

# Architectural And Historic Survey



## Identification

|   |  |
|---|--|
| <b>STREET ADDRESS:</b> 631 Cutler Lane                              | <b>HISTORIC NAME:</b> Holly Hill (Martin-Wilder House)       |
| <b>MAP &amp; PARCEL:</b> 47-2                                       | <b>DATE / PERIOD:</b> 1899                                   |
| <b>CENSUS TRACT AND BLOCK:</b> 9-212                                | <b>STYLE:</b> Victorian                                      |
| <b>PRESENT ZONING:</b> R-1  | <b>HEIGHT (to cornice) OR STORIES:</b> 2 storeys             |
| <b>ORIGINAL OWNER:</b> Richard T. Martin                            | <b>DIMENSIONS AND LAND AREA:</b> 72' x 150' (10,850 sq. ft.) |
| <b>ORIGINAL USE:</b> Residence                                      | <b>CONDITION:</b> Good                                       |
| <b>PRESENT USE:</b> Rental Property (School and Residence)          | <b>SURVEYOR:</b> Bibb  |
| <b>PRESENT OWNER:</b> Ronald J. and Yates N. Ivey                   | <b>DATE OF SURVEY:</b> Winter 1980                           |
| <b>ADDRESS:</b> 416 North First Street<br>Charlottesville, Virginia | <b>SOURCES:</b> City/County Records<br>Ronald J. Ivey        |

## ARCHITECTURAL DESCRIPTION

This two-storey brick house has lost its wide veranda and spacious lawn, and the fence is now almost where the front steps once were. Construction is of brick laid in stretcher bond. It has been extensively repointed. The house is set on a high foundation. The high-pitched hip roof has gables over projecting bay on the facade and east sides. It is covered with standing-seam metal and has Philadelphia gutters and a boxed cornice with returns. There are two interior chimneys. In each bay on the west side and in the projecting bay on the facade, there was originally a pair of narrow double-sash windows, 1-over-1 light, with brick sills and plain surrounds. Some have been replaced with single wide windows, also 1-over-1, matching other windows in the house. The veranda probably extended from the projecting bay on the facade around the corner to the projecting bay on the east side in which there is a second entrance. It has been replaced by small concrete stoops at the front and side entrances. There is a large two-storey rear wing which matches the main section on most details. A recent one-storey addition beside it fills in the NW corner. It has a shed roof and is covered with vertical wooden siding.

## HISTORICAL DESCRIPTION

Richard T. Martin purchased a 50-acre tract from the Cochran estate in 1898 (ACDB 113-432) and built this house the next year. In 1906 he sold the house and 42 acres to James E. Gleason and M. F. Eddins (ACDB 134-84) who sold it the next year to Martha C. Sweeney et al (ACDB 136-340). Edward S. Wilder bought the house and 27 acres from them in 1914 and the other 15 acres in 1924 (ACDB 156-84, 186-350). He named it "Holly Hill" and subdivided the tract into several smaller parcels. The Wilder family sold the house and 3.91 acres to Tulita Pickens Miller in 1952 (ACDB 302-326). It was further subdivided after her death and had four owners between 1967 and 1976 when it was bought by the present owners (City DB 375-546). The veranda was probably removed c. 1960. Alterations were made in 1976 to adapt the first level for a kindergarten, and the one-storey wing was added in 1979. Additional References: ACDB 195-163, 295-187; ACWB 37-255; City DB 270-153, 286-36, 299-495, 305-136, 346-446.

## SIGNIFICANCE

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| ORIGINAL USE: Residence                                      | CONDITION: Good                                       |
| PRESENT USE: Rental Property (School and Residence)          | SURVEYOR: Bibb  |
| PRESENT OWNER: Ronald J. and Yates N. Ivey                   | DATE OF SURVEY: Winter 1980                           |
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# LANDMARK



# SURVEY

*Bibb / Winter 1980*

## IDENTIFICATION

Street Address: *631 Cutler Lane*  
Map and Parcel: *47-2*  
Census Tract & Block:  
Present Owner: *Ronald J. Yates N. Dwyer*  
Address: *416 N 1st St*  
Present Use: *(Kindergarten + Residence)*  
Original Owner: *Richard T. Martin*  
Original Use: *Residence*

## BASE DATA

Historic Name: *Martin-Wilder House ("Holly Hill")*  
Date/Period: *1899*  
Style: *Victorian*  
Height to Cornice:  
Height in Stories: *2*  
Present Zoning:  
Land Area (sq. ft.): *72' X 150' (10,850 sq. ft.)*  
Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

