



Architectural And Historic Survey



Identification

STREET ADDRESS: 205 Second Street SW (formerly Hill St.)	HISTORIC NAME: Old Methodist Parsonage
MAP & PARCEL: 28-78	DATE / PERIOD: 1879?
CENSUS TRACT AND BLOCK:	STYLE: Victorian Vernacular
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: Trustee of Methodist Episcopal Church	DIMENSIONS AND LAND AREA: 56.3' x 90' (5044 sq. ft.)
ORIGINAL USE: Residence South Parsonage at Ch'ville	CONDITION: Good
PRESENT USE: Offices	SURVEYOR: Bibb
PRESENT OWNER: Chanuncey F. and Hermione D. Hutter	DATE OF SURVEY: Spring 1981
ADDRESS: 970 Broomley Road Charlottesville, VA	SOURCES: City County Records Alexander, <u>Recollections of Early Charlottesville</u> 1877 Gray Map of Charlottesville

Sanborn Map Co. - 1891, 1896, 1907, 1920, 1929-55

ARCHITECTURAL DESCRIPTION

This brick house is a popular Victorian form with projecting side bays front and rear and a T-shaped gable roof. It is two storeys tall and three bays wide and set on a low foundation. The brick is laid in 5-course American-with-Flemish bond on the facade and in 6-course American bond elsewhere. The facade and north side are now painted pale yellow with white trim. The medium-pitched gable roof is covered with standing-seam metal and has projecting eaves and verges, Philadelphia gutters, and a boxed cornice with scroll brackets. There are interior capped chimneys on the north side of the central hall and between the two rooms on the south side. Windows are double-sash, 2-over-2 light, with wooden sills and architrave trim. They are the same height at both levels. There is a one-storey semi-octagonal bay window on the projecting bay of the facade. It has a steep metal truncated hip roof with boxed cornice with small paired brackets. There are 1-over-1 light windows at the sides and a 2-over-2 light window in the center plane. A one-storey, two-bay veranda covers the rest of the facade. It has a steep metal truncated hip roof with boxed cornice and a plain frieze with two pairs of small brackets in each bay and large brackets between the bays. The square posts have chamfered corners and delicately pierced brackets. Only one section of the sawn balustrade remains. The porch floor was replaced with brick in 1979. There is a new entrance door beneath the one-light rectangular transom in the center bay of the facade and an additional entrance (not original) at the north end of the facade. A single-flight open stair with winders at the top rises from the central hall. A two-storey rear wing, the first storey of which may be original, covers the northern bay. It is constructed of brick laid in 7-course American bond and has a nearly flat hip roof with projecting eaves and boxed cornice. There is an interior end chimney at the rear. Windows on its north side match those in the main block, but there are small 2-light casement windows on the rear elevation. A smaller and later two-storey addition, constructed of brick laid in stretcher bond, projects from the southwest corner. Between these two rear wings is a two-storey back porch now enclosed with weatherboarding.

HISTORICAL DESCRIPTION

The second building of the First Methodist Church (Formerly the Charlottesville Methodist Church) stood at the corner of Hill (Second) and Water Streets, next to this house. Construction was begun in 1859, but was interrupted by the Civil War and not completed until 1866-67. This house served as its parsonage. Tax records and the 1877 Gray map indicate that the house on this site at least as early as 1871. A large increase in the 1880 tax appraisal, however, suggests that it was either enlarged or replaced with the present house in 1879; and architectural evidence favors the latter theory. In that year the Trustees of the Methodist Episcopal Church South Parsonage at Charlottesville, Va., purchased both the church building and this property adjoining it from B. C. Flannagan (ACDB 76-127 & 129). Sanborn maps indicate that the second storey of the northern rear wing was added between 1896 and 1920. The present church building at Jefferson and First Streets was completed in 1924, and a new parsonage was established. The old parsonage was sold in 1929 to Mary Ella Griffith, who used it as rental property (City DB 64-26). She sold it in 1950 to Lee H. Hoff, who divided it into several apartments (DB 151-51). The southwest rear wing was probably added at that time. Chauncey F. and Hermione D. Hutter bought it from Lee H. Hoff, Jr., in 1979 (WB 21-288; DB 392-605, 400-580). They have extensively renovated it, painted the east and north walls, and converted it into offices. Additional References: City DB 292-605.

