

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5004

Other DHR Number: Property Date(s) 1910 ca

PROPERTY NAMES	EXPLANATION
Proctor, Cornelia G.B. House	Historic
Tonsler, Lawrence House	Historic/Current

County/Independent City: Charlottesville
State: Virginia
Magisterial District: Tax Parcel: 26-13

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
106 -	Lankford Avenue	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 house is sited on a narrow, deep lot that slopes only slightly from front to rear, where it adjoins a wooded creekbed. A narrow right-of-way along the west side of the property leads to the Goins family cemetery, located at the extreme southwestern corner of the lot. No markers are visible at the cemetery site; presumably they were of wood and have decayed over time. Numerous mature specimen trees (deciduous and evergreen), including hemlock, Norway spruce, Southern magnolia, American holly, and old fruit trees are present on the property; several form a screen along the western boundary of the property. In addition, numerous mature shrubs, including American boxwood and English boxwood, are present on the property. A low retaining

wall of riverstones and concrete blocks, with steps that connect to the house's back door, retain the rear yard near the site of a former garage. A short front walk of poured concrete leads to the front porch from the street, and an asphalt driveway along the east side of the dwelling ends at a modern metal carport attached to the house.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic
1.1	1	Cemetery	Historic
1.2	1	Foundation	Historic

TOTAL: 3
 Historic: 3
 Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	1	Flue	Brick	Parged
Foundation	0	Solid	Brick	Parged
Porch	1	1-story, 2-bay	Stucco	Square posts
Roof	0	Hipped	Metal	Standing Seam
Structural System	0	Frame	Stucco	Parged
Window(s)	0	Sash, double-hung	Wood	2/2
Door(s)	1	Single Leaf	Wood	6-panel

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1910 ca

Source of Date: Map

Architectural Style:

Description:

This two-story, two-bay, stuccoed frame house on a brick foundation is an interesting turn-of-the-twentieth-century dwelling with a rectangular form, topped by a standing-seam-metal hipped roof with an off-center front gable feature. The house has a central brick flue, and the two-bay front porch has stuccoed square-post supports. A lattice-like balustrade of interlocking concrete blocks decorates the otherwise plain porch. A decorative vent in the front gable, boxed cornices, cornice returns, and simple window trim provide the principal architectural detailing of the house. The windows throughout the house are two-over-two double-hung wood sash.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

Stucco has been added to the walls, over the original weatherboard siding, and two rear shed additions (of same materials and detailing) have been made

beyond the original footprint of the house. The porch supports and concrete block "latticework" balustrade are relatively modern alterations also.

Number of Stories: 2.0
Interior Plan Type: Side Passage, Single Pile
Accessed? Yes

Interior Description:

The original plan of the house was of a side-passage, single-pile form. The principal interior features include the staircase, with turned balusters and ornate newel posts, wooden pilastered mantels in original first and second floor rooms, four-panel wood doors, and elaborate architrave moldings at door and window openings. Plaster walls and ceilings, with wood flooring, were the original finishes. After the Tonslers acquired the property in 1942, they added several rooms onto the back of the house, including a kitchen, a dining room, a den, two bedrooms, and a bathroom. Some walls have been covered with paneling, others with wallpaper, but several rooms retain original finishes.

Relationship of Secondary Resources to Property:

In the southwest corner of the property, about 200' behind the house, is the Goins family cemetery. According to plats from 1912 and 1951, the graveyard is about 35' square and is accessed by a narrow right-of-way along the west edge of the property. At the end of the driveway, just in front of a mature tree, is the stone foundation of the former detached garage. The foundation is clearly visible and encloses an area approximately 9' wide by 12' deep.

