

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



REQUEST FOR INITIATION OF ZONING TEXT AND MAP AMENDMENTS
C.H. Brown Historic Conservation District

PLANNING COMMISSION REGULAR MEETING
DATE OF PLANNING COMMISSION MEETING: December 14, 2021

Project Planner: Jeff Werner, AICP, Preservation and Design Planner

Date of Staff Report: December 1, 2021

Origin of Request: Ralph Brown et al

Applicable City Code Provisions: Sec. 34-41

Initiation Process

Whenever the public necessity, convenience, general welfare or good zoning practice require, the City Council may, by ordinance, amend, supplement, or change the city's zoning district regulations, district boundaries, or zoning district classifications of property. Any such amendments may be initiated by: (1) Resolution of the City Council; or (2) Motion of the Planning Commission. (See City Code Sec. 34-41(a), which is based on Virginia Code Sec 15.2-2286(a) (7)). Initiating, in this context, is the action by which Council or the Commission decides whether to begin a formal study on the proposal, or to decline the request.

Discussion

Request for the City to initiate the zoning text and map amendment process necessary to establish the C.H. Brown Historic Conservation District. The proposed district is approximately 0.9 acres, straddling 12th Street, NW, just north of East Rosser Avenue, and contains six (6) structures designed and constructed between 1947 and 1959 by the Reverend Charles H. Brown (1907-1996). The five (5) dwellings and the church represent a clustered example of the more than 70 local buildings attributed to Rev. Brown, who from the 1940s into the 1980s worked with the residents of predominantly African American neighborhoods to construct affordable homes and churches. All constructed of concrete block and sharing a simple, traditional design.

The Historic Conservation District ordinance was adopted on March 16, 2009 to create a second, less stringent type of local historic district to supplement the existing Architectural Design Control (ADC) District. The ordinance was not applied to a specific area or neighborhood at the time it was adopted but was intended to be applied to specific areas in the future, if requested by neighborhood groups. This initiation request is meant to apply the ordinance to the specific area described, which requires a zoning text and map amendment with its own public hearing and notification process.

A Historic Conservation District is intended to protect the character and scale of a historic neighborhood through required review of proposed demolitions and new construction, without imposing excessive requirements on the current residents who may want to remodel their homes.

Standard of Review

If initiated, the Planning Commission shall review and study each proposed amendment to determine:

- 1) Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;
 - 2) Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;
 - 3) Whether there is a need and justification for the change; and
 - 4) When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the Commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification.
- City Code Sec. 34-42

In addition, Sec. 34-336 Establishment of, and additions to or deletions from, conservation districts outlines additional requirements to designate areas for inclusion within a historic conservation district:

- 1) Prior to the adoption of any such ordinance, the Board of Architectural Review (BAR) shall define, taking into consideration information that may be provided by neighborhood residents, the architectural character-defining features of the proposed conservation district. Those features would be referenced and reinforced when applying the conservation district design guidelines.
- 2) Prior to the adoption of any such ordinance, City Council shall consider the recommendations of the Planning Commission and the BAR as to the proposed designation. The Planning Commission and BAR shall address six specific criteria outlined in Sec. 34-336 in making their recommendations.

Appropriate Motions

Staff supports the request to initiate this zoning text and map amendment.

The Planning Commission has the following options for moving forward:

- 1) Initiate the process by making a motion such as: "I move to initiate a proposed amendment to the City's zoning ordinance and map: amending Article II, Division 5, Section 34-337 to add the *C.H. Brown Historic Conservation District* as a Historic Conservation Overlay District and amending the city's zoning map to add the *C.H. Brown Historic Conservation District* as an overlay district zoning designation."

or

- 2) Decline to initiate the process. (No motion is needed; if the Commission does not adopt a motion to initiate, then the proposal will not proceed.)

Attachments:

- A. Zoning request letter, dated November 19, 2021, with attachments, including a map of the proposed district.

November 19, 2021

Planning Commissioners
City of Charlottesville
605 East Main Street
Charlottesville, VA 22902

Dear Planning Commissioners:

The purpose of this letter is to seek your support for establishing a Historic Conservation Overlay District in a portion of the Venable neighborhood and, per Sec. 34-336, to initiate amendments to the city's zoning ordinance and map to establish the "C.H. Brown Historic Conservation District."

The proposal for the historic conservation district is rooted in the work of a professional architectural study of the area undertaken for the city in 2020; the goals of the C.H. Brown legacy project; the support of the Venable Neighborhood Association Board; and general support from the neighbors living in the related properties. The proposed district encompasses six properties on Rosser Avenue East and on 12th street NW, which recently received honorary street designation as C.H. Brown Way.

