

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5002

Other DHR Number:

Property Date(s) 1939

PROPERTY NAMES

Huff-Haden Rental House (102 Lankford)  
Price, Marion B. House

EXPLANATION

Historic  
Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 26-15

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

| Number | Thoroughfare Name | Explanation |
|--------|-------------------|-------------|
| 102 -  | Lankford Avenue   | Current     |

Vicinity: Town/Village/Hamlet:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

The dwelling is sited on a rectangular lot that slopes down from the front to the rear. A poured concrete front walk and steps, and an asphalt driveway, are present. A square poured concrete pad in the rear yard may be a well cover or the foundation of a former outbuilding. There is minimal landscaping.

Ownership: Private

NR Resource Type: Building

| Seq. # | # of | WUZITS          |           |
|--------|------|-----------------|-----------|
|        |      | 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 |
|------------|---|-----------------|----------|--------------------|
| Chimney    | 1 | Flue            | Brick    | Parged             |
| Foundation | 0 | Piers w/ infill | Brick    | Block              |

|                   |   |                   |         |              |
|-------------------|---|-------------------|---------|--------------|
| Porch             | 0 | 1-story, 1-bay    | Wood    | Square posts |
| Roof              | 0 | Gable             | Asphalt | Shingle      |
| Structural System | 0 | Frame             | Stucco  |              |
| Window(s)         | 0 | Sash, double-hung | Wood    | 6/6          |
| Door(s)           | 1 | Single Leaf       | Wood    |              |

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1939

Source of Date: Local Records

Architectural Style:

Description:

This one-story, three-bay, stuccoed frame house is a typical mid-twentieth-century dwelling with a rectangular form, topped by a side-gable roof covered with asphalt shingles. The basement foundation, partially above ground at the rear of the building, is of brick piers with infill of concrete blocks. A single, parged brick flue is present on the rear roof plane. The one-story, one-bay porch is supported by simple square posts. The windows throughout the house are six-over-six double-hung sash.

Condition: Good-Fair

Threats to Resource: None Known

Additions/Alterations Description:

Probably originally covered in weatherboards, to which the stucco was later added. One-story gabled rear ell addition of concrete block (painted, not parged), with enclosed shed porch in the angle formed by the ell and house. Small gabled addition covers basement entrance at rear of ell. Infill between brick piers added probably at same time as rear ell. The original roofing has been replaced by asphalt shingles.

Number of Stories: 1.0

Interior Plan Type: Hall Parlor

Accessed? No If not, why not? Denied

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Domestic

Ethnicity/Immigration

Significance Statement:

The house at 102 Lankford was built in 1939 (along with a similar dwelling at 100 Lankford) by developer James Fagans, who acquired the property from Goins family descendents in 1938. G.T. Huff and H.A. Haden bought the property at auction in 1940, and operated it as rental housing for several years. In 1946 they proposed to subdivide the land into six small lots (two lots on Lankford and an alley and four other lots fronting First Street Extended). Although the subdivision was approved, Huff & Haden never actually implemented the plan as devised. In 1957 they sold lot 1 (102 Lankford) and the western portions of lots 3,4,5, and 6 to Lindsay F. Jr. and Marion B.

Price. Mrs. Price remains owner of the property to the present. The house is a typical small mid-twentieth-century dwelling of a type often seen in the historically African-American neighborhood east of Ridge Street.

GRAPHIC DOCUMENTATION

| Medium          | Medium ID # | Frames  | Date      |
|-----------------|-------------|---------|-----------|
| B&W 35mm Photos | 15257       | 7 -     | 2/ 6/1997 |
| Slides          |             | -       | 1/29/1997 |
| B&W 35mm Photos | 15257       | 10 - 11 | 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 and part lots 3,4,5, & 6

Sequence #: 1.1 Bibliographic Record Type: Local Records  
Author: Charlottesville, City of  
Citation Abbreviation:

Deed Book(s)

Notes:

Deed Book references: 125-483 (plat); 97-59, 100-118, 104-406,  
136-207, 203-100

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 2/ 6/1997

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: JDP Pres.Consultant: Giles

ID # Associated with Event:

CRM Event Notes or Comments:

MAILING ADDRESS

First : Marion B.

