

869

Page No. 1

IPS (INTEGRATED PRESERVATION SOFTWARE)

06/15/1997

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5049

Other DHR Number: Property Date(s) 1910 ca

PROPERTY NAMES	EXPLANATION
Stodgell-Payne House	Historic

County/Independent City: Charlottesville  
State: Virginia  
Magisterial District:

Tax Parcel: 26-34

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:  
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
214 -216	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:

The property is about 1.4 acres, and includes two parcels, formerly part of the James D. Nimmo property, that extend down to a creek. The yard is studded with maples, hemlocks, and other mature trees. A poured concrete walk leads from the street to the front entry.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic
1.1	1	Workshop	Non-historic

TOTAL:               2  
 Historic:               1  
 Non-Historic:        1

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	2	Flue	Brick	Stretcher Bond
Door(s)	1	Single Leaf	Wood	Paneled w/light
Foundation	0	Solid	Stone	Random Rubble
Porch	0	1-story, 1-bay	Wood	Square posts
Roof	0	Gable	Asphalt	Shingle
Structural System	0	Frame	Wood	Parged
Window(s)	0	Sash, double-hung	Wood	2/2

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:  
 This one-story, three-bay, single-pile frame house on a random rubble stone masonry foundation is a typical early-twentieth-century dwelling with a simple rectangular form, topped by a side-gable roof with asphalt shingles. The shed-roofed front porch, one bay wide, has Craftsman-inspired supports (brick piers with square posts). A polygonal bay projects from the west gable end, and a one-story ell of frame construction extends behind the house. The two-over-two double-hung sash have plain trim.

Condition: Good  
 Threats to Resource: None Known

Additions/Alterations Description:  
 The Paynes added one room to the east end of the house, matching the detailing of the original dwelling; they added stucco with chicken wire lath to the whole house over the original weatherboards; and later on they added a concrete block extension (one room) to the rear ell.

Number of Stories:    1.0  
 Interior Plan Type: Two-Room, Single Pile  
 Accessed? No    If not, why not? Not accessible

Interior Description:

SEQUENCE NUMBER:    1.1                                        WUZIT: Workshop

Primary Resource? No  
Estimated Date of Construction: 1950 ca  
Source of Date: Oral History  
Architectural Style:

Description:  
One-story, frame stuccoed playhouse (later a workshop) with 6/6 and 6/2 sash, asphalt roll-roofing over side gable, brick flue, bracketed stoop, paneled wood door.

Condition: Poor  
Threats to Resource: Deterioration

Additions/Alterations Description:

Number of Stories: 1.0  
Interior Plan Type:  
Accessed? No If not, why not? Not accessible

Interior Description:

Relationship of Secondary Resources to Property:  
The workshop/playhouse is located immediately behind the dwelling, but is oriented to face west rather than north. A small frame outbuilding is located behind and southeast of the dwelling, in the rear yard.

DHR Historic Context: Domestic  
Ethnicity/Immigration

Significance Statement:  
The Stodgell-Payne House is typical of the one-story houses typically built in the neighborhood east of Ridge Street in the early-twentieth century. The house, from 1939-1966 the home of Walter and Theola Payne, is among a group of properties associated with historic African-American property ownership in the neighborhood. It is presently still owned by the Payne family but used as a rental property. The house is located on two lots that were originally part of the James D. Nimmo estate.

#### GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	15258	23A - 25A	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 and part of lot 2

Sequence #: 1.1 Bibliographic Record Type: Local Records  
Author: Charlottesville, City of  
Citation Abbreviation:  
Deed Book(s)

Notes:  
Deed Book references: 66-252, 85-67, 90-461, 113-297, 139-113,  
300-348, 314-199, 593-154, 607-515

Sequence #: 2.0 Bibliographic Record Type: Oral History  
Author: Payne, Walter  
Citation Abbreviation:  
Interview

Notes:  
2/6/97: I built the playhouse in back in the 1950s for my children.  
It had a platform out front where the kids had dance parties. The  
main house was about 15 years old when we bought it from Fred Stodgell  
in 1939. Fred Stodgell was a white man, perhaps from the Midwest, who  
moved to the Belmont neighborhood. When I bought the house it had  
yellow weatherboard siding. In 1947 I put stucco and chickenwire lath  
over the weatherboard. Other changes: we added the east end and the  
cinder block ell extension.

