

830

Page No. 1

IPS (INTEGRATED PRESERVATION SOFTWARE)

06/15/1997

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-5001

Other DHR Number:

Property Date(s) 1939

PROPERTY NAMES

Huff-Haden Rental House (100 Lankford)  
Cooper, Bertha M. House

EXPLANATION  
Historic  
Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 26-16

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number  
100 -

Thoroughfare Name  
Lankford Avenue

Explanation  
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:

Located on large, deep corner lot at intersection of Lankford Ave. and First St. Landscape features include mature hedging and fence along First, picket fence along Lankford, front and side walks of poured concrete, and an asphalt driveway.

Ownership: Private

NR Resource Type: Building

Seq. #	# of	WUZITS	
		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
Foundation	0	Solid	Concrete	Block
Structural System	0	Frame	Aluminum	Sided
Window(s)	0	Sash, double-hung	Wood	6/6
Roof	0	Gable	Asphalt	Shingle
Chimney	1	Flue	Brick	Common Bond
Porch	0	1-story, 4-bay	Wood	Square posts

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1939

Source of Date: Local Records

Architectural Style:

Description:

This one-story, three-bay, aluminum-sided frame house is a typical mid-twentieth-century dwelling with a rectangular form, topped by a side-gable roof with asphalt shingles. The basement foundation, partially above ground at the rear of the building, is of parged concrete blocks. A single, unornamented brick flue is present at the rear roof plane, as is a relatively modern one-story, four-bay screened porch supported by simple square posts. The windows throughout the house are six-over-six double-hung sash. A rear shed wing, built of similar materials and detailing as the rest of the house, extends across the building's full length.

Condition: Good-Fair

Threats to Resource: None Known

Additions/Alterations Description:

Aluminum siding has been added to the walls, and the original roofing has been replaced by asphalt shingles.

Number of Stories: 1.0

Interior Plan Type: Hall Parlor

Accessed? No If not, why not? Denied

DHR Historic Context: Domestic

Ethnicity/Immigration

Significance Statement:

This property, built about 1939 by developer James L. Fagans concurrently with the houses at 102 Lankford, was acquired at auction in 1940 by G.T. Huff and H.A. Haden and initially served as rental property. In 1946, Huff & Haden proposed a subdivision of the parcel into six small lots--two on Lankford (the preexisting houses at 100 and 102), with a twelve-foot alley and the other four lots fronting on First Street Extended. Although the subdivision was approved, it appears that the property was never actually divided according to plan. Instead, when George and Sarah Brooks acquired 100 Lankford (lot 2) in 1958, they also obtained portions of lots 3, 4, 5, and 6, creating a larger (.346 acre) holding. The house is a typical mid-twentieth-century dwelling of a form often seen throughout the historically African-American neighborhood east of Ridge Street. In 1976-1977 the house was remodeled (approx. \$8,700 in improvements), including

a bedroom addition. Since 1977, the property has been owned by Bertha M. Cooper.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	15257	5 - 6	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 2 and part lots 3,4,5, & 6

Sequence #: 1.1 Bibliographic Record Type: Local Records

Author: Albemarle County

Citation Abbreviation:

Deed Book(s)

Notes:

Deed Book references: 151-283 (plat)

Sequence #: 1.2 Bibliographic Record Type: Local Records

Author: Charlottesville, City of

Citation Abbreviation:

Deed Book(s)

Notes:

Deed Book references: 97-59, 100-118, 104-406, 204-306, 125-483 (plat), 366-89, 370-563, 373-415, 373-577, 385-70

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

First : Bertha M

Last : Cooper

Address: 100 Lankford Avenue

City : Charlottesville

State: VA

Zip : 22902- Country:

