

Architectural and Historic Survey



Identification

STREET ADDRESS:	114 Lankford Avenue	HISTORIC NAME:	Robert Goins House
MAP & PARCEL:	26-10	DATE / PERIOD:	c. 1845-49, c. 1870-75, 1957, 1964
CENSUS TRACT AND BLOCK:	4.01-133	STYLE:	Vernacular
PRESENT ZONING:	R-3	HEIGHT (to cornice) OR STORIES:	1½ storey
ORIGINAL OWNER:	Robert Goins	DIMENSIONS AND LAND AREA:	135' x 131' (17,685 sq. ft.)
ORIGINAL USE:	Residence	CONDITION:	Good
PRESENT USE:	Residence	SURVEYOR:	Bibb
PRESENT OWNER:	Thomas J. and Roberta K. Dawson	DATE OF SURVEY:	Spring 1981
ADDRESS:	114 Lankford Avenue Charlottesville, VA 22901	SOURCES:	City/County Records Mr. & Mrs. Thomas J. Dawson Moore, Albemarle: <u>Jefferson's County</u>

ARCHITECTURAL DESCRIPTION

Although it has been covered with aluminum siding and additions obscure much of the original facade, this house is still recognizable as a mid-19th century vernacular structure. The central block is 1½ storeys tall, four bays wide, and single pile. It is set on a low dry-laid fieldstone foundation and faces west toward Ridge Street, although an addition with a new entrance now orients the house toward Lankford Avenue. Wall construction of the central block is log, probably weatherboarded at one time, then stuccoed, and finally covered with aluminum siding. The medium-pitched gable roof is now covered with composition shingles and has exposed rafter ends. This is a massive central fieldstone chimney. The stack has been stuccoed. Windows are double-sash, 6-over-6 light, with architrave trim. There are two gable-roofed wall dormers on the original western facade. The window in one was replaced with a shorter one when the west wing was built in 1957; the other dormer still has a 6-over-6 light window with plain trim. The northern half of the central block is believed to have been built about 25 years after the southern half. It is a little smaller and the first storey level is one step lower. The central block originally had two rooms at each level without a central hall. Each room at the first level had an exterior door, a fireplace in the central chimney, and an open stair, apparently single-flight, to the bedroom above. The remaining fireplace, in the north room, has a brick surround, simple pilasters, a plain frieze, and a simple mantel shelf. A one-storey veranda that once covered the western facade had a shed roof with exposed rafter ends, square pillars, and a simple balustrade. There were entrance doors in the two center bays of the facade. One-storey wings now cover the two center bays of the east side and the three south bays of the west side. Both are of frame construction, with aluminum siding over stucco and have medium-pitched gable roofs covered with composition shingles. Glass-enclosed shed-roofed porches on both sides of the east wing and the north side of the west wing cover the remaining bays of the east and west elevations of the central block. A new entrance in the north side of the west wing orients the house toward Lankford Avenue.

HISTORICAL DESCRIPTION

Robert Goins was one of the first property owners in the community of Free Blacks that grew up on Landford Avenue in the decades preceding the Civil War. He purchased a 3-acre tract in 1845 (ACDB 45-272) and an adjoining 1.4-acre tract in 1860 (ACDB 59-239). Tax records and an 1849 deed of trust (ACDB 47-546) indicate that he built the nucleus of this house, a 1½-storey, 1-over-1 room cottage with external end chimney, c. 1845-49 and doubled its size c. 1870-75. In the division of his estate in 1912, the house and a one-acre lot were awarded to his daughter Katherine Goins Jones (ACDB 151-283). Her daughter-in-law Mary S. Farrar sold it to Wallace Mason Page and Thomas J. Dawson in 1946 (City DB 125-52). The house had been stuccoed sometime before then. The east wing at that time was a large enclosed porch, and they constructed a kitchen and bath there. They also dug out a partial basement, removed one stair, and replaced a door with a window. In 1957 Mr. and Mrs. Dawson acquired full ownership and replaced the veranda with the present west wing (DB 199-132). They covered the house with aluminum siding in 1964 and glassed in the small porches in 1971. Additional References: City WB 4-104; City DB 88-71, 100-1.

