

# Architectural And Historic Survey



## Identification

STREET ADDRESS: 214 Lankford Avenue  
 MAP & PARCEL: 26-1  
 CENSUS TRACT AND BLOCK:  
 PRESENT ZONING: R-3  
 ORIGINAL OWNER: Warner Howard  
 ORIGINAL USE: Residence  
 PRESENT USE: Residence  
 PRESENT OWNER: Lewis W. and Bessie B. Jackson  
 ADDRESS: 214 Lankford Avenue  
 Charlottesville, Virginia. 22902

HISTORIC NAME: Howard-Jackson House  
 DATE / PERIOD: c. 1871-75, 1906, 1965  
 STYLE: Vernacular  
 HEIGHT (to cornice) OR STORIES: 2 storeys  
 DIMENSIONS AND LAND AREA: 41' x 302' (12,382 sq. ft.)  
 CONDITION: Good  
 SURVEYOR: Bibb  
 DATE OF SURVEY: Spring 1981  
 SOURCES: City/County Records  
 Mr. and Mrs. Lewis W. Jackson

## ARCHITECTURAL DESCRIPTION

This house is thought to have grown from a very humble 1-over-1 room structure with a one-storey shed addition at the rear. The two-storey section was more than doubled in 1906 and a later addition filled in the ell. In its present form, this is a 2-storey, 3-bay, single-pile house with a series of rear additions that make it double-pile. It originally rested on brick piers, but a basement has been dug out by Mr. Jackson. The widening and raising of Lankford Avenue has put the front porch at ground level. Olive green asbestos shingles cover the original weatherboarding. The front section of the house has a low-pitched gable roof covered with standing-seam metal with a boxed cornice. A nearly flat shed roof shelters the western rear addition, while the older eastern rear section, now two storeys, has a low-pitched gable roof. One chimney is located exterior to the 2-storey front section, between it and the original wing, and another is located at the rear of the western extension of the 2-storey section. Windows are double-sash, 2-over-2 light on the facade and west side, and 6-over-6 light on the east side (the older section). One window in the original section has architrave trim, but all the others have plain trim. A wide 1-storey, 1-bay porch is centered on the facade. It has a hip roof covered with standing-seam metal with boxed cornice, plain frieze, turned posts, and a concrete floor. It has no balustrade. There is a rectangular transom above the entrance door in the center bay. The original 1-storey shed addition at the rear has been enlarged by the addition of a low-ceilinged second storey. A series of 1-storey cinderblock additions cover the entire rear elevation.

## HISTORICAL DESCRIPTION

There was a community of free blacks on Lankford Avenue as early as the 1840's. Warner Howard purchased this lot and the one adjoining it on the east between 1871 and 1875, but did not receive a deed until some years later (ACDB 71-95, 95-237). Tradition says that he built a house there in 1871 and that it consisted of a one-over-one room cottage (the eastern half of the present front section) with a shed room behind it. Tax records do not reflect either the sale or the construction until the 1875 re-appraisal, however. Howard had the second lot deeded to his son George B. Howard (ACDB 95-237). Warner Howard died in 1906 and left his home to his two daughters Louisa H. Howard and Rosa Howard Riddick (ACWB 31-307). Tax records show that the front section of the house was enlarged to its present size that same year. In 1951 Gertrude Louise Riddick Cooper, who had inherited it from her mother and aunt (City WB 3-396, 4-127), moved across the street and sold this house to Lewis W. and Bessie B. Jackson (City DB 157-476). They have covered the walls with asbestos shingles and built a series of rear additions.

