

855

Page No. 1

IPS (INTEGRATED PRESERVATION SOFTWARE)

06/15/1997

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5033

Other DHR Number: Property Date(s) 1910 ca

PROPERTY NAMES	EXPLANATION
Banks, Roy and Mary Payne House	Historic

County/Independent City: Charlottesville
 State: Virginia
 Magisterial District: Tax Parcel: 26-43

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
104 -106	Hartman's Mill Road	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 property is a large (2.534 acres) parcel that extends from a long street frontage back to Moore's Creek, excluding a small lot (.09 acres, tax no. 26-44) that interrupts the street frontage. The land slopes down from the street to the creekbed, and is mostly overgrown at the rear of the property. At the buildings in the property, landscaping includes mature trees and shrubs; at the main house, a boxwood hedge has been pruned to form an arched gateway to the front yard. A poured concrete front walk and steps leads from the street to the door of the main house, and unpaved driveways are present north of the main house and south of apt.#2. A fenced area at the south end of the property shields junked vehicles from view.

Ownership: Private

NR Resource Type: Building

Accessed? No If not, why not? Denied

Interior Description:

SEQUENCE NUMBER: 2.0 WUZIT: Single Dwelling
Primary Resource? No
Estimated Date of Construction: 1930 ca
Source of Date: Site Visit
Architectural Style:
Description:

This one-and-a-half-story stuccoed frame building incorporates a partially below ground-level garage, above which is a 5-room apartment. The building has a hipped asphalt-shingled roof, exposed rafter ends under overhanging eaves, a concrete block flue, six-over-six double-hung sash, and wooden garage doors.

Condition: Good-Fair
Threats to Resource:

Additions/Alterations Description:

Number of Stories: 2.0
Interior Plan Type:
Accessed? No If not, why not? Not accessible

Interior Description:

SEQUENCE NUMBER: 3.0 WUZIT: Single Dwelling
Primary Resource? No
Estimated Date of Construction: 1935 ca
Source of Date: Oral/site visit
Architectural Style:
Description:

Apartment #2: This one-story, three-bay, stuccoed frame building on a common-bond brick foundation has a side-gabled standing-seam-metal roof, corbeled brick chimney, one-bay shed-roofed front porch with Craftsman-influenced wood supports on brick piers. It suffered a fire about 1995 and is in the process of being renovated, with replacement one-over-one sash (slightly smaller than original windows) and a new 6-panel-pattern steel door.

Condition: Fair
Threats to Resource: Major Alteration

Additions/Alterations Description:

Fire damage still evident on exterior of house; currently undergoing renovation. Interior presumably gutted and requiring complete replacement.

Number of Stories: 1.0
Interior Plan Type:
Accessed? No If not, why not? Not accessible

Interior Description:

SEQUENCE NUMBER: 4.0 WUZIT: Single Dwelling

Primary Resource? No

Estimated Date of Construction: 1940 ca

Source of Date: Site Visit/Written

Architectural Style:

Description:

Apartment #3: This one-story, stuccoed concrete block building was initially a tool house on the property and was converted to a two-bedroom apartment in the mid-twentieth century. The building has a shallow asphalt-shingled gable roof, an L-shaped plan, an enclosed front porch and a rear shed room.

Condition: Good-Fair

Threats to Resource: None Known

Additions/Alterations Description:

Since the conversion of the building from storage to residential use, only minimal changes have been undertaken.

Number of Stories: 1.0

Interior Plan Type:

Accessed? No If not, why not? Not accessible

Interior Description:

Relationship of Secondary Resources to Property:

The garage apartment (apartment #1) is located in the rear yard of the main house, at the end of the north driveway. Apartment #2, a detached single dwelling, is located south of the main house and fronts on Hartman's Mill Road. Apartment #3, the converted tool shed, is situated between the main house and apartment #2, and is set back from the road a fair distance.

