

Architectural and Historic Survey



Identification

STREET ADDRESS: 111 Lankford Avenue
 MAP & PARCEL: 27-93
 CENSUS TRACT AND BLOCK: 4-334
 PRESENT ZONING: R-3
 ORIGINAL OWNER: Anna B. Clarkston
 ORIGINAL USE: Residence
 PRESENT USE: Residence
 PRESENT OWNER: James D. and Gail R. Howard
 ADDRESS: 111 Lankford Avenue
 Charlottesville, VA 22901

HISTORIC NAME: Clarkston-Tonsler House
 DATE / PERIOD: 1915
 STYLE: Victorian
 HEIGHT (to cornice) OR STORIES: 2½ Storeys
 DIMENSIONS AND LAND AREA: 96.75' x 218.3' (21,120.5 sq. ft.)
 CONDITION: Fair
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1981
 SOURCES: City/County Records
 Mrs. James D. Howard
 Mrs. Nathan Fleming

asymmetrically

ARCHITECTURAL DESCRIPTION

This is a rather late example of the Queen Anne style, more in the mode of the residences built on Ridge Street two decades earlier. It is 2½ storeys tall and basically two bays wide and triple pile, but its silhouette is broken by bay windows, projecting bays, and a tower. The walls were originally weatherboarded, but they have been covered with stucco, significantly altering the appearance of the building. It is painted white with light green trim. The house is set on a low brick foundation and has a partial basement. The medium-pitched hip roof is covered with standing-seam metal and has projecting eaves, Philadelphia gutters, boxed cornice, and a plain frieze. There is a pedimented gable over the semi-octagonal projecting center bay on the west side. Its overhanging corners are not supported on brackets. The gable is weatherboarded and contains a 4-light casement window. Hip-roofed dormers with 3-over-3 light double-sash windows are centered on the facade, east side, and rear. There are two large *asymmetrically* placed interior end chimneys and a smaller interior chimney toward the rear of the house. Windows are double-sash, 9-over-9 light, and narrower paired 6-over-1 light, with plain trim. Those at the second level are nearly as tall as those at the first. There is a tripartite window in the center plane of the semi-octagonal projecting bay on the west side, with a 9-over-1 light window flanked by 6-over-1 light windows. In the center bay on the east side there is a one-storey rectangular bay window with a pair of 6-over-1 light windows. A three-storey octagonal tower projects from the southwest front corner of the house. There are 9-over-1 light windows in three planes at the first and second levels. The smaller third storey of the tower is set upon the hip roof above the second storey. Its three smaller windows have been boarded up. Above this is a tent roof with ball finial. Both roofs have boxed cornices. A one-storey veranda covers the facade and extends along the west side of the projecting bay. It has a low-pitched hip roof covered with standing-seam metal with boxed cornice and plain frieze, supported by eight Tuscan columns without a balustrade. Matching entrance doors in the east bay of the facade and in the projecting bay on the west side have 12 small lights over three panels. Both have multi-light rectangular transoms, and the front door also had sidelights over panels, now boarded up. A two-flight dog-leg stair with simple balustrade rises from the entrance hall in the southeast front corner of the house. The stair landing occupies a 1½-storey semi-octagonal bay window with a single 1-over-1 light windows. A two-storey back porch *once* covered the western two-thirds of the rear elevation, with central doors at each level. It has been replaced with a concrete terrace, and the upper door has been boarded up. Another door at the rear of the east side, on the back stair landing *planned* has also been closed and its exterior stair removed.

HISTORICAL DESCRIPTION

Despite its pretentious appearance, this picturesque house was never the manor house of a large estate or the home of a wealthy merchant. Although surrounded by the lands of the Lankford Greenhouses, this lot was never a part of the greenhouse property. Anna B. Clarkston, a granddaughter of the Goins family who lived across the street, bought this lot in 1911 (ACDB 147-311) and built the house in 1915, according to tax records. She lived in Richmond, and tradition says that she *planned* to return to Charlottesville and conduct a rooming house. She died before the house was completed, however. Her daughter, Imogene Clarkston West lived there for a few years and then sold it in 1920 to Horace E. Tonsler, Jr. (City DB 35-398). The house was owned by various members of the Tonsler family until James D. and Gail R. Howard purchased it from Lawrence Tonsler in 1981 (WB 4-7, 7-146; DB 173-400, 209-453; WB 12-377; DB 305-365, 418-199). The Tonslers apparently always used the house as rental property. The weatherboarding was covered with stucco at some point, and the house was divided into two apartments about 20 years ago.