817-2758

382

Page No. 1

IPS (INTEGRATED PRESERVATION SOFTWARE)

06/15/1997

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5010

Other DHR Number: Property Date(s) 1860 ca

PROPERTY NAMES	EXPLANATION
Goins-Dawson House	Historic

County/Independent City: Charlottesville

State: Virginia

Magisterial District:	Tax Parcel: 26-10
	26-16

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
114 -	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 Goins-Dawson House, unlike most houses along Lankford Avenue, did not historically face the street. This apparently indicates that the house pre-dates the street. The house occupies the front half of "Lot no. 2" as platted in the 1912 division of the Goins property. A 12' right-of-way leading to the southern half of "Lot no. 2" passes along the western boundary of the property. Garden plots are located south and east of the house. A large holly tree occupies the front yard, and a massive deciduous (maple?) tree is in the rear yard. A poured concrete walk and steps lead to the street, and a chain-link fence partially encloses the property.

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	Central interior	Stone	Parged
Foundation	0	Solid	Stone	Random Rubble
Porch	3	1-story	Glass	Enclosed
Roof	0	Gable	Asphalt	Shingle
Structural System	0	Log	Aluminum	Sided
Window(s)	0	Sash, double-hung	Vinyl	1/1

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1845,1875

Source of Date: Deed

Tax Records

Architectural Style:

Description:

Originally a 1-1/2-story, one-room log house with a fieldstone foundation and exterior end chimney, this house apparently was doubled in size ca.1870-1875 by the addition of a matching one-room section to the north, one step lower at ground level but a full 1-1/2-stories tall. Each ground level room had its own front entry on the front facade (which until the mid-20th century faced west towards Ridge Street). Windows were 6/6 double-hung sash; gabled wall dormers in the west elevation lit the 1/2-story. The house was probably originally sided with weatherboards, and in the early twentieth century (prior to 1946) received a coating of stucco. A historic-period single-story front porch included square pillars, simple balusters, and exposed rafter ends beneath a shed roof. A gabled basement entrance is located at the south gable end of the house.

Condition: Fair

Threats to Resource: Major Alteration

Additions/Alterations Description:

In 1946, an enclosed rear porch on the house's east side was replaced with a frame kitchen/bath wing in the form of a rear gabled ell, on a concrete block foundation, with a block flue and shed porches along the ell's north and south sides. Also at that time, a partial basement was dug out below the original dwelling, one of the two interior stairs was removed, and one front door was replaced with a window. In 1957, the original (ca. 1875) front porch was replaced with the existing gabled west wing. Of frame construction on a concrete block foundation, with paired and single 1/1 double-hung wood

sash, this addition required the reorientation of the house from the west to the north, and a sheltered entry porch was added in the corner formed where the addition met the original house. In 1964 the house and its additions were covered in aluminum siding and in 1971 the shed porches were enclosed with jalousie windows. At some point, the original roofing (wood shingles?) was replaced; asphalt shingles now cover the roofs.

Number of Stories: 1.5
Interior Plan Type: Two-Room, Single Pile
Accessed? Yes

Interior Description:

The northern of the two original ground floor rooms retains an original fireplace surround, including a brick-lined firebox and wooden Greek Revival-style mantel with simple pilasters, a plain frieze, and mantelshelf. One single-flight, open stair remains inside the old section of the house. One braced-board door is in use at a upstairs bedroom entry.

Relationship of Secondary Resources to Property:

Temporary, portable metal storage building is situated in rear yard of property.