DHR Historic Context: Domestic
Ethnicity/Immigration

Significance Statement:

Built about 1910, the main house on this property is typical of the two-story dwellings built in the historically African-American neighborhood east of Ridge Street during the early twentieth century. After Roy and Mary Payne Banks acquired the property in the 1920s, they added stucco to the main house's exterior. The garage apartment and other apartment units were added or to the property during the first half of the twentieth century to provide rental income. The property remain in the ownership of the Banks family to the present.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	15261	11 - 16	2/ 6/1997
Slides		-	1/29/1997
B&W 35mm Photos	15674	9 - 10	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: 2.534 acres

Sequence #: 1.1 Bibliographic Record Type: Local Records

Author: Albemarle County

Citation Abbreviation:

Deed Book(s)

Notes:

Deed book references: 107-491, 201-191, 252-406

Sequence #: 1.2 Bibliographic Record Type: Local Records

Author: Charlottesville, City of

Citation Abbreviation:

Deed Book(s)

Notes:

Deed book references: 502-72, 502-75, 502-77

Sequence #: 2.0 Bibliographic Record Type: Oral History

Author: Payne, Walter

Citation Abbreviation:

Interview

Notes:

6 February 1997: interview by Dan Pezzoni; notes on field forms

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 2/ 6/1997

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: JDP Pres.Consultant: Pezzoni

ID # Associated with Event:

CRM Event Notes or Comments:

MAILING ADDRESS

First : Robert C. & Lena C.

Last : Banks

Address: 106 Hartman's Mill Road

City : Charlottesville

State: VA

Zip : 22902- Country:

Phone/extension: 804-293-8661

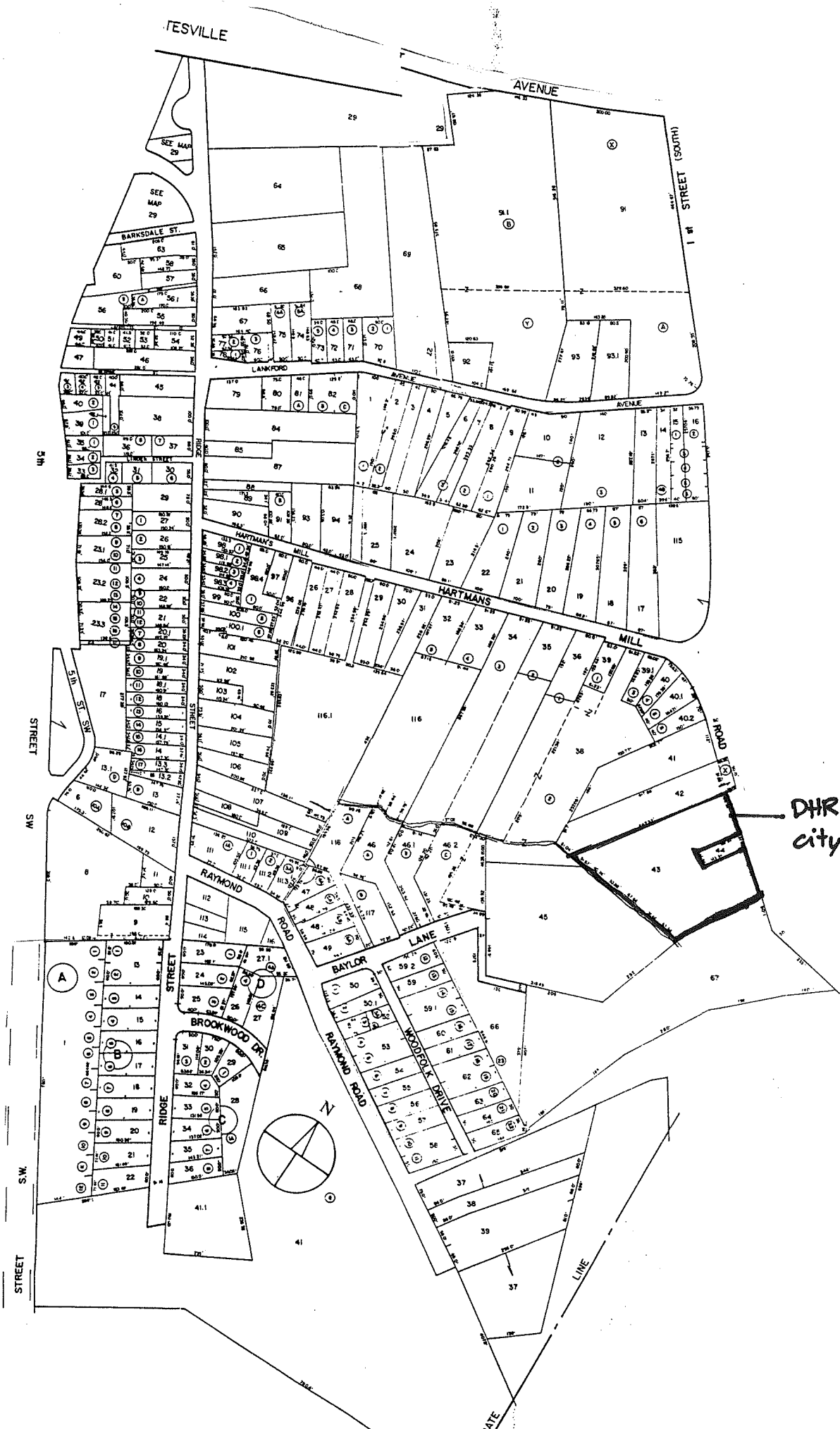
Individual Category Codes:

OCCUPANT Occupant

OWNER Owner of property

Mailing Address Notes:

Surveyor's Notes:



DHR NO. 104-5033
CITY NO. 855

Accessed? Y (N) If not, why not? _____

Interior description:

VI, Payne 2.6.97:

apt #2; there was a fire 3 or 2 yrs ago; it belonged to the Banks family; built by Roy B as a rental prop, not sure when (1934-35?)

SECONDARY RESOURCES DESCRIPTION:

apt #1: 1-s fr. (?) stuccoed side-gable asphalt shingled roof attached fr. porch, rear shed room.

gar/apr: 2-s fr. (?) stuccoed asphalt shingled wip w/ cedar bl. floor ind (?) gran. doors

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]:

PROPERTY OWNER / OCCUPANT / TENANT

Name _____

Mailing address _____

Telephone number(s) _____

SURVEY INFORMATION

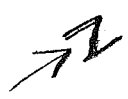
Surveyor's name -Dan Pezzoni or Leslie Giles
 Surveyor's address P.O. Box 7825 Roanoke VA 24019-0825
 Surveyor's phone number (540) 366-0787

Survey Date _____

CRM Event: Reconnaissance: CLG-sponsored

SITE PLAN

Date 2.6.97

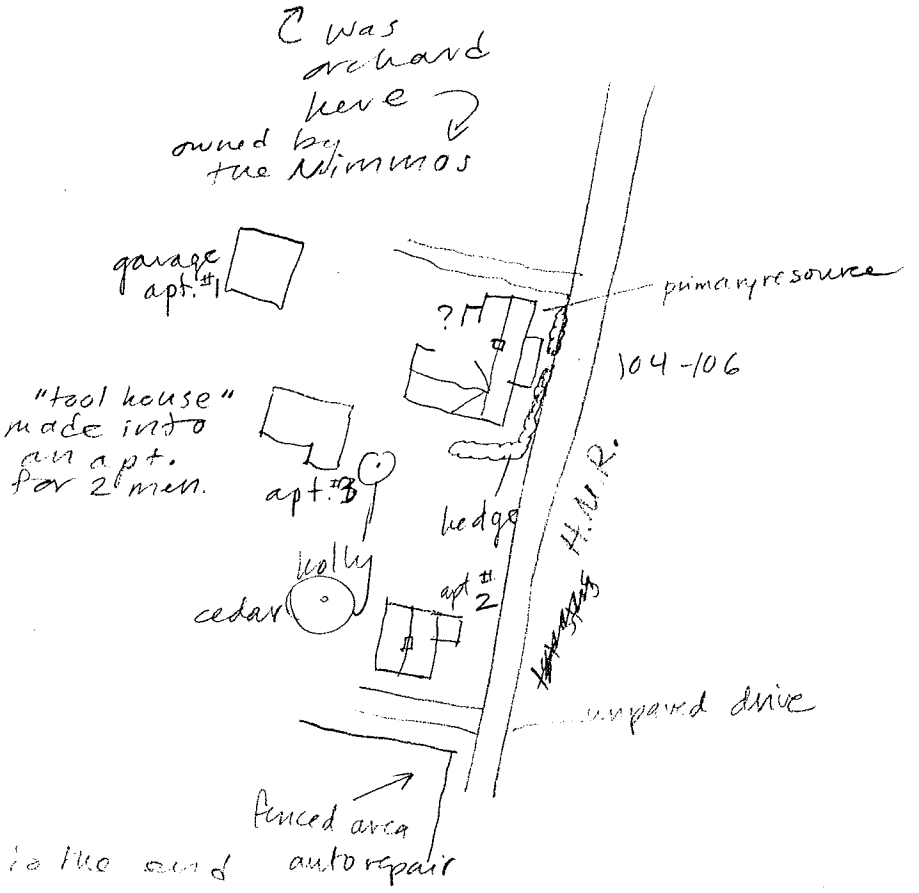
North Arrow 

GRAPHIC DOCUMENTATION

Medium	VDHR ID#	Frame no(s)	Date
B&W 35mm photos	_____	_____	_____