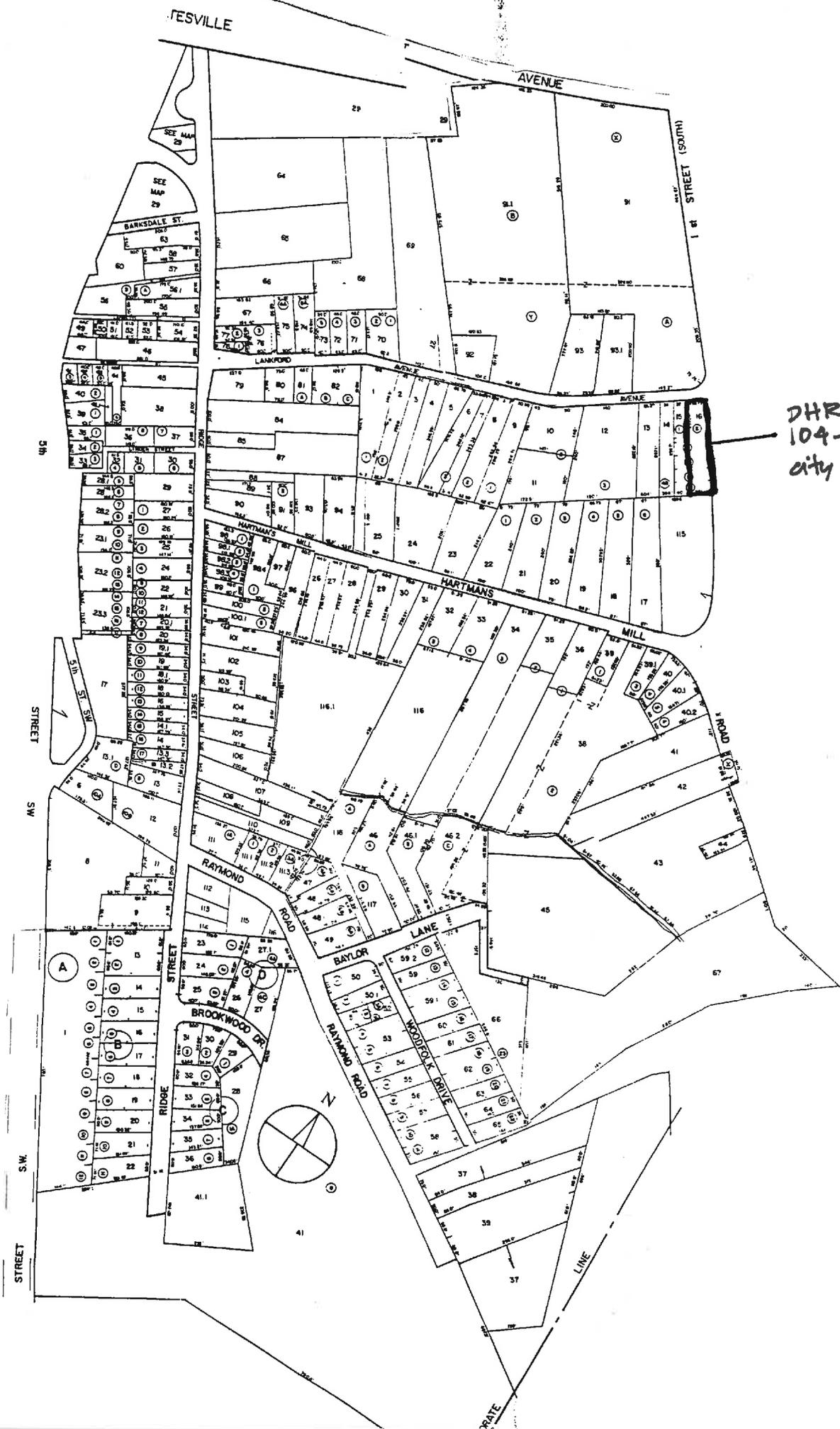
Phone/extension:

Individual Category Codes:

OWNER Owner of property

Mailing Address Notes:

Surveyor's Notes:



DHR NO.  
104-5001  
city no. 830

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		5-6	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