# Architectural And Historic Survey



## Identification

<p><b>STREET ADDRESS:</b> 214 Lankford Avenue  <b>MAP &amp; PARCEL:</b> 2601  <b>CENSUS TRACT AND BLOCK:</b>  <b>PRESENT ZONING:</b> R-3  <b>ORIGINAL OWNER:</b> Warner Howard  <b>ORIGINAL USE:</b> Residence  <b>PRESENT USE:</b> Residence  <b>PRESENT OWNER:</b> Lewis W. and Bessie B. Jackson  <b>ADDRESS:</b> 214 Lankford Avenue                  Charlottesville, Virginia 22902</p>	<p><b>HISTORIC NAME:</b> Howard-Jackson House  <b>DATE / PERIOD:</b> c. 1871-75, 1906, 1965  <b>STYLE:</b> Vernacular  <b>HEIGHT (to cornice) OR STORIES:</b> 2 storeys  <b>DIMENSIONS AND LAND AREA:</b> 41' x 302' (12,382 sq. ft.)  <b>CONDITION:</b> Good  <b>SURVEYOR:</b> Bibb  <b>DATE OF SURVEY:</b> Spring 1981  <b>SOURCES:</b> City/County Records                  Mr. and Mrs. Lewis W. Jackson</p>
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RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5019

Other DHR Number:

Property Date(s) 1871,1906

PROPERTY NAMES

Howard-Jackson House

EXPLANATION

Historic/Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 26-1

26-2

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
214 -	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 Howard-Jackson House occupies two lots and contains an expansive ornamental garden with numerous flowering and specimen plantings, rock-defined plant beds, and hedge-defined terraces. The house's front entry is now slightly below street level, due to the widening and raising of Lankford Avenue in the late twentieth century. Brick piers topped with concrete urns flank the concrete steps that lead from the public sidewalk down to the front entry walk of the house. Stone retaining walls and piers define the boundaries of a concrete-paved parking area to the east side of the house.

Ownership: Private

NR Resource Type: Building

WUZITS

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

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	1	Flue	Brick	Parged
Foundation	0	Solid	Concrete	Block
Porch	0	1-story, 3-bay	Wood	Turned Posts
Roof	0	Gable	Metal	Standing Seam
Structural System	0	Frame	Asbestos	Shingle
Window(s)	0	Sash, double-hung	Wood	2/2
Door(s)	1	Single Leaf	Wood	Paneled w/light

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1871,1906

Source of Date: Local Records

Architectural Style:

Description:

This two-story, three-bay frame house was built in two major stages, with later modifications to the rear. The house in its original form (built 1871) was a two-story, one-room-plan dwelling (the eastern end of the present house), with a one-story rear shed room, six-over-six double-hung sash, architrave trim, and an exterior (west) end brick chimney. In 1906, the house was doubled in size towards the west, creating a two-story, three-bay dwelling. The standing seam metal gable roof, center front gable feature, two-over-two double-hung sash, front porch with turned posts, and Craftsman-influenced entry date to this major expansion. During this period, the building was sheathed in weatherboards.

Condition: Good

Threats to Resource: Major Alteration

Additions/Alterations Description:

Post-historic-period additions and alterations to the house include the application of asbestos shingles over the original weatherboards, the replacement of the original brick pier foundation with a solid concrete block basement foundation, the addition of several rear wings, ells, and patios, and replacement of the front porch floor with a concrete slab.

Number of Stories: 2.0

Interior Plan Type:

Accessed? No If not, why not? Denied

Interior Description:

Relationship of Secondary Resources to Property:

The modern one-story, one-bay gable-front garage is of concrete block construction with T-1-11 siding in the gable ends and asphalt shingle roofing.

DHR Historic Context: Domestic  
Ethnicity/Immigration

Significance Statement:

Warner Howard, an early black landowner in the community of African-Americans located just east of Ridge Street, purchased this property (two lots) between 1871 and 1875 and built the original section of the house in 1871. Howard died in 1906, leaving the property to his daughters Louisa H. Howard and Rosa Howard Riddick. Tax records indicate that the house was expanded the same year. In 1951 Lewis W. and Bessie B. Jackson acquired the property from a Howard descendent, and initiated a series of changes and modifications to the property, including asbestos shingles and several rear additions. The property's extensive ornamental landscape is distinctive and unusual.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	15260	2 - 4	2/ 6/1997
Slides		-	1/29/1997
B&W 35mm Photos	15260	26 -	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: Lots 1 and 2

Sequence #: 1.1 Bibliographic Record Type: Survey, Other  
Author: Bibb, Eugenia  
Citation Abbreviation:  
City of Charlottesville Architectural and Historic Survey

Notes:  
"Howard-Jackson House," file no.384.