#### 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 : June & L.P. Edwards  
Last : Payne  
Suffix :  
Title :  
Company:

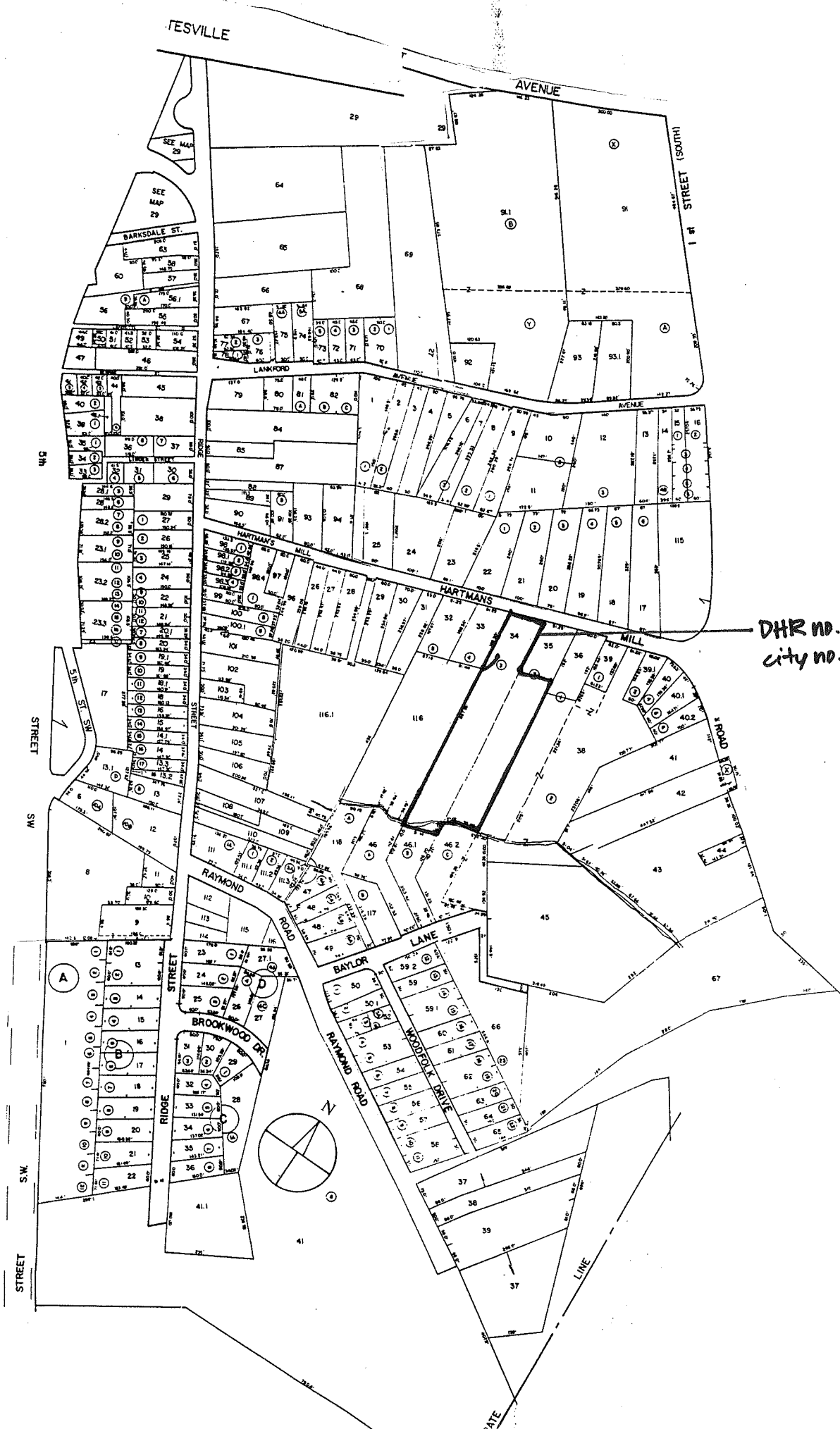
Address: 9659 Canterbury

City : Allison State: PA  
Zip : 15101- Country:  
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:



DHR no. 104-5049  
city no. 869

Accessed? Y

(N)

If not, why not? \_\_\_\_\_

Interior description:

SECONDARY RESOURCES DESCRIPTION:

1. 1/2 fr. stuccoed play house 6/6 + 6/2  
asph-v oil vt. over side gable.  
br. Pine, stoop.

2. small fr. outbdg.

