

# Architectural And Historic Survey

## Identification

<b>STREET ADDRESS:</b> 205 Lankford Avenue	<b>HISTORIC NAME:</b> James Coles House
<b>MAP &amp; PARCEL:</b> 27-92	<b>DATE / PERIOD:</b> 1870-75
<b>CENSUS TRACT AND BLOCK:</b> 4-334	<b>STYLE:</b> Vernacular
<b>PRESENT ZONING:</b> R-3	<b>HEIGHT (to cornice) OR STORIES:</b> 2 storeys
<b>ORIGINAL OWNER:</b> James Coles	<b>DIMENSIONS AND LAND AREA:</b> 104' x 108' (11,232 sq. ft.)
<b>ORIGINAL USE:</b> Residence	<b>CONDITION:</b> Fair
<b>PRESENT USE:</b> Rental Property (Residence)	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> James N. Fleming	<b>DATE OF SURVEY:</b> Spring 1981
<b>ADDRESS:</b> 304-A Ridge Street Charlottesville, Virginia 22901	<b>SOURCES:</b> City/County Records James N. Fleming Mrs. Nathan Fleming

## ARCHITECTURAL DESCRIPTION

This very humble dwelling consists of a 2-storey, 2-bay, single-pile, side-hall-plan central block with side and rear additions. It is set on a low foundation. The original weatherboarding has been covered with stucco. The central block has a medium-pitched gable roof now covered with composition shingles with a boxed cornice. The exterior end chimney has been covered with stucco, but it appears to be constructed of stone with a brick stack. It has one set of weatherings and a small cap. Windows are double-sash, 6-over-6 light, with plain trim. A one-storey shed-roofed porch covers the facade of the central block. It has square posts with braces and a concrete floor. The gable-roofed 2-storey rear wing matches the original in most details and appears to be an early addition. The newer one-storey east wing is two bays wide and is set on a cinderblock foundation with a basement. Its gable roof has exposed rafter ends. Windows are also 6-over-6 light with plain surrounds, but smaller. It has another entrance on the facade. A shed-roofed one-storey addition behind this wing fills in the ell formed by the two wings. The central block is one step above the wings.

## HISTORICAL DESCRIPTION

A number of free blacks bought property and built homes on Lankford Avenue in the decades preceding the Civil War. James Coles purchased a 1½-acre lot there in 1869 (ACDB 59-237,68-652), and John Coles, probably a relative, purchased an adjoining lot (ACDB 59-235). Tax records show that James Coles built this small house between 1870 and 1875. In 1916 W. A. Lankford, who was acquiring land in the area for a greenhouse and nursery, bought the house from Coles's widow Elizabeth Coles (City DB 29-319). The house remained a part of the greenhouse property for nearly three decades. Then in 1945 it was sold to Walter F. Shull, a foreman at the greenhouse (DB 157-458). Sofronia E. Brown bought it from Shull in 1960 (DB 221-137) and sold it in 1963 to King Apartments, Inc. (DB 286-426), from whom James N. Fleming purchased it in 1967 (DB 286-426). The house has been used as rental property for the past two decades and also during its three decades under greenhouse ownership, but it has been owner-occupied during much of its 110 years. Additional References: City DB 21-351, 50-33, 62-344, 86-21, 86-23.



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IPS (INTEGRATED PRESERVATION SOFTWARE)

06/15/1997

## RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5014

Other DHR Number: Property Date(s) 1860 ca

PROPERTY NAMES	EXPLANATION
Coles, James House	Historic

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 27-92

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

## ADDRESSES

Number	Thoroughfare Name	Explanation
205 -	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 parcel, slightly elevated above street level, with several mature deciduous and evergreen trees in the yard, including a magnolia and several maples. A right-of-way associated with the adjoining nursery property runs along the north and west boundaries of the property. This right-of-way represents a former street laid out in the 1890s by real estate speculator James James, Jr.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	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	Exterior end	Brick	Parged
Foundation	0	Solid	Stucco	Parged
Porch	1	1-story, 2-bay	Wood	Square posts
Roof	0	Gable	Asphalt	Shingle
Structural System	0	Frame	Wood	Parged
Window(s)	0	Sash, double-hung	Wood	6/6
Door(s)	1	Single Leaf	Wood	Paneled w/light
Door(s)	1	Single Leaf	Metal	

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1860 ca

Source of Date: Site Visit/Written

Architectural Style:

Description:

This two-story, two-bay, one-room-plan, frame (or log?) house with an exterior end brick chimney is a typical small scale mid-nineteenth-century dwelling. A two-story rear ell, slightly later in construction than the main block, matches the detailing of the original section. Six-over-six double-hung wood sash light the interior; those on the front elevation are somewhat larger than those of the side and rear elevations of the house. A boxed cornice supports the slight overhang of the gabled roof.

