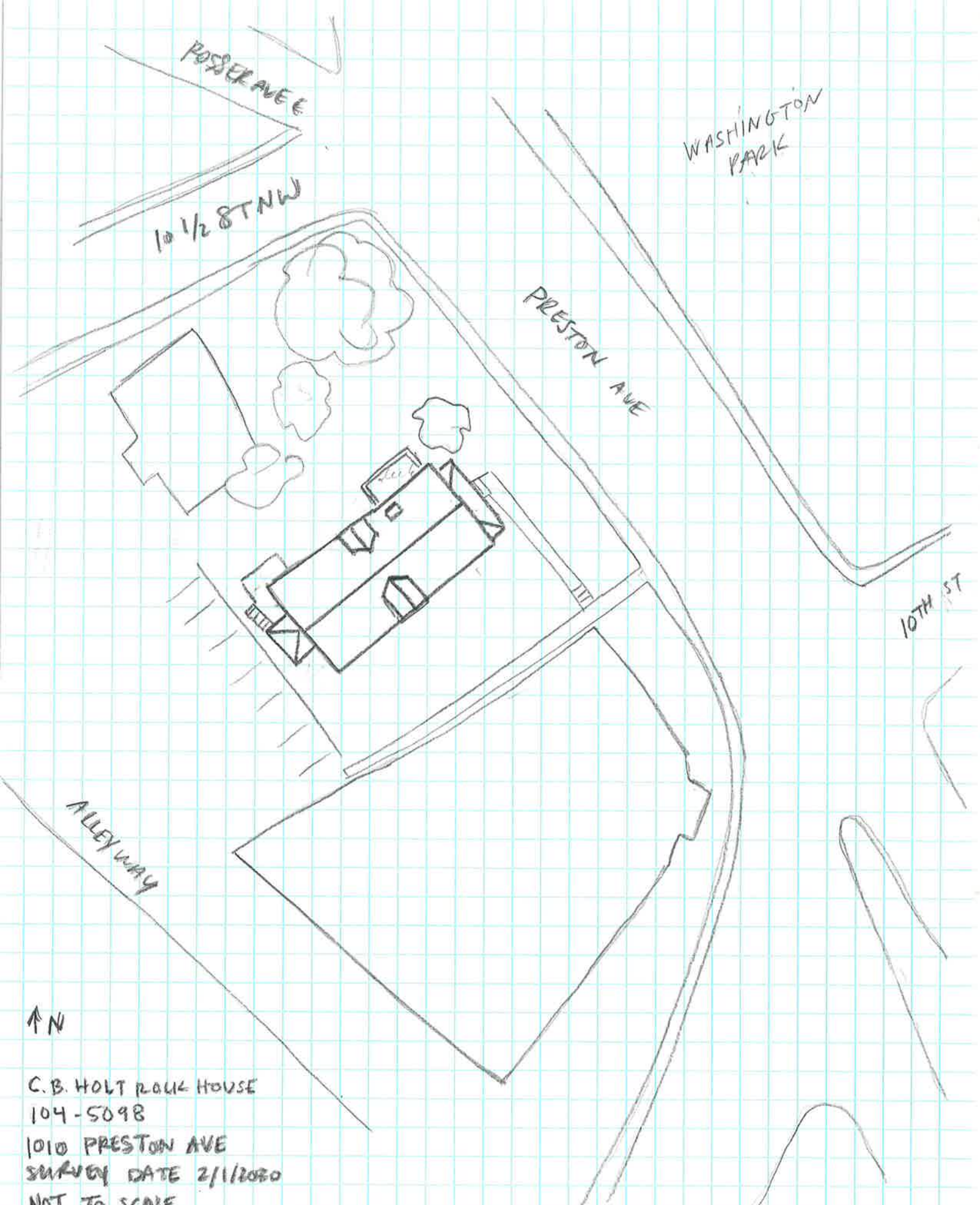
### Bibliographic Information

**Bibliography:**

No Data

**Property Notes:**

Name: Alex R. Gulotta  
Title: contact  
Company 1: Legal Aid Justice Center  
Address 1: 1000 Preston Avenue  
City: Charlottesville  
State: Virginia  
ZIP: 22903  
Phone 1: 434-977-0553  
Ext: 102  
Surveyor Notes: Owner of property at time of 2005 PIF.  
Owner Relationship: Owner of property



POSSER AVE E

WASHINGTON  
PARK

10 1/2 ST NW

PRESTON AVE

10TH ST

ALLEYWAY

↑ N

C. B. HOLT ROLIK HOUSE  
104-5098  
1010 PRESTON AVE  
SURVEY DATE 2/1/2020  
NOT TO SCALE