

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5005

Other DHR Number:

Property Date(s) 1933

PROPERTY NAMES

Fleming, Nathan & Estelle House

EXPLANATION

Historic

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 26-12

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
108 -	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 deep, relatively wide lot. A poured concrete walk extends from the street to the front porch. In the rear yard are two modern storage buildings, an old clothesline and poles, old fruit trees, and several rows of ornamental plants. Most of the yard is relatively flat, but the southernmost one-third slopes down to a wooded creekbed.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
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1.0	1	Single Dwelling	Historic
1.1	2	Shed	Non-historic

TOTAL: 3
Historic: 1
Non-Historic: 2

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	2	Flue	Brick	Corbeled Cap
Foundation	0	Solid		Not visible
Porch	0	1-story, 3-bay	Wood	Turned Posts
Roof	0	Gable:front	Asphalt	Shingle
Structural System	0	Frame	Stucco	
Window(s)	0	Sash, double-hung	Wood	2/2
Door(s)	1	Single Leaf	Wood	Paneled

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling
Primary Resource? Yes
Estimated Date of Construction: 1933
Source of Date: Tax Records
Architectural Style: Late 19th and Early 20th Century American Movements

Description:

This two-story, three-bay, stuccoed frame house is an atypical early-twentieth-century dwelling with a gable-front rectangular form and simple Arts & Crafts detailing, including exposed rafter ends and simple moldings at the door and window openings. Other details, including the 2/2 double-hung wood sash and the one-story, three-bay front porch with its turned posts and sawn brackets, seem to be more indicative of Victorian-influenced styles. The main brick flue has a corbelled cap.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

One-story rear shed porch has been enclosed. A second-story gabled rear addition (atop porch) probably a bathroom, is of frame construction with stucco on the exterior. A one-story gabled rear ell has been added (presumably the kitchen), also of stuccoed frame construction. Aluminum storm doors and windows have been added at the openings. The original roofing has been replaced by asphalt shingles.

Number of Stories: 2.0

Interior Plan Type:

Accessed? No If not, why not? Not accessible

Interior Description:

Relationship of Secondary Resources to Property:

Two modern wood and metal frame gabled storage sheds are located at the rear of the property, just before it begins to drop off towards the creek.

DHR Historic Context: Domestic
Ethnicity/Immigration

Significance Statement:

The Nathan and Estelle Fleming House is a typical two-story double-pile house, with details taken from the Craftsman and Victorian styles. The house is located on property originally purchased prior to the Civil War by free black Robert Goins. In the division of the Goins estate, the property was designated "Lot No. 3" and conveyed to Lucy J. Johnston, a daughter of Robert Goins. In late 1912, Johnston conveyed the property to Anna B. Clarkston, whose daughter Imogene Clarkston West inherited the land prior to 1920. That year, West sold the land to W.A. Lankford, who was acquiring tracts near his existing nursery/florist business. Nathan Fleming acquired the property in 1931 from loan trustees after the nursery went bankrupt. Land books indicate that the house was built in 1933; the house is among a group of dwellings associated with historic African-American settlement of the neighborhood east of Ridge Street.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	15257	15 - 16	2/ 6/1997
Slides		-	1/29/1997
B&W 35mm Photos	15257	18 -	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 3

Sequence #: 1.1 Bibliographic Record Type: Local Records
Author: Albemarle County
Citation Abbreviation:
Deed Book(s)

Notes:

Deed book references: 151-283, 151-298

Sequence #: 1.2 Bibliographic Record Type: Local Records
Author: Charlottesville, City of
Citation Abbreviation:
Deed Book(s)

Notes:

Deed book references: 35-499, 42-445, 50-33, 54-190, 54-193, 62-344,
68-14, 73-206, 311-90

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 : Estelle T. & Nathan

Last : Fleming

Suffix :

Title :

Company:

Address: 108 Lankford Avenue

City : Charlottesville

State: VA

Zip : 22902- Country:

Phone/extension: 804-295-2261

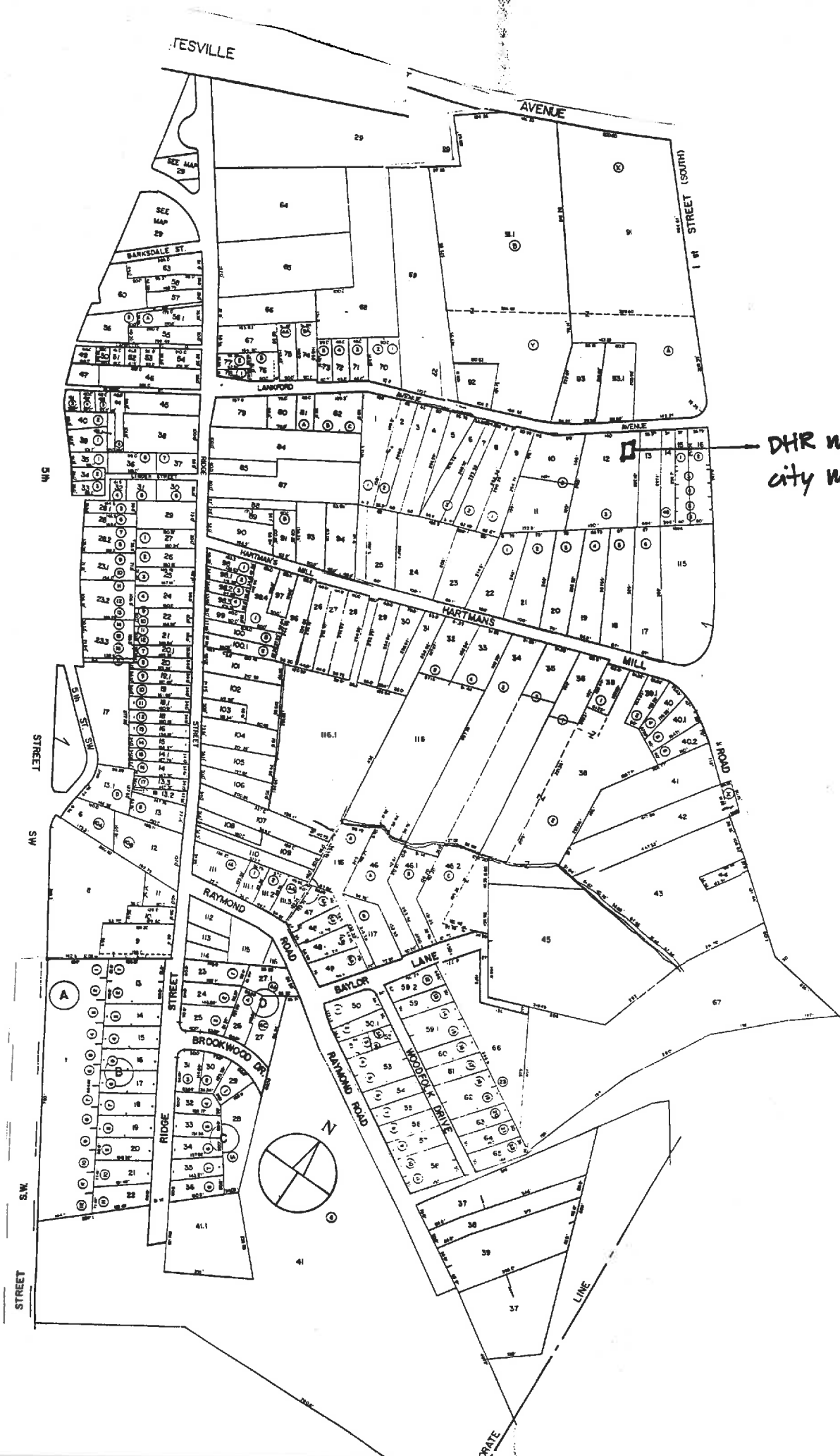
Individual Category Codes:

OCCUPANT Occupant

OWNER Owner of property

Mailing Address Notes:

Surveyor's Notes:



DHR NO. 104-5005
CITY NO. 834

Accessed? Y N If not, why not? _____

Interior description: _____

PROPERTY OWNER / OCCUPANT / TENANT

Name _____

Mailing address _____

Telephone number(s) _____

SECONDARY RESOURCES DESCRIPTION:

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]:

and Book 1934: p. 249
 Nathan Fleming, S side Lanford Ave
 prop # 300 Imp 500 "bldgs ad'd"

either this, or
 adjacent (tandem) house,
 has old Goins fam cemetery
 in rear yard