DHR Historic Context: Domestic
Ethnicity/Immigration
Funerary

Significance Statement:

The Cornelia G.B. Proctor House was apparently built about 1910, or shortly after the 1912 division of the estate of Robert Goins. Sanborn Insurance Maps show the building on its site by 1920. The building is a typical early-twentieth-century two-story single-pile house in the historically African-American neighborhood east of Ridge Street, with good integrity. Cornelia Proctor was a daughter of Robert Goins, who was among the earliest African-Americans to establish small farms in the area east of Ridge Street. The Goins family cemetery, presumably where Robert Goins and other family members are buried, is located on this property, a portion of "Lot No. 4" as conveyed to Cornelia Proctor in 1912.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	15257	13 - 14	2/ 6/1997
Slides		-	1/29/1997
B&W 35mm Photos	15674	22 - 25	4/15/1997

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 4

Sequence #: 1.1 Bibliographic Record Type: Local Records

Author: Albemarle County

Citation Abbreviation:

Deed Book(s)

Notes:

Deed Book references: 151-283

Sequence #: 1.2 Bibliographic Record Type: Local Records

Author: Charlottesville, City of

Citation Abbreviation:

Deed Book(s)

Notes:

Deed Book references 109-433, 159-428

Sequence #: 2.0 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn Insurance Maps

Notes:

Charlottesville: 1920

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

Honorif:

First : Lawrence

Last : Tonsler

Suffix :

Title :

Company:

Address: 106 Lankford Avenue

City : Charlottesville

State: VA

Zip : 22902- Country:

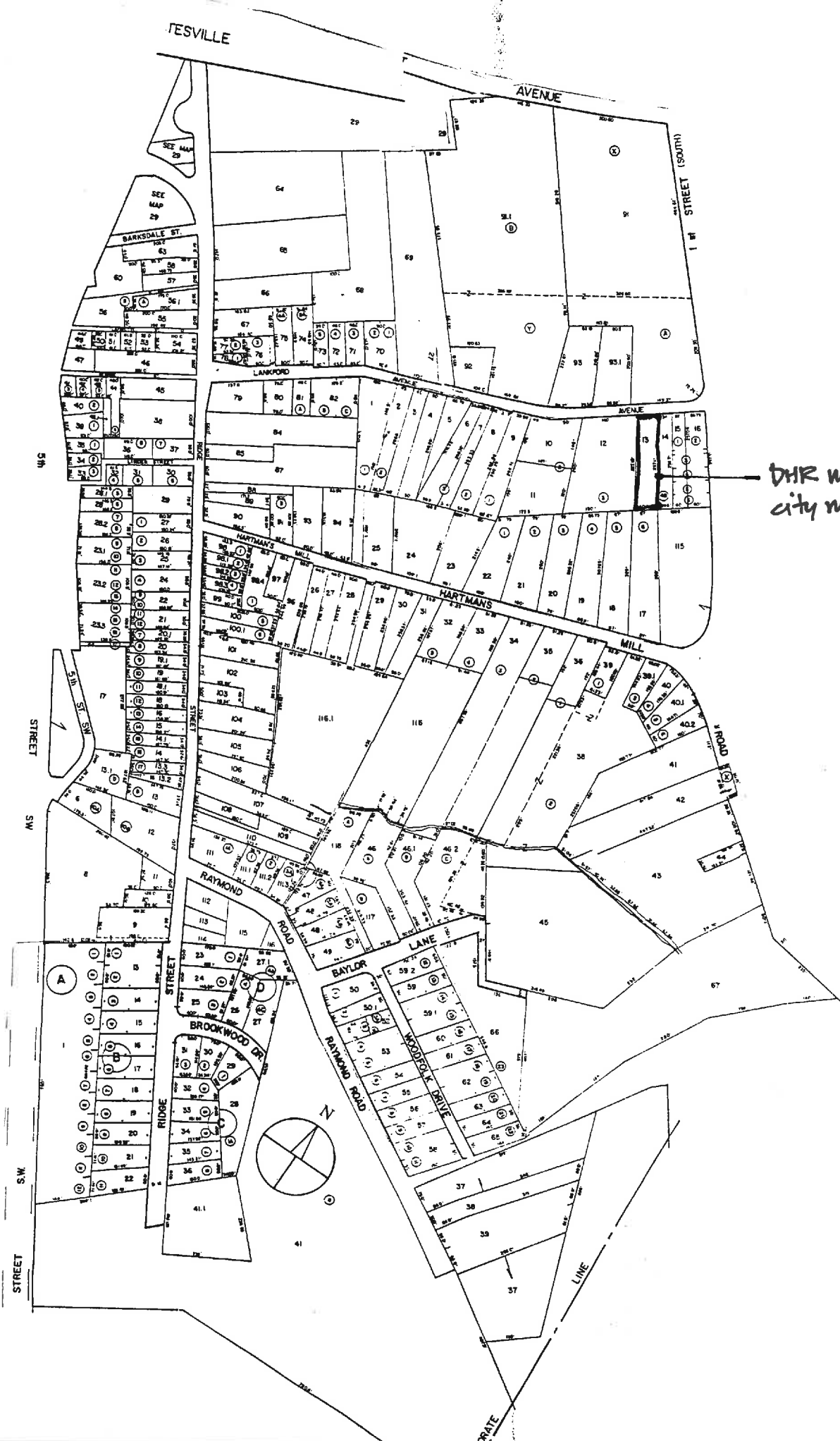
Phone/extension:

Individual Category Codes:

OWNER Owner of property

Mailing Address Notes:

Surveyor's Notes:



DHR no. 104-5004
city no. 833

Accessed? Y

N

If not, why not? _____

Interior description: _____

PROPERTY OWNER / OCCUPANT / TENANT

Name Tonsler, Lawrence

Mailing address 106 Lankford Ave 22902

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

Survey Date 12/6/97

CRM Event: Reconnaissance: CLG-sponsored

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

SITE PLAN

Date 12/6/97

North Arrow



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

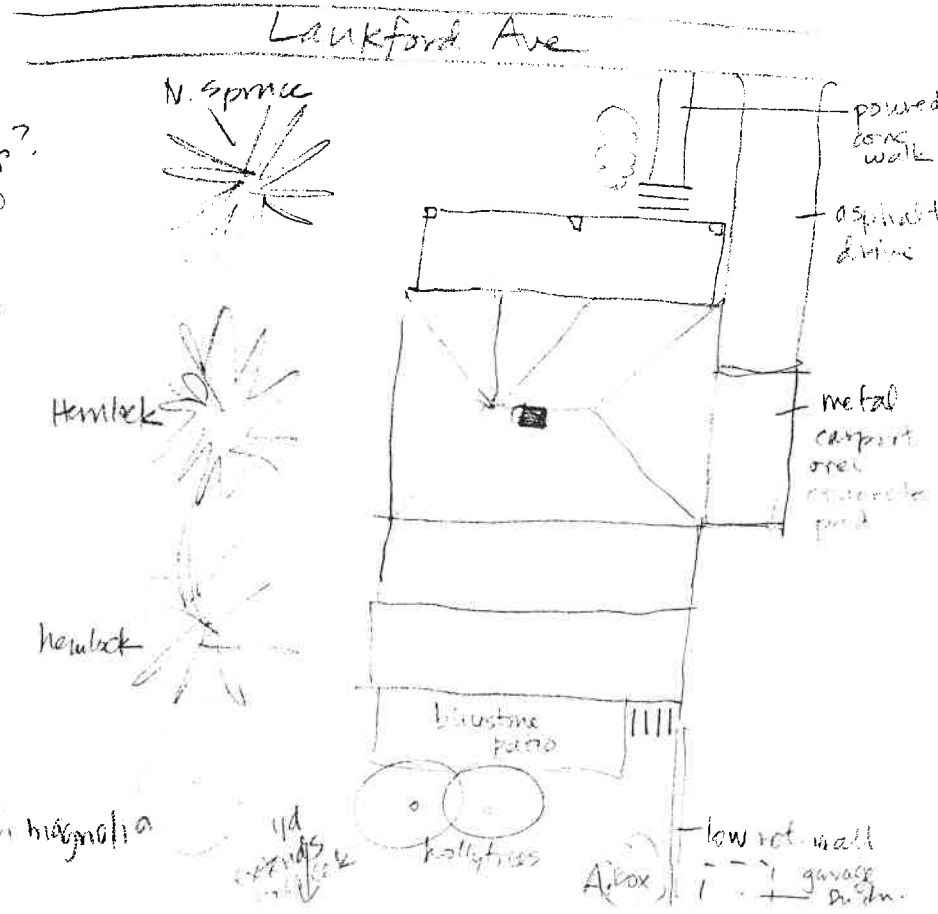
Goins Family Cemetery is in back yard
George Ford ^{raised} owns land & ~~has~~ a beagle
not this map?

