

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5055

Other DHR Number: Property Date(s) 1925 ca

|                     |             |
|---------------------|-------------|
| PROPERTY NAMES      | EXPLANATION |
| Jackson-Adams House | Historic    |

County/Independent City: Charlottesville

State: Virginia

Magisterial District: Tax Parcel: 26-24

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

| Number | Thoroughfare Name   | Explanation |
|--------|---------------------|-------------|
| 227 -  | 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 .631-acre, quadrangular parcel has yard art and decorative plantings that include yucca, flower-form metal planters, concrete urns, and bluestone retaining walls. An asphalt driveway is located on the west side of the house.

Ownership: Private

NR Resource Type: Building



and an asphalt-shingled gable roof; and a two-story cinderblock unit (ca. 1960?) with an asphalt-shingled gable roof.

DHR Historic Context: Architecture/Community Planning  
Domestic  
Ethnicity/Immigration

Significance Statement:

The Jackson-Adams House is typical of the one-story, gable-front bungalows often built in the neighborhood east of Ridge Street in the mid-twentieth century. The house is one of a group of properties associated with historic African-American settlement of the neighborhood. The house was apparently built by carpenter Lewis P. Jackson, who with his wife Pocahontas acquired the property in 1923 from F.C. and Willie McCue. The Sanborn Maps indicate a property improvement between 1920 and 1929. Maude Adams, who bought the house in 1960, operated a rooming house on the property [which explains the additions and apartments].

GRAPHIC DOCUMENTATION

| Medium          | Medium ID # | Frames    | Date      |
|-----------------|-------------|-----------|-----------|
| B&W 35mm Photos | 15259       | 30A - 32A | 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: part lot

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

Notes:

Deed Book references: 44-160, 220-58, 686-615

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

Notes:

2/6/97: Carpenter Lewis Jackson lived in this house in the 1930s, but I don't know whether he built it. Later, Mrs. Adams operated a rooming house there.

Sequence #: 3.0 Bibliographic Record Type: Map  
Author: Sanborn Map Company  
Citation Abbreviation:  
Sanborn Insurance Maps

Notes:

Charlottesville maps 1920, 1929 show the change in character of the building from before 1925 to after.

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 : Maude M., life est.

Last : Adams

Suffix :

Title :

Company:

Address: 227 Hartman's Mill Road

City : Charlottesville

State: VA

Zip : 22902- Country:

Phone/extension:

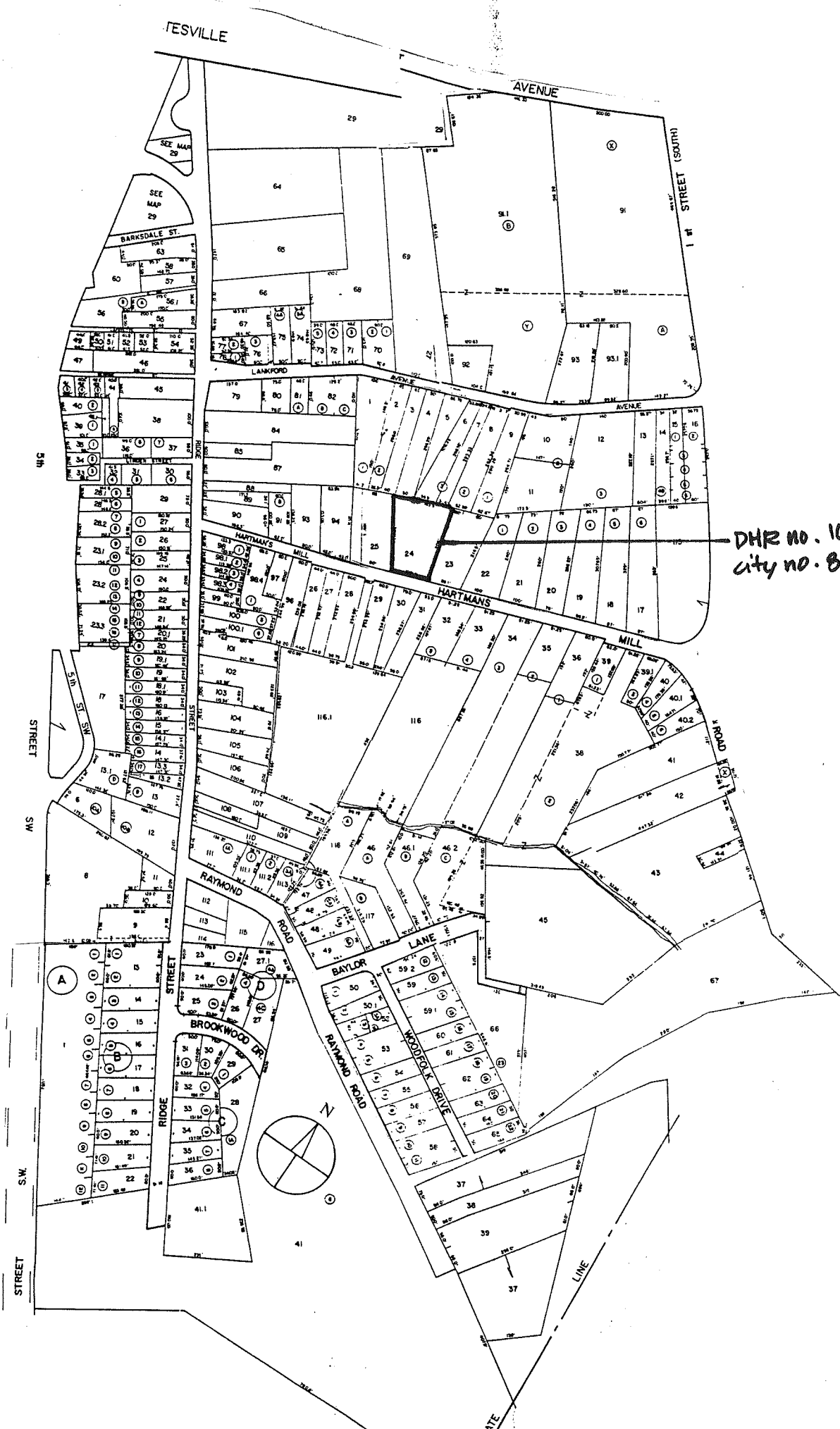
Individual Category Codes:

OCCUPANT Occupant

OWNER Owner of property

Mailing Address Notes:

Surveyor's Notes:



RESVILLE

AVENUE

1<sup>ST</sup> STREET (SOUTH)

SEE MAP 29

BARKSDALE ST.

LANKFOR

34<sup>TH</sup>

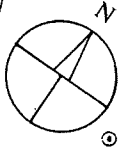
STREET

SW

S.W.

STREET

DHR NO. 104-5055  
City no. 875



RAYMOND ROAD

LANE

BAYLOR

BROOKWOOD DR.

RIDGE

41

GATE

LINE

Accessed? Y

(N)

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

Interior description:

SECONDARY RESOURCES DESCRIPTION:

25 cin bl. apt. w/ asph-slung'd gab rt.  
ca. 1950

15 frame apt. (ca. 1950?)  
conv. metal siding (?)  
asph-sl gab rt.

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) |
|------|----------------------|-----------------------|
| TV   | Payne, Walter        | 2.6.97                |
|      |                      |                       |
|      |                      |                       |