DHR Historic Context: Domestic
Ethnicity/Immigration

Significance Statement:

Robert Goins was one of the first property owners in a community of free blacks that was established on what is now Lankford Avenue in the mid-1800s. In 1845 Goins purchased from Ezra M. and Ann Wolfe a 3-acre parcel (ACDB 45:272). The Wolfes also conveyed to Goins "the use of a street sixteen feet wide from the road leading to Merewether's [sic] Mill to the southwest corner of the said Goins lot." This road may remain as a trace visible in the bottomland between Hartman's Mill Road and Lankford Avenue. By September of 1849, Robert and Patsy Goins had on their land a "log-bodied dwelling house and "a stable planked [sic] upright and other similar buildings." (ACDB 47:546) In 1860 Goins acquired an adjoining tract of 1.4 acres (ACDB 59:239). A doubling of the value of improvements on the Goins property between 1870-1875 may indicate the doubling of the one-room house into a two-room dwelling and/or other construction on the property. Thomas Dawson and his cousin Wallace Page bought the property in 1946; when they divided the property between them in 1957, Dawson received the northern half, with this building. The Goins-Dawson House is significant as a locally rare example of vernacular log architecture, and as one of the buildings most closely associated with Robert Goins, an important early landowner in the African-American community that developed east of Ridge Street beginning in the 1840s.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	15257	21 - 22	2/ 6/1997
Slides		-	1/29/1997
B&W 35mm Photos	15257	24 -	2/ 6/1997
B&W 35mm Photos	15674	20 - 21	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 2

Sequence #: 1.1 Bibliographic Record Type: Survey, Other
Author: Bibb, Eugenia
Citation Abbreviation:
City of Charlottesville Architectural and Historic Survey
Notes:
"Goins, Robert House," file no. 382, Spring 1991.

Sequence #: 1.2 Bibliographic Record Type: Local Records
Author: Albemarle County
Citation Abbreviation:
Deed Book(s)
Notes:
45-272; 59-239; 47-546; 151-283

Sequence #: 1.3 Bibliographic Record Type: Local Records
Author: Charlottesville, City of
Citation Abbreviation:
Deed Book(s)
Notes:
42-348; WB 4-104; 88-71; 100-1; 125-52; 199-132; WB 33-614

CULTURAL RESOURCE MANAGEMENT EVENTS

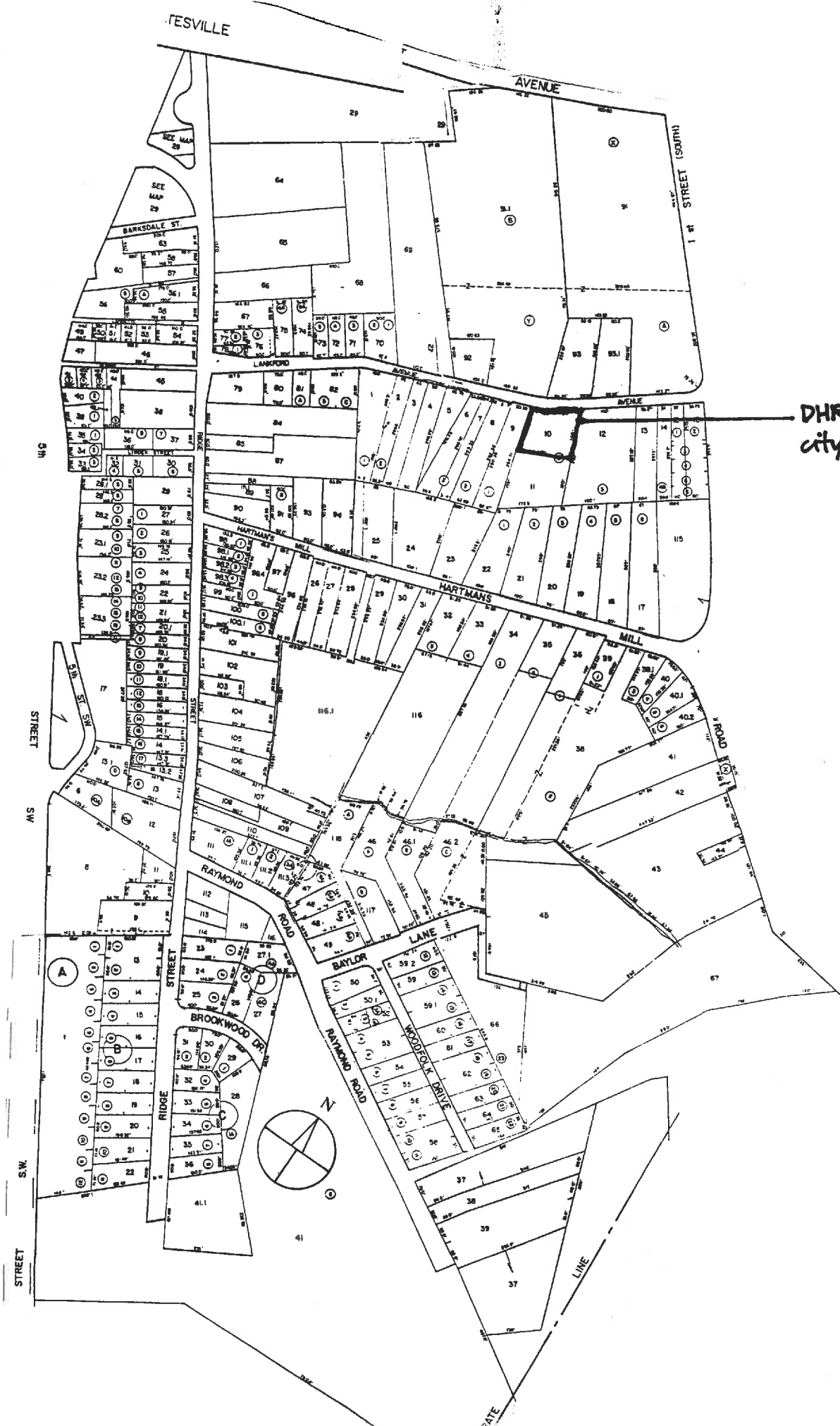
Date: 2/ 6/1997
Cultural Resource Management Event: Reconnaissance Survey
Organization or Person: JDP Pres.Consultant: Giles
ID # Associated with Event:
CRM Event Notes or Comments:

MAILING ADDRESS

Honorif: Mrs.
First : Roberta Kyle
Last : Dawson
Address: 114 Lankford Avenue
City : Charlottesville State: VA
Zip : 22902- Country: USA
Phone/extension: 804-293-2087

Individual Category Codes:
OWNER Owner of property

Mailing Address Notes:
Mrs. Dawson is open to being interviewed about her house and the neighborhood.
Surveyor's Notes:



DHR no. 104-5010
city no. 382

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		21-22, 24	2/6/97
B&W 35mm photos			
Color slides			

BIBLIOGRAPHY

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

PROPERTY OWNER / OCCUPANT / TENANT

Name ~~Thomas~~ Roberta Dawson

Mailing address 114 Lankford Ave Clark 22901

Telephone number(s) _____

SURVEY INFORMATION

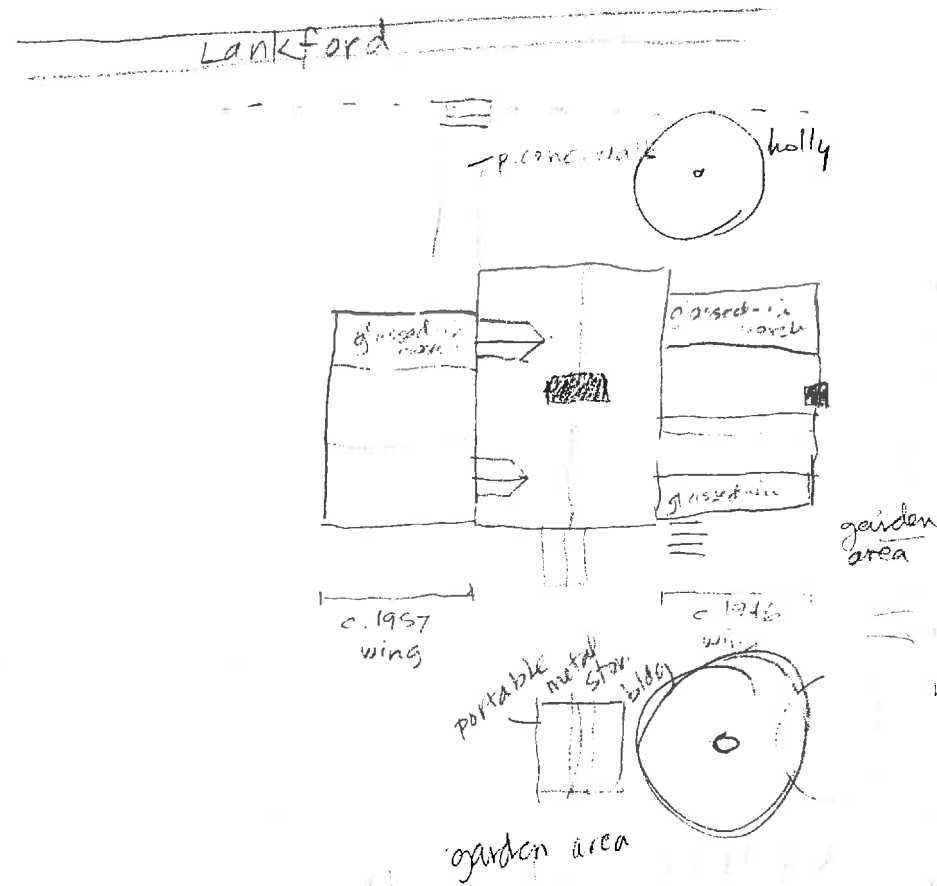
Surveyor's name Dan Pezzoni or Leslie Giles
 Surveyor's address P.O. Box 7825 Roanoke VA 24019-0825
 Surveyor's phone number (540) 366-0787