GRAPHIC DOCUMENTATION

Medium	VDHR ID#	Frame no(s)	Date
B&W 35mm photos		<u>13-14</u>	<u>12/6/97</u>
B&W 35mm photos			
Color slides			

BIBLIOGRAPHY

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



PARCEL I.D. 26 - 13. PROPERTY ADDRESS 106 LANKFORD AVENUE
NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION PT LOT 4

*** OWNER INFORMATION ***

NAME TONSLER LAWRENCE
ADDRESS 106 LANKFORD AVENUE
CHARLOTTESVILLE, VA 22902

*** DEED INFORMATION ***

BOOK 200
PAGE 329
TAXABLE

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

PROP CLASS ONE FAMILY	LIVING AREA	2388	LOT AREA SQ.FT.	14876
ZONING R3	PERIMETER	139	LOT AVERAGE WIDTH	55
OVLP. ZONE	DWELLING UNITS	1	LOT AVERAGE DEPTH	257
LAND USE 1101	CENSUS TRACT	401133	PROPERTY - ACRES	.342
EQ. BD. YR	EQ. BD. ACT.		PICTURE	NO

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

YEAR BUILT 1930	EFF YEAR 1945	CONSTRUCTION	STUCCO WOOD FRAME
GRADE AVERAGE	PCT. ADJ. 5	STORIES	2.0
TYPE STANDARD UNIT		BASEMENT	YES ATTIC NO
CONDITION FAIR		AREA SQ. FT.	1194

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

Tonsler, Lawrence DB PB -westerly lot starts on plat
 8/7/57 200:329 159 429 (\$2560) Rem
 Tonsler, Lawrence and Estelle 1/30/42 109:433 w. 1/2 of lot #4
 Bryant, Robert & others ACDB 151:283
 (Charles & Eleanor Wilson, (\$800)
 Brazil and Grace Bryant).

ACDB
 6 rooms
 1/2 bath
 Plaster walls & ceilings
 gas furnace

200:329
 "is subject to the rights reserved in the graveyard and the right-of-way there to
 A plat of said lot is of record ... DB 159:429" (the westerly lot of said plat

109:434
 "said lot...being subject to the right of way from said 30 foot street over the
 western side of said lot to the family graveyard for the use of the family, as indi-
 cated in the aforesaid plat, reference being expressly made to the above said deed of 12/9/1912,

... and plat attached, and to a deed of 12/15/1938 of record in DB 97:59...
from Brazil J Bryant + others to James L Fagan, for further description
of lands hereby conveyed

DB 97:59 12/15/1938

Brazil J. Bryant & others, sole heirs of Cornelia G[oinis] Proctor &
~~James~~ to

James L. Fagan for \$300

eastern 1/2 of Lot No. 4 on 12/9/1912 plat (ACDB 151-283)

property so conveyed is portion of lot conveyed to Cornelia Proctor
by ACDB 151:283 (1912)