28-78 ✓

40.4 x 90
15.9 x 83.5
(or 56.3 x 90) = 5044
B-4

205 2nd SW

40580	Chauncey F & Hermione D Hutter	1977	plot 400-583
392-605	Lee H. Hoff, Jr	1978	
WB 21-288	" " est	1977	
151-51	" "	1950	" 64-206

office
2-story, brick found & walls, metal gable
old
1977 - convert home to offices

old Methodist Parsonage

maps: ≤ 1877 ~~1877~~ & prob. ≥ 1874 , \therefore c. 1874-77

$$\begin{array}{r}
 56 \\
 90 \overline{) 5044} \\
 \underline{450} \\
 544 \\
 \underline{540} \\
 4
 \end{array}$$

1914-15 City Dir - Meth parsonage

1931 " Edwin (+ Mary E) ^{Griffith} ~~place~~ - tailor, 119 2nd NW, h Morrin Ave
 " " 205 2nd rented
 1940 " " vacant
 1947 " " ~~was~~ rented
 1953 " " " - 4 apts
 1962 " 7 apts! (4 vacant)
 1970 " " " (" ")

1877 Gray 

1891 Sanborn 

Frank doesn't know

Mr. Hutter:

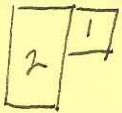
Early Ch'ville

pgs. 39-40 B.C. Flannagan lived in Lyons House

(i.e. not 205 2nd, & it was a little fancy for rental property,
so may have been built by church)

Flannagan - Monticello Bank

1886

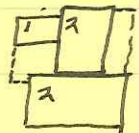
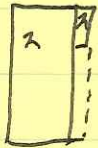


1891
~~1897~~

205 2nd SW

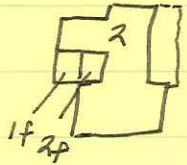
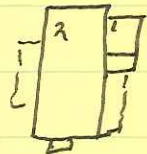
1896

114
2nd SW



209 + 213 same as now

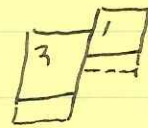
1920
~~1898~~



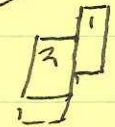
1st 2p

1920

312
9th SW



1929 ✓



— long RBR & manuscripts

Bicen Prog

p. 2

published booklet: "a Century of Methodism in Ch'ville, Va"

Jesse Scott negro, 1834 deed to church
(Alexander says $\frac{1}{2}$ white, $\frac{1}{2}$ Indian)

p. 4

(2nd) church begun 1859, completed 1866-67
" enlarged & remodeled 1887
" used until ^{10/25} 1924

Early Ch'v

p. 91

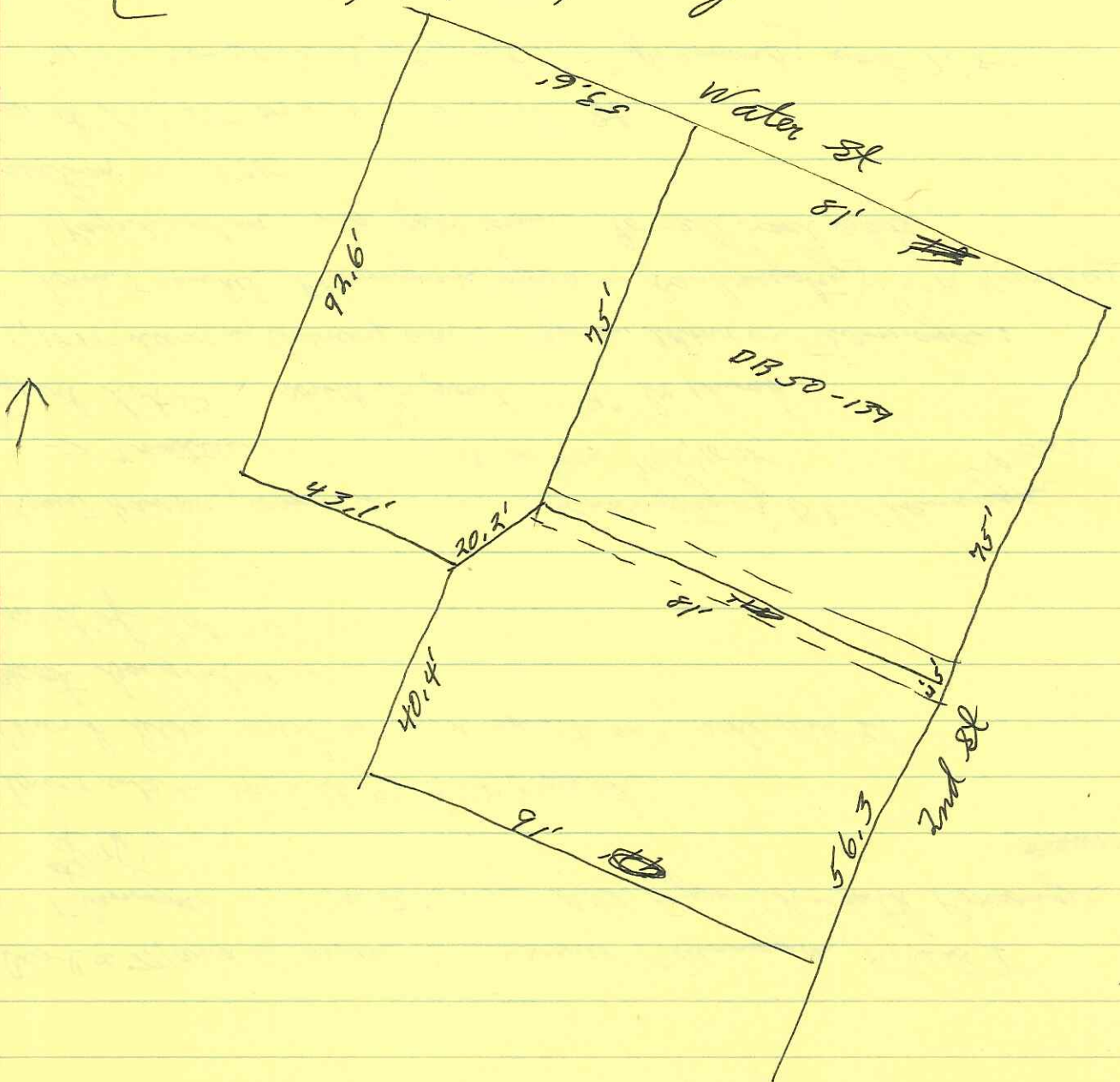
first Meth Ch bldg: ^{W. side south 1st} ~~corner 2nd & 1st~~, built 1834-35
2nd " " " : corner 2nd & Water, built 1859-1867

