

Architectural And Historic Survey



Identification

STREET ADDRESS: 114 Second Street, S.W.	HISTORIC NAME: Pace-Wranek House
MAP & PARCEL: 28-13	DATE / PERIOD: c. 1884, 1955, 1957, 1958
CENSUS TRACT AND BLOCK: 1-311	STYLE: Victorian Vernacular
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: Benjamin R. Pace	DIMENSIONS AND LAND AREA: 52.25' x 76.35' (4005 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Fair
PRESENT USE: Rental Property (Residence & Commercial)	SURVEYOR: Bibb
PRESENT OWNER: Cassie Virginia Naylor	DATE OF SURVEY: Spring 1981
ADDRESS: 747 Park Street Charlottesville, Virginia 22901	SOURCES: City/County Records Gray's 1877 Map of Charlottesville Sanborn Map Co. - 1886

ARCHITECTURAL DESCRIPTION

This is a basic two-storey, three-bay, single-pile house on an English basement. Wall construction is of brick laid in Flemish bond. The house is painted white. The medium-pitched gable roof has an additional central gable on the facade and is covered with standing-seam metal and has projecting eaves and verges, shaped rafter ends, and small brackets shaped like rafter ends in the gables. There is an interior chimney with small cap and stringcourse on each side of the central hall. Windows are double-sash, 2-over-2 light, with wooden sills and plain surrounds. Pairs of narrow 1-over-1 light windows are located at the second level in the center bay of the facade and at the south end of the house. A one-storey porch covers the center bay of the facade. It has a low-pitched hip roof covered with standing-seam metal, a boxed cornice, plain frieze with paneled brackets below it, bracketed square posts with chamfered corners, and sawn balustrade. The porch floor is wooden, but the steps have been replaced with concrete. Three-light sidelights over panels extend to the top of the 3-light rectangular transom above the entrance door. There is a one-storey rectangular bay window at the southern end of the house. It has a truncated hip roof covered with standing-seam metal and an entablature with diamond-shaped sawn pendants applied to the frieze. It has five smaller 2-over-2 light windows. (The lower part of the bay window is obscured by one of the commercial additions.) An original gable-roofed one-storey rear wing covers the north bay. A later hip-roofed one-storey addition covers the other two bays. Shed-roofed porches behind both additions have been enclosed. One-storey, flat-roofed commercial additions of cinderblock construction project from both side bays of the facade and from the south end. Because this house is set on a lot much higher than the street and the new additions are at street level, they are at the level of the house's English basement.

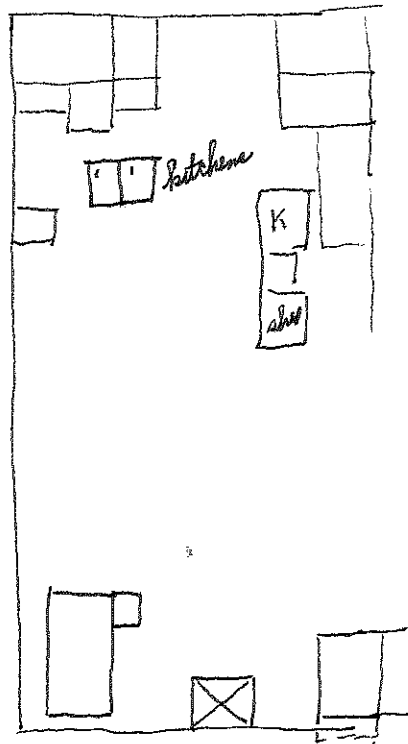
HISTORICAL DESCRIPTION

In 1884 Benjamin R. Pace purchased a 76 ft. lot extending from Main Street to Water Street along Hill Street (Second Street SW) (ACDB 83-210). There were several buildings on the lot. A comparison of the 1877 Gray map and the 1886 Sanborn map shows that this house was built during that period, and tax records indicate that was probably in 1884. Pace subdivided the property and sold this house to Rica S. Godwin (Mrs. John M. Godwin) in 1891 (City DB 2-210). She died the next year and left it to her two daughters who sold it to Joseph Wranek in 1906 (City WB 1-46, DB 18-23). The Wranek family lived there for a quarter century before selling it to C. C. Wells and Marshall Wells in 1945 (BD 72-147). J. L. Naylor bought it from them in 1945 (DB 72-147), and it is still owned by his heirs (WB 16-75). The house has been used as rental property for half a century. Small commercial wings were added to it in 1955, 1957, and 1958, but the house itself is still used as a residence.