Survey Date 2/6/97
 CRM Event: Reconnaissance: CLG-sponsored

SITE PLAN

Date 2/6/97

North Arrow















DB 88:71

7/13/1935 "property... together with the rights of way as set forth in the aforesaid deeds, on which property there are two houses,"

DB 199:132

5/21/1957 partition deed ^{by & between} Wallace Mason Page and Dorothy W Page
and

Thomas J Dawson and Roberta K Dawson

(1) Dawsons receive $\frac{1}{2}$ undivided interest, in and to all that certain lot of parcel of land, with the improvements thereupon and appurtenances thereunto pertaining, front 135' on South side of Lankford Ave and running back 126' along west side, 140' along east side, with a rear width of 147' (\pm), & being the northern portion of Lot No. 2

(2) Pages receive $\frac{1}{2}$ undivided interest... situated immediately to the south of and adjoining the property described and conveyed in paragraph (1) and having a depth of 159' on its West side, 120' on its East side, and rear width of 173 $\frac{1}{2}$ feet, & being the southern portion of Lot No. 2

12' right of way for ingress/egress to benefit southern $\frac{1}{2}$ of lot 2 granted along the western boundary of ^{northern part of} Lot No. 2, from southern portion of Lot No. 2 to Lankford Ave.

put in FR? omit?

Stephens prospected in the vicinity of Sanlee Park east of Sanford. The company's return for its efforts was said to be \$1 worth of gold dust.¹⁰²

The lumber and naval stores industries saw their fullest development in Lee County during the late 1800s, when railroads and tram lines penetrated the region's forests. Lumber speculators descended on the area during the 1870s and 80s, buying up huge timber tracts. In 1883, a Raleigh newspaper declared that Moore County (of which Lee County formed the eastern tip) "exports more dollars worth of natural products, perhaps than any other county in the state."¹⁰³ Temporary lumber camps were established throughout the county; the remains of one survive today at the intersection of the Norfolk Southern line and Route 1002 near Blacknel.¹⁰⁴

good

but

BY

observed

The county's forest wealth did not last indefinitely. In 1915, a state forester remarked, "The forests of Lee have been so closely cut over, owing to the excellent transportation facilities, that there is less standing timber than in any other county so far examined."¹⁰⁵ ~~The same observer~~ noted the recent departure from the county of several large lumber mills, but hardwood consumers such as furniture factories, sash and blind factories, and a buggy factory continued to operate at Sanford, Jonesboro, and Broadway. Eventually, the county's woodworking industries were forced to turn to suppliers in the western part of the state for raw materials. The condition of Lee County forests continued to worsen in the 1920s. "Lee County is one of the most impoverished counties in the State in the matter of forest resources," wrote one observer. "The old original stands are gone; unchecked forest fires [occur] periodically."¹⁰⁶