Condition: Good-Fair

Threats to Resource: None Known

Additions/Alterations Description:

A one-story side wing of frame construction on a cinder block foundation, predating 1929, has a gable roof with exposed rafter ends. The modern shed-roofed front porch, with square wood post supports and angled braces, is a one-story, two-bays-wide replacement of an earlier porch that extended across the main block and the side wing. To the rear of the one-story side wing is a shed addition detailed like the rest of the house. The dwelling's original wood siding has been covered with stucco, as has the brick surface of the exterior end chimney. Asphalt shingles on the roofs replace what would probably have been wood shingles originally.

Number of Stories: 2.0

Interior Plan Type: Side Passage, Single Pile

Accessed? No If not, why not? Denied

Interior Description:

Relationship of Secondary Resources to Property:

A minor small shed to the northwest of the dwelling (of a very recent and temporary nature) is the only outbuilding on the property.

DHR Historic Context: Domestic  
Ethnicity/Immigration

Significance Statement:

The James Coles House is one of several early dwellings on Lankford Avenue built by free blacks on parcels acquired in late 1860-early 1861 from Thomas R. and Ann Eliza Bailey. The Coles property, originally 1.2 acres in size, was one of three lots acquired by the Baileys from Thomas J. and Clara A. Pretlow in late 1860. James Coles purchased the land in November 1860 for \$251.42, the same price his brother John Coles paid the Baileys for an adjoining parcel of 1.5 acres. The James Coles House, apparently built ca. 1860, is one of the best preserved of the houses constructed by the community of free blacks. It was occupied by the Coles family until 1916, when James Coles's widow Elizabeth sold the property to W. H. Lankford, who was assembling land for his nursery business. Lankford's Nursery (later Valley View Greenhouses) operated the house as a rental property until 1945, when it was sold to Walter F. Shull, a foreman at the greenhouse. After Shull sold the property in 1960, subsequent owners returned the house to use as a rental residence.

#### GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	15258	12A - 13A	2/ 6/1997
Slides		-	1/29/1997
B&W 35mm Photos	15258	18A -	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

Sequence #: 1.1 Bibliographic Record Type: Survey, Other

Author: Bibb, Eugenia

Citation Abbreviation:

City of Charlottesville Architectural and Historic Survey

Notes:

"James Coles House," file no. 383., incorrectly notes a deed book reference (DB 157-458 should be DB 127-458). See file for additional information.

Sequence #: 1.2 Bibliographic Record Type: Local Records

Author: Albemarle County

Citation Abbreviation:

Deed Book(s)

Notes:

Deed Book references: 59-224; 59-237.

Sequence #: 1.3 Bibliographic Record Type: Local Records

Author: Charlottesville, City of

Citation Abbreviation:

Deed Book(s)

Notes:

Deed Book references: 29-319; 86-231; 127-458; 221-137; 241-179;  
286-426

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 N.

Last : Fleming

Suffix :

Title :

Company:

Address: 304 Ridge Street #A

City : Charlottesville

State: VA

Zip : 22902- Country: USA

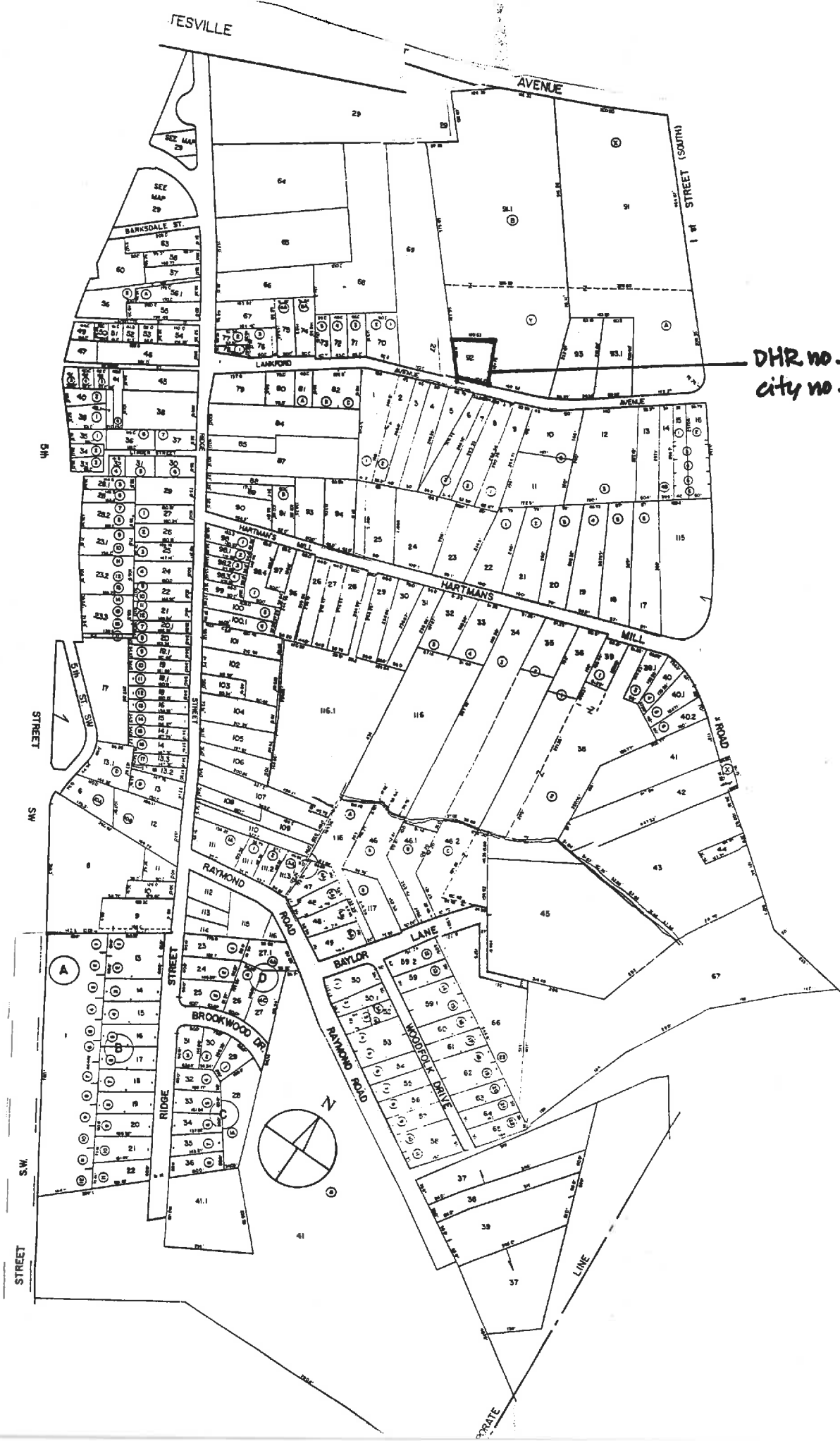
Phone/extension:

Individual Category Codes:

OWNER Owner of property

Mailing Address Notes:

Surveyor's Notes:



DHR no. 104-5014  
city no. ~~841~~ 383

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

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

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]:

GRAPHIC DOCUMENTATION

Medium VDHR ID# Frame no(s) Date  
B&W 35mm photos \_\_\_\_\_ 13-14, 19 1/27/97  
B&W 35mm photos \_\_\_\_\_  
Color slides \_\_\_\_\_

BIBLIOGRAPHY

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

PROPERTY OWNER / OCCUPANT / TENANT

Name \_\_\_\_\_

Mailing address \_\_\_\_\_

Telephone number(s) \_\_\_\_\_

SURVEY INFORMATION

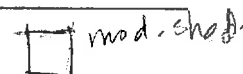
Surveyor's name Dan Pezzoni or Leslie Giles  
Surveyor's address P.O. Box 7825 Roanoke VA 24019-0825  
Surveyor's phone number (540) 366-0787

