

867

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IPS (INTEGRATED PRESERVATION SOFTWARE)

06/15/1997

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5047

Other DHR Number: Property Date(s) 1910 ca

PROPERTY NAMES	EXPLANATION
Pace-Reaves House	Historic

County/Independent City: Charlottesville
 State: Virginia
 Magisterial District: Tax Parcel: 26-20

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
213 -	Hartman's Mill Road	Current

Vicinity: Town/Village/Hamlet:

Name of National Register Historic District:

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:
 Approximately half-acre lot with narrow street frontage; landscaped yard with mature evergreens, pollarded maples, poured concrete front walk. House stands near street. Asphalt driveway on west side of house.

Ownership: Private NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic

TOTAL: 1
 Historic: 1
 Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Door(s)	1	Single Leaf	Wood	Paneled w/light
Foundation	0	Piers w/ infill	Concrete	
Porch	0	1-story, 3-bay	Wood	Square posts
Roof	0	Gable	Metal	Standing Seam
Structural System	0	Frame	Aluminum	Sided
Window(s)	0	Sash, double-hung	Wood	2/2
Chimney	2	Flue	Brick	Stretcher Bond

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1910 ca

Source of Date: Site Visit

Architectural Style:

Description:

Two-story, four-bay, aluminum-sided frame single-pile dwelling with minimal detailing. Interior end brick flues visible above the standing-seam-metal gable roof. Windows are two-over-two double-hung sash with architrave trim; other features include boxed cornice, one-story three-bay front porch with hipped roof and square post supports.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

The easternmost bay of the building appears to be an early addition to the house. A rear one-story shed room extends across the back of the house. Aluminum siding has been added.

Number of Stories: 2.0

Interior Plan Type: Central Passage, Single Pile

Accessed? No If not, why not? Not accessible

Interior Description:

Relationship of Secondary Resources to Property:

Two small doghouses (modern) are located to the northwest of the dwelling.

DHR Historic Context: Domestic

Ethnicity/Immigration

Significance Statement:

This I-house dwelling, built about 1910, was originally located outside the city limits of Charlottesville. The 1916 annexation brought it into the boundaries. In 1917, R.B. and Minnie E. Pace sold the house and a 2.75-acre tract to J.D. and Lettie J. Via, who conveyed it back to the Paces later in the year. In 1925, the Paces sold the property and house, excepting the "old graveyard [12' x 15']," to Lewis and Lottie Q. Reaves. In 1958, Anna Reaves Reid was conveyed this parcel, lot no. 3 (of six) as platted in the 1958 subdivision of the 2.75-acre Reaves tract. In 1967 Benjamin F. Willis acquired the house. The property remains in the Willis family today. The Pace-Reaves House is one of many dwellings associated with historic African-American settlement of the neighborhood east of Ridge Street.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	15261	6 - 8	2/ 6/1997
Slides		-	1/29/1997

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Local Records

Author: City of Charlottesville Assessors Office

Citation Abbreviation:

Property Description (by parcel no.)

Notes:

Legal description: Lot 3

Sequence #: 1.1 Bibliographic Record Type: Local Records

Author: Charlottesville, City of

Citation Abbreviation:

Deed Book(s)

Notes:

Deed book references: 30-63, 30-450, 50-205, 64-391, will book 8-182; 293-468, 631-787

Sequence #: 2.0 Bibliographic Record Type: Oral History

Author: Payne, Walter

Citation Abbreviation:

Interview

Notes:

2/6/97: A Mr. Pace is the earliest owner of this house I know of. About 1927, my wife Theola's parents Lewis & Lottie Reaves acquired the house. Lewis worked for the University Hospital. The house originally had weatherboard siding, later bricktex. The Lewises took out one wall of the center passage.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 2/ 6/1997

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: JDP Pres.Consultant: Pezzoni

ID # Associated with Event:

CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:

First : Dorothy & Jacqueline

Last : Willis

Suffix :

Title : Life Estate

Company:

Address: 213 Hartman's Mill Road

City : Charlottesville

State: VA

Zip : 22902- Country:

Phone/extension:

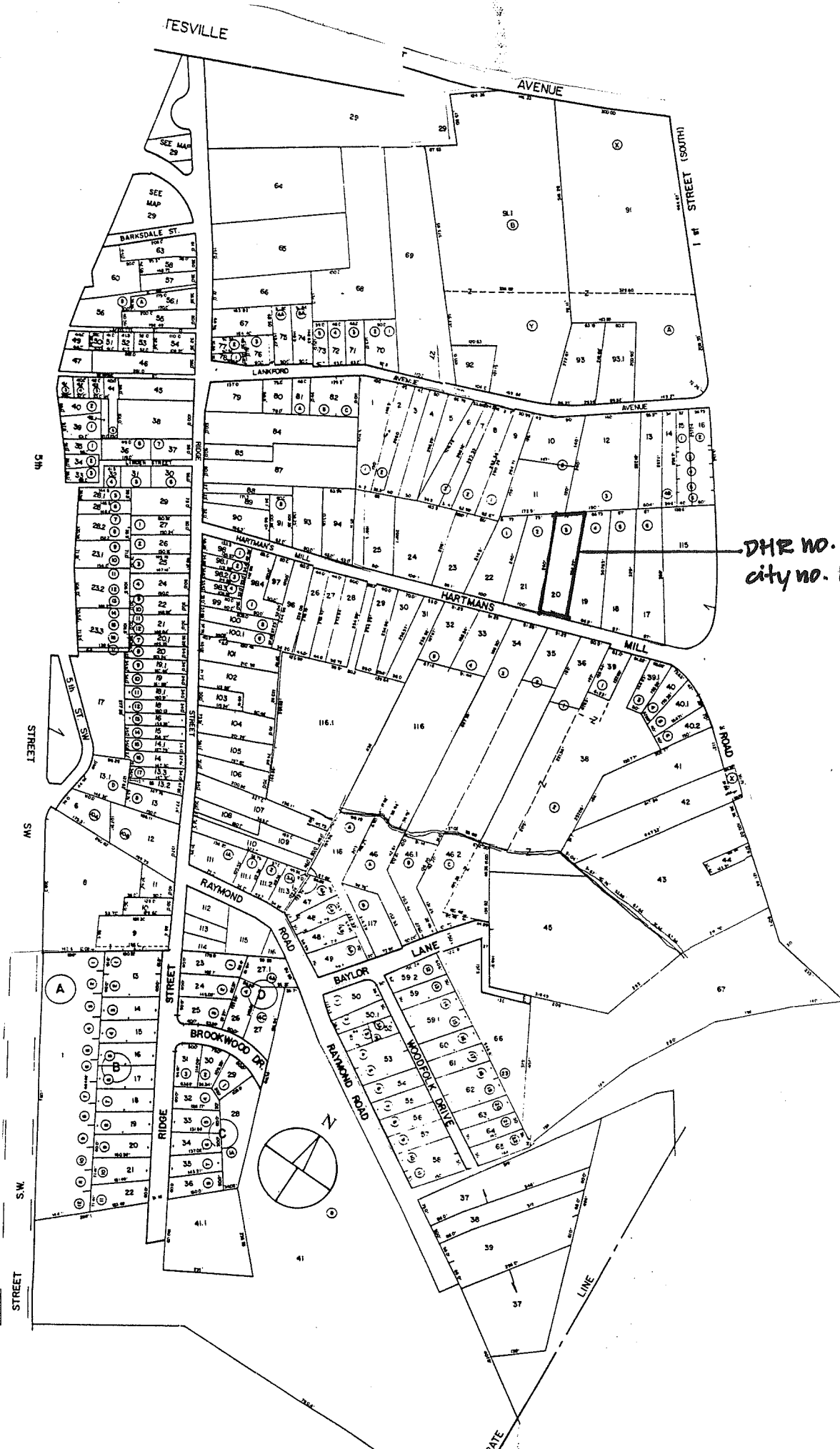
Individual Category Codes:

OCCUPANT Occupant

OWNER Owner of property

Mailing Address Notes:

Surveyor's Notes:



DHR NO. 104-5047
city no. 867

Accessed? Y N
Interior description:

If not, why not? _____

SECONDARY RESOURCES DESCRIPTION:

small dog h.s.

HISTORIC THEME (select as many as apply):

- Architecture / Community Planning Recreation / Arts Domestic Transportation / Communication Subsistence / Agriculture
- Commerce / Trade Government / Law / Politics Industry / Processing / Extraction Health Care / Medicine Landscape
- Education Ethnicity / Immigration Military / Defense Settlement Patterns Religion Funerary Social Technology / Engineering

ARCHITECTURAL AND HISTORICAL STATEMENT [2-3 sentences discussing significance of property in relation to historic theme(s) selected above]:

GRAPHIC DOCUMENTATION

Medium	VDHR ID#	Frame no(s)	Date
B&W 35mm photos			
B&W 35mm photos			
Color slides			

BIBLIOGRAPHY

Type	Author (last, first)	Citation (brief form)
IV	<i>Payne, W.</i>	<i>2.6.96</i>

