

Architectural And Historic Survey



Identification

STREET ADDRESS: 223 Fourth Street, SW	HISTORIC NAME: Smith-Reaves House
MAP & PARCEL: 29-42	DATE / PERIOD: C. 1866-1870
CENSUS TRACT AND BLOCK:	STYLE: Vernacular
PRESENT ZONING: R-3	HEIGHT (to cornice) OR STORIES: 1½ storeys
ORIGINAL OWNER: Armistead Smith	DIMENSIONS AND LAND AREA: 25' x c.82' (2130 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: Franklin N. White	DATE OF SURVEY: Spring 1984
ADDRESS: 223 Fourth Street, SW Charlottesville, Virginia 22901	SOURCES: City/County Records 1877 Gray Map Sanborn Map Co. - 1896, 1907, 1920, 1929
	Lucy N. White Ch'ville City Directories

ARCHITECTURAL DESCRIPTION

This quaint 1½-storey house has small second storey windows set at floor level, just below the low roofline. This original section is a 1½-storey, 2-bay, single-pile structure. A two-part, one-storey rear addition makes the first level double pile. It probably was originally set on piers, but it now has a low cinderblock foundation faced with concrete. The weatherboarded walls are painted green with beige trim. The house has a steep gable roof with projecting eaves and close verges and a boxed cornice. Composition shingles have replaced with original wooden ones. A small interior chimney, faced with concrete, is located just north of the center of the house. First storey windows on the ends of the house are shorter than those on the facade, and second storey end windows are still shorter. On the facade, half-sized windows are set below the low roofline. First storey windows are double-sash, 6-over-6 light. Second storey sashes have been replaced with louvers. All have plain trim. A concrete slab serves as a front porch, and a metal awning shelters the entrance in the northern bay of the facade. The Victorian entrance door has six lights over three panels, with architrave trim. The northern half of the one-storey rear wing has a gable roof. The southern half is set on brick piers and is probably an enclosed porch. It has a nearly flat shed roof covered with composition roofing. A shed-roofed back porch, half enclosed and half screened, covers the southern two-thirds of the rear elevation of the wing.

An L-shaped one-storey weatherboarded cottage with a very steep gable roof stands a few feet behind this house, but is now on a separate lot. It was built sometime after Fannie Reaves purchased the property in 1920 and is still owned by a family member (DB 139-267).

HISTORICAL DESCRIPTION

In 1866 John T. Barksdale acquired title to a block of lots, that he and John N. Fry had owned jointly behind the Dice House (ACDB 65-64). In 1870, the widow and son of Armistead Smith deeded to Phillip Smith (probably another son) their interest in a lot which Armistead Smith had bought from Barksdale. The deed mentions buildings and improvements. The widow retained a life interest in the property (ACDB 73-449). Another deed in 1874 gave Phillip Smith a clear title to a part of this same property (ACDB 73-435), Smith having sold part of the lot (ACDB 69-204). The latter transaction stated that Phillip Smith was residing on his property in January 1874. Robert Kelser bought the house from Smith in 1891 (City DB 2-254) and sold it two years later to Mrs. Berkley Bullock (DB 4-241), who immediately subdivided the lot and sold the house to Nannie Smith and Mary Brown (DB 4-249). They sold it in 1906 to A. T. Buckner (DB 18-6) who, according to the Sanborn Maps, must have built the first section of the rear wing before selling the house to Fannie F. Reaves in 1920 (DB 36-455). She apparently extended the wing across the whole rear elevation in the 1920's. Mrs. Reaves deeded the house to her daughter Levonia Bacon in 1946 (DB 129-362). After Mrs. Bacon's death, her nephew Franklin N. White bought the house in 1982 (DB 428-673).