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]:

"Payne's Restoration + Repair Shop/  
Gold + Silver Leafing" 295-7395

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	Payne, Walter	2.6.97

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

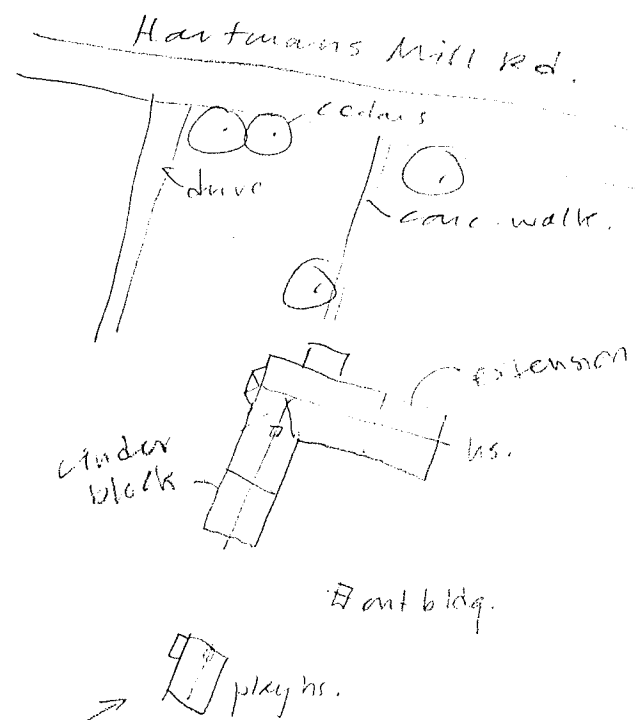
Survey Date \_\_\_\_\_

CRM Event: Reconnaissance: CLG-sponsored

SITE PLAN

Date \_\_\_\_\_

North Arrow



N.T. This house was abt. 15 yrs old when we bought it. In 1939, FS was a white man who moved to the settlement 'Neighborhood' it had yellow w. bd. siding. In 1947 I put stucco and cinder block with over the wbd. stucco changed; we added the east end - the cinder block extension.

I built this in the 1950s for my children. It had a platform out front where the kids held dance parties.

PARCEL I.D. 26 - 34. PROPERTY ADDRESS 214-216 HARTMAN'S MILL ROAD  
 NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION LOT 3 & PT 2  
 ROLLING LOT REMARKS SHOP NOT LIVING QTRS

\*\*\* OWNER INFORMATION \*\*\*

NAME PAYNE JUNE P & LOTTIE P EDWARDS  
 ADDRESS 9659 CANTERBURY ALLISON, PA 15101

\*\*\* DEED INFORMATION \*\*\*

BOOK 607  
 PAGE 515  
 TAXABLE

\*\*\*\*\* MISCELLANEOUS INFORMATION \*\*\*\*\*

PROP CLASS ONE FAMILY	LIVING AREA	1216	LOT AREA SQ.FT.	103751
ZONING 1A	PERIMETER	150	LOT AVERAGE WIDTH	91
OVL.P. ZONE	DWELLING UNITS	1	LOT AVERAGE DEPTH	650
LAND USE 1101	CENSUS TRACT	401128	PROPERTY - ACRES	1.373
EQ. BD. YR	EQ. BD. ACT.		PICTURE	NO

\*\*\*\*\* PRIMARY STRUCTURE \*\*\*\*\*

YEAR BUILT 1930	EFF YEAR 1945	CONSTRUCTION	STUCCO WOOD FRAME
GRADE	ECONONY PCT. ADJ. 0	STORIES	1.0
TYPE	STANDARD UNIT	BASEMENT	NO ATTIC NO
CONDITION FAIR		AREA SQ. FT.	1216

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

*Payne, June Payne + Lottie Payne Edwards 7.21.93 607.515*  
*" " " " 12.1.92 593.154*  
*Payne, Walter A. + Theola D. j + \_\_\_\_\_*  
*Payne, W... A. + Theola D. \_\_\_\_\_ 1.22.70 314.199*  
*Payne, W... A., Jr. + Mary W. 8.5.68 300.348*  
*Payne, W... A. + Theola D. 7.17.48 139.113*  
*2 joint life est.*  
*Stodgell, Fred + Pauline to WAP \_\_\_\_\_ 4.28.1943 113.297*  
*Geo. Gilmer + John S. Graves, trs. to FS 11.14.1936 90.461*  
~~W.A.~~ *Ily Nimmo Lane et husb to tris \_\_\_\_\_ 4.14.1936 85.67*  
*lots 2 + 7*  
*85.67 2 + 7 were allotted to Ily Nimmo Lane in a partition deed fr.*  
*WA Nimmo et al 6.28.1929 66.252*

869

Negative no. 15258

Date 2.1977 File No. 104-5049

Name Stoddell-Payne House

Town City  
Charlotteville

Photographer Dan Reznick

Contents 2 exteriors of house  
1 outbuilding view