He

Forest fires took a heavy toll on the land and people. Years of tar making, pine boxing, and rapacious lumbering transformed southern Lee County into a vast tinder box by the end of the 1800s. In April 1889, a fire raged over five square miles of countryside east of Lemon Springs, and similar conflagrations proved a yearly occurrence.¹⁰⁷ According to one long-time resident of the Murchisontown area: "Everybody would hate to see spring come. The wind would get up and here would come a fire."¹⁰⁸ The wild fires destroyed standing timber, fences, and buildings; they are partly responsible for the virtual absence of early houses and barns in the southern part of the county. Sparks from railroad and tramway locomotives were often blamed

good



PARCEL I.D. 26 - 10. PROPERTY ADDRESS 114 LANKFORD AVENUE
 NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION PT LOT 2 Co. Pl. DB 151:285
 ROLLING LOT REMARKS WB 33-614

*** OWNER INFORMATION ***

NAME ~~DAWSON~~ ROBERTA KYLE
 ADDRESS 114 LANKFORD AVENUE
 CHARLOTTESVILLE, VA 22902

*** DEED INFORMATION ***

BOOK 199
 PAGE 132
 TAXABLE

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

PROP CLASS UNSPEC.	LIVING AREA	1293	LOT AREA SQ.FT.	23022
ZONING R3	PERIMETER	150	LOT AVERAGE WIDTH	135
OVLP. ZONE	DWELLING UNITS	1	LOT AVERAGE DEPTH	131
LAND USE 1101	CENSUS TRACT	401133	PROPERTY - ACRES	.529
EQ. BD. YR	EQ. BD. ACT.		PICTURE	NO

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

YEAR BUILT 1920	EFF YEAR 1953	CONSTRUCTION	ALUMINUM SIDING
GRADE AVERAGE	PCT. ADJ. 10	STORIES	1.5
TYPE STANDARD UNIT		BASEMENT	YES ATTIC NO
CONDITION FAIR		AREA SQ. FT.	483

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

Dawson, Thomas J. and Roberta K 5/22/57 199:132 Co. 151:285 D/P out sum.

Dawson, Roberta Kyle 2/8/91 199:132 WB 33:614 (list of heirs p. 617)

4/6/1946 Wallace Mason Page & Thomas J. Dawson \$3800 DB 125:52

Lot no. 2 on plat in ACDB 151:285 (12/1912)

7/13/1935 Mary S Farrar, widow DB 88:71 \$900 for Lot No. 2
 7/28/1939 deed of corr DB 100:1

Trust deed DB 125:53 for \$2300 payable to J.J. Truehart (trustee) by J.P. Grove (trustee)

paid off in full 1/4/1952

3/1934 Oakly M. Wilson & J.D. Wilson her husband WB 4:104 (will dated 2/1/1930) (d. 3/1934)

1/4/1923 John H Farrar DB 42:348 \$10.00 for Lot NO. 2
 12/9/1912 Katherine Jones, widow (d. 1932 intestate) ACDB 151:282
 "the said Katherine Jones reserves to herself the rents arising from the property... as long as she lives"

Chancery cause of Virginia Tompler against Sarah Goin's "the said"



382

Negative nos. 15257,
15674

Date 2-1997, 4-1997 File No. 104-5010

Name Gorins - Dawson House

Town _____

City _____

County Charlottesville

Photographer Leslie A. Giles

Contents 3 exterior views of house

2 interiors of house

114 Lankford Ave

114 Lankford Ave.

251 111111 10-14-91

15257 exterior, view facing NW
2/97
104-5010

15674 ~~first floor mantel~~
4/1997 stair to garret
104-5010

382

Negative nos. 15257,
15674

Date 2. 1997, 4.1997 File No. 104-5010

Name Goins - Dawson House

Town _____

City _____

County Charlottesville

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Contents 3 exterior views of house

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251 111111 10-14-91

15674 first floor mantel
4/1997
104-5010