## HISTORICAL DESCRIPTION

## GRAPHICS

## CONDITIONS

*Good*

## SOURCES

*City/County Records  
Ronald J. Dwyer*

*43  
5650  
72  
10850*

annexed 1962

631 Cutler Lane

|              |                                |      |        |              |
|--------------|--------------------------------|------|--------|--------------|
| 375-546      | Ronald & Yates N. Drey         | 1946 | 43,500 | plat 240-153 |
| 346-446      | Robt. W. Arlinian              | 1943 | 38,000 | "            |
| 305-136      | Univ. Property Management, Inc | 1969 | 23,500 | "            |
| 299-495      | MM Patrick & Betty Tatum       | 1968 | 23,000 | "            |
| 286-36       | Henry B. Gordon                | 1967 |        | "            |
| 270-153      | Tulda Pickens Miller est       | 1965 |        | redivided    |
| ACDB 302-326 | "                              |      |        | ACDB 357-91  |

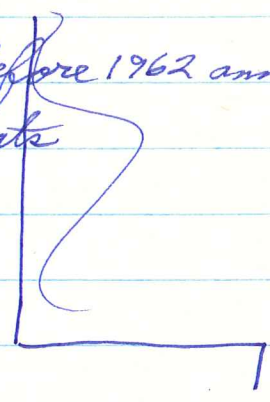
school, apt 2nd floor  
old

brick found & walls, metal hip roof  
10 rooms, 2 baths  
"ave + 15" const

1946 - convert to school (was 2-fam)

1949 - 1 storey addition

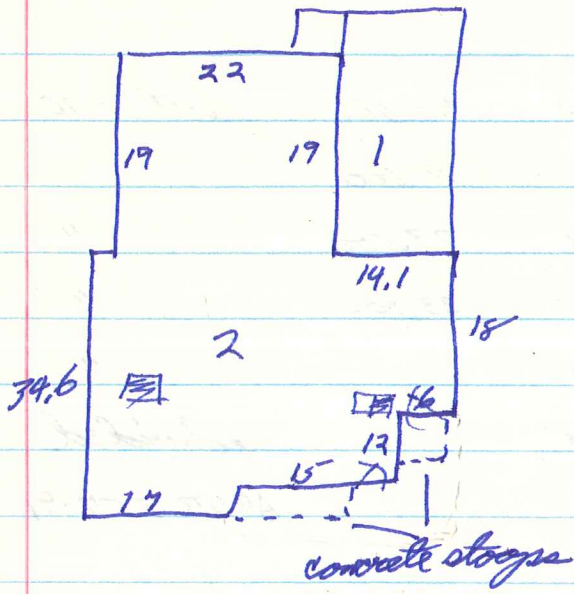
(porch gone before <sup>1965</sup> 1946, i.e. prob before 1962 annexation, v.i. Miller  
When was lot cut off? see 2 plats



~~Property 1898-1906 by Martin & 1906-1914 by Wilder~~

prob. built > 1914 by Wilder

- 1899 - 1906 Martin 7 yr
- 1914 - 1952 Wilder 38 yr
- 1952 - 1967 Miller 15 yr



631 Cutler Lane

ACDB

- 302-326 Edw S. Wilder (wid), Harriet Cole & Anthony F. Botte #  
7/1/1952 → Tulita Pickens Miller #16,500
- 3.91 ac w/ bldgs  
right to use Wilder Dr
- 1) Martha C. Sweeney et al subdivided 42.3 ac into 3 parcels: I 5 ac, II 10 ac, III 27.3 ac
  - 2) Edw S Wilder bought total by 2 deeds:  
156-84, 1914, fr Sweeney  
186-350, 1924, fr B E Wheeler et al
  - 3) Wilder named it "Holly Hill" & resubdivided:  
#1 - 10.8 ac, #2 - 6.18 ac, #3 - 8 ac, #4 - 17.92 ac.  
Wilder Home on Lot 2
  - 4) 195-163 plat; Lot 2 → Mrs Wilder (Annie T) <sup>1926</sup>
  - 5) Lot 1 subdivided into IA & IB
  - 6) Mrs Wilder left Lot 2 to husb for life, then to chn (ALWB 37-255) dec 1944
  - 7) 295-187, 1957, Caroline W & Borden J Marsh → Harriet & Botte, her  $\frac{1}{3}$  int
  - 8) Ralph Wilder dec 1951 leaving father as sole heir
  - 9) 1951 - Edw Wilder → Harriet Botte - her  $\frac{1}{3}$  int