PROPERTY OWNER / OCCUPANT / TENANT

Name \_\_\_\_\_

Mailing address \_\_\_\_\_

Telephone number(s) \_\_\_\_\_

SURVEY INFORMATION

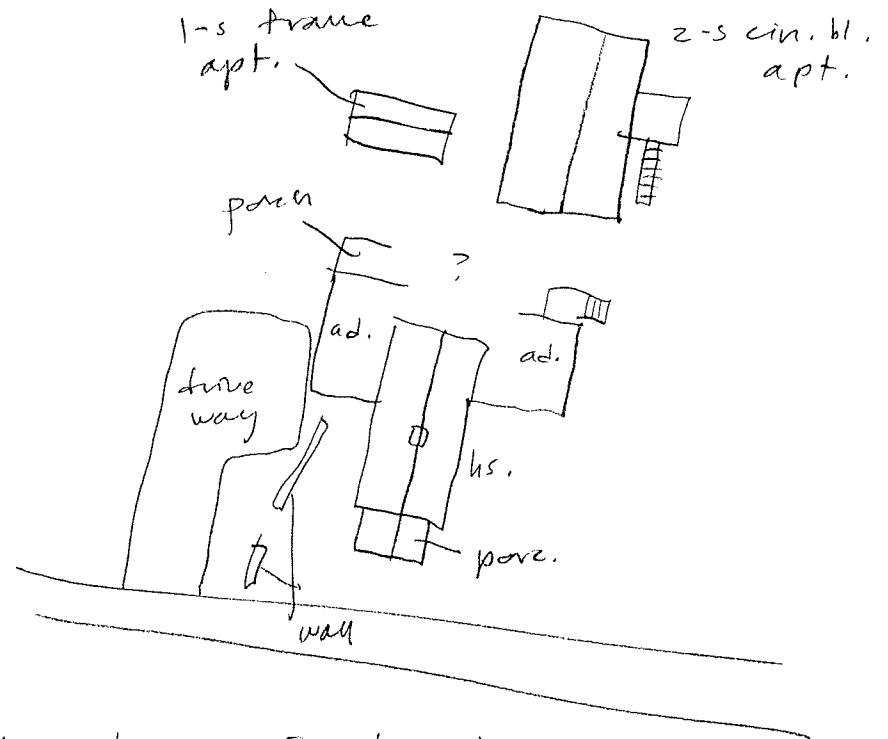
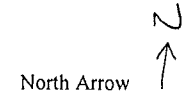
Surveyor's name    Dan Pezzoni    or    Leslie Giles  
 Surveyor's address    P.O. Box 7825    Roanoke VA 24019-0825  
 Surveyor's phone number    (540) 366-0787

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

CRM Event: Reconnaissance: CLG-sponsored

SITE PLAN

Date 2.6.97



WP: Carpenter Louis [P.] Jackson lived in this house in the 1930s, but I don't know whether he built it. Later, Mrs. Adams operated a rooming house there [which explains the additions and apartments]

PARCEL I.D. 26 - 24. PROPERTY ADDRESS 227 HARTMAN'S MILL ROAD  
NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION PT LOT

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

NAME ADAMS MAUDE M  
ADDRESS 227 HARTMAN'S MILL ROAD  
CHARLOTTESVILLE, VA 22902

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

BOOK 220  
PAGE 58  
TAXABLE

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

|                       |                |        |                   |       |
|-----------------------|----------------|--------|-------------------|-------|
| PROP CLASS ONE FAMILY | LIVING AREA    | 2558   | LOT AREA SQ.FT.   | 27507 |
| ZONING 1A             | PERIMETER      | 321    | LOT AVERAGE WIDTH | 106   |
| OVLP. ZONE            | DWELLING UNITS | 1      | LOT AVERAGE DEPTH | 205   |
| LAND USE 1101         | CENSUS TRACT   | 401133 | PROPERTY - ACRES  | .631  |
| EQ. BD. YR            | EQ. BD. ACT.   |        | PICTURE           | NO    |

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

|                    |               |              |                  |
|--------------------|---------------|--------------|------------------|
| YEAR BUILT 1920    | EFF YEAR 1947 | CONSTRUCTION | ASBESTOS SHINGLE |
| GRADE AVERAGE      | PCT. ADJ. 15- | STORIES      | 1.0              |
| TYPE STANDARD UNIT |               | BASEMENT     | NO ATTIC NO      |
| CONDITION FAIR     |               | AREA SQ. FT. | 843              |

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

Adams, Maude M. 1:Pe est. 1.14.97 686.615  
 7.29.83  
 A.., M.. M. \_\_\_\_\_ 761 220.58  
 A.., Rowls + Maude M. \_\_\_\_\_ 6.10.60 " "

1.16 a

Lewis P. and Polakontas Jackson acquired acreage on HMR from F.C. + Willie Mc Cune in 1923 (44.160). The 1925 tax records show Lewis owning a \$200 bldg. on the lot. By 1930 the value of ~~the~~ bldg.s on the lot had increased to \$600, probably representing the construction of the present gable-fronted bungalow on the lot or remodeling + expansion of the earlier dwg. The Sanborn maps indicate a change in the character of the dwelling on the Jackson's lot between 1920 and 1929.

875

Negative no. 15259

Date 2.1.1997 File No. 104-5055

Name Jackson-Adams house

Town-  
City Clearlake  
County Hesse

Photographer Dan Pezoni

Contents 3 exteriors of house