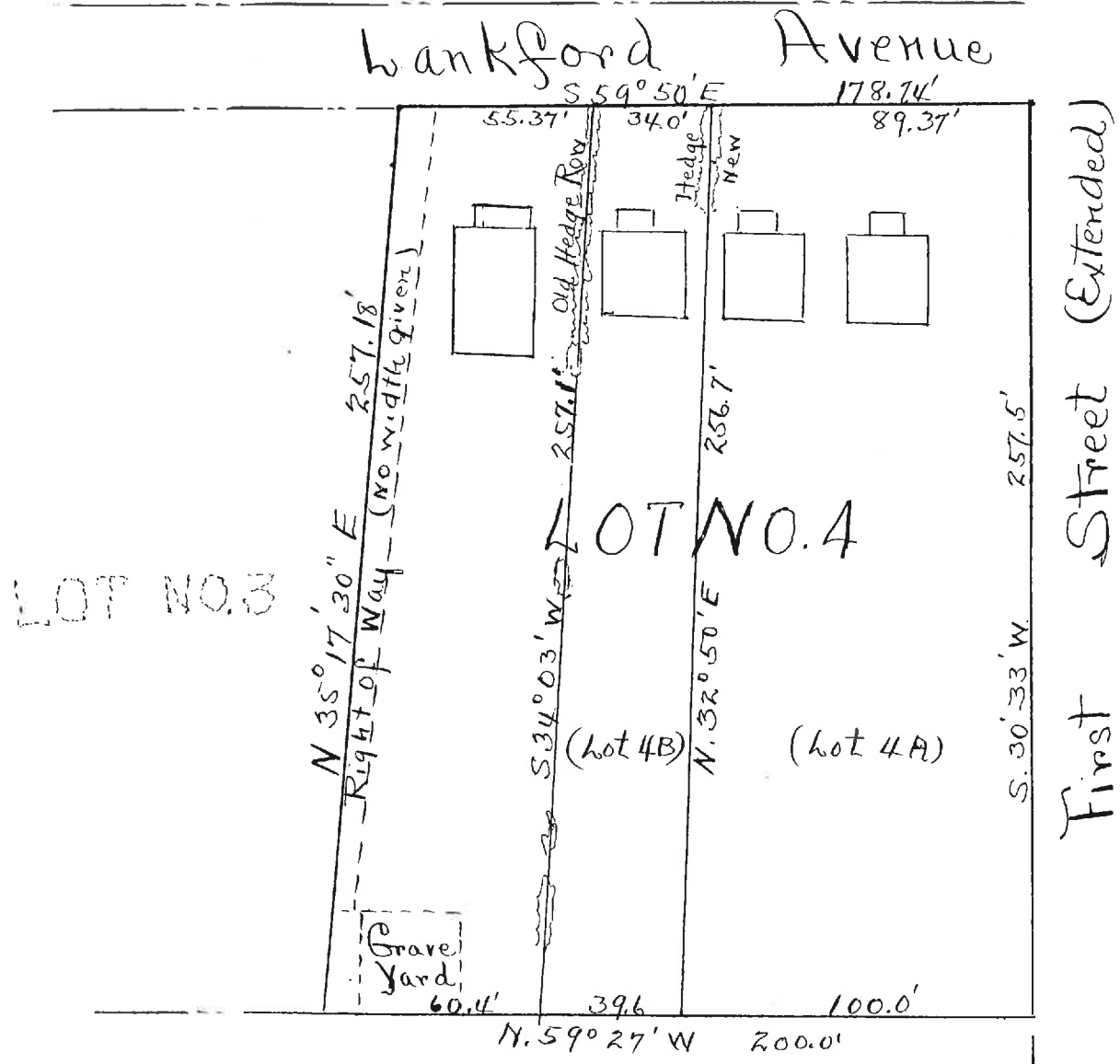
DB 159:428 (8/21/1951)

Lawrence Tonsler & Estelle Tonsler → George F. and Lula Bernice Ford

\$4000 for lot "4B" on attached plat of AR Sweet & Assoc,
dated 2/23/51

"being part of land conveyed to L. Tonsler & E. Tonsler by
deed 1/30/1942 (rec. 2/12/1942) in DB 109-~~443~~ 433

DB 109:433 ^(1/30/1942) Robt Bryant, Charles & Eleanor Wilson, Brazil &
\$800 Grace Bryant → Lawrence & Estelle Tonsler
western 1/2 of Lot #4 in 12/9/1912 deed ACDB 151:283

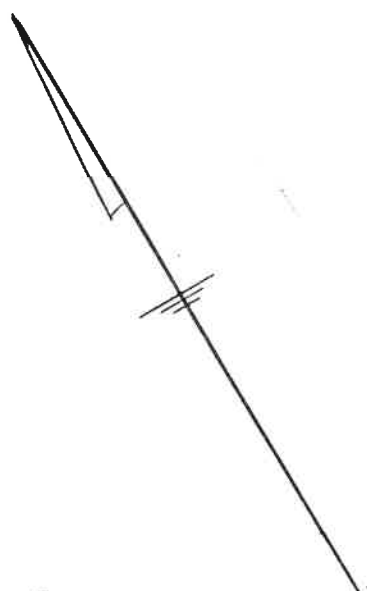


REFERENCE -

- County - Deed Book 151, Page 285
- City - " " 100, " 118
- " " " 104, " 406
- " " " 109, " 433

