



Survey

Identification

STREET ADDRESS: 121 Second Street N. W.	HISTORIC NAME:
MAP & PARCEL: 33-263	DATE / PERIOD: 1859 or 1869, 1978
CENSUS TRACT AND BLOCK: 1-313	STYLE: No Identifiable Style
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: S. M. Keller & J. M. Hodges, or John T. Barksdale	DIMENSIONS AND LAND AREA: 48.3' x 49.75' (2180 sq. ft.)
ORIGINAL USE: Rental Property?	CONDITION: Good
PRESENT USE: Restaurant	SURVEYOR: Bibb
PRESENT OWNER: Stuart A. & Judith Epstein	DATE OF SURVEY: Summer 1979
ADDRESS: P. O. Box 4003 Charlottesville, Virginia	SOURCES: City/County Records Char'ville City Directories Mrs. E. A. Talley (Mabel Apple Talley) Alexander, <u>Recollections of Early Charlottesville</u>

Sanborn Map Co. - 1886, 1891, 1896, etc.

ARCHITECTURAL DESCRIPTION

This very simple 2-storey building with a small 1-storey rear wing has recently been remodeled for use as a restaurant. It is double-pile and probably was originally two bays wide, but there is now a central entrance door at the first level. Construction is of brick covered with stucco, now painted pale yellow with chocolate brown trim. It has a low-pitched hip roof covered with standing-seam metal, painted brown, with boxed cornice and deeply projecting eaves. There are small interior chimneys at the rear and south sides. The large windows at the first level reach nearly to the floor. Those at the second level are shorter. All have plain trim, and their original sashes have been replaced with paired casement sashes, 8-light at the first level and 6-light at the second level. Construction of the small one-storey rear wing is frame covered with stucco. It has a steep shed roof covered with standing-seam metal. The interior has undergone many changes and adaptations over the years. The main stair was removed sometime before the 1920's, leaving only a small one that rises from the rear wing. The mantels were removed and the windows replaced in the recent complete remodeling.

HISTORICAL DESCRIPTION

Alexander wrote that the second Market House stood on this block in the mid-19th century (Early Charlottesville, pp. 57, 59). Matthew Casey owned all of Lot 27 of the original town plan in the early 19th century. His family moved away after his death in the 1840's, and the property was sold at auction in 1858 to settle his estate (ACDB 58-660). The purchasers, S. M. Keller and James M. Hodges, added improvements valued at \$3300 the next year. This was undoubtedly the 3-storey brick building that stood at the corner of Main and 2nd Street until c. 1910, and may have included as well this small house behind it at 2nd and Market Street. Its low-pitched hip roof and deeply projecting eaves resemble the larger building. Keller and Hodges sold the Market Street half of Lot 27 to John T. Barksdale and John N. Fry in 1860, as soon as they received their deed (ACDB 59-64). After that, the property was referred to as the Market House property. An 1868 plat shows a building, apparently the Market House, on the site of the present house, but larger and extending much farther to the south (ACDB 64-502). It is uncertain whether the present house was built in 1859 and the Market House addition was built several years later, or whether the house was built c. 1869 on the site on which the Market House had stood. (Alexander wrote that the Market House was demolished before 1874.) Barksdale had bought Fry's share in 1866 (ACDB 65-64), and in 1876 he sold the corner lot and "brick house with framed shed room on its southern side" to Cornelia Gilmer (ACDB 71-128). It remained in the Gilmer family for 46 years and was used as rental property. W. O. Watson bought it in 1923 and sold it to Charles S. Apple in 1927 (City DB 43-278, 57-394). It continued to be used as rental property, and made the transition from residential to commercial use. J. L. and Boyd E. Naylor bought it from the Apple family in 1959 (DB 215-367). The building had deteriorated in the years before the present owners bought and renovated it in 1978 (DB 397-805). Additional References: ACWB 29-322; City DB 7-71, 12-17, 112-183, 313-436, 391-327; City WB 16-75.

121 NW 2nd

310

797-805	Shuart A & Judith Epstein	11/13/78	\$45,000
391-327	Exec. Financial Group, Inc	3/78	32,000
VB 16-75	Cassie Va. Naylor	1972	
913-436	J. L. "	1967	33-264 deed of partition
15-367	" & Boyd "	1857	18,000
112-183	Nora R. Stadden		

^{masonry}
 some found, ^{wm &} brick walls, metal hips & built-ups T & B
 O fireplaces
 old
 O basement
 renovated 12/77
 was 2 apts

1907 Sanborn = 1896; rear wing frame

1877-

1896-

•

1953 All Heating & Cooling Co, Inc (wholesale) - Wm C Klontz

Keller & Hodges	1859-1860	1 yr	or	0
Barksdale [Fryz]	1860-[1866]-1876	16 [6] yr	or	7 [0] yr
Gilmers	1876-	46 yr		
Talleys	1927-1959	22 yr		

Alexander, 1874

p. 57 Market house was "in middle of Market St" west of Dr Dobney
(30 - E Mkt, i. 200 block E dot)

* "another market house was afterwards erected on same street
two squares west;

" & this has also been demolished" (by 1874)

p. 59 * 1828 corporation limits "did not extend farther west than the
square on which the second market house was erected"

~~(Plat shows this block west of "end" was western)~~

(Plat shows city limits ~~near~~ at foot of Vinegar Hill.)