- 703 12th Street NW, residence constructed c. 1959
- 704 12th Street NW, residence constructed 1959
- 706 12th Street NW, residence constructed 1952
- 708 12th Street NW, residence constructed 1959
- 212 Rosser Avenue East, church constructed 1947
- 1201 Rosser Avenue East, residence constructed 1957

The church and the five dwellings within the proposed district were designed and constructed by the Reverend C.H. Brown. Charles Hunter Brown (1907-1996) was a building contractor and religious and community leader in Charlottesville. He provided affordable housing, employment and on-the-job training, social and spiritual relief for many in Charlottesville and Albemarle County during the 1940s through the early 1980s. He was a master builder who designed and constructed more than 50 residential and commercial structures as well as a dozen churches in Charlottesville and the surrounding counties. Much of his work was done for people without means of financing and with limited incomes, challenging C.H. Brown to provide his clients with the best work and the most for their money. His popularity as a builder grew as he would allow his customers to make a small down payment and would often finance the balance for them or even co-sign a note at the bank. (Please see the additional information about the C.H. Brown legacy project at <https://www.chbrownchristiancenter.com/>)

C.H. Brown's first non-residential structure, the Holy Temple Church of God in Christ, is on the corner of 12th Street, NW and Rosser Avenue and is the heart of the proposed C.H. Brown Historic Conservation District. The city designated the church an Individually Protected Property in 2008. According to the Reconnaissance Architectural History Survey of the 10th and Page Neighborhood completed for the city in 2020, the church is eligible for nomination to the National Register of Historic Places both as a contributing structure to the potential 10th & Page Historic District and as an individual site due to its historic significance as an African American Church and close association with C.H. Brown, who not only built the church, but served as its pastor beginning in 1960. The five dwellings he constructed near the church share a similar character and scale. All are constructed of concrete block—one of Brown's preferred building materials—and share a simple, traditional style. The five dwellings are also within the area surveyed in 2020 and were recommended as "contributing resources" for the potential National Register historic district, meaning they share historic characteristics with each other, have a relationship to the larger, proposed district, and retain integrity to their historic period. (The Virginia Department of Historic Resources survey information for the six properties is attached.)

While representing only a fraction of C.H. Brown's work, the church and the five residences create a cohesive district that, with local designation, will preserve his legacy and tell an important story about the history of Charlottesville. The Brown family and current neighbors would like to preserve and protect these related buildings through the oversight provided by the city's Historic Conservation Overlay District designation. While the city may wish to pursue National Register listing for the broader 10th & Page Historic District, local designation as a district provides a reliable, legal basis for the continued protection of these six historic buildings.

Based on the information provided in the 2020 survey, the support of the neighbors and the neighborhood board, and the work of the C.H. Brown legacy project, we propose and ask the city to initiate the process to establish the C.H. Brown Historic Conservation District. This letter constitutes that formal application and request.

Thank you for your consideration,

Ralph Brown

Attachments: 1. Proposed district map
 2. "FAQ" for historic district prepared for neighbors
 3. Architectural survey forms

Attachment 1



Map of proposed Historic Conservation District, identifying the six related properties

Attachment 2. Questions and Answers about the Potential C.H. Brown Historic Conservation District

What is a Historic Conservation District?

A historic conservation district is a zoning designation for an area in the city with special historical significance. Buildings within a historic conservation district usually share a common historical theme: they may have a similar architectural style or represent an important aspect of the city's history. Historic conservation districts are a zoning "overlay" and do not change the base zoning of the area; for example, historic residential areas would remain residential and historic commercial areas would remain commercial, etc.

Why create a Historic Conservation District?

Creating a historic conservation district provides official recognition for the historical importance of the buildings and landscapes within the district area. The city provides some oversight for proposed changes within a historic conservation district to ensure that changes are not disruptive to the area.

What kind of oversight does the city provide for properties in a Historic Conservation District?

Major changes to historic properties within the district—such as a proposal to demolish a historic building, construction a new building, or create a large building addition—would require a "certificate of appropriateness" from the city's Board of Architectural Review (BAR). Minor changes—such as regular maintenance, work on the interior of the building, painting, etc.—do not require any certificate from the city. Historic conservation districts also have some design guidelines that are developed with input from residents of the district.

Does the Venable neighborhood have other Historic Conservation Districts?

Yes, the city designated a portion of the Rugby Road corridor as a historic conservation district in 2014. There are two other historic conservation districts in the city: one in the Martha Jefferson neighborhood and one in Wooleen Mills.

What is the process for creating a Historic Conservation District?

There are several steps: 1) It's important that the people who own property and live in the proposed district are generally supportive of the district designation. If people are not supportive, then the re-zoning would probably not be approved. 2) If people are supportive, then there would be a written survey of the properties with a description of the district's historical significance. This survey report would be submitted to the city for review. 3) The city's Board of Architectural Review and Planning Commission would both review and vote on the proposal for the historic conservation district. Endorsement from the Board of Architectural Review and Planning Commission makes final approval by City Council more likely. 4) City Council—which must approve all zoning changes in the city—would then vote on the designation of the historic conservation district.

Why create a C.H. Brown Historic Conservation District?

The Rev. Charles Hunter Brown was a building contractor and religious and community leader in Charlottesville. He provided affordable housing, employment and on-the-job training, social and spiritual relief for many in Charlottesville and Albemarle County, Virginia during the 1940s through the early 1980s. He was a master builder and constructed more than 50 residential and commercial structures as well as a dozen churches in Charlottesville and the surrounding counties. Rev. Brown's first non-residential structure, the Holy Temple Church of God in Christ, is on the corner of 12th Street, NW and Rosser Avenue. The city designated the church as an Individually Protected Property in 2008. It is surrounded by several of Rev. Brown's residential buildings that share a similar character and scale. Together, the church and houses create a cohesive district that help preserve the legacy of Rev. C.H. Brown and tell an important story about the history of Charlottesville.