B&W 35mm photos	_____	_____	_____
Color slides	_____	_____	_____

BIBLIOGRAPHY

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



Cont. w/ Walter Payne 2.6.97:
 Roy + Mancy Banks (MB was my sister) was w. bd. when Roy bought it, after he married Mancy they stuccoed house and added rooms to the end

Accessed? Y

N

If not, why not? _____

Interior description:

SECONDARY RESOURCES DESCRIPTION:

none visible

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

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Color slides	_____	_____	_____

BIBLIOGRAPHY

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

*Walter Payne 2.6.97:
 there was a fire over 2 yrs ago
 belonged to the Banks family
 built by Roy B. as a rental prop., not sure when
 (maybe 1930s - 1934 or 35)*

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

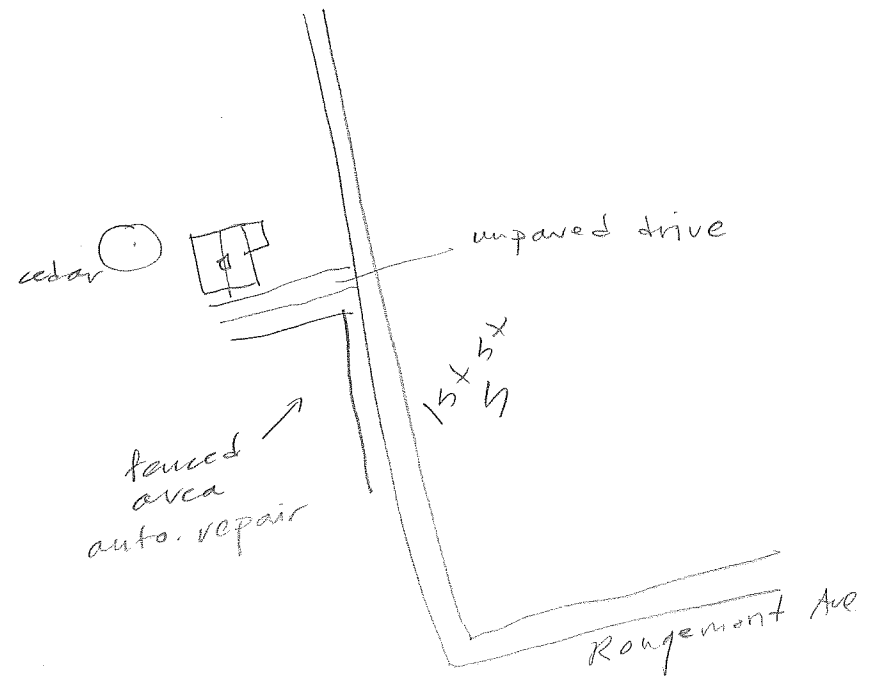
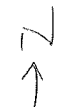
Survey Date _____

CRM Event: Reconnaissance: CLG-sponsored

SITE PLAN

Date 2.6.97

North Arrow



VIRGINIA DEPARTMENT OF HISTORIC RESOURCES--CITY OF CHARLOTTESVILLE
Ridge Street Neighborhood Expansion Area Survey
IPS reconnaissance-level field form