- LOT DIVISION -

- (LOT 4A) - Plat by ARS & Asso. - 5-7-46
- (LOT 4B) - " " " " 8-2-49



A. R. SWEET & ASSOCIATES Certified Surveyors Charlottesville, Virginia	
PLAT	SHOWING
CHECKED	SURVEY
LOT NO. 4 DIVISION AND EXISTING HOUSES Lankford Ave. & First St. Charlottesville, Virginia	
Feb. 23, 1951 - - - - Scale 1" = 50'	

VIRGINIA:- In the Clerk's Office of the Corporation Court of the City of Charlottesville.

The foregoing instrument of writing, together with certificate of acknowledgment thereto annexed, was presented and admitted to record on the 21th day of August 1951 at 1:00 o'clock P.M. and recorded in D. B. 151,429

Re 100-102 Lankford (eastern 1/2 of Lot 4 in Goins est.)

DB ~~100~~: 100-118 9/29/1939

James L Fagans, unmarried → J.P. Grove & J.G. Yancey, trustees
\$500 in Trust to secure debt of J. Fagans ~~for~~ of \$250.00,
payable to Frederick J. Dedder, guardian of Lewis F and
Edwin W Dedder

Fagans agrees to keep all improvements upon said prop.,
whether now or subsequently created, constantly insured

9/70/1940 Fagans defaults on loan; debt holder requests
sale of prop.

10/20/1940 DB 104-406

J.P. Grove & J.G. Yancey, trustees → George T Huff & H.A. Haden,
jointly
[for \$230.00 ~~to~~ at auction]

7/14/1941 DB 107:479

George T. Huff & Ruth B. Huff, ^{w/mss} & H.A. and Margaret H. Haden →
City of Cville (2nd party) & Valley View Greenhouses, Inc (3rd party)

\$100 sewer line easement

includes plat (p. 480) dated 5/1941 showing loc of sewer line
"City Eng. Dept Belmont Dist, Sheet 100"

5/13/1946 DB 125:481

Geo T & Ruth B Huff, & HA & Margaret H Haden

↓

George & Sarah Brooks

for \$3,000.00, lot # 2 on 5/7/1946 plat (DB 125 p. 483)
& including corner lot

will
BVS
Tooley
ll. 25
4. 50
us 1.00
2.75
id
✓
1713
This Deed made this the 10th day of January 1913 by and between B.C. Powell of the first part and J.W. Tooley of the second part, *Alb Co D.B. 151. p. 283*

Witnesseth:-

That for and in consideration of the sum of three hundred dollars (\$300) cash in hand paid the receipt whereof is hereby acknowledged the said party of the first hereby grants, bargains and sells and conveys unto the said party of the second part his heirs and assigns forever with general warranty of title all that certain track or parcel of land lying and being in the County of Albemarle, State of Virginia, near the old Dominion Soapstone Co. containing nine acres more or less, being the same track of land which was conveyed to B.C. Powell by Charley Powell and wife for a more complete description of the property hereby conveyed, adjoining the land of V. Elson along said line to the Old Dominion Co. land with said line to the old road known as the sand road along said road to the new road and long the said road to Elson line the beginning, the said party of the first part covenants that he has the right to conveyed the said land to the grantee that the grantee shall have quiet possession of the said land free from all incumbrance that he will execute such further assurance of the said land as may be requisite that he has done no act to incumber the said land.

B.C. Powell (Seal)
J.W. Tooley (Seal)

State of Virginia, County of Albemarle, to-wit:

I, S.R. Giannini a Justice of the Peace in and for the State and County aforesaid do hereby certify that B.C. Powell and J.W. Tooley whose names are signed to the above writing bearing date the 10th day of January 1913 have acknowledged the same before me in my County aforesaid. Given under my hand this the 10th day of January 1913.

S.R. Giannini J.P.

In the Clerk's Office of Albemarle Circuit Court Jan'y 13th 1913.

This Deed was presented to me in said Office and with certificate annexed admitted to record.