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

Notes:  
Deed Book references: 157-476, 652-63, 685-504; Will Book references  
3-396, 4-127

Sequence #: 1.3 Bibliographic Record Type: Local Records  
Author: Albemarle County

Citation Abbreviation:

Deed Book(s)

Notes:

Deed Book references: 71-95, 95-237; Will Book 31-307

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 : Lewis W.

Last : Jackson

Suffix : Sr.

Title :

Company:

Address: 214 Lankford Avenue

City : Charlottesville

State: VA

Zip : 22902- Country: USA

Phone/extension: 804-295-2964

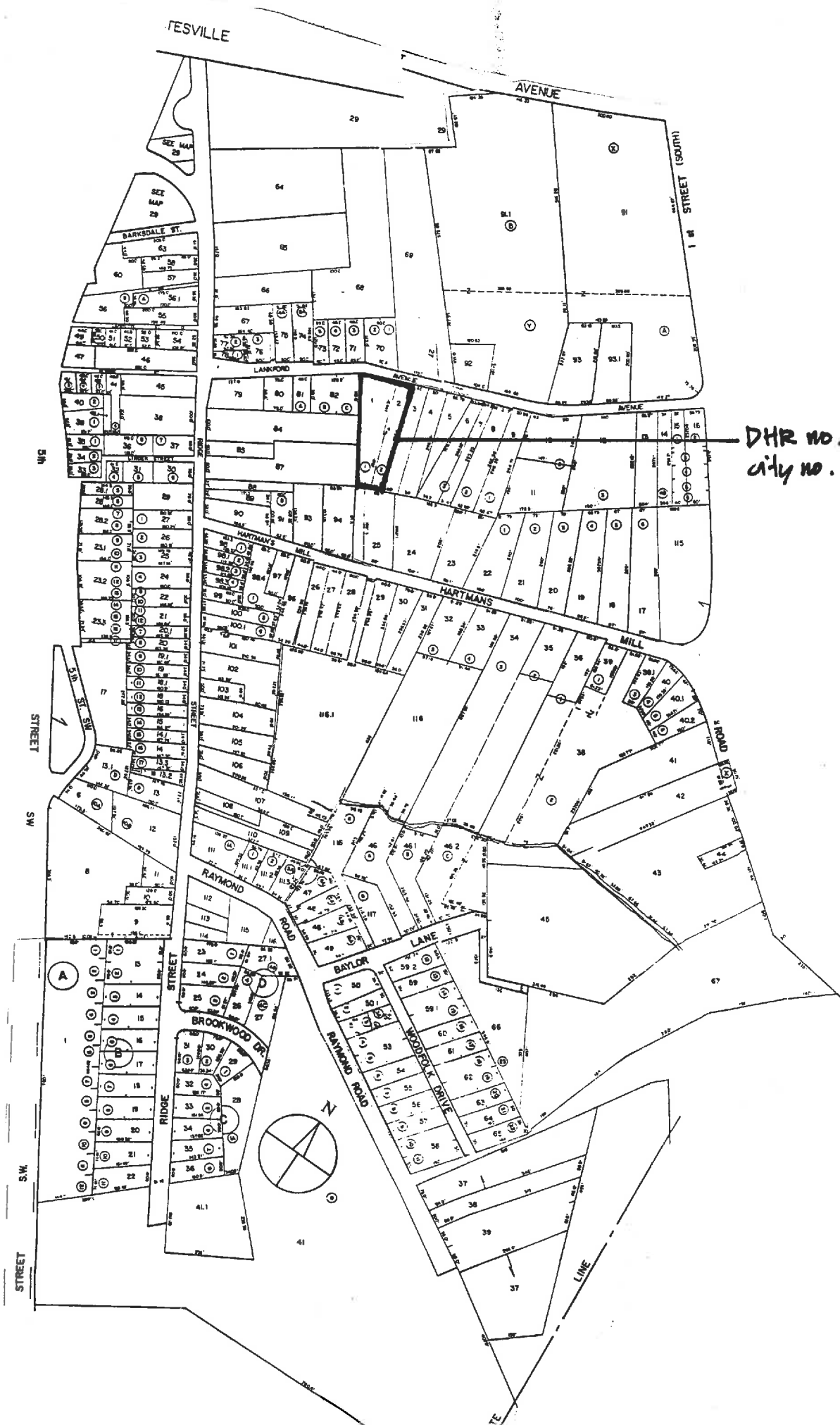
Individual Category Codes:

OCCUPANT Occupant

OWNER Owner of property

Mailing Address Notes:

Surveyor's Notes:



DHR NO. 104-5019  
CITY NO. 384

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	VIDIR ID#	Frame no(s)	Date
B&W 35mm photos		2-4	2/6/97
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

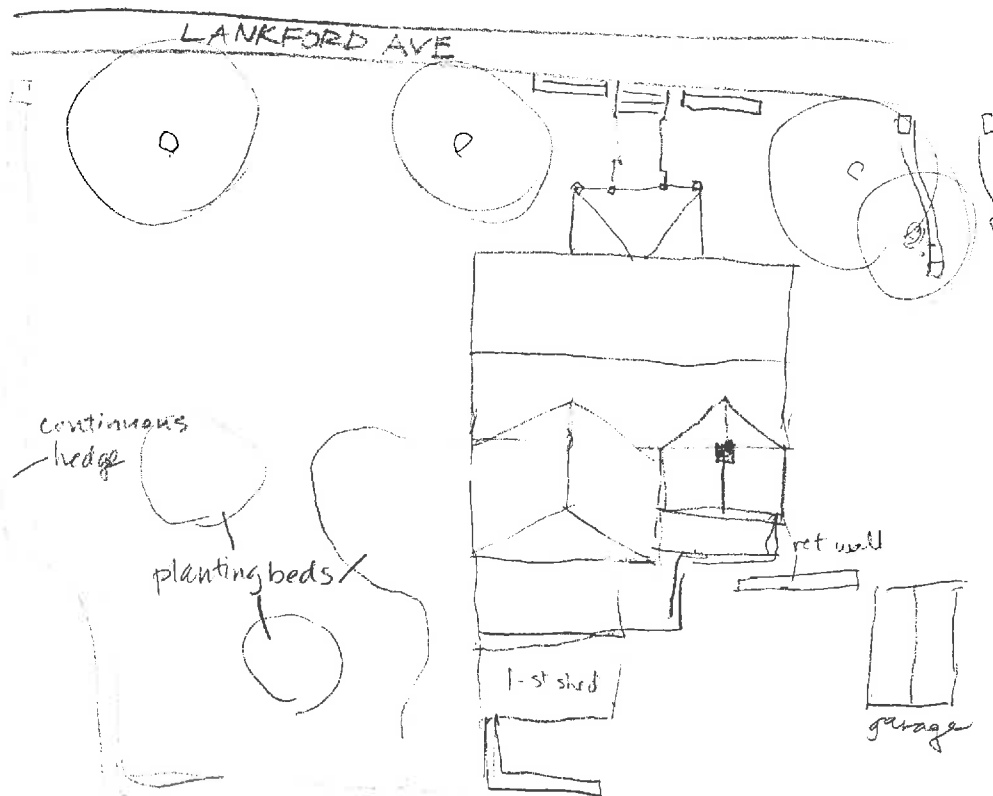
Survey Date 2/6/97

CRM Event: Reconnaissance: CLG-sponsored

SITE PLAN

Date 2/6/97

North Arrow





PARCEL I.D. 26 - 1. PROPERTY ADDRESS 214 LANKFORD AVENUE  
 NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION PT LOT 1  
 LEVEL LOT REMARKS NO FRONT YARD