DHR File No: 104-5033 Property Date(s) _____

IDENTIFICATION

Property Name(s): Historic Name (if known) _____

Current Name (if different from Historic Name) _____

Function/Locational Name (if no known Historic/Current Name) _____

USGS 7.5' Quad: Charlottesville East

County or Independent City: City of Charlottesville

ADDRESS / LOCATION

Street Address (street number and name) 104 "122" ~~1575 S~~ LINK

Name of National Register Historic District: _____

Name of DHR eligible Historic District: _____

SITE DESCRIPTION

Physical character of general surroundings (circle one)

town churchyard schoolyard residential yard transportation corridor other _____

Site description notes/notable landscape features

sloping site, trees, junked vehicles

CLASSIFICATION AND COUNT

	#	Wuzit	H	NH	UD
1	<u>1</u>	<u>sd</u>	<u>1</u>		<u>///</u>
2					
3					
4					
5					
6					

NR resource type(s)	#of C	#of NC
	<u>?</u>	

EXTERIOR MATERIALS AND TREATMENT

Component	#	Type/Form (circle one)	Material (circle one)	Material Treatment (circle one)
Foundation		<u>solid</u> piers raised low split piers/infill slab other _____	<u>brick</u> stone wood metal concrete stucco other _____	Flemish bond <u>common bond</u> block poured random rubble coursed rubble parged other _____
Structural system		<u>frame</u> log masonry balloon frame mortise-and-tenon other _____	<u>wood</u> steel brick stone concrete vinyl aluminum asbestos other _____	weatherboarded sided board-and-batten bond common bond 5-course Amer. bond <u>stucco</u> v-notch brick veneer ashlar coursed rubble random rubble corrugated panels shingles other _____
Doors		<u>single leaf</u> double leaf overhead sliding other _____	wood <u>metal</u> aluminum other _____	solid <u>paneled</u> paneled w/light multi-light other _____
Windows		<u>sash, double-hung</u> fixed sash, hinged casement other _____	<u>wood</u> steel leaded aluminum vinyl other _____	<u>1/1</u> 2/2 3/1 4/4 6/1 6/6 6/9 9/6 9/9 diamond pane stained glass Queen Anne sash other _____
Roof		<u>gable</u> hipped mansard shed flat flat w/parapet other _____	<u>metal</u> slate wood asphalt asbestos tile other _____	<u>standing seam</u> shingle shake rolled other _____
Chimney(s)		exterior end interior end <u>flue</u> central interior other _____	<u>brick</u> stone metal concrete wood other _____	Flemish bond 5-course Amer. bond <u>common bond</u> ashlar coursed rubble random rubble parged exposed pipe corbelled cap other _____
Porch		<u>1-story, 1-bay</u> 2-story 1-story, 3-bay wraparound other _____	<u>wood</u> stone <u>brick</u> metal fiberglass concrete other _____	Tuscan columns Doric columns Ionic columns <u>square</u> posts turned posts wrought iron turned balusters other _____

INDIVIDUAL RESOURCE DATA

WUZIT: single dwelling Primary resource? (Y) N

Estimated date(s) of construction: ca. 1930 Source of date: on-site other _____

Arch'l style / Derivation (s): _____ # of Stories: _____

Plan type: _____

Architectural description:

simple form, basement apt. (?)
porch (ca. 1940s-50s) is craftsman inspired

Condition: Excel Exc-Good Good Good-Fair Fair Poor Deter Remdd RelBt Ruins N/A

Threat: None Known None Demo Deter Develop MajAlf Negl PubUtExp Reloc StrFlr Trans Vacant

Additions and alterations to primary resource:

windows recently altered
hs. in arrested state of repair

PARCEL I.D. 26 - 43. PROPERTY ADDRESS 104-106 HARTMAN'S MILL ROAD
NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION 2.534 ACRES-HARTMAN MILL

*** OWNER INFORMATION ***

NAME BANKS ROBERT CLAYTON & LENA C
ADDRESS 106 HARTMAN'S MILL ROAD
CHARLOTTESVILLE, VA 22902

*** DEED INFORMATION ***

BOOK 502
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TAXABLE

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

PROP CLASS MULTI-FAM.	LIVING AREA	1760	LOT AREA SQ.FT.	110370
ZONING 1A	PERIMETER	129	LOT AVERAGE WIDTH	283
OVL.P. ZONE	DWELLING UNITS	2	LOT AVERAGE DEPTH	390
LAND USE 1102	CENSUS TRACT	401128	PROPERTY - ACRES	2.534
EQ. BD. YR	EQ. BD. ACT.		PICTURE	NO

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

YEAR BUILT 1910	EFF YEAR 1925	CONSTRUCTION	STUCCO WOOD FRAME
GRADE AVERAGE	PCT. ADJ. 4	STORIES	2.0
TYPE STANDARD UNIT		BASEMENT	YES ATTIC NO
CONDITION FAIR		AREA SQ. FT.	520