To learn more:

About Rev. C.H. Brown: [https://en.wikipedia.org/wiki/C. H. Brown](https://en.wikipedia.org/wiki/C._H._Brown) and <https://www.chbrownchristiancenter.com/>

About Historic Conservation Districts:

https://library.municode.com/va/charlottesville/codes/code_of_ordinances?nodet=CO_CH34ZO_ARTIIIOVDI_DIV5HICOVDI

<https://www.charlottesville.gov/264/Historic-Preservation-Design-Review>

Attachment 3. Survey Forms

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 703 12th Street NW

Property Evaluation Status

Property Addresses

Current - 703 12th 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

Acreage: No Data

Site Description:

January 2020: This one-and-a-half-story house is located on the west side of 12th Street NW, just north of Rosser Avenue East. It is sited on a slope that increases in elevation to the west. There is a concrete block retaining wall along the east property line. Two bushes flank the steps and sidewalk that lead to the house. There is a large tree in the southeast corner of the lot, with additional trees along the south property line. Along the north elevation of the house, there is an asphalt driveway with a low concrete block retaining wall along the north property line. The backyard is bounded by a tall wood fence. This property consists of a house.

Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this house was constructed in 1959 (City of Charlottesville GIS Viewer 2020). The house does not appear on Sanborn Maps (Sanborn Map Company 1950). According to aerial photographs, it does not appear that there have been any significant changes to this house since it was constructed (NETR 1968; City of Charlottesville GIS Viewer 2020). This house was built by Reverend Charles H. Brown, who built several houses on this block after building the Holy Temple Church of God the Christ at the corner of 12th Street NW and Rosser Avenue East. According to personal interviews, this house may have been built by 1956 (Brennan 2012:13-14).

This property retains good integrity of location and setting. The integrity of design, materials, and workmanship have been slightly compromised by replacement windows. This property retains good 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. Further research is recommended to study Reverend Brown's construction portfolio to determine if his group of buildings may have historical significance. 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.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Associate

Property Associate Name	Property Associate Role
Reverend Charles H. Brown	Builder

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Date of Construction:	1959
Date Source:	Local Records

Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Minimal Traditional
Form: *No Data*
Number of Stories: 1.5
Condition: Excellent
Threats to Resource: None Known

Architectural Description:

January 2020: This one-and-a-half-story house is constructed of concrete block and has a side-gabled roof that is covered with asphalt shingles. There is a concrete block exterior chimney in the center of the north elevation. The east-facing façade features a one-story, partial-width porch with a shed roof covered in asphalt shingles. The porch roof is supported by square wood columns, and the porch has wood railings, and is accessed via concrete steps with wood railings. There are two front-gabled dormers clad in vinyl on the east facade. The west (rear) elevation features a shed roof dormer and a one-story, full-width, shed-roof wing. It could not be determined if this wing is enclosed or an open porch (USGS 2016). Visible fenestration includes one-over-one, double-hung, vinyl windows with metal screens; a single-leaf wood door with a metal storm door; and a vinyl picture window flanked by one-over-one, double-hung, vinyl windows.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Exterior End	Concrete	Block
Dormer	Gable	Vinyl	<i>No Data</i>
Foundation	Solid/Continuous	Concrete	Block
Porch	Portico/Entry Porch	Wood	Square
Structural System and Exterior Treatment	Masonry	Concrete	Block
Windows	Double-hung	Vinyl	<i>No Data</i>
Roof	Side Gable	Asphalt	<i>No Data</i>

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.