Woods, 1901 "on Market St in road east of Third"

p. 106 1st market house, advertised for sale Oct 1829, to be removed.

* "Soon after the war" another market house was torn down
"at west end of Market St"; not known how long after
1829 it was built.

Deeds, etc

ADB 59-64 1860 deed doesn't mention market house

" 64-502 1868 "

" 64-465 1869 " mentions "house & lot owned & occupied by Parkdale as a Market House"

" 71-128 1876 " " lot "commonly known as the Market House Property;"

2nd Market House built > 1829

2nd Market House torn down between ~~1865~~¹⁸⁶⁹ & 1874.

ownership of lot:

1860-1866 Banksdale & Fry

1866-1876 Fry

Taxes

impts added 1859 & 1867

Lot ~~Casey~~ Casey ¹⁸⁶⁰ → Keller & Hodges ~~Barksdale & Fry~~
= 1/2 ac, all of L 27

~~Casey~~

Main St end L 27

→ Marshall & Keller

1853 Marshall's 1/2 int → Benson

1890 Keller's " → "

Market St end L 27:

1855 Casey est → Keller & Hodges entire L 27

1860 Keller & Hodges → Barksdale & Fry 99' x 99' ?

(1877: 2 sm bldg) (1896: thin + longer house facing end)

1866-70 Barksdale bought out Fry

1876 " → Gilmer

1896 Gilmer

"portion of" 90' x 90'
" " 44' x 49'
by 1896 what size
44' x 49'
~~47' x 44'~~

part on 1896 & 1920 Sanborn, enlarged later, by Apples

~~Barksdale & Fry must have bought Main St end too
& sold to Marshall & Keller = 1870-71~~

~~apparently Benson store built 1859, this house prob 1869~~

no increase in tax appraisal 1872-1901, ∴ built ≤ 1870-71

probably not before Casey sold: 1855

4/10/20

112-153
10/2/1942

Claude R. Yardley → Mrs. Nora A. Shadden & ~~Wm~~ ^{Mabel Thomas Apple Talley}
several parcels, incl:

1) lot 23' on North 2nd St west x 49'
southern part of 43-278, 4/12/1923, Nancy Belmer Reeves et al
→ W O Watson

same as 46-248, 2/14/1924 Watson → Charles Apple

2) lot in SW corner market & 2nd
20' 10" on 2nd x 49' on market
northern part of 43-278

same as 57-394 7/23/1927 ~~W~~ Watson → Charles Apple

43-278
4/12/1923

Nancy Belmer Reeves, Cornelia Belmer, May & Edmunds, & Julia Hill
→ W O Watson

43' 10" on 2nd x 49' on market
same as 12-17

wings: rear < 1896
side > 1920

- date by City Dec - 117 & 119 2nd NW
1927, 1929, 1931

63-376 Wm T. Miles → Margaret B Morgan
5/1/1868 house & lot on west side Hill St bet Main & Market,
" conveyed by deed fr Fry & Barbodale
" in trust for the exclusive use & benefit of Lizzie L. Miles
" to be divided among her chn after her death
wifed Wm T. Miles

40 min

~~59-64 Keller~~
~~58-564 Martin~~
" ~~485 Cox~~
" ~~373 Hawkins~~
" ~~362~~

2nd + Market

~~John N Fry L 1870~~
~~Wax L 27 or~~
~~Dawson Benson?~~

1860

59-64
5/29/1860

5M + Berigiana Keller + James M + Susan F Hodges
→ John T Barksdale + John N Fry #1255
lot 1/2 ac bounded by Church St, Market St (~~99~~ 99'),
Dawson estate (99'), alley alley in L 27
part of L 27, "formerly belonged to heirs of Matthew Casey
& conveyed by Wm H Crank, commr...
even date w/ this deed..."