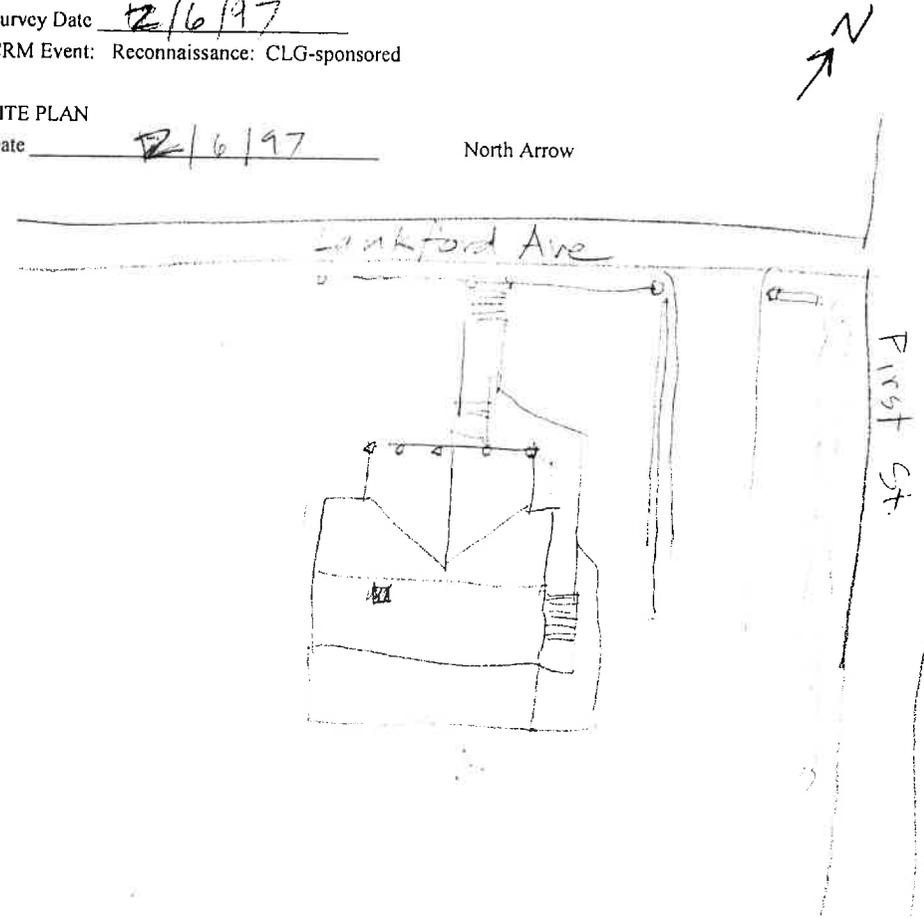
Survey Date 2/6/97

CRM Event: Reconnaissance: CLG-sponsored

SITE PLAN

Date 2/6/97

North Arrow



PARCEL I.D. 26 - 16. PROPERTY ADDRESS 100 LANKFORD AVENUE  
NEIGHBORHOOD NUMBER 9 LEGAL DESCRIPTION LOT 2 & PT LOTS 3,4,5 & 6

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

NAME COOPER BERTHA M  
ADDRESS 100 LANKFORD AVENUE  
CHARLOTTESVILLE, VA 22902

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

BOOK 385  
PAGE 70  
TAXABLE

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

PROP CLASS ONE FAMILY LIVING AREA 828 LOT AREA SQ.FT. 15064  
ZONING R3 PERIMETER 128 LOT AVERAGE WIDTH 57  
OVLP. ZONE DWELLING UNITS 1 LOT AVERAGE DEPTH 258  
LAND USE 1101 CENSUS TRACT 401133 PROPERTY - ACRES .346  
EQ. BD. YR EQ. BD. ACT. PICTURE NO

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

YEAR BUILT 1930 EFF YEAR 1960 CONSTRUCTION ALUMINUM SIDING  
GRADE AVERAGE PCT. ADJ. 15 STORIES 1.0  
TYPE STANDARD UNIT BASEMENT YES ATTIC NO  
CONDITION FAIR AREA SQ. FT. 720

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

Brooks, George & Sarah DB PB Rem  
5/24/76 373-577 jointly  
Cooper; Bertha M 6/15/77 385-70 125-483

remod(1976) \$ 5,290  
bedroom(7/77) \$ 3,400

4 rooms  
stove heat  
"cheap"

Brownfield, Edward H., Inc. 5/10/76 DB 373-415 house 24X30 720  
from Grace W Newman, widow add'n 9X12 108  
Grace W Newman 1/12/76 DB 370-563 enr porch 12X12 144  
porch 28X8 224

~~DB 366-89 (det.)~~  
George Gilmer & William Massie Smith, DB 366-89 7/15/75 (rec)  
Trustees Lot 2 on plat DB 125-483

George Brooks & Sarah Brooks DB 204-306 plat DB 125-48 2/12/53 (rec 3/15/53)