27-43 ✓

R-3
21x20

#0496

223 1/2 4th SW

221 4th SW

139-267

L. May White
Levonia Beason

plat 139-265

1-5, 0 base, 4 rooms, 1-fam
pierce, wooden siding, comp. shingle gable
0 fireplaces
cheap const, "old"

City Directories

	<u>221 4th</u>	<u>223 4th</u>	<u>223 1/2 4th</u>
1953	John W. Gilbert	Levonía Baron (own)	n l
1962	Carrie Jordan	" " " + Lewis M. Clellan "	Claude ^{+ Lucy B} l ^l (own)
1970	Franklin N. White	Levonía Baron (own)	" " " "

1910-11

1914-15

AT Buckner - 904 W Main
Fannie Reever - ^{2B} Barbodale St

50/10/11

29-42 ✓

R-3 #496
25x102 (2130)
less 21x20

2 23/4th SW

428-673	Franklin N. White	1982	same add	plat 139-268
129-362	Leonia Baron	1946		plat 4-249
129-362	Fannie F. Reaves			

see DB 139-267, lot -> Lucy May White

1 1/2 - 5, 1-fam, 5 rooms

CB found, wood walls, asphalt shingle gable

0 fireplaces

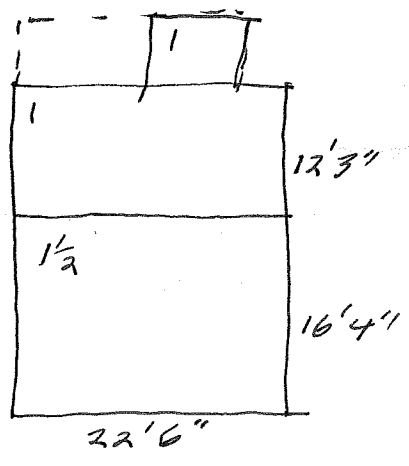
cheap concrete

1971 - see roof (comp. before)

1954 - repair

~~1971~~

c. 1866
~~1874~~ - 1891 = 25 yr = Smith
 1893 - 1906 = 13 yr = Smith / Brown
 1920 - = 64 yr = Reaves



Smith - Reaves House
 built ~~1870~~ or 1889 or ~~1893~~
 (c. 1866-70)

Tax & maps do not show whether this house or 225 was built first. This one is more squeezed in, while 225 had a larger side yard, suggesting it might be older. This one, however, is more nearly centered on Armistead Smith's original lot. Sale prices & decrease in bldg value on tax all indicate there was a house there before 1893 sale; the fact that Bullock kept 225 might indicate that it was newer.

Sanborn—

no porch 1907 + 2/20

wooden shingled roof 1907

N 1/2 rear wing by 1920, rest 1920-29

⊙ Barksdale & Fry bought

1866 Barksdale acquired full ownership

Barksdale → Armistead Smith

1870 " → Phillip Smith w/ bldgs

gap: Bacon/W side

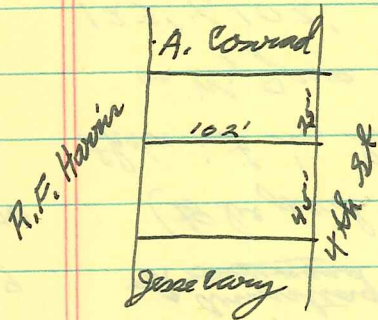
223 4th St SW

129-362 Fannie Reaver (wid) → Lewonia Bacon of Charleston, W. Va.
12/12/1946 lot on W side 4th SW (see plat DB 4-249)
(northern one of 2 on plat) → 25' x 102'
same as 36-455

36-455 A.T. & Mary Buckner → Fannie F. Reaver #400
10/22/1920 lot on W side 4th SW
same as 18-6
(Both signed w/ their marks.)

18-6 Nannie Smith (wid) & Mary Brown (wid) → A.T. Buckner #335
8/24/1906 lot 25' on 4th SW x 102' back
northern part of Nelson → Bullock, 1893