SURVEY INFORMATION

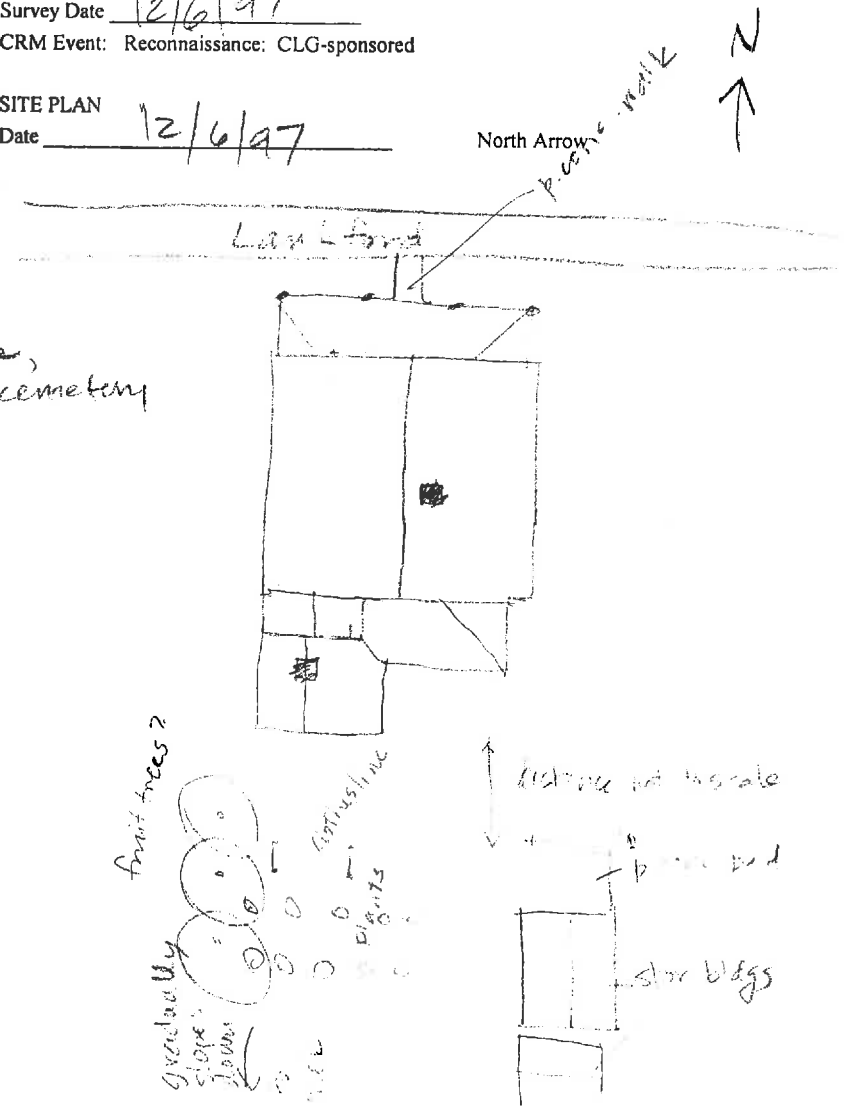
Surveyor's name Dan Pezzoni or Leslie Giles
 Surveyor's address P.O. Box 7825 Roanoke VA 24019-0825
 Surveyor's phone number (540) 366-0787

Survey Date 12/6/97

CRM Event: Reconnaissance; CLG-sponsored

SITE PLAN

Date 12/6/97



GRAPHIC DOCUMENTATION

Medium	VDHR ID#	Frame no(s)	Date
B&W 35mm photos		15-16, 18	12/6/97
B&W 35mm photos			
Color slides			

BIBLIOGRAPHY

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

PARCEL I.D. 26 - 12. PROPERTY ADDRESS 108-112 LANKFORD AVENUE
 NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION LOT 3
 LEVEL LOT REMARKS MISC 2 HOUSES

*** OWNER INFORMATION ***

NAME FLEMING NATHAN & ESTELLE T
 ADDRESS 108 LANKFORD AVENUE
 CHARLOTTESVILLE, VA 22902

*** DEED INFORMATION ***

BOOK 311
 PAGE 90
 TAXABLE

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

PROP CLASS	MULTI-FAM.	LIVING AREA	1619	LOT AREA SQ. FT.	42400
ZONING	R3	PERIMETER	136	LOT AVERAGE WIDTH	140
OVL.P. ZONE		DWELLING UNITS	3	LOT AVERAGE DEPTH	258
LAND USE	1103	CENSUS TRACT	401133	PROPERTY - ACRES	.973
EQ. BD. YR		EQ. BD. ACT.		PICTURE	NO

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

YEAR BUILT	1930	EFF YEAR	1947	CONSTRUCTION	STUCCO WOOD FRAME
GRADE	AVERAGE	PCT. ADJ.	5-	STORIES	2.0
TYPE	STANDARD UNIT			BASEMENT	NO ATTIC NO
CONDITION	FAIR			AREA SQ. FT.	646

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

108-110-112 Lankford Ave

Fleming, Nathan & Estelle T 9/11/69 311:90 ^{CO} 151:285 tenants in comm.