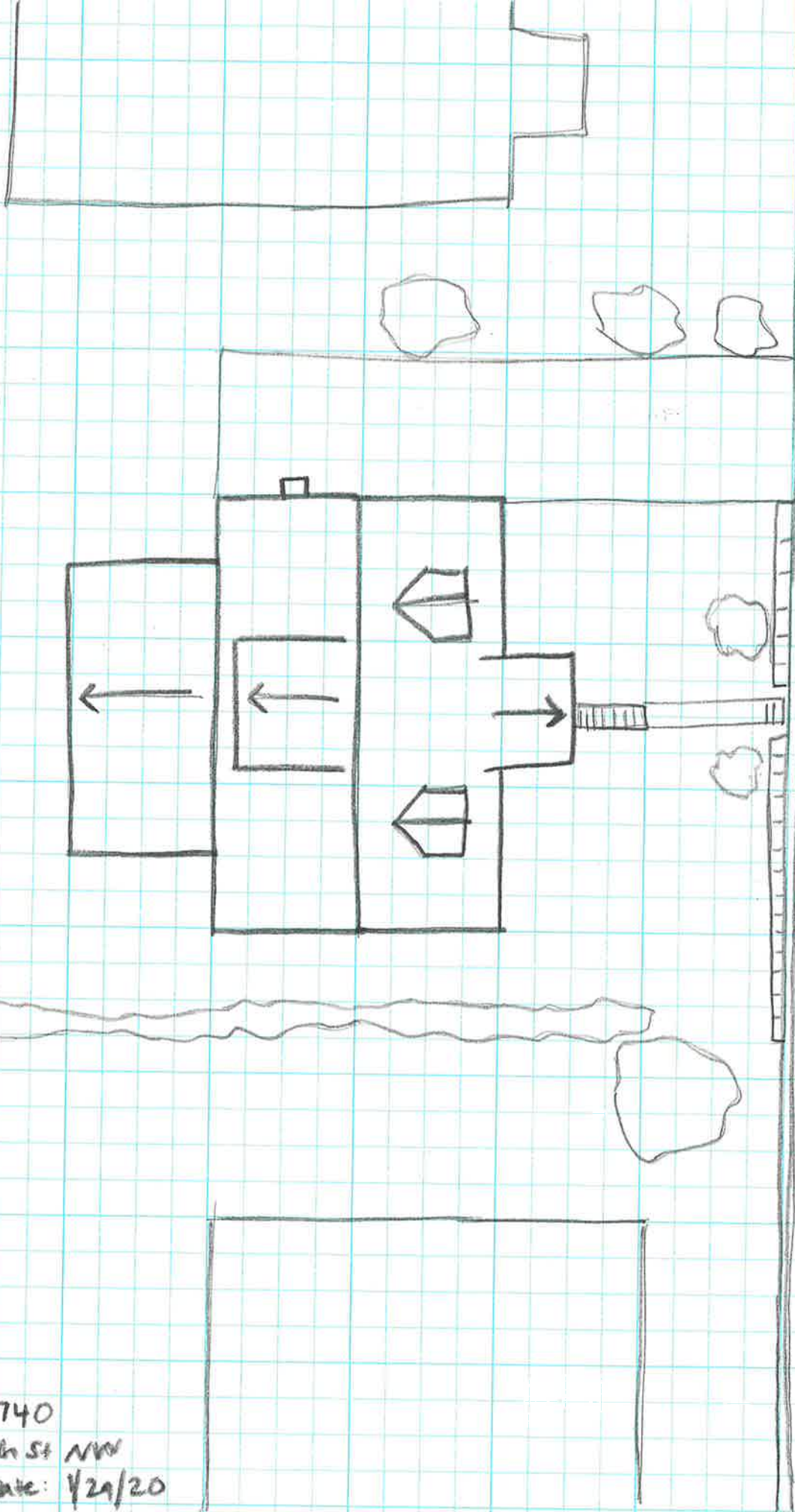
Bibliographic Information

Bibliography:

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



12th St NW

↑ N

House
104-5740

703 12th St NW

Survey Date: 4/21/20

Not to Scale

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 704 12th Street NW

Property Evaluation Status

Property Addresses

Current - 704 12th 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

Acreage: No Data

Site Description:

January 2020: This one-and-a-half-story house is located on the east side of 12th Street NW, just north of Rosser Avenue East. The house is set into a slope that descends to the east. A gravel parking area takes up much of the front yard and is likely shared with the church to the south. There are small bushes and trees in the front yard and the backyard is bordered by tall trees on adjacent lots. This property consists of a house.

Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this house was constructed in 1959 (City of Charlottesville GIS Viewer 2020). The house does not appear on Sanborn Maps (Sanborn Map Company 1950). According to aerial photographs, it does not appear that there have been any significant changes to this house since it was constructed (NETR 1968; City of Charlottesville GIS Viewer 2020). This house was likely built by Reverend Charles H. Brown, who built several houses on this block after building the Holy Temple Church of God the Christ at the corner of 12th Street NW and Rosser Avenue East (Brennan 2012:13-14).

This property retains good integrity of location and setting. The integrity of design, materials, and workmanship has been slightly compromised by replacement windows. This property retains good 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. Further research is recommended to study Reverend Brown's construction portfolio to determine if the group of buildings he constructed on this block may have historical significance. 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.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Associate

Property Associate Name	Property Associate Role
Reverend Charles H. Brown	Builder

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Date of Construction:	1959
Date Source:	Local Records
Historic Time Period:	The New Dominion (1946 - 1991)

Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Minimal Traditional
Form: *No Data*
Number of Stories: 1.5
Condition: Good
Threats to Resource: None Known

Architectural Description:

January 2020: This one-and-a-half-story house is constructed of concrete block and has a side-gabled roof that is covered with asphalt shingles. There is a brick interior chimney in the south half of the ridge line. The west-facing façade features a shed roof portico with a concrete floor and wood columns, and is accessed by a concrete step. The north elevation has a secondary basement entrance surmounted by a shed roof asphalt-shingled awning. The east (rear) elevation features a small wood deck to the north of the elevation, accessed by wood stairs. Visible fenestration includes vinyl picture windows flanked by four-over-four, double-hung, wood windows; a single-leaf wood door with a metal and glass storm door; a nine-light metal window; a square wood casement window; and two-over-two, double-hung, vinyl windows.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Brick	Stretch Bond
Foundation	Solid/Continuous	Concrete	Block
Porch	Portico/Entry Porch	Wood	Square
Structural System and Exterior Treatment	Masonry	Concrete	Block
Windows	Double-hung	Wood	<i>No Data</i>
Roof	Side Gable	Asphalt	<i>No Data</i>