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5007

Other DHR Number: Property Date(s) 1915

PROPERTY NAMES	EXPLANATION
Clarkston-Tonsler House	Historic
Howard, James and Gail House	Current

County/Independent City: Charlottesville
State: Virginia
Magisterial District: Tax Parcel: 27-93

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
111 -	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 situated on a small lot and is virtually surrounded by lands of the Lankford/Valley View nursery. Minimal landscaping other than grassy lawn. Possible cistern remnant in front yard.

Ownership: Private NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
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Number of Stories: 2.5
Interior Plan Type: Irregular
Accessed? No If not, why not? Denied

Interior Description:

A two-flight dogleg stair with simple balustrade rises from the entrance hall in the southeast front corner of the house. The stair landing occupies a one-and-a-half story semi-octagonal bay with a single 9/1 window. [from 1981 survey form]

Relationship of Secondary Resources to Property:

DHR Historic Context: Architecture/Community Planning
Commerce/Trade
Domestic

Significance Statement:

Anna B. Clarkston, a Goins family descendent, bought this lot in 1911 (ACDB 147:311) and built the house in 1915, according to tax records. She lived in Richmond, and tradition notes that she intended to return to Charlottesville and conduct a rooming house. Clarkston died before the house was completed, though; her daughter, Imogene Clarkston West lived there for a few years before selling in 1920 to Horace E. Tonsler, Jr. (City DB 35:398). The house was owned by various members of the Tonsler family and used as rental property until James D. and Gail R. Howard purchased it from Lawrence Tonsler in 1981 (WB 4:7, 7:146; DB 173:400, 209:453; WB 12:377; DB 305:365, 418:199).

It has been divided into two apartments and remains in use as a duplex (owners occupy portion, rent other apartment). According to local tradition, the house was built for "a madam from New York," but due to a poor location (e.g., in a family-oriented neighborhood) it didn't operate as a brothel for very long. One local informant indicates that the builder was local black contractor Charlie Coles, who built all of the houses in the area that have corner towers, "his signature motif." (Page interview, 2/6/97).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	15258	14A - 17A	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: Lot A

Sequence #: 1.1 Bibliographic Record Type: Oral History
Author: Page, Mason
Citation Abbreviation:
Interview

Notes:
2/6/97: informant on local builder Charlie Coles and on possible use of house as a brothel

Sequence #: 1.2 Bibliographic Record Type: Survey, Other
Author: Bibb, Eugenia
Citation Abbreviation:

City of Charlottesville Architectural and Historic Survey

Notes:

File no. 381 (spring 1981) provides information on deed and land book records; surveyor also conducted interviews with property owner Mrs. James D. Howard and neighbor Mrs. Nathan Fleming.

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 : James D & Gail R

Last : Howard

Suffix :

Title :

Company:

Address: 111 Lankford Avenue

City : Charlottesville

State: VA

Zip : 22902- Country:

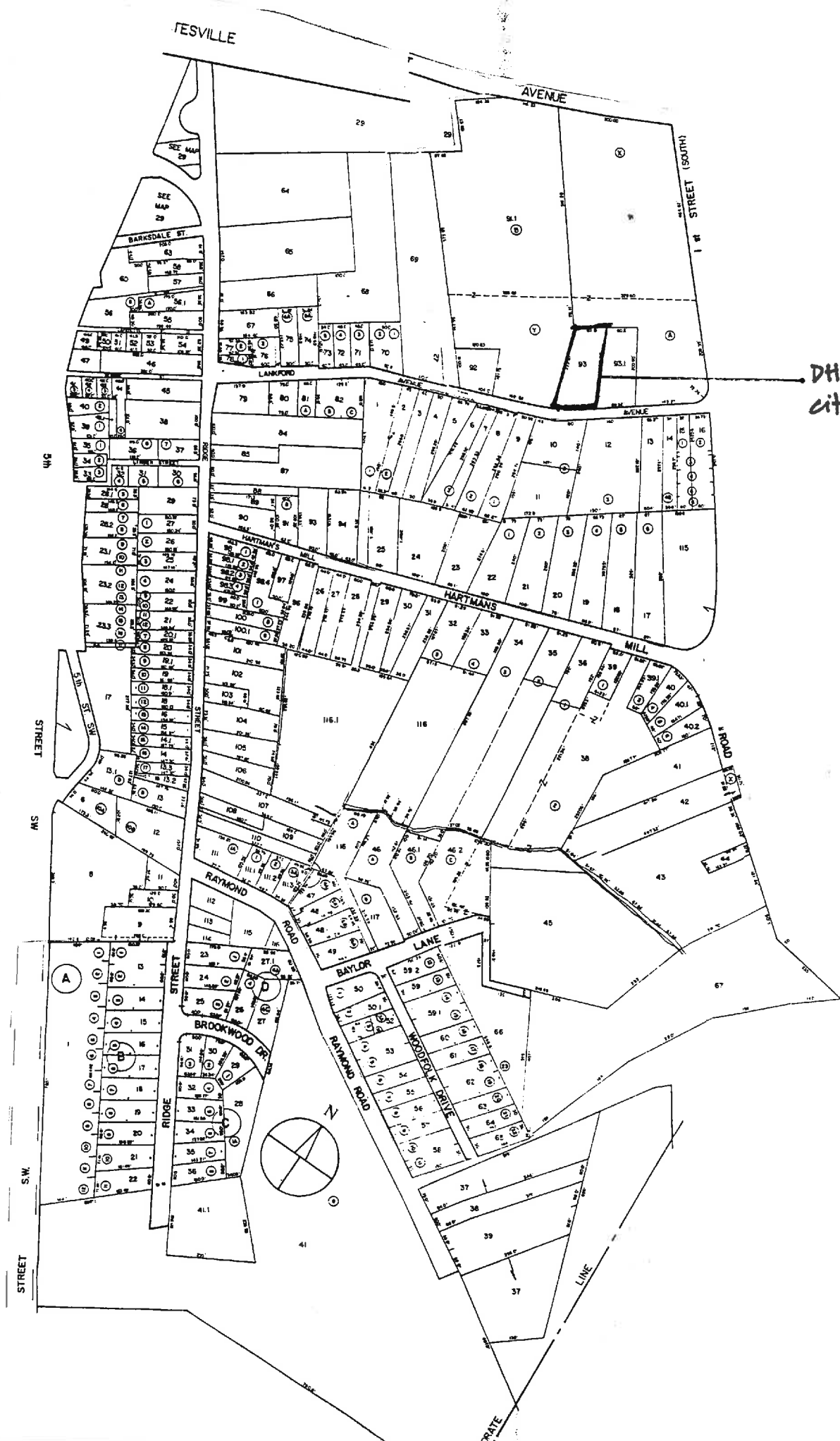
Phone/extension:

Individual Category Codes:

OWNER Owner of property

Mailing Address Notes:

Surveyor's Notes:



DHR no. 104-5007
City no. 381

Accessed? Y N If not, why not? _____

Interior description: _____

PROPERTY OWNER / OCCUPANT / TENANT

Name _____

Mailing address _____

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 1/27/97, 2/6/97

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

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

see Clu file # 381

SITE PLAN

Date ~~1/27/97~~ 2/6/97 North Arrow

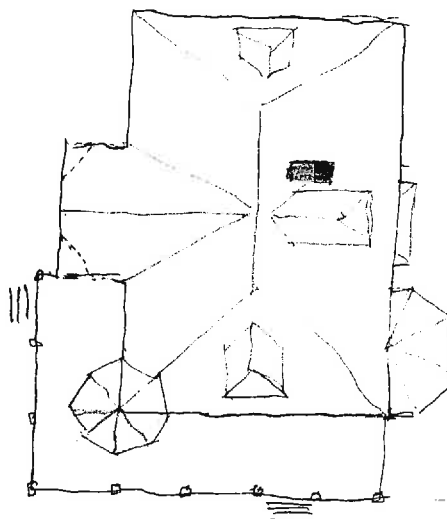


GRAPHIC DOCUMENTATION

Medium	VDHR ID#	Frame no(s)	Date
B&W 35mm photos	<u>15258</u>	<u>15-18</u>	<u>1/27/97</u>
B&W 35mm photos	_____	_____	_____
Color slides	_____	_____	_____

BIBLIOGRAPHY

Type	Author (last, first)	Citation (brief form)
<u>Oral hist.</u>	<u>Lawson, Roberta</u>	<u>Interview, 1/27/97</u>
_____	_____	_____
_____	_____	_____



1/27/97

PARCEL I.D. 27 - 93. PROPERTY ADDRESS 111 LANKFORD AVENUE
NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION LOT A ~~PL~~ DB 247-550

*** OWNER INFORMATION ***

NAME HOWARD JAMES D & GAIL R
ADDRESS 111 LANKFORD AVENUE
CHARLOTTESVILLE, VA 22902

*** DEED INFORMATION ***

BOOK 418
PAGE 199
TAXABLE

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

PROP CLASS	MULTI-FAM.	LIVING AREA	3239	LOT AREA SQ.FT.	21700
ZONING	R3	PERIMETER	201	LOT AVERAGE WIDTH	97
OVLP. ZONE		DWELLING UNITS	2	LOT AVERAGE DEPTH	218
LAND USE	1102	CENSUS TRACT	401128	PROPERTY - ACRES	.498
EQ. BD. YR		EQ. BD. ACT.		PICTURE	NO