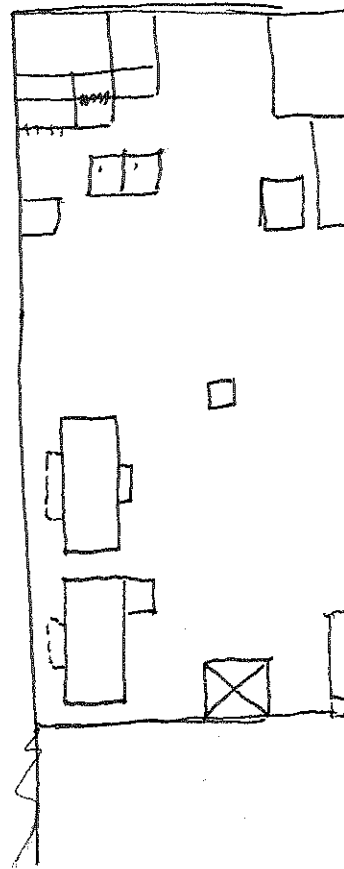
1877
Gray



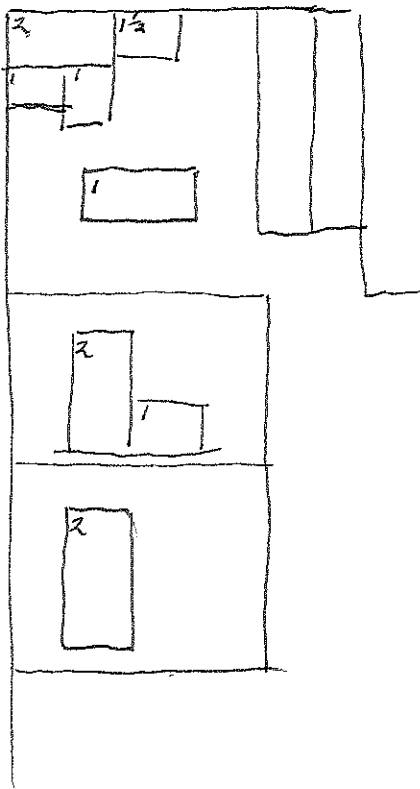
1886



1891

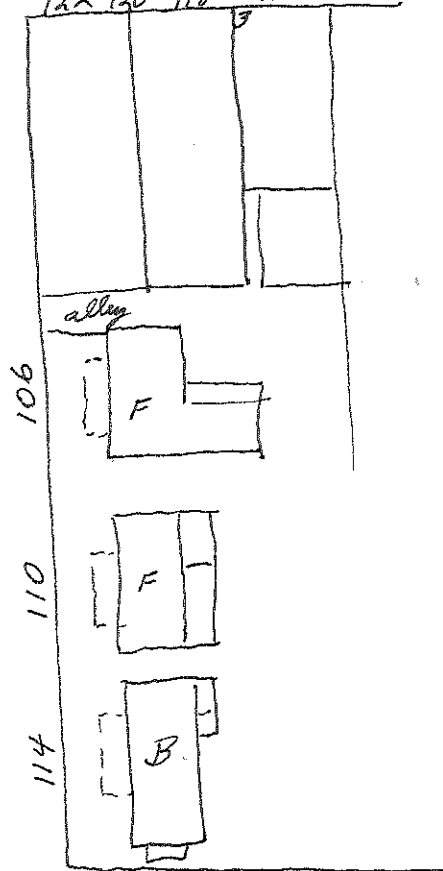


1896



1920

122 120 118 116





VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72 A

Negative no(s). 11(5057)

SURVEY FORM

Historic name County/Town/City <i>CHARLOTTESVILLE</i> Street address or route number <i>114 S. 2nd ST. WEST</i>	Common name
USGS Quad <i>CHARLOTTESVILLE, WEST</i> Original owner Original use Present owner Present owner address	Date or period Architect/builder/craftsmen Source of name Source of date Stories Foundation and wall const'n
Present use Acreage	Roof type

State condition of structure and environs *DETERIORATED FAIR*

State potential threats to structure

Note any archaeological interest

Should be investigated for possible register potential? yes ___ no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

BRICK (FLEMISH BOND - PAINTED). 2 STORIES WITH RAISED BASEMENT. GABLE ROOF, METAL, WITH CENTRAL PEDIMENT. 3 BAY. VIRGINIA I HOUSE. CA 1880. 1ST STORY - VICTORIAN PORCH ACROSS CENTER BAY, SCROLLED WOODWORK. 2/2 SASH, DOUBLE HUNG. CENTRAL ENTRANCE WITH SIDE LIGHTS. 2ND STORY CENTRAL PAIRED WINDOW. TWO CENTRAL CHIMNEYS.

✓ Curille survey

Interior inspected?

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)



TRUCKS
LARGER THAN
PICKUPS
PROHIBITED

Coca-Cola
NO PARKING
DROPP OFF
ZONE

NOTICE
071 00

BARBER

112 - 116 2nd SW

122-79 C E Wells (S), Marshall S & Dixie L Wells, → J L Naylor \$7,000
10/8/1945 house & lot on corner Water & 2nd, 53' x 53'
same as 72-147, 2/14/31, Mrs L A Wranek et al → C E Wells & Marshall Wells
18-32, 9/19/06, Annie Bodwin et al → Joe Wranek
except small strip → Kandler-Zimmerman Co. 35-48

²³
18-~~32~~ Annie M. Bodwin, Nettie M. Bodwin, ^{FF}Ridley → Joe Wranek \$3800
9/19/1906 brick dwelling house & lot on corner Water & 2nd, 53' x 78'
same as 2-210
Rosa S Bodwin willed to 2 dau WB 1-46
(dec 1892, left all to chr, both underage; husb John M Bodwin)