58-660
5/29/1860

Wm H Crank, commr → 5M Keller + James M Hodges, at #1815
10/1858 decree in chancery cause Marg. Casey vs Wm Miller et al
auction 12/1858
lot at Main + Church, L 27, belonged to Matthew Casey,
c 1/2 ac
sold to Crank?
46-210
27-20
23-147

46-210
7/3/1848

Alex. Barrett + VW Southall → Margarett Casey (wid Matthew),
Mary Ann, Lucy June, Joana, Dennis, Matthew,
George, Emmett, + Edmond Martin Casey (ch)
dad 5/14/1829 (ACDB) Matthew + Margarett Casey
→ Barrett + Southall, w/ profits of property to go to
Mrs Casey + ch
- trust?
1848 court decree B + S vs Casey; convey back to Casey
L 27, Main + Main
bounded by Walter Perry

65-64

John N + Mary E Fry → John T Barksdale #3355

71-128

~~boundaries~~

2

11/1/1876

"has located on it a brick house w/ framed shed room on the Southern side"

boundaries; 52' on Market to new line, 49'4" to CH Wingfield's line (He owned lots on Main St.)

"The lot herein conveyed being a part of L 27 in plan of Ch's & is commonly known as Market House Property"

64-465

John T Barksdale -> Chas H Homan

\$1100

11/10/1869

lot on north side Market St "adjacent to the house & lot owned by & occupied by sd Barksdale as a Market Home"

tax says this is L 28, west of L 27

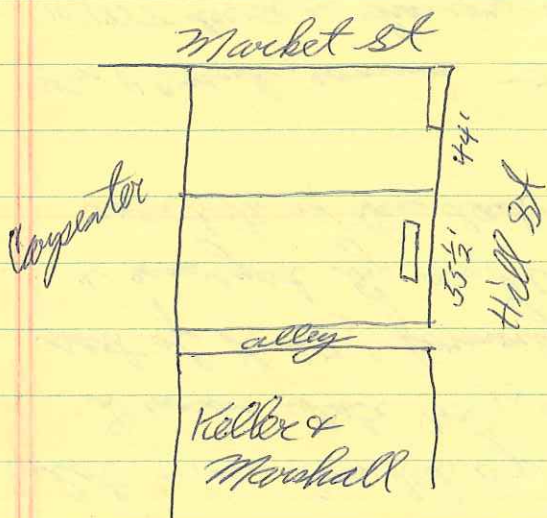
begin on Market St at corner of Barksdale's Market House St, 67 1/2' along line

64-502

John T Barksdale & John & Fry -> Wm T Miles \$1150

4/30/1868

lot of apartments on west side Hill St bet Main & Market, "at present occupied by sd Wm T Miles as a dwelling",



2nd + Market

1888, ~~89~~⁹⁰ 2nd Elijah Bilmer, tr L 27 (w Hill) + 800 = 1200

~~1891, 94, 96, 97~~ nl

1893, 94 2nd N " (ex Elijah) " " (3 market) + 600 = 1000

~~1896, 98~~
~~1899~~

1899 2nd N Jane Bilmer " " "

1901 " " " " #21 market 500 + 500 = ~~1000~~

for John Barbedale

1888, 85⁸¹ 2nd Elijah Bilmer, gaard. L 27

~~400~~
~~500~~
400 + 800 = 1200

1878, 74 Cornelia " " " "

1875, 72 John Barbedale " " " "

1877 " " nl

1872 Miles nl, Wingfield nl

" O Jno C Patterson & R Hughes, trustee for the children L 27 500 + 1500 = 2000

" Keller & Marshall " 1000 + 2500 = 3500 (201 W Main)

" Geo T Johnson " 300 + 700 = 1000

" James Fife " 500 + 1000 = 1500 (205-207 W Main)

2700 + 6500 = 9200

- K & M 1000 2500 = 3500

1700 + 4000 = 5700

1872 Charles Harman L 28 + 400 = 800

" , 76 Marg. Morgan, tr nl

\$400

7-71
3/18/1896

Webster D + LB Palmer, ~~son~~ → Jane (nm Elijah) Palmer,
mo of Webster D. Palmer

~~4710" x 49~~

Summary:

1860	500 + 3300 = 3800	\$3300 added for inpts
1861-1863	500 + 3300 = 3800	
1870	" + 3700 = 4200	\$400 added for inpts
9		
1872-1875	400 + 800 = 1200	

11:45 - 12:00

2nd & Market

nearby ~~is~~ 2-story w/ rear wing
2-bay at 2nd level, 3-bay w/ central at 1st
stucco, now pale yellow

low 55" tin hip roof, choc brown, deeply projecting
eaves - *Stalucate?*, boxed cornice
(smaller version of house on Main St end? - servants qtr?)

1-story rear wing, steep 55" tin shed roof

trim also choc, + canvas awnings
windows large & low, now w/ 8-l casement,
pl trim choked 6-l at 2nd level
to eaves

int chin (pl sq) centered on rear wall, smaller one
on left wall near front

south add: 1-story, flat roof, pl parapet
3-bay (cent ent; display windows replaced
w/ ~~pl~~ 8-l casement w/ ^{flor} 10-l sidelight, arch trim