195-163 Ed Wilder → Annie T Wilder  
11/10/1926 part of 156-84

156-84 Martha C. Sweeney (wid), Miss Lillian R Sweeney,  
5/20/1914 Carrie E & J M Millman → Edw S Wilder #9000  
27.3 ac  
part of 136-340  
(5 ac kept by sellers)  
no mention of bldgs

136-340 Louis T. Hanchel Jr & HW Walsh, commor in Chanery cause of  
10/31/1907 Gleason vs Eddins, etc → Martha C Sweeney, Lillian  
R Sweeney, & Carrie E. Millman

3 x \$ 2166.66 = \$9,500

42.3 ac on east side of rd fr Ch' to Rio Station  
same as 134-84, 1906, RT Martin → James E Gleason  
MF Eddins

134-84 Richard T & Helen P Martin → James E Gleason &  
5/1/1906 MF Eddins \$9000

same as 113-432, except 8.7 ac 128-353 (\$900)  
no mention of bldgs

113-432  
~~128-353~~  
2/24/1897 FA Massie, commor in Cochran's adm of Lockman etc  
→ RT Martin \$1172  
tract 50 <sup>5</sup>/<sub>8</sub> ac  
contract 11/19/1898

111 - Massie, commor, → Kline \$2500  
1899 34 <sup>3</sup>/<sub>4</sub> ac

1906 - 42.3 ac - \$9000  
~~37.3 ac~~

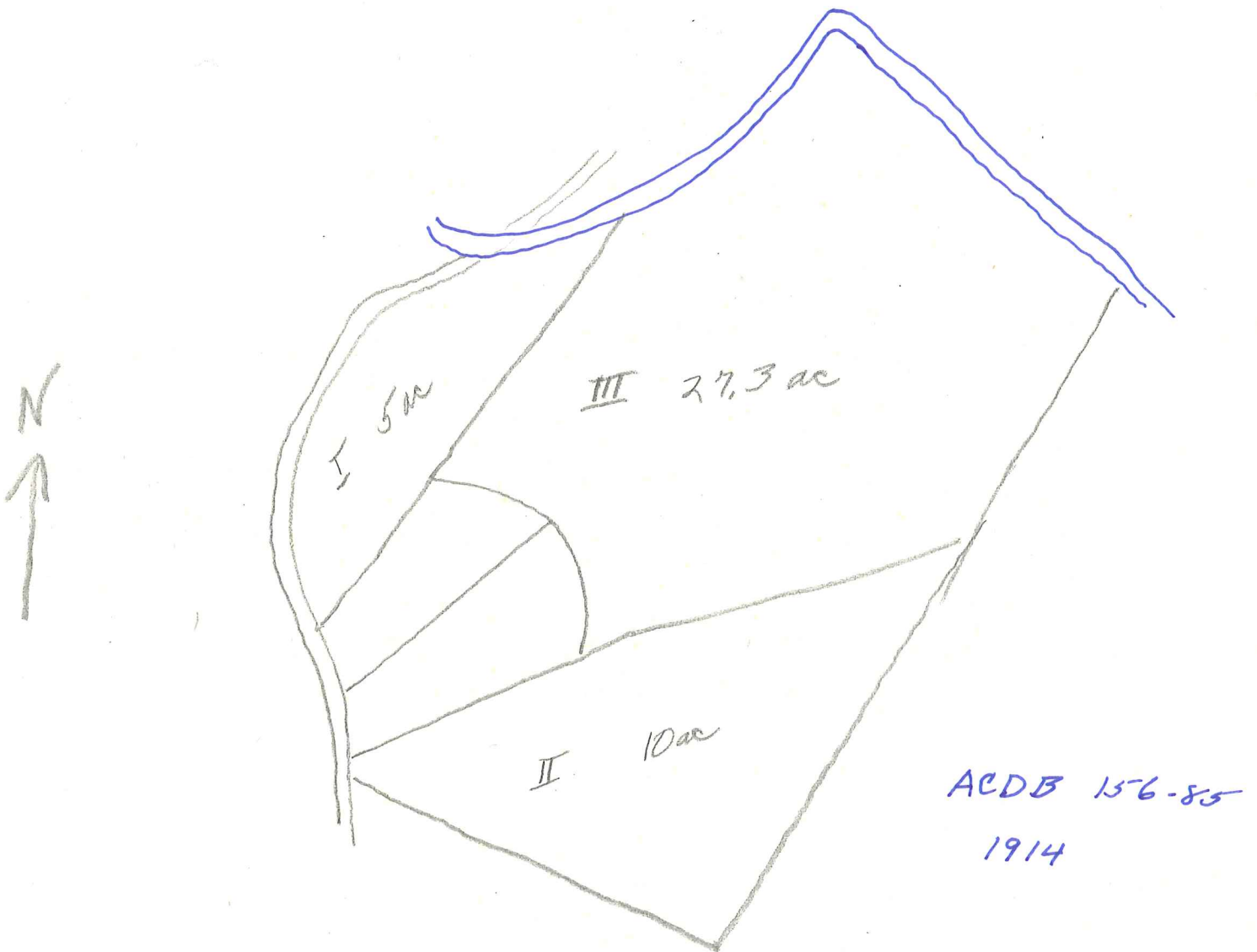
1907 - 42.3 ac - \$9500

1914 - 37.3 ac - \$9000

E. Main Street

Architectural Description:

This and





A.C.D.B. @ 195-166

Creek

1926



631 Cuddeker Lane

(Park Mill?)

|          |  |         |    |          |                    |                        |
|----------|--|---------|----|----------|--------------------|------------------------|
| 1915     | Edna S Wilder                          | PM      | 1N | 27.48 ac | 830 + 2750 = 3580  | fe...                  |
| 1910     | Mother & Sweeney<br>L & R & CE Millman | P. Mill | "  | 42       | 1267 + " = 4017    |                        |
| 1908     | "                                      | "       | "  | "        | "                  | fe Glasson<br>& Edson  |
| 1906     | RT Martin                              | "       | "  | 42.40    | "                  |                        |
| 1905     | "                                      | "       | "  | "        | 752 + 1620 = 2372  |                        |
| 1904, 01 | "                                      | "       | "  | 50.100   | 1012 + 1620 = 2632 |                        |
| 1900     | "                                      | "       | "  | "        | 557 + 1200 = 1757  | fe Cochran<br>est      |
| "        | John Cochran est                       | "       | "  | 34.70    | 396 + 0 = 396      | off 56.50<br>to sundry |