2-210 Benj R & C L Pace → R S Bodwin #2552.33
2/17/1891 house & lot at Water & 2nd
part of ACDB 83-210, 1884,

ACDB ^{Geo Perkins, Wm Fry, RT & Duke}
83-210 Mason Gordon, spec comm in Hobday vs Wheeler's exec, ^{5/1883}
→ Benj R Pace, at auction ^{11/24/1883} #3901
3/15/1884 corner Main & Hill Sts of "several houses", part of L 40
76' on main, back to Water St, 78' on water
same as 54-438, 10/5/1855, D. Wood, tr → R R Prentiss & Wm B Whitehead
" " 61-18, 9/8/1859, Prentiss & Whitehead → Martha Wheeler

61-18 Robt R & Mary Ann Prentiss & Wm B & Emmeline F. Whitehead
9/8/1859 → Martha J Wheeler #4600

83-390 / Benj R & Kath L. Pace → J W Burgers
5/1854 / lot on South St

\$350

83-359 release of Lot 40 fr 1822 ~~deed~~ deed of trust
5/31/1884

80-1 est Geo A Keen → Benj R Pace
1882 52' lot ady the Midway Property on South St

\$98.33

Land & Water

1876, 78, 79 Joel Wheeler Lot 4) + 1500 = 3000
 1881, 84 " ml

1885⁸⁶, 88 Ben. R. Pace L 40 + 3500 = 5000
 1884 " " " + 1500 = 3000
 1883 J Nick Bailey " " "

off part 121 Chiville Pae
 to J W Burger
 for J M Bailey
 off part L 45 & 46 of Bailey T
 to Wm Hotopp & Duke Smithall
 Comm

Summary: (Sanborn dates house 1877-1886) - or land trust 1877 map?

?
 1876-1884 1500 + 1500 = 3000
 1885-1888 " + 3500 = 5000

114 2nd SW

found bond
rafter-brackets
~~shed windows~~
windows in bay wind

2-5, 3-b, single-gable

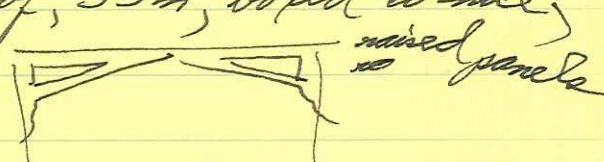
high Eng. base.

Flem bond facade, 5-c am-wf-Flem N⁵ painted whitish

med gable roof w/ addl cent gable facade 55m
proj eaves & corge, shaped rafter ends & sm brackets
in front gables cornice board match, gable

2 int chim, sm expo, ^{4 string courses} either side cent. hall

windows 2/2 w/ wooden sills & 1/2 "2-stage plain" trim
for narrow 1/1 cent bay 2nd level
+ 5 end " "

1-5, 1-bay porch; low hip roof, 55m, boxed cornice
pl fringe w/ "brackets" below: 
4 chamfered sq posts w/ brackets,
sawn bal, wooden fl, concrete steps

ent: 3-l sidelights over panels, to top of 3-l root transom,
same trim

1-5 wing covers ^{at} N bay rear
~~flat roof~~ sm chim, med gable 55m
5-c am-wf-Flem
"encl" shed porch behind

med 55m hip roof over 5 2 rear bays
w/ encl shed behind

sect
1-5, bay window end:

truncated hip, 55m, boxed cornice, entab of diamond-shaped
5 smaller 2/2
as if plastered
suspensions between



- sep 1891 #114 - ¹⁸⁷⁷~~before~~ 1886, ∴ Wheeler
- #110 - 1886-1891, frame (∴ less value)
dem. 1946-86
- #106 - 1891-1896, " ; appears to be on 1877, gone by 1886
dem. 19~~40~~⁴⁰-46
- sep 1891 Main St end - unchanged ¹⁸⁷⁷~~1886~~-1896

28-13 ✓

76.35 x 52.25 = 4025
↗
B-4

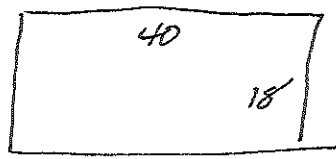
ADR-114-~~114~~ 2nd SW & 109 111 water

WB 16-75 Cassie Va. Naylor 1972
122-179 J. L. " "

- 112 - restaurant
- 114 - apt
- 116 - barber shop
- 109 - shoe repair - 1955
- 111 - beauty parlor

1 1/2 stories, brick walls, gable roof
 0 fireplaces, 0 basement
 1955 - 109 water
 1957 - 1-5 CB store
 1958 - " " "

1884?
 Pace-Wranek House
 or Pace - Naylor "



maps: 1877-1886 (since it was tied up in an estate, 1884-1886 by Pace seems more likely.)

Could this be house on 1877 maps?

1924

1910-11, '14-15 City Dir. - Mrs. Wranek (wid) at 114 2nd SW

1953 " - rental

1962, '70 112 = rent, 114 = apt, 116 = lumber



(1924-1925 City Dir. - Mrs. Wranek (wid) at 114 2nd SW)