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

NAME JACKSON LEWIS W SR TRUSTEE  
 ADDRESS 214 LANKFORD AVENUE  
 CHARLOTTESVILLE, VA 22902

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

BOOK 652  
 PAGE 63  
 TAXABLE

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

PROP CLASS ONE FAMILY	LIVING AREA	2261	LOT AREA SQ.FT.	21291
ZONING R3 (2 family unit)	PERIMETER	157	LOT AVERAGE WIDTH	41
OVLP. ZONE	DWELLING UNITS	1	LOT AVERAGE DEPTH	302
LAND USE 1101	CENSUS TRACT	401133	PROPERTY - ACRES	.489
EQ. BD. YR	EQ. BD. ACT.		PICTURE	NO

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

YEAR BUILT 1871 & 1965	EFF YEAR 1947	CONSTRUCTION	ASBESTOS SHINGLE
GRADE AVERAGE	PCT. ADJ. 10	STORIES	2.0
TYPE STANDARD UNIT		BASEMENT	YES ATTIC NO
CONDITION FAIR		AREA SQ. FT.	500

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

Cooper, Gertrude L.R. 1934 WB3:396  
 WB4:127

Jackson, Lewis W & Bessie B 5/28/91 157:476 157:477 vent surr

Jackson, Lewis W, Sr, Trustee of  
 Lewis W Jackson Sr Family Trust  
 5/26/95 652:63 157:477

Jackson, Lewis W, Sr 12/23/96 655:504 157:477 6 parcels





384

Negative no. 15260

Date 2.1997 File No. 104-5019

Name Howard-Jackson House

Town \_\_\_\_\_

City \_\_\_\_\_

County Charlottesville

Photographer Leslie A. Giles

Contents 3 views of house

1 view of garage



### 214 Lankford

57-476 Lewis W & Bessie B Jackson 1951      plat 157-477  
 W 13 4-127 Bertrude & R Cooper  
 " 3-396      "      "      1934

2-fam, 7 rooms, 0 fireplace  
 2-story  
 brick <sup>or c.B.</sup> found, <sup>over frame</sup> ash shingle siding, comp shingle & metal gable  
 1871 & 1965 (rear addn) or "med"  
 cheap const

1972 City Dir: Louise R. Cooper (wid. Fleming) - teacher - 211 Lankford Ave  
 (i.e. Bertrude Louise Riddick Cooper)  
 not in 1980 telephone directory

built ≤ 1875, say "c. 1871-75", 1906,  
~~Howard Cooper House~~  
 Howard - Jackson &

✓ 1907  
 see 1920, 1928, 35, 80, 80a

Howard - 1871-75 — 1934 = 60 yr  
 Cooper - 1934 - 1951 = 17 yr  
 Jackson - 1951 - 21981 = 230 yr