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
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Hill Directory Co.
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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
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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

12th St NW

↑ N

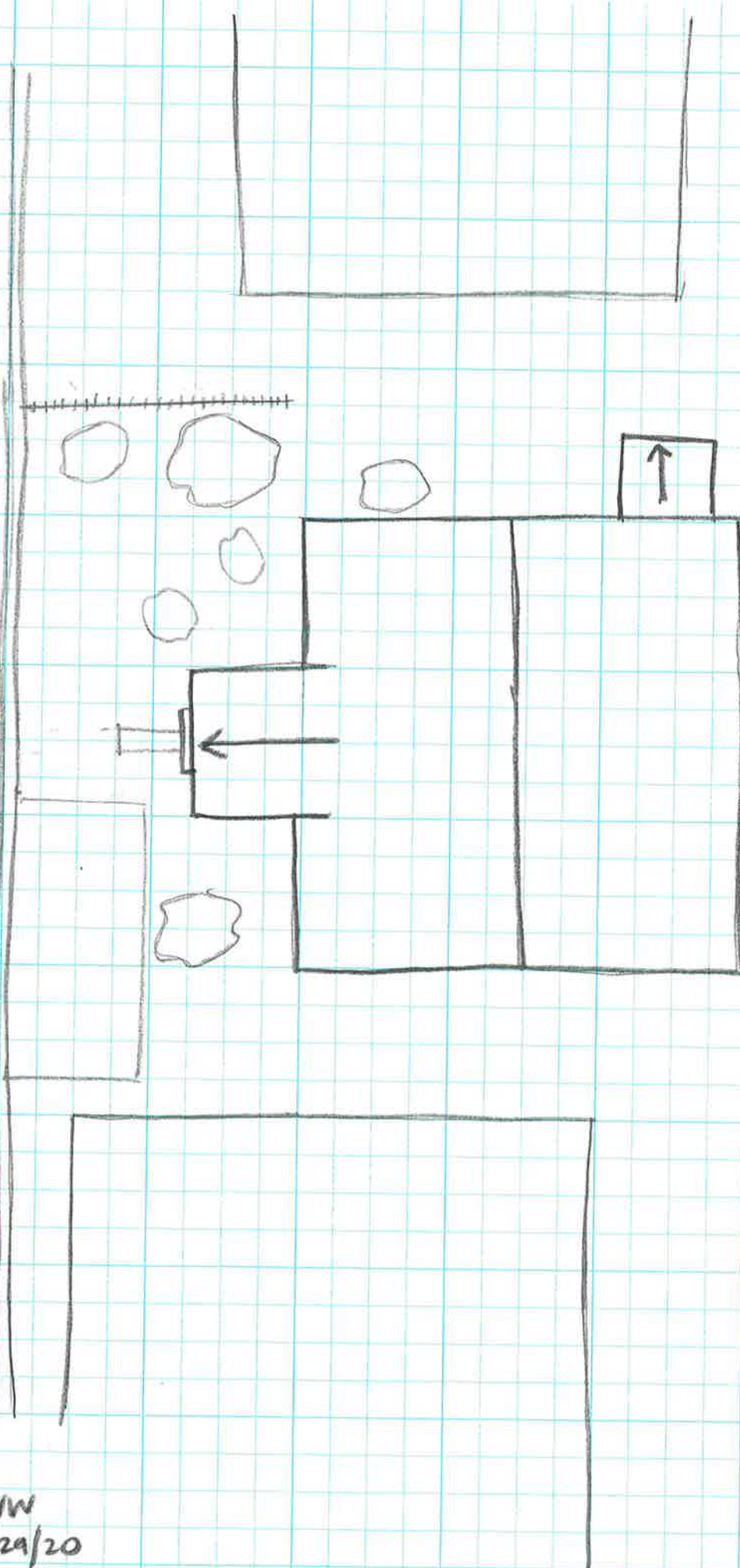
House

104-5741

704 12th St NW

Survey Date 1/29/20

Not to Scale



Property Information

Property Names

Name Explanation	Name
Function/Location	House, 706 12th Street NW

Property Evaluation Status

Property Addresses

Current - 706 12th 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

Acreage: No Data

Site Description:

January 2020: This one-and-a-half-story house is located on the east side of 12th Street NW, at its dead end north of Rosser Avenue East. The site slopes downward to the east. There is an asphalt parking pad in the southwest corner of the lot, next to a wood picket fence and a large tree. This lot is very deep and the backyard has several trees. This property consists of a house.

Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this house was constructed in 1952 (City of Charlottesville GIS Viewer 2020). The house does not appear on Sanborn Maps (Sanborn Map Company 1950). According to aerial photographs, it does not appear that there have been any significant changes to this house since it was constructed (NETR 1968; City of Charlottesville GIS Viewer 2020). This house was built by and for Reverend Charles H. Brown, who built several houses on this block after building the Holy Temple Church of God the Christ at the corner of 12th Street NW and Rosser Avenue East. According to his daughter, this house was built to house their growing family and was the first house Brown built in the neighborhood. 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 (Brennan 2012:13-15).