Survey Date \_\_\_\_\_

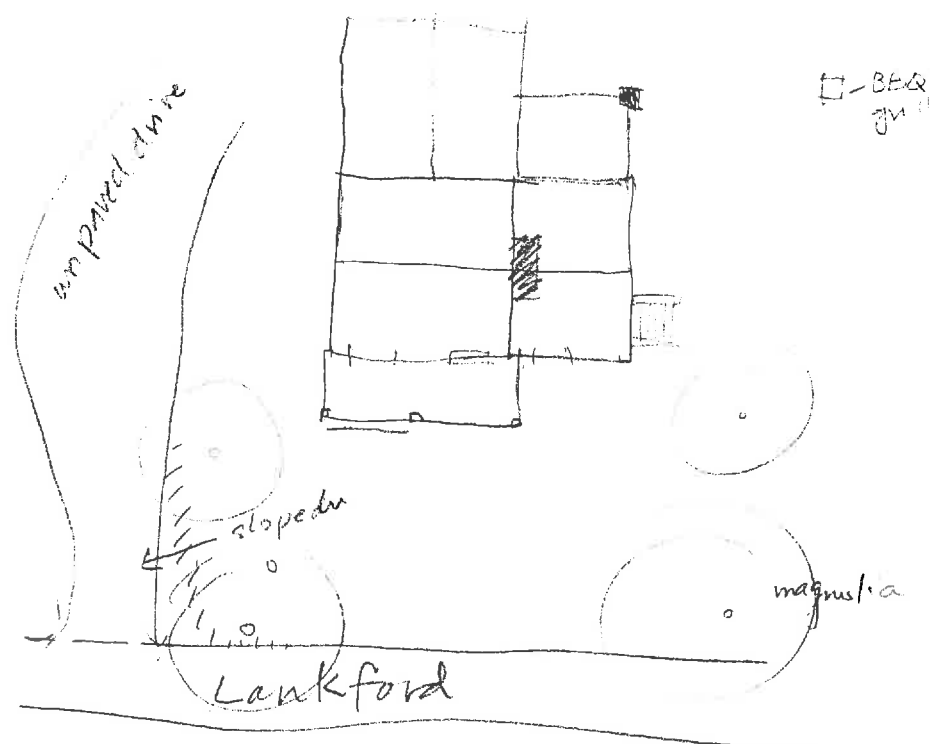
CRM Event: Reconnaissance: CLG-sponsored

SITE PLAN

Date 1/27/97



North Arrow





PARCEL I.D. 27 - 92. PROPERTY ADDRESS 205 LANKFORD AVENUE  
NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION LOT

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

NAME FLEMING JAMES N  
ADDRESS 304 RIDGE ST #A  
CHARLOTTESVILLE, VA 22902

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

BOOK 286  
PAGE 426  
TAXABLE

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

PROP CLASS ONE FAMILY LIVING AREA 1193 LOT AREA SQ.FT. 12375  
ZONING R3 PERIMETER 111 LOT AVERAGE WIDTH 104  
OVLP. ZONE DWELLING UNITS 1 LOT AVERAGE DEPTH 108  
LAND USE 1101 CENSUS TRACT 401128 PROPERTY - ACRES .284  
EQ. BD. YR 1989 EQ. BD. ACT. INCREASE PICTURE NO

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

YEAR BUILT 1920 EFF YEAR 1947 CONSTRUCTION STUCCO WOOD FRAME  
GRADE AVERAGE PCT. ADJ. 20 STORIES 2.0  
TYPE STANDARD UNIT BASEMENT NO ATTIC NO  
CONDITION FAIR AREA SQ. FT. 427

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

Date DB PB Remarks

King Apartments, Inc.

6/10/63 241-179

Fleming, James N

4/4/67 286-426

3 lots

2-st 16x26.7  
1-st 12.7x26.7  
porch 7x16.4  
B.E. 3x11

10/64 rerooted

floors - softwood / pine  
heat - gas stoves  
plaster walls  
plaster ceiling  
5 rooms  
no A/C  
no f.p.  
"cheap"  
1 full bath  
1 ~~full~~ basement

DB 127:458 Walter F. Shull from Valley View Greenhouses <sup>now in use</sup>  
8/9/1946 \$800  
conveyance subject to reservation by VVG of 10' r.o.w. or ease-  
ment, extending from Lankford Ave to other VVG lands

DB 221:137  
8/10/1960 ~~Walter~~ Sofronia E Brown, <sup>widow</sup> ~~BB~~ from Walter F Shull  
\$4,000 for lot fronting on Lankford Avenue

DB 221:139 deed of trust for \$4,000 loan (5yr terms)  
trustees BB Woodson & EC Wingfield  
debt paid off Aug 1st, 1963

DB 86:23-24 Valley View Greenhouses from Peoples Mortgage  
6/15/1935 for \$8350 described  
\$7000 bond paid off Corp  
3/23/1946



383

Negative no. 15258

Date 2.1997 File No. 104-5014

Name James Coles House

Town \_\_\_\_\_

City Charlottesville

County Charlottesville

Photographer Leslie A. Giles

Contents 3 exteriors of house

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