309  
x41  
302  
1208

Warner Howard dec > 1891, < 1924

- look for alb will  
willed to daughters  
& alb deed to Warner Howard c. 1891

~~confusion of lots? No~~

~~tax map - Lot 1~~

~~assessor's measurements - Lot 1??~~

~~157-476 describe Lot 1~~

ok

1924 & 25

tax lists c. 1933, 1930, 1920, 1910, 1904

all Howards & Rosa H. Riddick

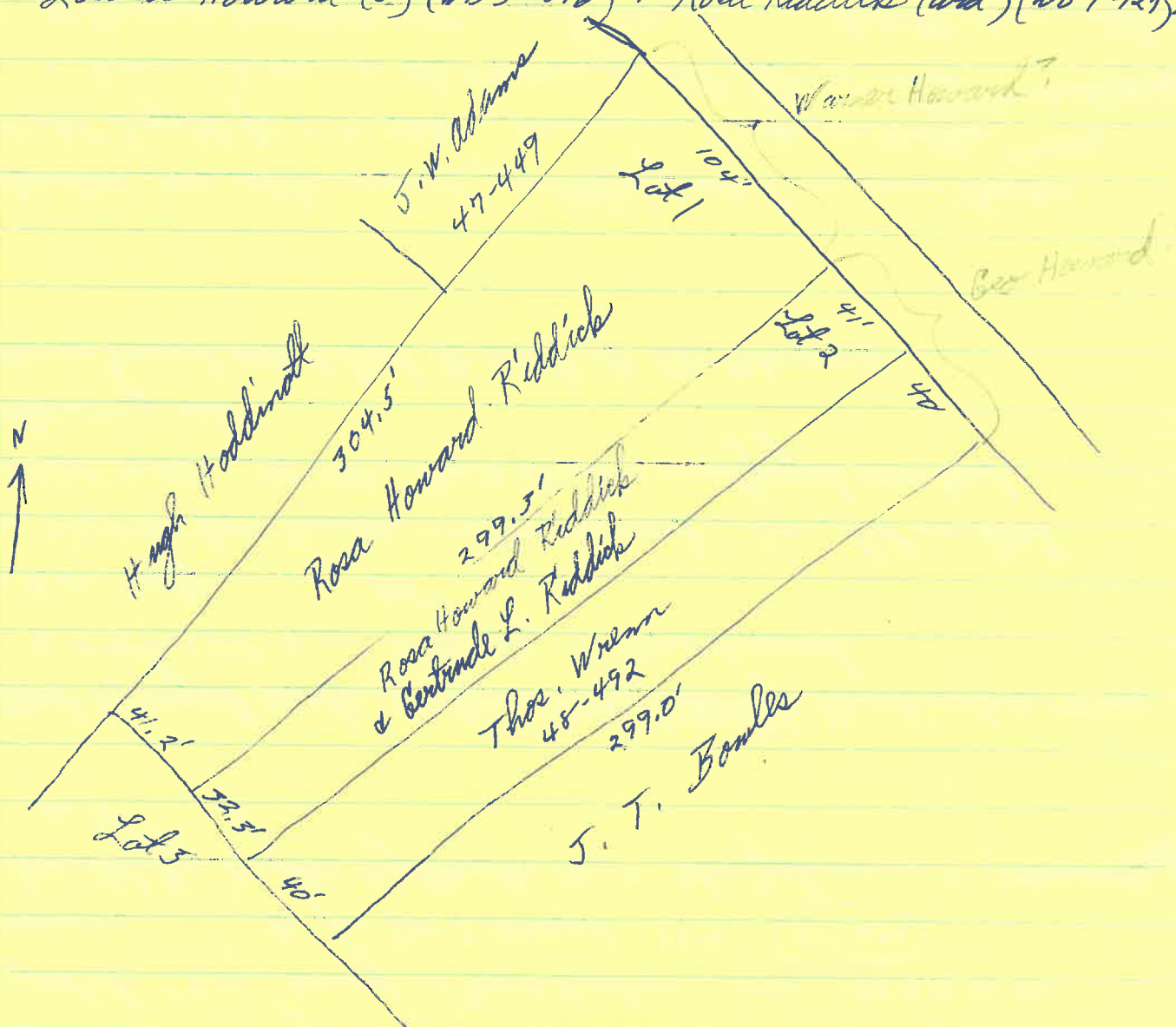
Did Warner Howard buy lot 1871 ~~to~~ build house, buy another 1875 & have  
deeded to Geo. Geo gave his lot to 2 sisters & Warner willed his to them.  
They willed both to Gertrude R. Cooper.

214 Lanford

\$55500

157-476  
5/22/1951  
304 1/2 W

Bertrude L. R. & Fleming J. Cooper → Lewis W. & Bessie B. Jackson  
 100' lot on Lanford, ~~part~~ <sup>front</sup> of Lot 1, ~~part of lot~~ <sup>on plat except 4' strip on East</sup>  
 same as that inherited by Bertrude L. Riddick Cooper from  
 Louisa Howard (s) (WB 3-396) & Rosa Riddick (wid) (WB 4-127).