Last : Price

Address: 102 Lankford Avenue

City : Charlottesville

State: VA

Zip : 22902- Country:

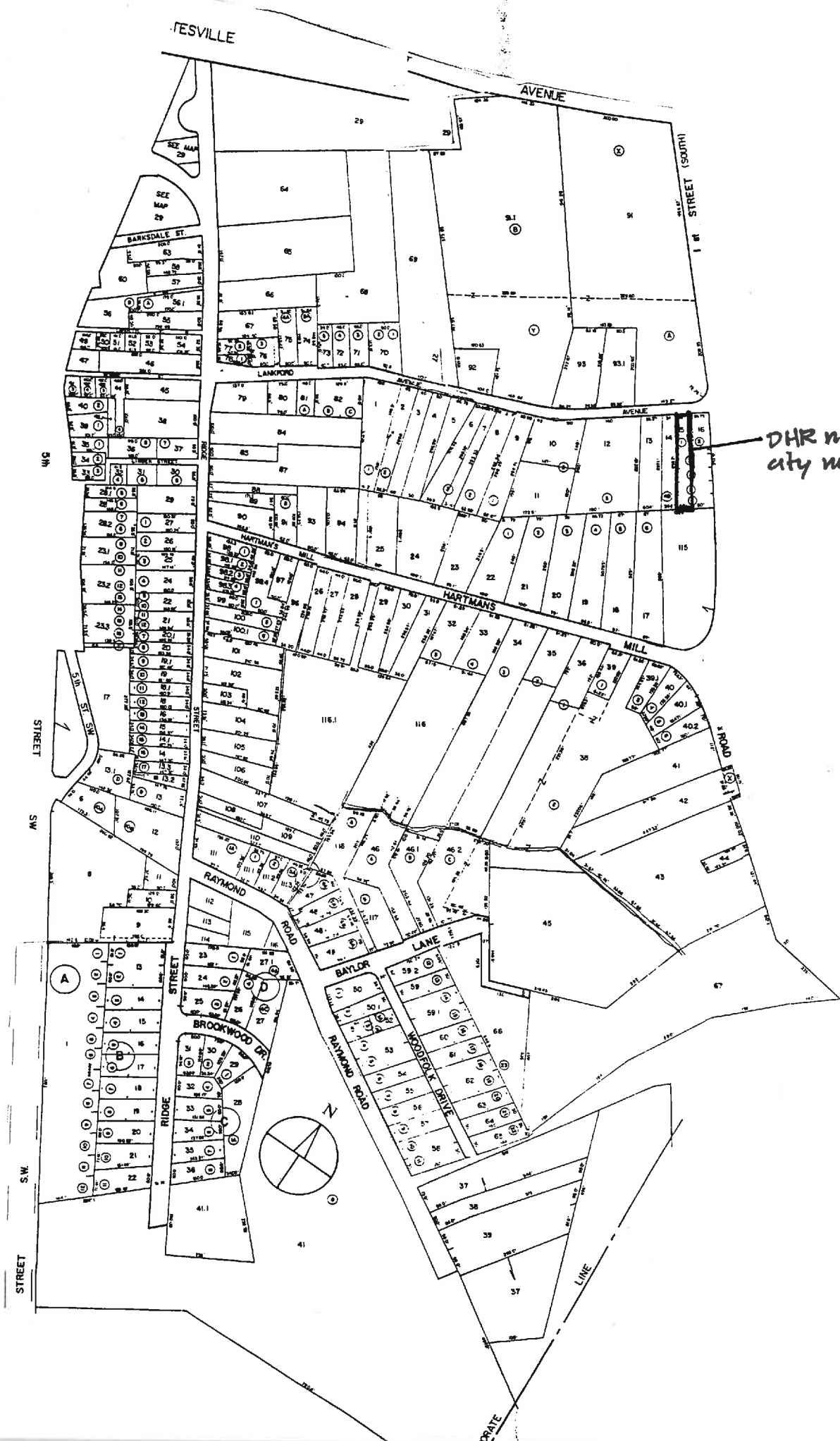
Phone/extension:

Individual Category Codes:

OWNER Owner of property

Mailing Address Notes:

Surveyor's Notes:



DHR no. 104-5002  
city no. 631

Accessed? Y N If not, why not? \_\_\_\_\_

Interior description: \_\_\_\_\_

SECONDARY RESOURCES DESCRIPTION:

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

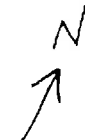
Survey Date 12/6/97

CRM Event: Reconnaissance: CLG-sponsored

SITE PLAN

Date 12/6/97

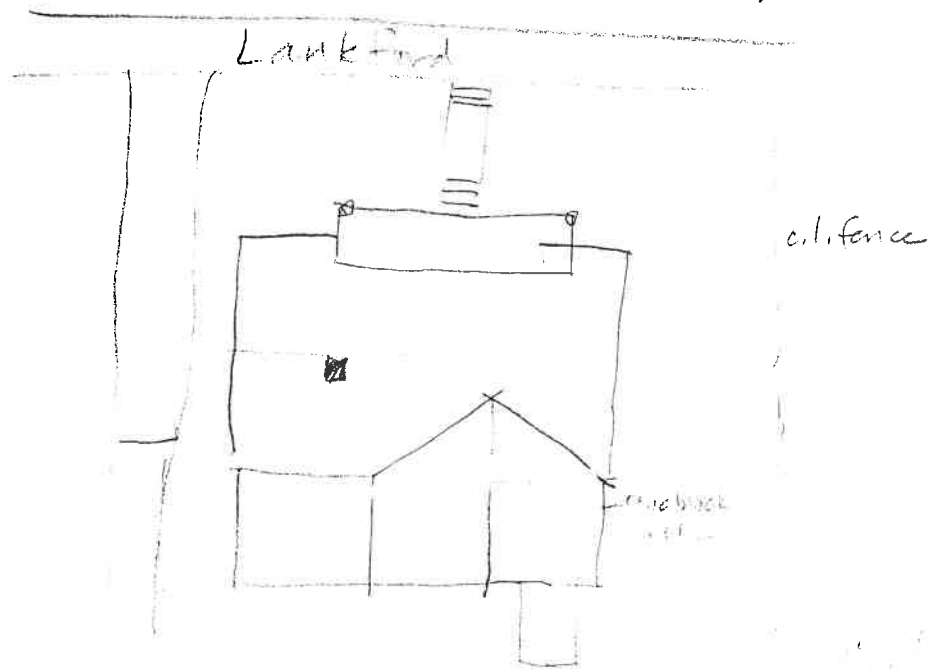
North Arrow



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 |          | 7, 10-11    | 12/6/97 |
| B&W 35mm photos |          |             |         |
| Color slides    |          |             |         |

BIBLIOGRAPHY

| Type | Author (last, first) | Citation (brief form) |
|------|----------------------|-----------------------|
|      |                      |                       |
|      |                      |                       |
|      |                      |                       |

PARCEL I.D. 26 - 15.      PROPERTY ADDRESS 102 LANKFORD AVENUE  
 NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION LOT 1 & PT LOTS 3,4,5 & 6  
 PL DB 125-483

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

NAME PRICE                    MARION B  
 ADDRESS 102 LANKFORD AVENUE  
 CHARLOTTESVILLE, VA 22902

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

BOOK 136  
 PAGE 207  
 TAXABLE

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

|                       |                |        |                   |      |
|-----------------------|----------------|--------|-------------------|------|
| PROP CLASS ONE FAMILY | LIVING AREA    | 869    | LOT AREA SQ.FT.   | 9252 |
| ZONING R3             | PERIMETER      | 120    | LOT AVERAGE WIDTH | 32   |
| OVLP. ZONE            | DWELLING UNITS | 1      | LOT AVERAGE DEPTH | 257  |
| LAND USE 1101         | CENSUS TRACT   | 401133 | PROPERTY - ACRES  | .212 |
| EQ. BD. YR            | EQ. BD. ACT.   |        | PICTURE           | NO   |

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

|                    |               |              |                   |
|--------------------|---------------|--------------|-------------------|
| YEAR BUILT 1930    | EFF YEAR 1947 | CONSTRUCTION | STUCCO WOOD FRAME |
| GRADE AVERAGE      | PCT. ADJ. 15  | STORIES      | 1.0               |
| TYPE STANDARD UNIT |               | BASEMENT     | NO ATTIC NO       |
| CONDITION FAIR     |               | AREA SQ. FT. | 652               |

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

Price, Lindsay F, Jr. & Marion B      12/13/57      203:100      125:483      ent surv

Price, Marion B      11/20/69      136:207      by survivorship  
203:100

utility bldg 6'6" x 9'7"





831

Negative no. 15257

Date 2. 1997 File No. 104-5002

Name Huff-Haden Rental House (102 Lankford Ave.)

Town \_\_\_\_\_

City \_\_\_\_\_

County Clayton

Photographer Leslie A. Giles

Contents 3 exterior views of house

\_\_\_\_\_  
\_\_\_\_\_