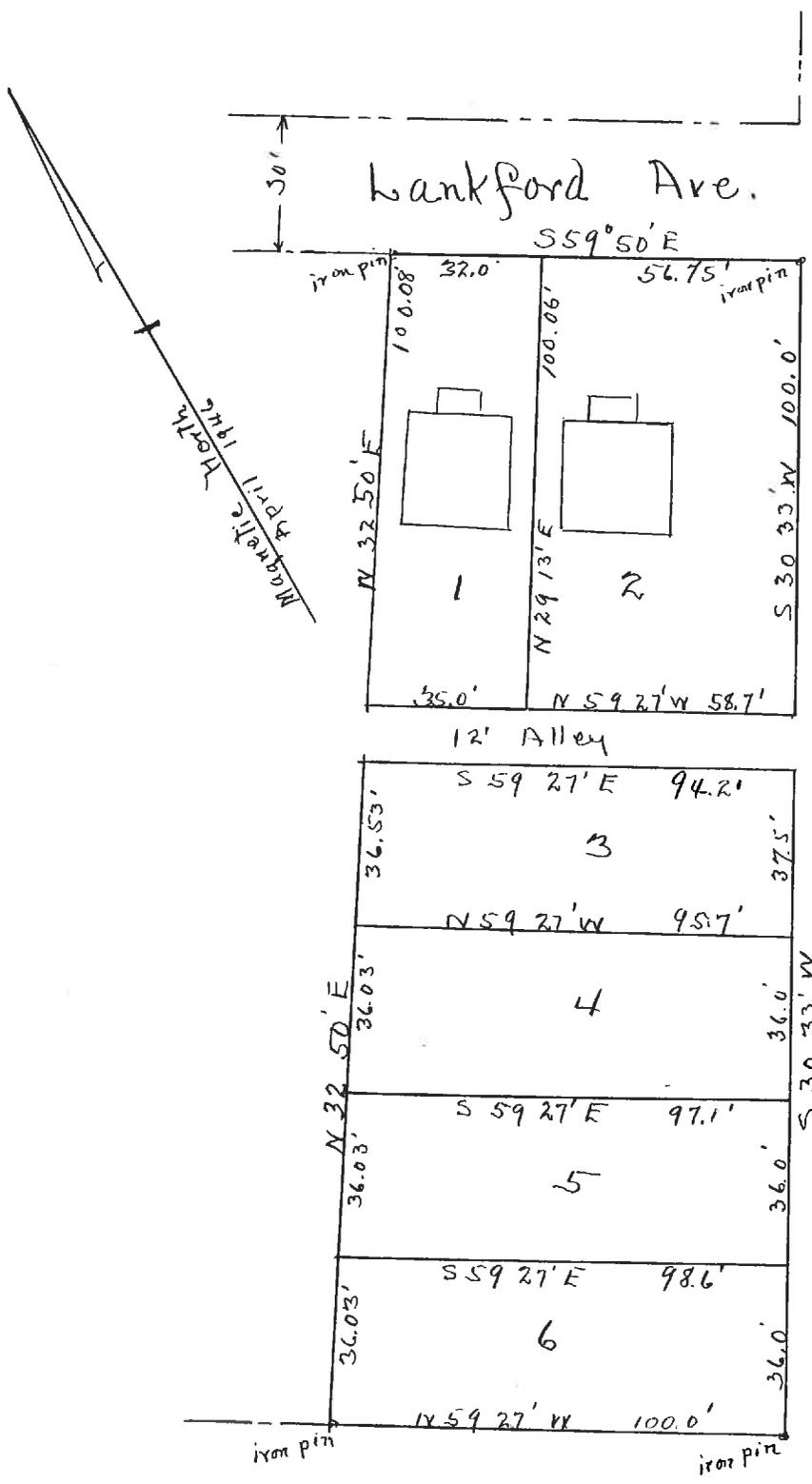
George T Huff & Ruth B Huff { 10/28/40 (rec. 11/7/40)  
2/12/53 (3/15/53) DB 104-406  
acquired by at auction

Henny A Haden & Margaret H. Haden, wife

J.P. Grove & J.G. Tancey, Trustees DB 100-118 eastern 1/2 of lot #4 on plat  
James L Fagans 12/15/38 DB 97-59 9/29/39 AC DB 151-283

Brazil J. Bryant & others -> turn to back

DB 125-483



Reference Data  
 City Clerk's Office  
 Deed Book 104, page 406  
 " " 100, " 118

A. R. SWEET & ASSOCIATES  
 ENGINEERS - SURVEYORS  
 CHARLOTTEVILLE, VIRGINIA  
 PLAT SHOWING  
 PROPERTY DIVISION  
 LANKFORD AVE. & FIRST ST.  
 Charlottesville, Virginia  
 Developed by G.T. Huff & H.A. Haden  
 May 7, 1946 Scale 1" = 40'

VIRGINIA:- In the Clerk's Office of the Corporation Court of the City of Charlottesville.

The foregoing instrument of writing, together with certificate of acknowledgment thereto annexed, was presented and admitted to record on the 22nd day of May, 1946, at 1:10 o'clock, P.M., and recorded in Deed Book No. 125, page 481.

Teste:-  
*E. C. Moran*, Clerk

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830

Neg. no. 15257

Date 2. 1987 File No. 104-5001

Name Huff-Haden Rental House (100 Lankford Ave.)

Town \_\_\_\_\_

City \_\_\_\_\_

County Clearwater

Photographer Leslie A. Giles

Contents 2 exterior views of house

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