WB 4-127

will of Rosa H. Riddick - 1930, proved 1934  
 to dau Bertrude Louise Riddick; "my dwelling home & lot, &  
 1/2 int in another lot adjoining, on south side Lanford Ave."  
 husb ~~Rosa~~ <sup>David</sup> David H. Riddick

WB 3-396

will of Louisa H. Howard - 1919, proved 1931  
 to niece Bertrude L. Riddick; "the house & lot inherited fr my  
 father Warner Howard & the lot adjoining purchased from  
 my bro, Geo. Brown Howard."  
 cousin Dr John Andrew Kenny

~~1877-1878, 475, 478~~  
~~477, 475~~

48-492 Louisa H. Howard (s), & Rosa H & JH Riddick -> Thos Wren #300  
10/25/1924 40' lot on south side Lankford Ave, 4  
part of ACDB 130-139, 2/10/1905, Geo B Howard -> Louisa H. Howard &  
Rosa Howard Riddick,

east of estate of Warner Howard, apparently 40' between the 2  
(apparently they subdivided Geo Howard lot, & this is eastern half)

ACDB 130-139 Geo B & Rachel B Howard of Petersburg -> Louisa H. Howard & Rosa B Howard  
2/10/1905 for natural love & affection to sisters + \$150  
.6 ac lot adj Warner Howard's lot, "being part of what was known  
as the Wm Kinney lot"  
part of 1.6 ac common -> Geo A Sinclair 1871, ACDB 71-95  
same as to -> Geo B Howard 1891 (95-237)  
bounded by Sallie Highlander on S, Chas Johnson on E, Warner Howard  
on W

95-237  
100-40  
5/13/1891  
~~477-95~~  
Mad Mirajah Woods, under 2 deeds of trust fr Geo Sinclair 1876  
& 1878 (ACDB 71-95 & 93-64) -> Geo B Howard  
.6 ac "adj . . . . lot"  
c. 4/1/1895, Geo A Sinclair -> Warner Howard, .6 ac, but no deed  
ACDB 71-95, 10/1876, Geo A Sinclair mortgaged same land  
Chancery suit  
Warner Howard asked deed be made to Geo B Howard

71-95  
1876 Sinclair has sold & received partial payment on some tracts  
lot bought fr ER Watson, common, in Bailey or Pralbo <sup>11/20/1871</sup>  
1.6 acres known as the Wm Kinney lot, lot #3 <sup>15' fr SW corner & middle of</sup>  
15' fr corner inside lot in center 30 st . . . . to Robt Boings lot  
'a acre sold by Sinclair to Warner Howard  
another part " " " " " "  
rest " " " " Chas Johnson

ACWB 31-307 will of Warner Howard  
1906





5-2964 ~~Mr.~~ Jackson

orig was 3 rooms, added, he added several times

66-591

11/2/1871

part of tract • Barrett est. → Prallow → Bailey

part of Lot 5 in Dollin survey

Diggs bought & sold to Sinclair (66-135), 3/1871

Sinclair sold part to Mose Turner

66-135

Sinclair → Turner

3/30/1871

lot w/ bldgs on right side road to Hartman's Mill

# 214 Lankford

1907						
1911, 13, <sup>10, 14</sup> Ch's	(N) Louisa H & Rosa Howard	$\frac{1}{4}$ ac	5 Ch's	$125 + 200 = 325$		\$100 imp'ts added
1915 re-assess	" " "	"	"	$160 + 300 = 460$		
1917, 19, <sup>20</sup> Dist 1 (Ch's)	" " "	"	"	" " "		
1863, 73, 75	Howard nl					
1873, 75	Geo H Emchore	$\frac{3}{8}$ ac	$\frac{1}{4}$ m.s	$+ 300 = 525$		for Cox & Egghill water Comm
" , 75	"	$\frac{1}{8}$ ac	" "	$+ 1800 = 2000$		" Am E Bailey " "
1875	"	$\frac{1}{10}$ ac	$\frac{1}{4}$ s	$+ 200 = 400$		
1876, 82, 84	Warner Howard	$\frac{1}{10}$ ac	$\frac{1}{4}$ m.s	$+ 400 = 550$		
1886, 91, 95, <sup>85</sup>	" "	$\frac{1}{4}$ "		$+ 250 = 400$		
1896	" "	"		$+ " = 350$		
1902	" "	"		$+ 200 = "$		
1906	" "	"		$+ 100 = 225$		
1924	(Rosa Riddick nl)	$\frac{1}{4}$ ac	5 side Lankford			
" , <sup>23, 21</sup> Dist 1	Louisa Howard & Robt. A. Riddick			$400 + 600 = 1000$		
1925	" "	" "	# 219	$300 + " = 900$		L. rept to T. Wrenn
" "	Thos Wrenn	5 side Lankford		$100 + 0 = 100$		for Riddick
1930, <sup>27, 26</sup> "	Loime Howard & Rosa H Riddick #219			$300 + 700 = 1000$		
1933	Bertrude L. & " "			$400 + " = 1100$		