Fleming, Nathan 5/9/31 DB 73:206 \$300

Conway, A.V. and Fannie E 11/15/29 DB 68:14 \$108: 6 rooms stove heat 1 f.p. 1 bath brick finish plaster walls ceiling

Campbell, E.D. and ^{Edward} Mildred L. (wife) 9/7/1928 DB 62:344 \$1,000 (2nd tract) "cheap" const

Campbell, John W and wife (Frances Tyler Campbell) Lankford (Betty W. Lankford) W.A. Lankford 6/3/1920 DB 35:499 \$275.00

West, Imogene Clarkston

Clarkston, Anna B 12/14/1912 ACDB 151:298

Johnston, Lucy J.

68:14 " on the 23rd day of October, 1929, [Lankford's Florist] filed its petition in bankruptcy and was duly adjudicated bankrupt. " "A.V. Conway is holder of a certain bond for \$7,500.00 payable to bearer and secured by

deed of trust on real estate hereinafter described, on which
^ (7/7/1926) DB 54:193 bond the Campbells
all ^{are primarily liable}
property to Conway "except" so much thereof as has been conveyed

by said campbells by deed ... to Walter H Page and WS Holloway.
But this conveyance ... subject to r.o.w. granted by aforesaid deed
to Walter H Page and WS Holloway, and to deeds of trust as follows:

- 1) deed of trust 11/1/1920 DB 36:486 \$900 bond payable to D. Amanda
(L.T. Hanckel, Jr. Trustee) Carpenter
- 2) deed of trust 2/5/1923 DB 42:445 \$400 bond payable to Mary
(L.T. Hanckel, Jr. Trustee) V. Perley

DB 73:206: 140' frontage on Lankford
East side 270'
W side 275' 190' rear line

"in all respects the same lot conveyed to W.A.
Lankford by deed of Imogene Clarkson West
dated 6/3/1920 (DB 35:499)

DB 35:499 "all that certain lot or parcel of land ... Lot No. 3 in the division
of the Estate of the late Robert Goins ^{containing} ... and ^{one} acre

108-112 Lankford Ave

Johnston, Lucy J. ACDB 151:283
↓

Clarkston, Anna B 12/14/1912 ACDB 151:298
↓

West, Imogene Clarkston
↓

Lankford, W. A 6/3/1920 DB 35:499 \$275
↓

Lankford, Bettie W. (widow)
↓

Campbell, Mildred L. and Edward D. 11/22/1924 (rec. 3/3/1925)
(~~8~~ 10 ~~small~~ parcels in acquis.) DB ~~50:33~~
25 - 30 acres purchased by
W.A. Lankford and conveyed

DB 54:190 'doing business under the firm name & style of W.A. Lankford's'
↓

~~Campbell, John W~~ Hanckel, Jr., L.T., Trustee ["for the benefit
of their sundry & numerous creditors"]
DB 42:445
(for debt of \$4,000 owed
to Mary V Perley)
↓ 11/30/1925
~~DB 52:158~~ 11/30/1925 ~~DB 54:190~~

Campbell, John W 7/7/1926 DB 54:190
(Several parcels) \$7,500
↓

Shaw, Perrin F., Trustee 7/7/1926 DB 54:193
to secure debt/bond of \$7500, with 6% annual interest rate,
containing waiver of homestead exemption
↓

Campbell, Edward D & Mildred L 9/7/1928 DB 62:344
assumed JW Campbell's loan w/ Perrin F Shaw & took over prop
from JW & Frances Tyler Campbell

[Perrin F. Shaw must have transferred deed of trust to
A.V. Conway]

Conway ←
Fleming → Flemings

conditioning of the wood with linseed oil may be necessary before repainting.

The siding on the two gable ends and the conjectural rear shed room should be left unpainted, because (in the case of the gable ends) there is no longer sufficient evidence to suggest the siding was originally painted. If future investigation determines that the exposed siding was indeed originally painted, then repainting may be considered. Treatment of the siding with a penetrating oil to combat damage from ultraviolet rays may be considered, so long as the treatment does not drastically alter the appearance of the wood (a similar treatment may be considered for wood roofing shingles). The modern siding on the east gable end will eventually approach the older siding in color through natural weathering.

Roof

Historic configuration: Side-gable common-rafter roof originally sheathed in hand-split wood shingles. The rafters extending over the front porch have a slightly different angle than those of the roof proper, giving the front roof slope a characteristic break. Shims at the ends of the porch rafters would have created a slight kick at the eaves. The exact nature of the original roof over the rear porch and shed room is uncertain, but it seems most likely that it was similar in form to the roof over the front porch. The present, crudely-constructed rear extension of the roof probably dates to the first half of the twentieth century. There is no evidence that the Lowry House had a board-, metal-, or slate-sheathed roof originally.