Teste: *W. P. Maupin*

Clark.

fd
N^e line
in
BVS
This deed made this the 9th day of December 1912 between Edward O. McCue, Commissioner, as hereinafter mentioned, party of the first part and Virginia Tonsler, Wm. F. Goins, and Frank B. Goins, Katherine Jones, Lucy J. Johnston, and Cornelle Procter, parties of the second part-

WITNESSETH:-

That whereas on the 6th day of December 1912, it was decreed and ordered by the Circuit Court of Albemarle County, in a certain cause then pending on the chancery side of the said court between Virginia Tonsler, complainant, and Sarah Goins, et als, Edward O. McCue, was thereby and therein appointed a commissioner to convey to the heirs set forth in said cause, the respective shares of land and property allotted them by the commissioners in said cause as set forth in said decree and plat;

Now therefore, for and in consideration of the premises and of the sum of \$1.00 cash, in hand paid by parties of second part to him, receipt whereof is hereby acknowledged, the said commissioner McCue, agreeably to the terms of said decretal order and in pursuance thereof, doth hereby Give, Grant, Bargain, Sell and Convey, unto Virginia Tonsler, Wm. F. Goins and Frank R. Goins, with special warranty, subject to the dower right of Sarah Goins, in said

ll. 25
4. 50
1.75
Paid
us 4.60
1713

land, Lot designated No. 1 on plat of J. C. Mann, dated December 1912, and filed as a part of this deed, said tract of land is described as follows: Beginning at west corner to Lot No. 2 in the center of a 30 foot street, thence S. 51 W. 312 feet, and N. 47 $\frac{1}{2}$ W. 188 feet, and N. 55 E. 315 $\frac{1}{2}$ feet to the center of said street and with it 150 feet to the beginning—Containing 1-2/10 acres.

And unto Katherine Jones, Lot designated No. 2 on aforesaid plat of J. C. Mann, filed as a part of this deed, said tract of land is described as follows: Beginning at S. E. corner of Lot No. 1 in the center of a 30 foot street, thence with said street S. 45 E. 45 feet opposite to a stone, thence still with said street S. 63 E. 90 feet corner to Lot No. 3, thence with it S. 44 W. 275 feet to a stake thence N. 62 W. 172 $\frac{1}{2}$ feet to a stake, in bank of branch, N. 51 E. 312 feet to the beginning—Containing 25/100 acre—

And unto Lucy J. Johnston Lot No. 3 designated as such on said plat of J. C. Mann, and filed as a part of this deed, said tract of land is described as follows: Beginning in the center of a 30 foot street at eastern corner to Lot No. 2—thence with said street S. 63 E. 140 feet thence S. 33 W. 270 feet to a stake, thence N. 62 W. 190 feet to corner of Lot No. 2 and with it N. 44 E. 275 feet to the beginning: containing 1 acre.

And unto Cornelia Proctor, Lot designated No. 4 on aforesaid plat of J. C. Mann filed as a part of this deed, subject to right of way from said 30 foot street over the western side of this Lot to family graveyard for the use of the family, said tract of land is described as follows: Beginning in the center of a 30 foot street at corner to Lot No. 3—thence with said street S. 63 E. 173 $\frac{1}{2}$ feet to corner, thence S. 28 W. 272 $\frac{1}{2}$ feet to corner of an old rock fence, thence N. 62 W. 200 feet to corner of Lot No. 3, and with it N. 33 E. 270 feet to the beginning—containing 1 & 25/100 acres.

Witness the following signature and seal.

Edward O. McCue Commissioner (Seal)

State of Virginia, County of Albemarle, to-wit:

I, W. L. Maupin, Clerk of the Circuit Court for the county of Albemarle, in the State of Virginia, do certify that Edward O. McCue, whose name is signed to the writing above as commissioner, dated the 9th day of December 1912 has acknowledged the same before me in my county aforesaid.

Given under my hand this the day of December 1912.