| 1899     | John Cochran est                       | "       | "  | 90.120   | 1015 + 800 = 1815  |                        |
| 1900     | John F. Kline                          |         |    | 2.150    | 32 + 800 = 832     | fe John Cochran<br>est |

|                    |             |                       |
|--------------------|-------------|-----------------------|
| 1900 - Cochran est | 34.70 ac    | 396 + 0 = 396         |
| Martin             | 50.10       | 557 + 1200 = 1757     |
| Kline              | <u>2.15</u> | <u>32 + 800 = 832</u> |
|                    | 86.95 ac    | 985 + 2000 = 2985     |

● 1899 - Cochran est 90.12 ac 1015 + 800 = 1815

Summary

|           |                   |          |                    |
|-----------|-------------------|----------|--------------------|
| 1900      | Martin            | 50.1 ac  | 557 + 1200 = 1757  |
| 1901-1904 | "                 | "        | 1012 + 1620 = 2632 |
| 1905      | "                 | 42.4 ac  | 752 + " = 2372     |
| 1906      | "                 | "        | 1267 + 2750 = 4017 |
| 1908-1910 | Sweeney & Millman | "        | "                  |
| 1915      | Wilder            | 27.48 ac | 830 + " = 3500     |

~~2010/10/10~~

check ~~the~~ accessories rec for porch

2-storey

stretcher bond, <sup>extensively</sup> repointed  
high found

mid high hip roof w/ gables over proj bays  
on facade (w), east side (rear)

35T w/          gutters  
boxed cornice w/ return, pl frieze  
in gables: wooden shingles, air vents

2 int chim, not capped H

east & rear

windows: 1/1, brick sills, plain surrounds

facade & west

proj bay facade: narrow px at 2nd level, prob stuy  
at 1st, now wider 1/1

2 on left side 1st level <sup>1/1 at 2nd</sup> same double, 1 wider above  
1 at 2nd level rear wing " " , other wider

stoop, no roof, conc floor, simple bal

ent door - 0 sidelights, transom, plain trim

sm basement windows [ ]

<sup>another</sup> ent in front side of proj bay on east side

• sidewalk now almost where front steps were

• ~~patency~~ NW addn - shed roof, vert wood siding

631 CUTLER LANE

47-2



was at one time called  
old Wilder property

Patrick Tatum -- used to live in  
owned it                      Ch'ville

2 apts

#331

Owner: University Property Management, Inc.  
1213 Wetland St. 2-3 yr. ago

was Talita Pickens Miller est.

c. 1970



W331

OF CHARLOTTESVILLE

ment of Community Development

City Hall

Charlottesville, Virginia 22902

HOLLY-HILL (MARTIN-WILDER)  
631 CUTLER LANE