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

[]

carey, Howard G. + Linda M. 6.4.96 672.726
 Carey, Linda 12.4.92 593.370
 Carey, H.. G.. + L.. M.. 7.10.86 480.112
 Maupin, Chas. O. + Ann F. 5.26.78 392.676
 Beck, Jas. E. + Christina P. 9.2.75 367.499 "5 parcels"

104 & 106 HMR
26-43

2.534 acres

carried thru 1979 as "90 HMR"
carried erroneously thru 1984

date DB PB rem.

Banks, Roy

co 201:191

co 107:491:desc

2.5 acres

co 252:406

.41 acres

Banks, Mary Payne (d. 8/24/73)

4/8/75

WB 19:255

list of H 19:257

Banks, Ray Clayton, Est
(d. 2/10/75)

11/15/84

WB 18:11

list of H p. 13

Banks, Robert Clayton
and Doris B. Roach

4/8/75

WB 19:255

Banks, Robert Clayton

9/28/87

502:72

502:74

interest -
sister's

9/28/87

502:75

502:74

Harold Roach interest

Banks, Robert Clayton &
Lena C.

9/28/87

502:77

502:74

ent sum

6 rooms
2-st stucco conc block
plaster walls drywall ceil.

date built = 1910

apt 1

apt 2

garage-apt

#1 - fr & stucco (1.5-st)
5 rooms
#2 - fr & stucco (1-st)
3 rms & bath

#3 CB & stucco
4 rms & bath

100 HMR
26-44

lot .09

land, no imp.

37.5 x 124

R-2

DB

Douglas, Thursier W

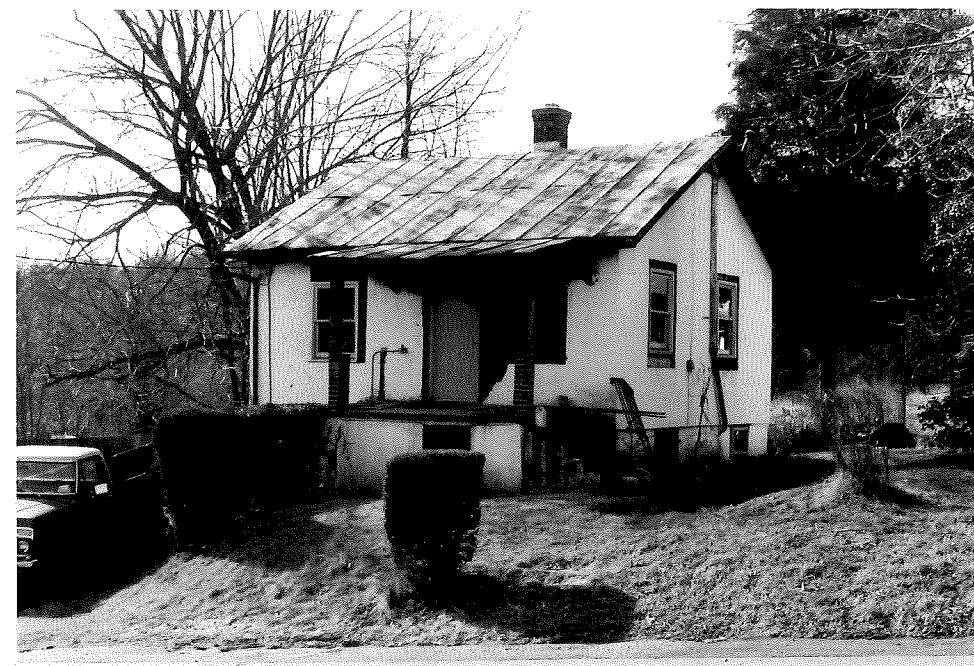
co 300:561

owner's mailing add (6/82):

c/o Thursier Loving

217 Sewell Rd

Clarksville, TN 37040



855

Negative nos. 15261,
15674

Date 2.1997, 4.1997 File No. 104-5033

Name Roy & Mary Payne Barnes House

Town _____

City Charlottesville

County _____

Photographer Dan Pezzoni & Leslie Giles

Contents 4 views of house

4 views of secondary dwellings