This property retains good integrity of location and setting. The integrity of design, materials, and workmanship has been slightly compromised by replacement windows. This property retains good integrity of feeling and association. Overall, this property retains good integrity.

This property is recommended as potentially individually eligible for listing in the NRHP under Criteria B and C for its association with Reverend Charles H. Brown as both an important housing provider for African Americans and a significant builder of homes for African Americans. He also proliferated concrete blocks as a residential building material in Charlottesville. Further research is recommended to study Reverend Brown's construction portfolio to determine if the group of buildings he constructed on this block may have historical significance. 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.

Surveyor Recommendation: Recommended Potentially Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Associate

Property Associate Name	Property Associate Role
Reverend Charles H. Brown	Builder

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling

NR Resource Type: Building
Date of Construction: 1952
Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Architecture/Community Planning, Domestic
Other ID Number: *No Data*
Architectural Style: Minimal Traditional
Form: *No Data*
Number of Stories: 1.5
Condition: Good
Threats to Resource: None Known

Architectural Description:

January 2020: This one-and-a-half-story house is constructed of concrete block and has a side-gabled roof that is covered in asphalt shingles. There is an interior brick chimney on the east roof slope near the ridgeline. The west-facing facade features two front-gabled dormers that are clad in wood siding. The facade also features a partial-width, one-story, open porch with a shed roof supported by square wood columns and fluted wood columns on concrete piers. The main entrance is in the center of this facade. The east (rear) elevation has a partial-width wood deck accessed by wood stairs with wood railings. Visible fenestration includes six-over-six, double-hung, vinyl windows, some with metal screens; a metal sliding window; and a single-leaf wood door with a metal and glass storm door.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Brick	Stretcher Bond
Dormer	Gable	Wood	<i>No Data</i>
Foundation	Solid/Continuous	Concrete	Block
Porch	1-Story Partial Width	Wood	Square
Structural System and Exterior Treatment	Masonry	Concrete	Block
Windows	Double-hung	Vinyl	<i>No Data</i>
Roof	Side Gable	Asphalt	<i>No Data</i>

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.

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Sanborn Map Company

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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:

B - Significant Individual from History, C - Distinctive Characteristics of Architecture/Construction

Bibliographic Information

Bibliography:

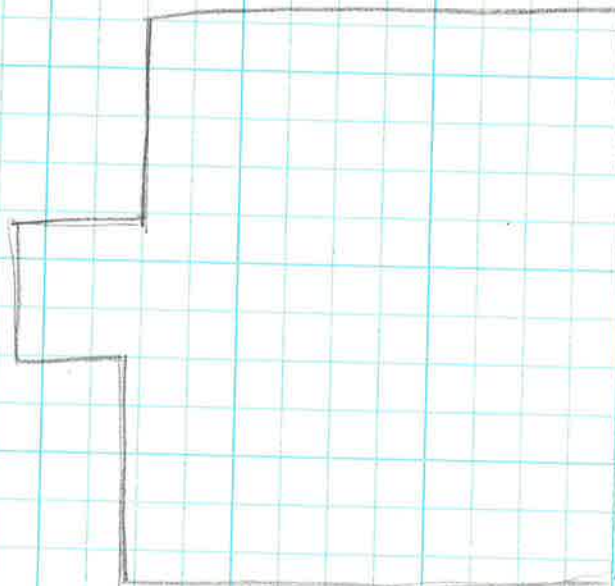
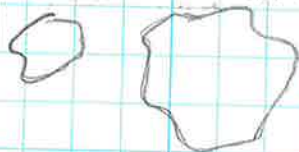
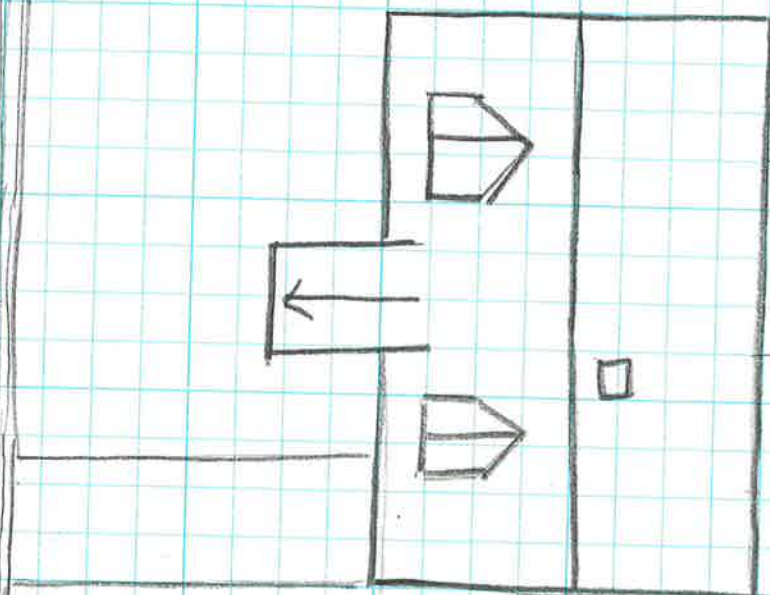
Brennan, Eryn

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

12th St NW



↑ N

House

104-5743

706 12th St NW

Survey Date 1/29/20

Not to Scale

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 708 12th Street NW

Property Evaluation Status

Property Addresses

Current - 708 12th 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

Acreage: No Data

Site Description:

January 2020: This one-story house is located on the east side of 12th Street NW near the dead end. In front of this property, the street transitions from asphalt to gravel, as if it were a private driveway, and angles to the northeast. As a result, the parcel is almost trapezoidal. The site slopes downward to the east. There is a tree in the front yard and small bushes along the west-facing façade. Around the northwest corner of the house, there is a low timber retaining wall. There is a mature tree near the center of the north elevation and a gravel parking area to the rear of the house. This property consists of a house.