4-249 Berkeley Bullock (wid) → Mrs. Nannie Smith &
11/11/1893 Mrs. Mary Brown #400



northern part of DB 4-241

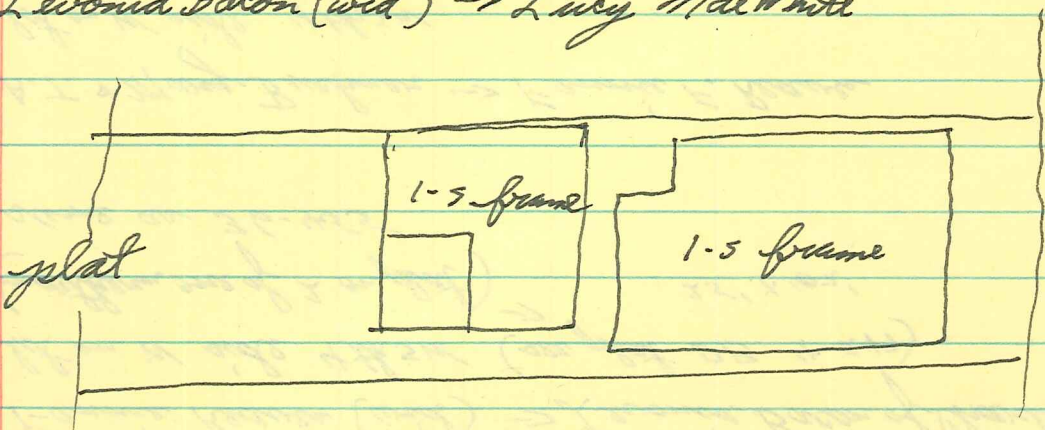
4-241
11/11/1893 Robt. & Mary O. Kelser → Berkeley Bullock #475
70' on 4th SW x 102' W
same as 2-255

2-255 ²⁵⁴ Philip & Frances Smith → Robert Kelsey \$1775
 3/28/1891 lot 70' on 4th SW x 102' W
 same as ACDB 73-435, 2/1/1894, fr. commr
 "also same property, referred to & described in ACDB 73-449,
 5/7/1870, Malinda & Thos Smith → Phillip Smith,
 except for small part conveyed to Abram Conrad"
 see also DB 1-281, 1889, Philip Smith → Ch. Perpetual Bldg Soc

ACDB 73-449 Malinda ^{Smith} & Thomas Smith, "the widow & a son of
~~A. Conrad~~ ^{Armstead} Smith" → Phillip Smith \$305
 5/7/1870 (to be paid to John T. Barchsdale on bal. of purchase price + int)
 their int in lot bounded by Peter Harman on N, RF Harris
 on W, Jesse Carey on S, street behind Dice house on E;
 123' x 102', $\frac{1}{4}$ acre
 impts & bldgs thereon
 1/3 life int to Malinda Smith
 73-435 Drury Wood, see commr in Chancery cause of John T. Barchsdale
 2/1/1894 vs Malinda Smith et al; ~~Thomas Smith~~ John T. Barchsdale → Phillip Smith \$200
 lot bounded by Abraham Conrad on N, RF Harris on W, Jesse Carey
 on S, & st. behind Dice house on E; 70' x 102'

Armstead Smith's will not listed

City DB 139-267 Levonia Bacon (wid) → Lucy MacWhite
 7/30/1948



139-268 plat

428-673 Burdell & Rose Chapman → Franklin N. White
 1982 same as 129-362

233 4th SW

74, 75, 76

1871, 72, 73 ~~instead of~~ Phillip Smith n l

~~1875, 76 Abraham Conrad to a 1/2 m = + 200 = 400 for JTB note~~

~~1889, 91 4th Phillip Smith n l~~

~~1872, 93, 94 4th Conrad n l~~

~~1874 John Burdette 1/2 m = + 100 = 200 for JTB note~~

1889	3rd Phil Smith	W side Oak Alley	+ 100 = 300 ³⁰⁰
1890	" "	muradn W side Ridge	+ 500 = 750
1891	" ^N	" "	W side 37th st " "
1892	" "	on St back of Harmon	" " Berkley Bullock to pay

~~1892, 93 " Abraham Conrad W side Oak Alley + 300 = 400~~

1893	^{new} 3rd Phil Smith, Kelsen	n l	
"	" ^N Berkley Bullock	W side st to Dive	400 + 400 = 800 for Phil Smith
1894, 95	" "	" " 6 1/2	100 + " = 500
1896	Charles	" " 4th	" " for B. Bullock
1898, 1900	Berkley	" " "	" " for Char. "
1902	Charles	223 "	" " for Jodley "

