Page No. 1 IPS (INTEGRATED PRESERVATION SOFTWARE) 06/15/1997

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE RECONNAISSANCE SURVEY FORM

DHR Idenfication Number: 104-5006

Other DHR Number:

Property Date(s) 1945 ca

PROPERTY NAMES Fleming's Store EXPLANATION

Original

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

110 -

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 shallow lot, which it shares with the Nathan and Estelle Fleming House at 108 Lankford and the Fleming Rent House at 112 Lankford. A poured concrete walk and steps extend from the street to the front porch. An unpaved driveway is situated to the east side of the building. The minimal front and rear yards have no ornamental plantings.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. # # of Wuzit Types Historic?

1.0 Commercial Building Historic

TOTAL: 1

Historic: 1 Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	1	Flue	Concrete	Block
Door(s)	1	Single Leaf	Wood	Paneled w/light
Foundation	0	Solid	Concrete	Block
Porch	0	1-story, 3-bay	Wood	Turned Posts
Roof	0	Gable:front	Asphalt	Shingle
Structural System	0	Masonry	Concrete	Block
Window(s)	0	Sash, double-hung	Vinyl	1/1

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1945 ca

Source of Date: Map Architectural Style:

Description:

This one-story, three-bay, concrete block former commercial building has a gable-front rectangular form and a false-front stepped parapet, a central entry with a beveled-glass panel door, two large display window openings (now altered with modern double-hung sash), and a one-story, three-bay porch with exposed rafter ends and simple square post supports. A rear exit from the building has its own set of stair down to ground level.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

Display windows were partly closed in and replaced with c. 1970 horizontal 2/2 sash. All other windows in house have been replaced with modern vinyl 1/1 sash with snap-in 6/6 muntin grids. The original open plan was undoubtedly partitioned into several smaller rooms when the building was converted from a store to a rental residential dwelling.

Number of Stories: 1.0

Interior Plan Type:

Accessed? No If not, why not? Not accessible

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Commerce/Trade

Ethnicity/Immigration

Significance Statement:

Fleming's Store was built in the 1940s as the grocery store of Nathan Fleming, who lived next door and had this building constructed on a portion of his land (see file no. 104-5005 for deed references). The Charlottesville City directories first mention "Fleming's Grocery" in 1950, and the building appears on Sanborn Maps first drawn in 1929 but revised in 1939 and 1950. The store is one of the only commercial (retail) buildings in the historically African-American neighborhood east of Ridge Street, and was patronized by blacks and whites during the third quarter of the twentieth century. According to neighborhood resident Wallace Page, the cinderblocks used in this and many other buildings usually were made by Charlottesville resident H.T. Fern and purchased through Barnes Lumber Company.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos Slides	15257	17, - 19	2/ 6/1997 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: Lot 3

Sequence #: 2.0 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn Insurance Maps

Notes:

Charlottesville 1929 (revised 1939 & 1950)

Sequence #: 3.0 Bibliographic Record Type: Oral History

Author: Page, Wallace Mason

Citation Abbreviation:

Interview

Notes:

6 February 1997: H.T. Fern, who began making cinderblocks prior to World War 2, made cinderblocks used in the neighborhood. Mr. Fern got cinders for the block from the roundhouse at the C&O RR station. He made and sold blocks at Barnes Lumber Company.

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 : Nathan & Estelle

Last : Fleming

Suffix : Title : Company:

Address: 108 Lankford Avenue

City : Charlottesville Zip : 22902- Country: State: VA

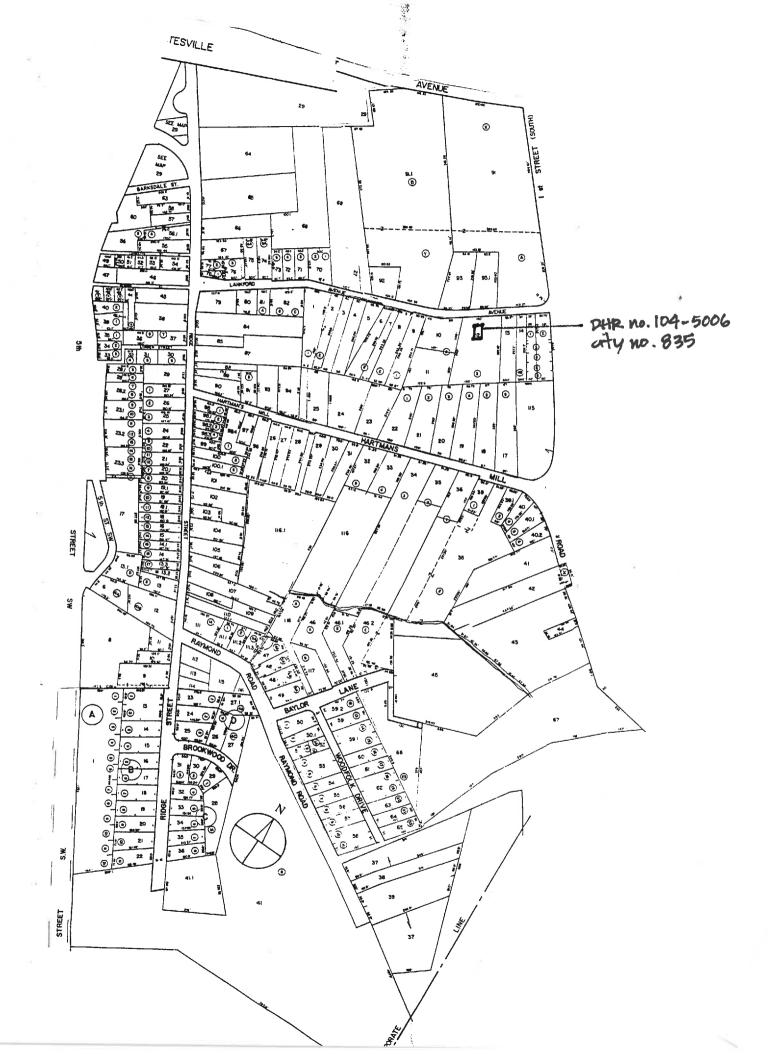
Phone/extension:

Individual Category Codes:

OWNER Owner of property

Mailing Address Notes:

Surveyor's Notes:



Accessed? Y N If not, why not?	
Interior description:	PROPERTY OWNER / OCCUPANT / TENANT
	Name
	Mailing address
SECONDARY RESOURCES DESCRIPTION:	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
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 2 6 97 CRM Event: Reconnaissance: CLG-sponsored SITE PLAN Date 2 6 97 North Arrow
ARCHITECTURAL AND HISTORICAL STATEMENT [2-3 sentences discussing significance of property in relation to historic theme(s) selected above: Onac willy a store, Not used as a residence Nothan Henring a parated a Store here (built after see 1946) 6-8 415 older than ac	
GRAPHIC DOCUMENTATION Medium VDHR ID# Frame no(s) B&W 35mm photos Date 7 H H Color slides	T. Feyn made cinderblocks
BIBLIOGRAPHY Opt Cividers for a principle of Citation (brief form) Author (last, first) Citation (brief form)	blocks 20 C40 Station KB24 mode blocks Kbirzing Munitergraf Investmenter Co
OUN BA	INVOLUNITATIO

Accessed? Y





835

Negative no. 15257

Date 2 · 1997	File No. 104-5006
Name Fleming's St	ore
City CharloHesvill	Le
Photographer Leslie A.	Giles
Contents 2 exterior v	iews of building

owner: Lawrence Tonsler.

in family since before 1953

c, 1970