Surveyor Assessment:

January 2020: According to the Charlottesville City Property Records, this house was constructed in 1959 (City of Charlottesville GIS Viewer 2020). According to city directories, it was indeed under construction that year (Hill Directory Co. 1959). Aerial photographs indicate that the house historically had a rear wing of some nature, but it may have been renovated or expanded slightly into the current deck c. 2018 (NETR 1968; City of Charlottesville GIS Viewer 2020). This house was likely built by Reverend Charles H. Brown, who built several houses on this block after building the Holy Temple Church of God the Christ at the corner of 12th Street NW and Rosser Avenue East (Brennan 2012:13-14). As of 2012, the house was clad in vertical wood siding, which has since been replaced. Based on other houses on the block, siding likely covered up its original concrete block construction (Google 2012).

This property retains good integrity of location. The integrity of setting has been slightly compromised by the multi-family residential development to the north, built by 1968 on previously undeveloped land (NETR 1968). The integrity of design, materials, and workmanship has been compromised by replacement windows and siding, and minor alterations to the rear wing/deck. This property retains good 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. Further research is recommended to study Reverend Brown's construction portfolio to determine if the group of buildings he constructed on this block may have historical significance. 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.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Associate

Property Associate Name	Property Associate Role
Reverend Charles H. Brown	Builder

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Date of Construction:	1959

Date Source: Local Records
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Minimal Traditional
Form: *No Data*
Number of Stories: 1.0
Condition: Good
Threats to Resource: None Known

Architectural Description:

January 2020: This one-story house rests on a concrete block foundation, is clad in aluminum siding, and has a side-gabled roof that is covered with asphalt shingles. There are two interior concrete block and brick chimneys located on the ridgeline near the north and south ends. The west-facing facade has the main entrance in the center; it is likely but not confirmed that there was originally a small entry porch like the surrounding buildings. There is a one-story, partial-width wood deck on the rear (east) elevation with a shed roof that is supported by wood columns and has wood railings. Visible fenestration includes six-over-six, double-hung, vinyl windows; and a single-leaf wood door with nine lights.

Exterior Components

Component	Component Type	Material	Material Treatment
Chimneys	Interior Central	Concrete	Block
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Not Visible	Aluminum	Siding
Windows	Double-hung	Vinyl	<i>No Data</i>
Roof	Side Gable	Asphalt	<i>No Data</i>

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.

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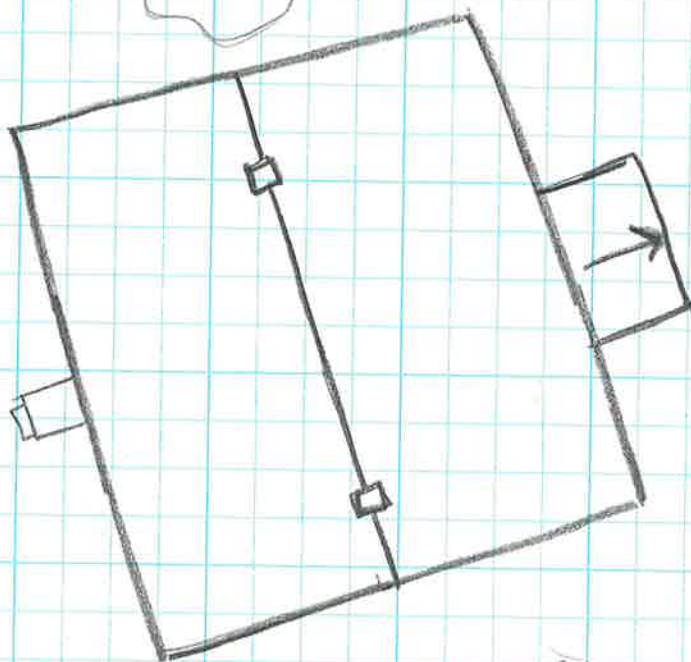
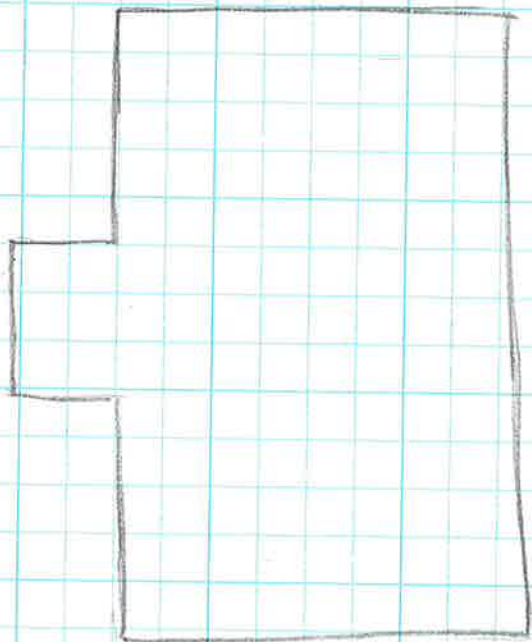
Property Notes:

No Data

12th St NW

↑ N

House
104-5744
708 12th St NW
Survey Date 1/29/20
Not to Scale



Property Information

Property Names

Name Explanation	Name
Function/Location	Church, 212 Rosser Avenue East

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

Ownership Category	Ownership Entity
Private	No Data

Associate

Property Associate Name	Property Associate Role
Reverend Charles H. Brown	Builder

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:

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Bibliographic Information

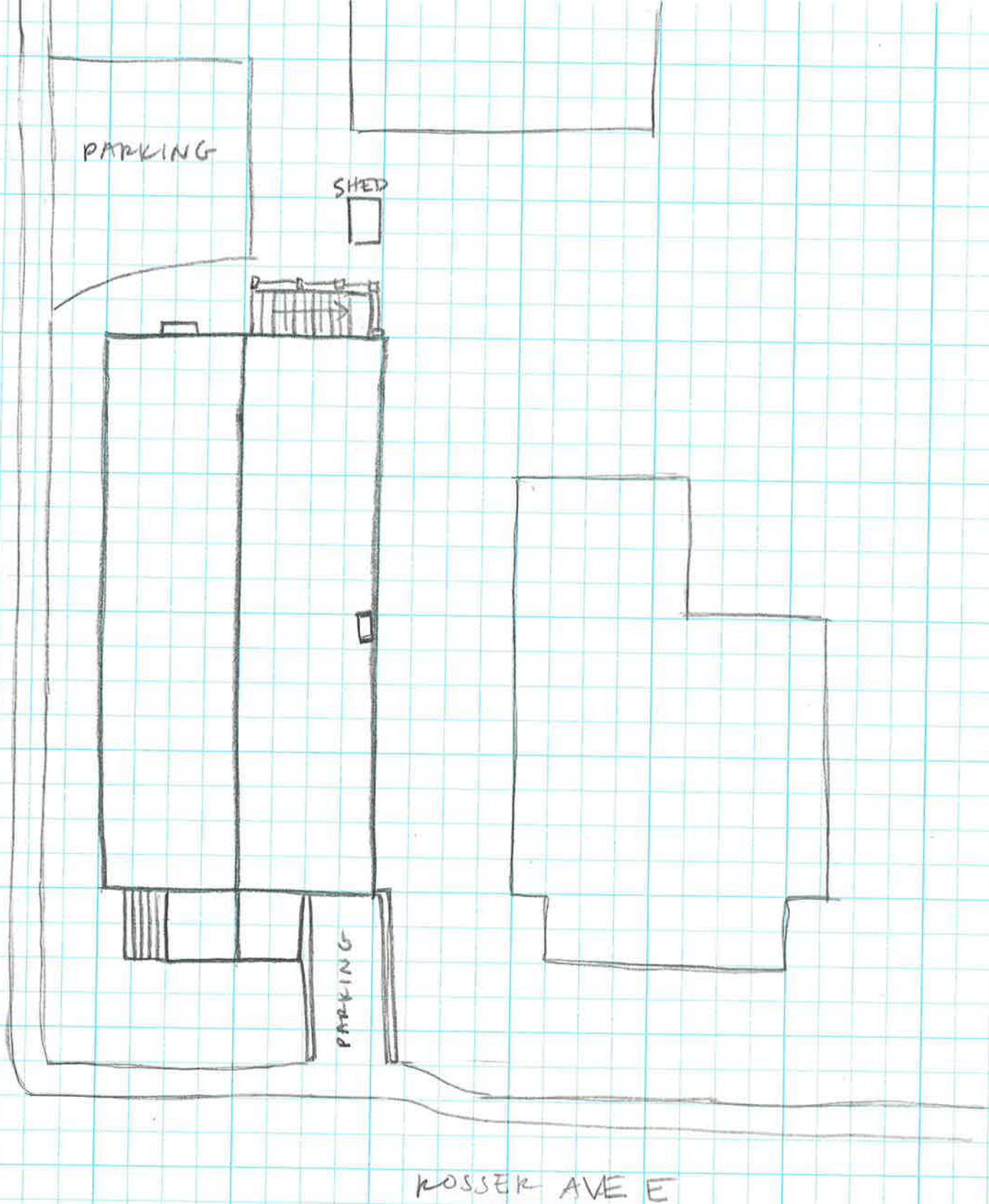
Bibliography:

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

12TH ST NW



↑ N

Church

104-5919

212 Rosser Ave E

Survey Date: 1/24/20

Not to Scale

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:

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Sanborn Map Company
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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

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

ROSSER
Ave E

NW 1/2 57 1271