When was other lot added? its value before?

$$\begin{array}{r}
 \frac{7}{8} \text{ ac} = .875 \\
 \frac{1}{8} \text{ " } = .125 \\
 \hline
 1.000
 \end{array}$$

Summary

1873-1875	Simclair			
1876-1884	Howard	1 1/10 ac	150 + 400 = 550	
<del>1885</del>	"	<del>1 1/4 ac</del>		
1885-1895	"	1 1/4 ac	150 + 250 = 400	
1896	"	"	100 + " = 350	
1902-1905	"	"	150 + 200 = "	
1906	"	"	125 + 100 = 225	
1907				
<del>1910</del> 14-1913	Howard Lane,	"	" + 200 = 325	*100' margin
1916-1920	" "	"	160 + 300 = 460	
1921-1924	" "	"	400 + 600 = 1000	
1925	" "	"	300 + " = 900	(off 1 lot)
1926-1930	" "	"	" + 700 = 1000	
1933	" "	"	400 + " = 1100	

214 Lankford

2-storey, 3-bay, single pile x 2

low found at front, high at <sup>w</sup> side, <sup>brick pierce of windows bet</sup> storey orig single pile, conc 2nd  
road has been raised

lime green ash shingles, white trim

low gable roof w/ central gable, beaded cornice, 55 m  
nearly flat shed roof <sup>(2nd pile)</sup> rear  
lower 1 1/2-5 gable E rear

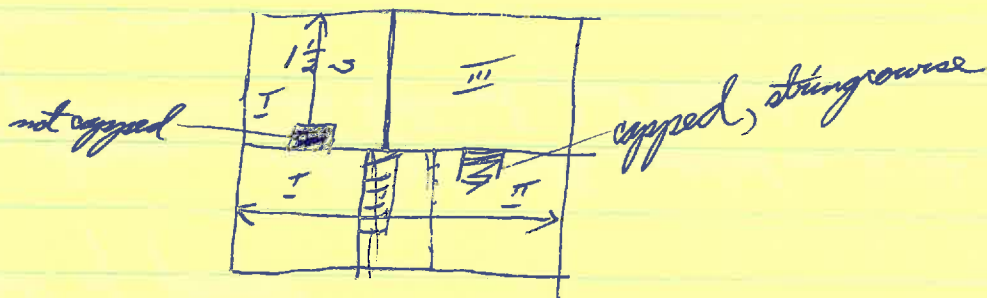
windows 2/2 facade & W, 6/6 E (each trim 1st level front end)  
plain trim

1-storey 1-bay veranda, conc floor, 0 bal Eastlake posts,  
high roof, pl fringe

rect bancom

central hall plan

1-5 CB addns across entire rear elevation



an end

others on it have gable end to front:



701 West St, Walker (foundry)  
Browne St

Mr Jackson

1870 - left room/room w/ shed behind

c 1900 - rest of facade

205

Charlie Coles house ; ~~heads~~ contr, added on 214  
Lankford farmhouse was behind, just torn down  
Lankford house gone

an encl back stair, but not in oldest part

Miss Cooper in dead