Proposed treatment: Reintroduce wood-shingle roofing to the house, using surviving shingles and underlayment boards as a guide. Several log pole rafter couples are deteriorated beyond repair. These should be replaced in kind. The other rafters should be left as they are, with structural epoxy consolidation as needed. Reconstruction of the rear roof presents a dilemma, since its form is unknown, but a roof of some sort is needed to protect the rear elevation. Only a roof similar to that over the front porch would extend far enough to the rear to engage a shed room large enough to be usable (assuming the same floor level as the main section of the house), so based on this logic, the roof condition on the front of the house should be mirrored on the rear elevation. The board ceiling of the rear porch would join the house just above the tops of the vertical boards that sheathe the rear elevation. The short boards at the top of the wall would have to be removed to accommodate shed room/porch ceiling joists extending from the framing members of the rear wall of the house.

Historic photographs of Lumbee homes from the second half of the nineteenth century show a ridge treatment known as a projecting comb, or a "turkey feather" in local usage, with the shingles of one roof slope extending beyond the ends of the shingles on the other slope, creating a fringe likened to the stiff tail feathers of a turkey. Oriented so that the overlap faced away from the weather, the detail helped make the roof more watertight. Although the Lowry House was certainly much finer than the crude log houses where turkey feathers were prevalent, it may be assumed that it was a common roofing detail in the area, and that the Lowry House also originally had a turkey feather roof.

This deed made this 14th day of December 1912, by and between Lucy J. Johnston, a widow woman of Washington D.C., party of the first part and Anna B. Clarkston, of Virginia, party of the second part-

Witnesseth:-

That for and in consideration of the sum of Two Hundred Dollars and other valuable considerations cash in hand paid party of the first part by party of the second part, the receipt whereof is hereby acknowledged the said Lucy J. Johnston, does hereby Grant, Bargain, Sell and Convey unto Anna B. Clarkston; with general warranty, All that certain lot or parcel of land situated in the county of Albemarle, southwest of and near the City of Charlottesville, and being more fully described as Lot No. 3-in the division of the estate of the late Robert Goins, 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, it being in all respects the identical tract of land that was allotted to Lucy J. Johnston, by commissioners in the Chancery Cause of Tonsler vs. Johnston et als, in the Circuit Court of Albemarle County, Va. and conveyed to Lucy J. Johnston by Edward O. McCue, commissioner in the above named cause, by deed dated 9th December 1912-along with plat of said tract of land, to which deed and plat reference is hereby expressly made for accurate notes, bounds and description of the same.

Witness the following signature and seal.

Witness to mark of Lucy J. Johnston Lucy J. X. Johnston (Seal) mark
A.B. Johnson and James F. Burdy.

District of Columbia, City of Washington, to-wit:

I, James F. Burdy, Jr. a Notary Public for the city aforesaid, in the District of Columbia, do certify that Lucy J. Johnston, a widow, woman, whose name is signed to the writing above, bearing date the 14th day of December 1912, has acknowledged the same before me in my city aforesaid. Given under my hand this the 26th day of December 1912.

My commission as notary public expires on the 9th day of June 1916.

James F. Burdy Jr.

Notary Public for the D.C.

In the Clerk's office of Albemarle Circuit Court January 15th 1913.

This Deed was presented to me in said Office and with certificate annexed admitted to record. Teste: W. R. Maupin Clerk.

THIS DEED, made this 9th day of January, 1913, between Sallie M. Bowcock an unmarried woman, party of the first part, W. Allan Perkins and John S. White, trustees, parties of the second part, and Charles W. Kent, party of the third part,

WITNESSETH:-

That the said party of the first part hereby Grants, Bargains, Sells and Conveys, with general warranty of title, unto the said parties of the second part, all that certain lot or parcel of land situated in Albemarle County, Virginia on Madison Lane just North of the University of Virginia and bounded and described as follows, to-wit: Beginning on the North

Handwritten notes on the right margin: "at d", "Lucy J. Johnston", "So { BWS", "Anna B. Clarkston", "See 1.25", "Jan 1.50", "Tras 1.00", "3.15", "Paid", "3.144", "✓"



Handwritten notes on the right margin: "Expd", "Sallie M. Bow", "So { BWS", "W. Allan Perkins", "4c So", "See 1.25", "Jan 1.00", "A. A."



834

Negative no. 15257

Date 2. 1997 File No. 104-5005

Name Nathan & Estelle Fleming House

Town _____

City _____

County Clearwater Co

Photographer Leslie A. Giles

Contents 2 exterior views of house

1 view of storage sheds