W. L. Maupin, Clerk.

-:

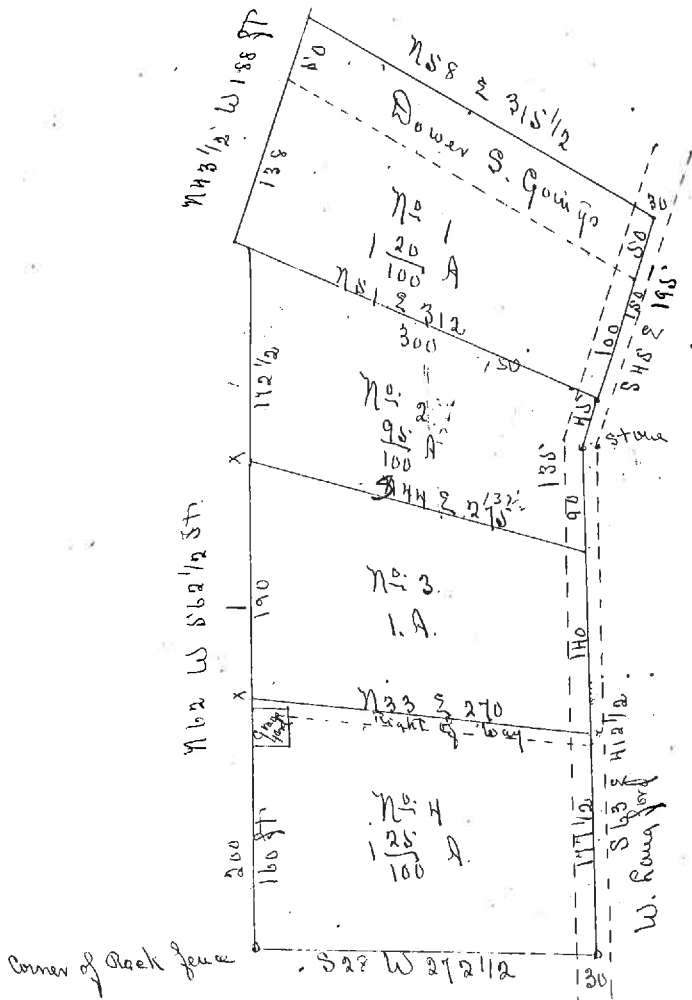
In the Clerk's Office of Albemarle Circuit Court Jan. 13th 1913.

This Deed was presented to me in said Office and with certificate annexed and plat attached admitted to record.

Teste:

W. R. Maupin

Clerk.



2nd
 Allie Cobb
 vs. Lis Ben
 Annie D. Kennedy
 1.25
 Paid
 to the Albemarle
 n. 8. 1915
 Allie Cobb

IN THE CIRCUIT COURT FOR THE COUNTY OF ALBEMARLE, to-wit:

Sallie Cobb--

Plaintiff

vs.

Annie D. Kennedy

Defendant.

The general object of the foregoing action at law now pending in the above named Court under the style above given, and the attachment sued out therein is to attach the estate of the defendant, Annie D. Kennedy in the following property, to-wit:

 A certain tract of land located on the South side of Albemarle County, formerly belonging to one Honcilwood, and adjoining the lands of Dorrier Bros, and known as the "White Hall Place" and to subject the same to the payment of the claim against the said Annie D. Kennedy ascertained in this suit in favor of the plaintiff, to-wit: A claim for \$5,000.00 damages for a wrong, which is stated in the declaration filed in this suit, and is for the alienation of the affections of the husband of the said plaintiff and depriving her of the company and affection of her said husband.



833

Negative nos.
15257
15674

Date 2. 1997, 4/1997 File No. 104-5004

Name Cornelia G. B. Proctor House

Town _____

City _____

County Clearwater

Photographer Lester A. Giles

Contents 2 exterior views of house

4 interior views of house

15674
4/1997
104-5004

mantel, first floor

25 21-02 HHHH 147

15674
4/1997
104-5004

typical architrave
moldings

25 21-00 HHHH 147

15674
4/1997
104-5004

typical
first floor kitchen (ca. 1950)

25 21-01 HHHH 147

15257
2/97
104-5004

exterior, view facing SW

15257
2/97
104-5004

exterior, view facing NW

25 21-03 HHHH 147

833

Negative nos.
15257
15674

Date 2-1997, 4/1997 File No. 104-5004

Name Cornelia G.B. Proctor House

Town _____

City _____

County Charlottesville

Photographer Leslie A. Giles

Contents 2 exterior views of house

4 interior views of house

15674
4/1997
104-5004

stair, first floor