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

YEAR BUILT	1920	EFF YEAR	1935	CONSTRUCTION	STUCCO WOOD FRAME
GRADE	AVERAGE	PCT. ADJ.	10-	STORIES	2.0
TYPE	STANDARD UNIT	BASEMENT		NO	ATTIC NO
CONDITION	FAIR	AREA SQ. FT.		1569	

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

Citizens Bank & Trust Co. et al execs (Tonsler) 7/17/68 WB121377

Tonsler, Lawrence

list of heirs p 379

Howard, James D & Gail R

2/21/69

DB 305-365 PB 247-550 family

2/25/81

DB 418-199 PB 247-550 ent own

2 - 9.3 ✓

R-3
96.75' wide X 218.5' deep

wrong
 305-365 Lawrence Tomsler
 WB 12-347 Cit Bk & Tr Co et al,
 execs (Tomsler)
 209-453 Virginia C Tomsler
 173-400 Cornell V & " " "
 WB 7-146 Estelle A " "
 84-7
 35-398

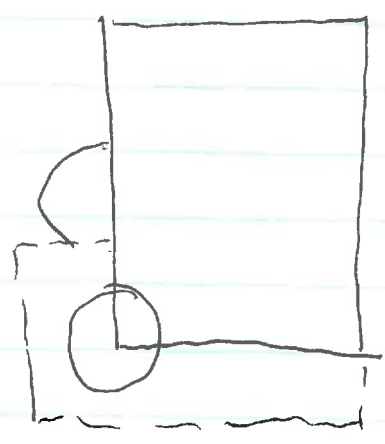
111 Lankford Ave
 1969 plat 247-550 ← ✓
 1968

~~plat 147-32~~

1960's
 2-fam, 2-story, 10 rooms
 CB found, stucco, metal grille & hys
 "old"
 redid 1963

built 1915 ~~by~~ - incorporating, or in addition to, older?
 Clarkson-Tomsler House

Clarkson 1915-1920
 Tomsler 1920-1987



Mrs Fleming

not so very old, c 1925-27

Goins divided land ^{among chrs} in well, incl 2 little houses up st,
son built behind log house

house next to 108 built for Goins's gr-dau
Emma Clarkson = Goins's gr-dau in Richmond

built as rooming house, but died; dan ~~Fleming~~ ^{Dunagene in} West
& lived til age, then sold to Tonder, left to Bro Lovell

3-9805

Tonder - home after 3 pm

cook - county jail
Helen B = 211 5th SW -

upstairs (side door)

3-3213

Howard

514 8th NE = vacant

111 Lanford = Wm C. Tilman / Frances Thompson

* Wicks Ln
& Morton

Frank R Goins est = 31-29 (707 Westst)

Wm F & Mabel Goins = 29-172 (319 5th SW)

109 = Gwendolya Goins Bradford - Dr

111 Lankford - Tax

1911	Ch'v	(N7) Wm Scott	1/2 a 1 m 5 Ch'v	+100 = 175	quantity corrected, see ADD 120-2564265
1912	"	" " ml			
" 13, 14	"	(N) Annie B Clarkson	3/4 a 1/2 m 5 Ch'a	" " "	fr Wm Scott by Thos Scott, quantity corrected
1913, 14	"	" "	1a	100 + . = 100	fr Robt Boim est
1915	xxxxxx	" "	3/4 a	100 + 1200 = 1300	* 1100 bldg added
" 16	"	"	1a	120 200 + 0 = 120	

418-199 Lawrence & Helen B Tonder → James D & Paul R. Howard \$30,000

2/24/1981 111 Lankford Ave
see plat 247-550
same as 305-365

~~36-478~~
36-478 Val & Carroll V. Tonder → Ed Campbell \$1300

1920 lot of all bldgs & impts, part of 29-286, part Lot 3 Boim tract

WB 12-377 will of Virginia C. Tonder - 1966, proved 1968 dec 7/14/68 at 78
2377
husb dec, Lawrence Tonder his cousin
bro. Wm Boim¹⁹⁸; house at 109 Lankford to his dau
(a lady of some means)

WB 4-7 will of Willie A. Tonder - 1924, prob. 1932
husb Horace E Tonder, Jr.