205 2nd SW

151-51 Mary Ella Briffith Fitzhugh & husband James M. Fitzhugh #12,600
6/5/1950 → Lee H. Hoff
West side 2nd St SW "known as the Old Methodist Parsonage"
Lot 2 on 1928 plat 64-206
56.3' x
same as 64-26

64-26 Trustee of the 1st Meth Episc. Ch South, of Ch'v, Va #16,300
1/22/1939 → Mary Ella Briffith
"lot known as the Old Parsonage of the 1st Meth Ch" on S 2nd St
part of { ACDB 31-491, 10/22/1834, Wm Hammett → church
" 76-129, 4/34/1880, common = "
" " -127, 2/20/1877, Geo C Ayers → "

#64-206



ACD B

76-129

2/20/1879

Geo C & Maria E Ayres; B C & Anne F Flannagan, R K & S I
Flannagan → Trustees of Meth Episc Ch South Parsonage
at of Ch' or Vg ~~#13000~~

dower int in the Old Meth Ch Property
Church bldg & lot immed south on W side Hill St
deport bought 1878
part of Lot 55

76-129

4/24/1880

Louis T Hankel, corner in 1... bankruptcy of B C Flannagan
→ Trustee... at auction 10/5/1878 ~~#13000~~ #1050

part Lot 55, south fr point 7'9" fr church

5/1878 decree in Chancery cause Payne's Admr vs Flannagan:

Louis T Hankel (Flannagan's assignee in bankruptcy) & W R Burnley
(Payne's admr) app spec comm to sell real estate
auction 10/1878

part Lot 55 on west side Hill St

71'8" along Hill St fr point 7'9" fr church; west 71'8"

79-131

decree May 1878

"part of 'Old Meth Ch Property', 'corner lot, South & Hill Sts

(Church bldg & 25' x 74' lot)

permission to sell part of property, at 2nd & Water to raise
money for new church

50-152

1925

50-139

plat shows church bldg & parsonage

63-455

permission to sell parsonage & other lot

205 2nd St

1863

1872, 73	BC Flannagan	+ J. W. Payne	Lot 55	700 + 800 = 1500	} 1872-1879
1876	"	"	"	"	
1878, 77, 79	R K	"	"	"	
1879	"	"	"	"	
1880	Richard K	+ Wm C	"	600 + 1400 = 2000	

Summary - ≤ 1877 (maps)
 prob. ≥ 1874 (alexander)
~~(call church & see ch' v. Brien Prop)~~
 (where did Flannagan live?) *Lyons Court*

1878 (deed 1879-80) \rightarrow Mth Ch, incl church bldg
 1879 construction (or tax increase)

205 2nd SW

2-5, 3-bay, single pile

low found

brick 3-c dm w/ flen,
6-c dm sides & rear

facade & N
18 painted

1979
pale yellow w/ white trim

~~low~~ gable roof, 55m, proj eaves & verge, boxed cornice,
scroll brackets, < gutters, gable over proj⁵ side bay on facade
& rear?

int capped
chim

N cent hall & bet rooms on 5

windows 2/2 w/ wooden sills & arch trim, same ht both levels

semi-ent
1-5 bay window on proj bay on facade, ^{stage} truncated hip roof,
sheet metal?, boxed cornice w/ the impaired brackets, 1/1 wind at sides
& 2/2 cent

2-bay, 1-5 veranda: ^{stage} truncated hip roof, sheet metal?,
boxed cornice w/ pl fringe, large brackets at posts
& 2 pr smaller on a bet, pierced sawn post brackets,
sq pillar w/ chamfered corner, sawn bal now only N end,
brick floor (1979)

new
1-l ent door w/ 1-l rect trans cent bay
another door N of N bay

2-3 addn N bay rear, 7-c dm

nearly flat ^{hip} roof w/ boxed cornice & proj eaves
int end chim rear

wind mark @ N, sm 2-l casement rear

→ see any Sanborn for shape

sm 2-5 addn off SW corner, stretcher band

205
2-storey porch bet, ~~post and brick~~, all now incl
weatherboarding