~~1893, 94 3rd Annie D. Burdette + 0 = 200~~

~~1893, 96, 97, 98 " " " " 223 4th + 300 = 400~~

1894, 95, 96, 98	^N 3rd Nannie Smith & Mary Brown	W side 6 1/2 / 4 1/2	- 100 + 300 = 400 for B. Bullock
1902	" " " "	223 4th	" " sold to " 1/1879
1893	" " " "	n l	

2234th

- 1872 B's gone
- 1873, 74 John T Barksdale $\frac{1}{2}$ ac $\frac{1}{4}$ m SW + 250 = 400
- 1874, 75, 76 Philip Smith ul
- ~~1875 Barksdale~~
- 1875 Emily Smith $\frac{1}{2}$ ac $\frac{1}{2}$ m W + 750 = 1000
- 1882 " " 80' " " + 600 = 800
- 1876 John T Barksdale $\frac{1}{4}$ ac $\frac{1}{4}$ m SW + 750 = 1000 off $\frac{1}{2}$ ac $\frac{1}{4}$ m SW taken
ded for Wray
- 1884, 85, 82 Phil Smith $\frac{1}{2}$ ac + 100 = 300
- 1880, 79 " " $\frac{1}{4}$ ac $\frac{1}{4}$ m S + 300 = 500 fr J T Barksdale
- 1879 John T Barksdale $\frac{1}{2}$ ac $\frac{1}{4}$ m S + 500 = 800 off $\frac{1}{4}$ ac $\frac{1}{4}$ m S Phil Smith
- 1878 " " $\frac{3}{4}$ " " + 1200 = 1500
- 1876 " " " " + 1000 = 1500

lowered? ✓
~~4-2-1/2~~
floor level wind? ✓
1 1/2 good cond

223 4th SW

~~all~~ ↗

2-5, 2-bay, single pile
low found covered w/ concrete, maybe stone?
C.B. prob was on piers

weatherboarded (uneven, coming loose), green w/ beige

steep gable roof - asphalt shingles, proj eaves &
close verge, ~~exposed rafter ends?~~ boxed cornice

sm chim N of center, looks like brick covered w/ concrete

6/6 windows w/ plain trim at 1st level, facade ~~is~~ taller
than ends; gable end sl shorter than one below;
2nd level facade 1/2 ht & low under eaves; ↗
all lowered ~~at~~ 2nd level; 1st level only on N end

no porch; metal awning for hood over ent N bay;
2' conc slab across front

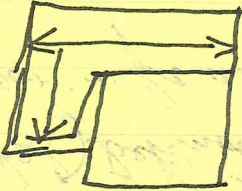
1 in 6 2/3 panel door, ~~arch.~~ ^{arch.} ~~wooded~~ trim ↗

1-5 rear wing; gable-roofed N 1/2, nearly flat shed
roof 5 1/2, ^{on brick pier} ~~red roofing~~; ~~brick pier~~ WB cont
w/ end porch (shed) behind 5 2/3 (N 1/2 WB, 5 1/2 ~~covered~~ ^{on brick pier})
5 end window & facade (i.e., sl taller than orig 5)

was white in 221
son in 223 since her sis died
here since 5, no owned (both?)

1.5 cottage in rear: ~ 35 yr old
1-3, 2-bay, single pile; T-shaped
weatherboarded

very steep roof, rolled roofing; proj eaves + overhang exposed rafters
6/6 windows w/ pl trim
cent CB chin



med shed-roofed section fills in corner

$$\begin{array}{r} 165 + 10 = 175 \\ 3 \overline{) 495} \end{array}$$

$$\begin{array}{r} 115 + 10 = 125 \\ 4 \overline{) 460} \end{array} \begin{array}{r} E \\ + \\ \hline 2560 \\ 150 \end{array}$$

ACDB John N. ~~Barbisdale~~ ^{& Mary E. Fry} ~~Co 770~~ → John T Barbisdale

65-64 4 tracts, incl:

10/11/1866 tract behind Dr. Dice's residence,
part of tract cM Brand, corner → Barbisdale & Fry
boundaries: ^{105'} set bet it & Carrington property, cN 336' on
Hawkins, Harris, & Bailey lines, ^E 105' w/ Harman line,
cS 336' on st behind Dice