PROPERTY OWNER / OCCUPANT / TENANT

Name _____

Mailing address _____

Telephone number(s) _____

SURVEY INFORMATION

Surveyor's name Dan Pezzoni or Leslie Giles
 Surveyor's address P.O. Box 7825 Roanoke VA 24019-0825
 Surveyor's phone number (540) 366-0787

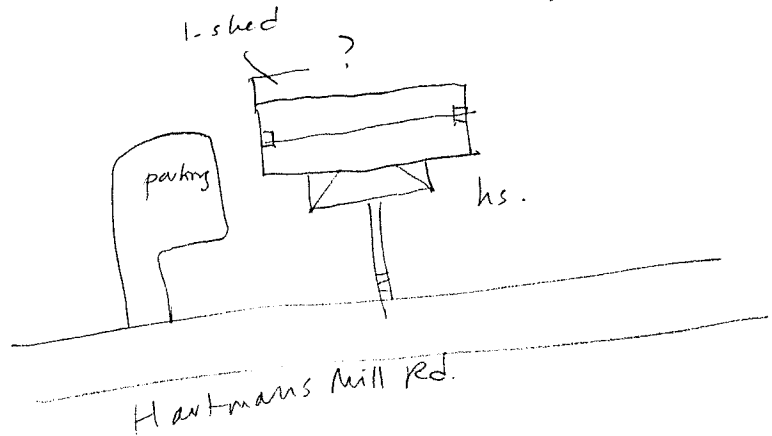
Survey Date _____

CRM Event: Reconnaissance: CLG-sponsored

SITE PLAN

Date _____ North Arrow

W Payne; A Mr. Pace is the earliest owner of this h.s. I know of. ~~the~~ About 1927, my wife Theola's parents Lewis + Lotty Reaves acquired the house. LEWIS worked for the Univ. Hospital. The h.s. orig'ly had weathered siding, later brick tex. The Lewis' took out one wall of the center passage.



PARCEL I.D. 26 - 20. PROPERTY ADDRESS 213 HARTMAN'S MILL ROAD
NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION LOT 3

*** OWNER INFORMATION ***

NAME WILLIS DOROTHY LIFE EST&JACQUELINE
ADDRESS 213 HARTMAN'S MILL RD
CHARLOTTESVILLE, VA 22902

*** DEED INFORMATION ***

BOOK 631
PAGE 787
TAXABLE

***** MISCELLANEOUS INFORMATION *****

PROP CLASS ONE FAMILY	LIVING AREA	1727	LOT AREA SQ.FT.	21216
ZONING 1A	PERIMETER	135	LOT AVERAGE WIDTH	78
OVL.P. ZONE	DWELLING UNITS	1	LOT AVERAGE DEPTH	272
LAND USE 1101	CENSUS TRACT	401133	PROPERTY - ACRES	.487
EQ. BD. YR	EQ. BD. ACT.		PICTURE	NO

***** PRIMARY STRUCTURE *****

YEAR BUILT 1920	EFF YEAR 1947	CONSTRUCTION	WOOD FRAME
GRADE AVERAGE	PCT. ADJ. 15	STORIES	2.0
TYPE STANDARD UNIT		BASEMENT	NO ATTIC NO
CONDITION FAIR		AREA SQ. FT.	703

PLEASE ENTER IN YOUR INFORMATION THEN PRESS enter OR PRESS f7 TO EXIT. []

64.391

Willis, Dorothy C., life est.
+ Jacqueline B. Willis 5.31.94 631.787

Willis, D. C. 8.17.90 293.468 (death of Benj., no will)

Willis, Benj. F. 11.13.67 293.468

Reid, Anna R. 5.8.58 WB 8.182+183 list of heirs

64.391 4.1.1929 W. Gilmer Dunn, trustee, to Lewis + Lottie G. Reeves
\$5.00 2.75 a wr bldg. on HMR in area annexed in 1916
being same prop'y conveyed by R. B. Pace + wf. to L + LR
on 4.2.1925 50.205
deed excepts the "old graveyard" ref'd in 134.432.

50.205 RB + Minnie E. Pace to L + LR for \$ 2,650
being same prop'y conveyed by J. D. Via + wf to Minnie E.
Pace 6.1.1917 30.450, + then conveyed by Minnie to
her husband 1.18.24

30.450 J D V + Lettie J. V. wf to M E P \$ 900 + \$ 600 2.75 a + bldg., 1 of
119 HMR (2 tracts conveyed by R B P + M E P to J D V 2.28.1917
30.63 \$3,000
graveyard of 12'x15'



867

Negative no. 15261

Date 2.1997 File No. 104-5047

Name Pace-Reaves House

Town _____

City Charlottesville
County _____

Photographer Dan Pezzoni

Contents 2 exteriors of house

1 view of outbuilding

