

### Property Information

#### Property Names

Name Explanation	Name
Function/Location	House, 311 10th Street NW

#### Property Evaluation Status

#### Property Addresses

Current - 311 10th Street NW

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

Acreeage: No Data

#### Site Description:

2016: This property was surveyed in 2012-2016 by City of Charlottesville Neighborhood Development Services. The front of the lot has a concrete walkway leading from the sidewalk to the porch. Hedge plantings line the side yard. There is a shed in the rear of the property. The back of the property connects with a gravel alley.

#### Surveyor Assessment:

##### 2016: Ownership History

L.W. Cox sold the property to Beauregard Boaz on March 27, 1889. (Beauregard dies in 1896 and his widow, Elizabeth J. Mallock and son William D.G. Boaz inherit) (City 1 – 282). George Gilmer bought the property in 1927(City 56 – 494). Thomas and Mary Susan Payne bought the property that same year - 1927(City 57 – 389). Beatrice Andrews briefly bought the house in 1966 from the Payne estate (City 277–310). Alexander and Ella P. Anderson purchased the property that same year and owned it until 2008 (City 279 – 411) (Will Book 50 – 433).

##### Social History

Thomas Payne, an African American carpenter, and his wife Mary S. Payne lived in the house together from 1929 until Thomas's death in 1945. Mary lived in the house as a widow until her death in 1957. After the Paynes, Thomas Cavanaugh, a janitor at the Paramount Theatre, and his family lived in the house from 1957 until 1966. In 1964, part of the house was rented to Mrs. Minnie H. Mason, a widow.

##### Statement of Significance

This house may have been built by the original owner, Thomas Payne, because he was a carpenter. The Paynes lived in the house from 1929 – 1957. While, some of the original fabric of the house has been replaced with modern materials, the site holds social and community significance.

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 and one non-contributing secondary 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:	ca 1929
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:** 1.5  
**Condition:** Good  
**Threats to Resource:** None Known

**Architectural Description:**

2016: This three-bay, one-and-a-half-story, frame and stucco house was built around 1929. The house had several rehabilitations in 1958 and 1975. The current dwelling has a gabled, standing seam metal roof with a shed dormer with sliding window in the dormer and a central interior brick chimney. Across the façade is a three-bay, shed roof porch with a parged concrete foundation, and battered piers. There is a one-bay, one-story cross-gable wing with a two-bay one-story shed side addition. The front-facing windows are 2/2 wood sash.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Brick	Stretcher Bond
Dormer	Shed	Stucco	<i>No Data</i>
Porch	1-Story Full-Width	Wood	Square
Roof	Side Gable	Metal	<i>No Data</i>
Structural System and Exterior Treatment	Wood Frame	Unknown	Stuccoed
Windows	Double-hung	Wood	<i>No Data</i>

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**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):** Domestic  
**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:**

2020: There is a one-story shed in the rear of the property.

**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.

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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.

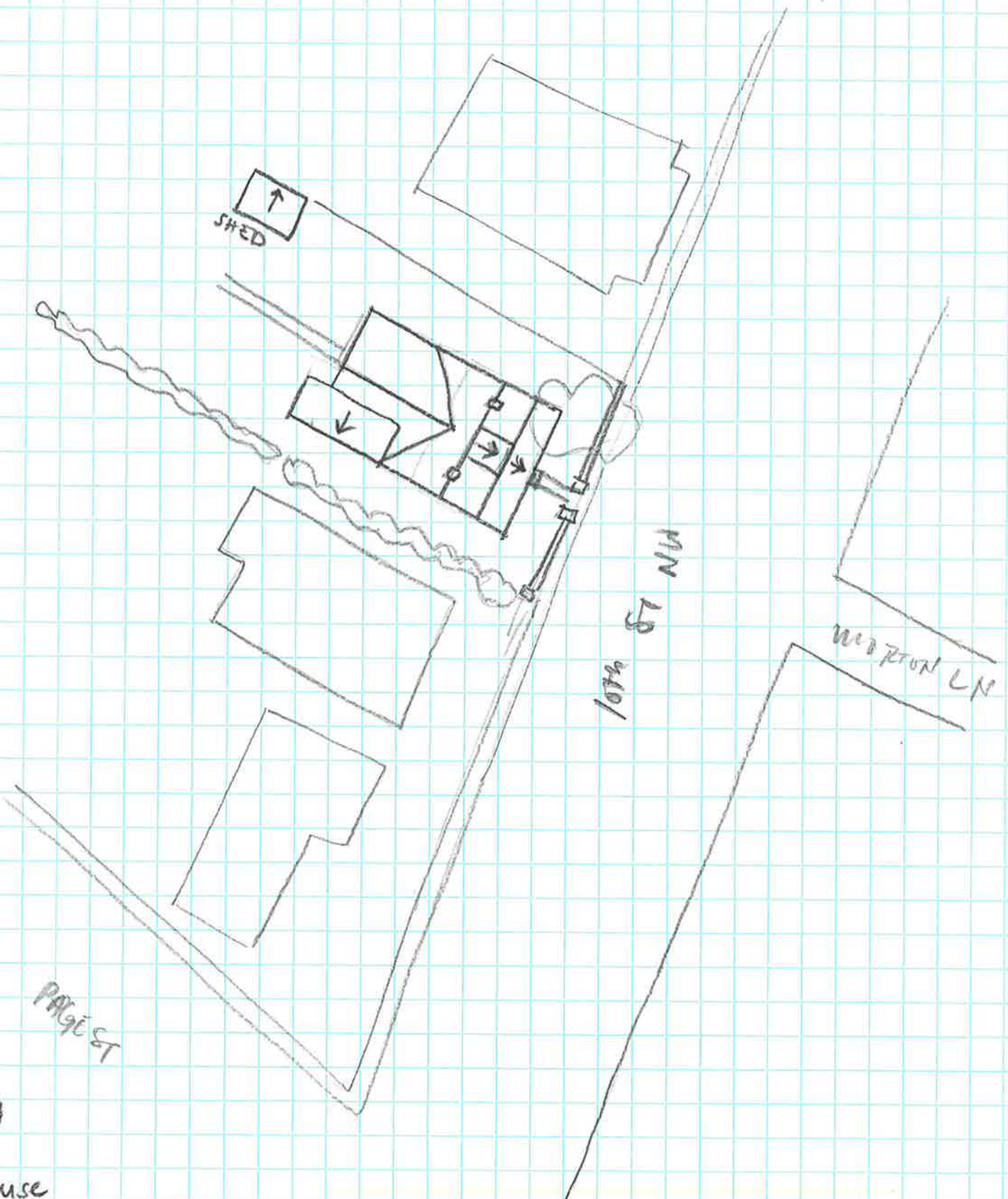
## Bibliographic Information

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*



↑  
SHED

10th St NW

WATER LN

PACIFIC ST

↑N

House  
104-5628  
311 10th St NW  
SURVEY DATE 2/3/2020  
NOT TO SCALE