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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: 104-5051

Other DHR Number:

Property Date(s) 1964

PROPERTY NAMES

Gaines, John J. III and Carolyn S. House

EXPLANATION

Original

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 26-22

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
221 -	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 and other trees, chain-link fencing, gravel driveway.

Ownership: Private

NR Resource Type: Building

WUZITS

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

TOTAL: 1
 Historic: 0
 Non-Historic: 1

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Door(s)	1	Single Leaf	Wood	Paneled w/light
Foundation	0	Solid	Brick	Stretcher Bond
Porch	0	1-story, 2-bay	Wood	Square posts
Roof	0	Gable	Asphalt	Shingle
Structural System	0	Frame	Brick	Veneer
Window(s)	0	Sash, double-hung	Wood	6/6

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1964

Source of Date: Local Records

Architectural Style:

Description:

One-story, four-bay, brick-veneered frame ranch with colonial-inspired detailing (arched porch bays, etc.) is a late-twentieth-century dwelling of typical construction. It includes a basement with above-grade windows at the rear of the house.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

No additions or alterations to the exterior were observed.

Number of Stories: 1.0

Interior Plan Type:

Accessed? No If not, why not? Not accessible

Interior Description:

Relationship of Secondary Resources to Property:

A small portable metal storage shed is located to the northwest of the house, near the rear property line.

DHR Historic Context: Domestic

Ethnicity/Immigration

Significance Statement:

This ranch-type house, built for John J. III and Carolyn Gaines in 1964 is of a typical late-twentieth-century form. Julia Reaves Gaines was given the lot by her father Lewis Reaves. According to a local informant, her son John Gaines hired contractor Adolphus Page to build the house. The property is lot no. 1 (of six) as platted in the 1958 subdivision of the 2.75-acre Reaves tract. Jerome and Zelma Pleasants purchased the property from the Gaineses in 1974 and still own the house at present. The house, though modern, is located among a group of properties associated with historic African-American settlement of the neighborhood east of Ridge Street.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	15259	35A - 36A	2/ 6/1997
Slides		-	1/29/1997
B&W 35mm Photos	15261	1 - 3	2/ 6/1997

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 1

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;
 256-129, 359-471, 435-487

Sequence #: 2.0 Bibliographic Record Type: Oral History
 Author: Payne, Walter
 Citation Abbreviation:
 Interview
 Notes:
 2/6/97: This house stands on a lot given to Julia Gaines by her
 father, Lewis Reaves Sr. Her son John Gaines hired Adolphus Page to
 build the house "about 1945."

CULTURAL RESOURCE MANAGEMENT EVENTS

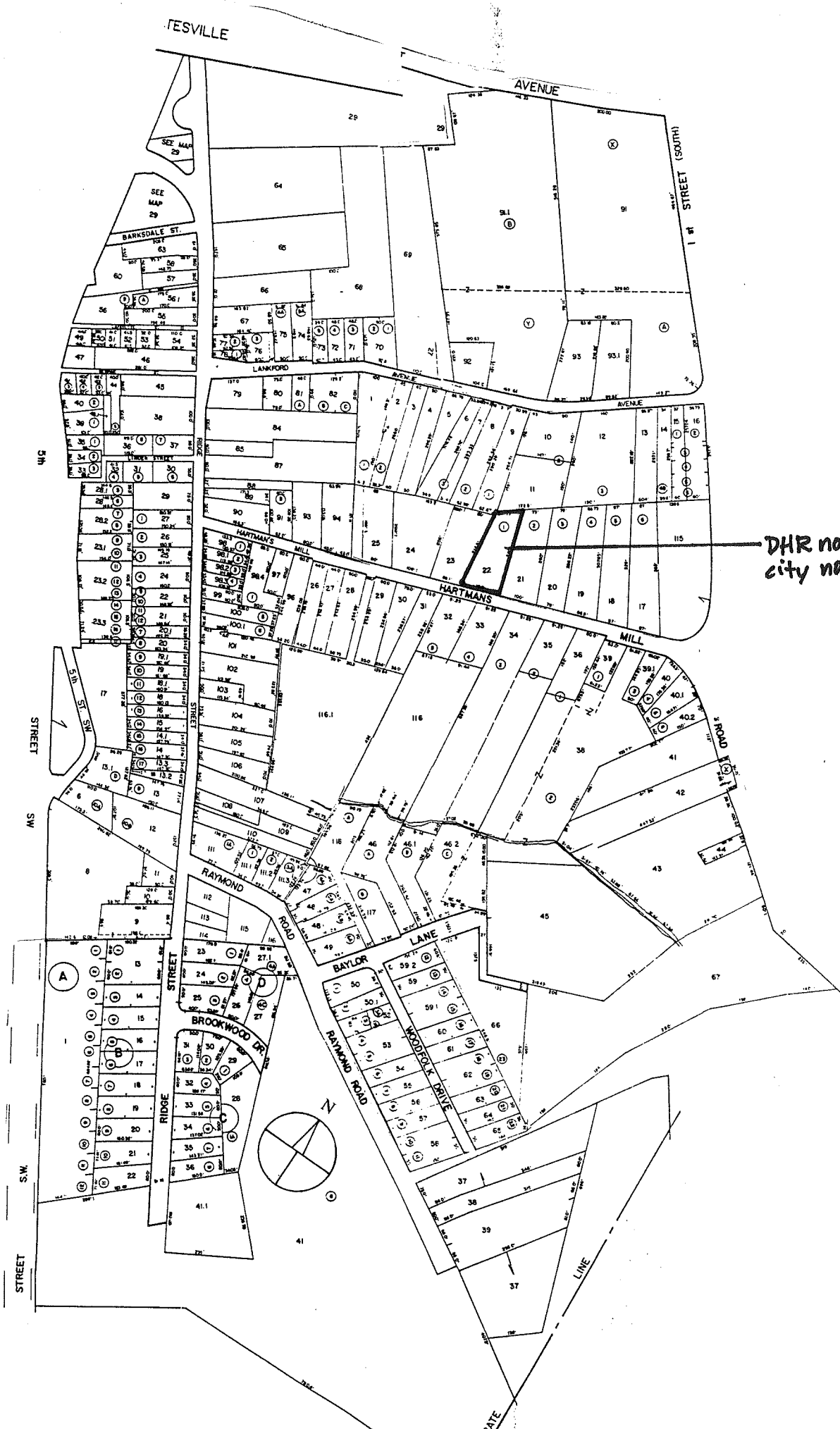
Date: 2/ 6/1997
 Cultural Resource Management Event: Reconnaissance Survey
 Organization or Person: JDP Pres.Consultant: Pezzoni
 ID # Associated with Event:
 CRM Event Notes or Comments:

MAILING ADDRESS

First : Zelma Y.
 Last : Pleasants
 Address: 219 Hartman's Mill Road
 City : Charlottesville State: VA
 Zip : 22902- Country:
 Phone/extension:

Individual Category Codes:
 OWNER Owner of property

Mailing Address Notes:
 Surveyor's Notes:



DHR no. 104-5051
city no. 871

Accessed? Y

(N)

If not, why not? _____

Interior description: _____

PROPERTY OWNER / OCCUPANT / TENANT

Name _____

Mailing address _____

Telephone number(s) _____

SECONDARY RESOURCES DESCRIPTION:

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

HISTORIC THEME (select as many as apply):

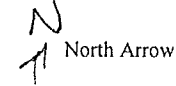
- Architecture / Community Planning Recreation / Arts Domestic Transportation / Communication Subsistence / Agriculture
- Commerce / Trade Government / Law / Politics Industry / Processing / Extraction Health Care / Medicine Landscape
- Education Ethnicity / Immigration Military / Defense Settlement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

Survey Date _____

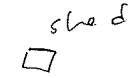
CRM Event: Reconnaissance: CLG-sponsored

SITE PLAN

Date 2.6.97



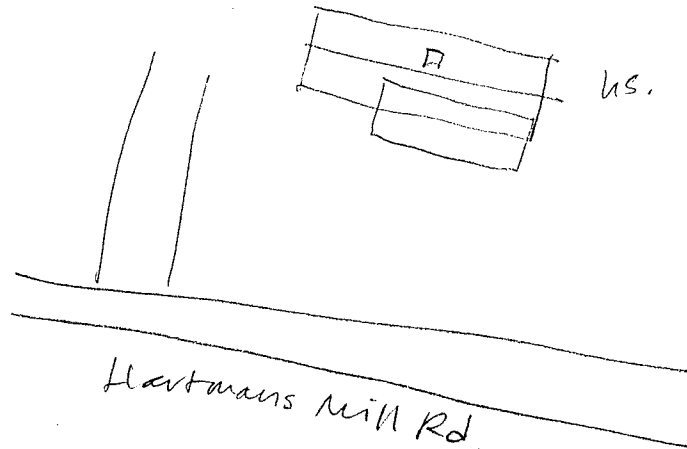
note:
John Gaines
does not
appear as a
resident of
HMR in 1945,
47-48, or 50
directories.



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

GRAPHIC DOCUMENTATION

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



BIBLIOGRAPHY

Type	Author (last, first)	Citation (brief form)
TV	Payne, Walter	2.6.97
_____	_____	_____
_____	_____	_____

WP: This house stands on a lot given to Julia Gaines by her father, Lewis Reaves Sr. Her son John Gaines hired Adolphus Page to build the house "about 1945."

PARCEL I.D. 26 - 22. PROPERTY ADDRESS 221 HARTMAN'S MILL ROAD
NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION LOT 1

*** OWNER INFORMATION ***

NAME PLEASANTS ZELMA Y
ADDRESS 219 HARTMAN'S MILL ROAD
CHARLOTTESVILLE, VA 22902

*** DEED INFORMATION ***

BOOK 435
PAGE 487
TAXABLE

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

PROP CLASS ONE FAMILY	LIVING AREA	1560	LOT AREA SQ.FT.	20213
ZONING 1A	PERIMETER	132	LOT AVERAGE WIDTH	100
OVL.P. ZONE	DWELLING UNITS	1	LOT AVERAGE DEPTH	231
LAND USE 1101	CENSUS TRACT	401133	PROPERTY - ACRES	.464
EQ. BD. YR	EQ. BD. ACT.		PICTURE	NO

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

YEAR BUILT 1964	EFF YEAR 1981	CONSTRUCTION	BRICK VENEER
GRADE AVERAGE	PCT. ADJ. 15	STORIES	1.0
TYPE STANDARD UNIT		BASEMENT	YES ATTIC NO
CONDITION AVERAGE		AREA SQ. FT.	1040

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

Pleasants, Zelma Y. 2.15.83 435.487
 Pl... , Jerome A. + Z. Y. 8.30.74 359.471
 Gaines, John J. III +
 Carolyn S. 7.31.64 256.129

Built 1964 ←
123 HMR



871

Negative nos.
15259,
15261

Date 2.1997 File No. 104-5051

Name Carolyn & John J. Gaines III House

Town _____
City _____
County Charlottesville

Photographer Dan Pezzoni

Contents 3 exteriors of house
1 outbuilding view