3,475
~~3,500~~
 24
 -15,200
 7600
 9,120.00

3,500
 5,700

6

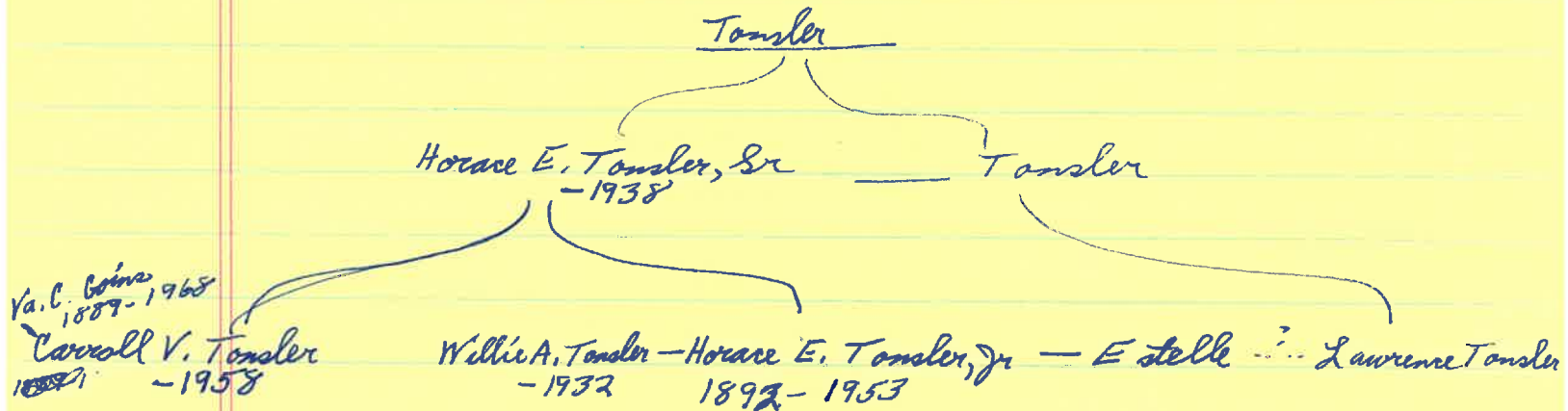
15 200	9,120.00	
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#4

sm ent hall 5 E

built-in window seat

2-fl dog-leg stair w/ sq newels & simple bal
semi-out landing w/ window in proj.
center hall at 2nd level, not at 1st, apparently
corner fireplaces, 2 per chim per level



111 Lankford

2(1/2)-storey, 2-bay (3 at 1st), c. triple gile

~~standard brick~~
loose found, (higher 5 E)

white stucco w/ lt green trim

med-pitched hip roof, 55m, boxed cornice, ^{skin fringe} proj eaves & verges, & gutters,
pedimented gable (w/ unsupported corners & 4-l ornament wind)
over W proj, weatherboarded

hip-roofed dormer centered on facade, ^{& E & rear} 3/3 attic window

int end chim W & E ^{int}; smaller one = W rear
~~lot~~ ^{1st & 2nd} side / 2nd & 3rd

windows 9/1, nearly same ht 2nd, plain trim
paired 6/1 in 2nd 2 piles E

tripartite window in center plane of semi-act proj bay center W side;
9/1 flanked by narrower 6/1

porch veranda covers facade & wraps around to W proj bay
~~near bay~~ low-pitched 55m hipped roof, & gutters, to
boxed cornice, proj eaves, plain fringe, 5 Tuscan columns,
no balustrade

ent door in center bay ^{12-l} multi-light over 3 panels
multi-light rect. transom, sidelights ^(over panels) ~~(over panels)~~ closed
all repeated in W proj bay except sidelights

octagonal tower proj for SW corner

1 reg window each plane 1st & 2nd (2 base)

cornice & hip roof at roofline

alth storey set on roof

" windows boarded up - lookout in hurricane

another cornice & bellcast "witch's hat" roof w ball finial

1 1/2-story, semi-oct bay "window" in 1st pile E

only window is on stair landing

^{with} hip roof, matching cornice

1-story, rect bay window in ~~2nd~~ center pile E

^{with} hip roof, matching cornice

we narrower 6/12 windows

boarded up door on back stair landing @ N of last E window; ext stair gone

back doors in center bay at each level; transom at 1st;
stair gone, 2nd boarded, no balustrade 1st; had 2-story
porch covering 2 W bays

Back stair was in windowless NE corner

5 exterior doors



381

Negative no. 15258

Date 2.1997 File No. 104-5007

Name Clarkston-Tonsler House

Town _____

City Charlotteville

County Charlotteville

Photographer Leslie A. Giles

Contents 4 exterior views of house

27-93

111 LANKFORD AVE.



2 apts.

#381