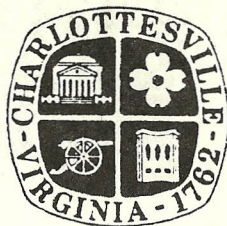


# Architectural And Historic Survey



## Identification

**STREET ADDRESS:** 213 Second Street, SW

**MAP & PARCEL:** 28-76

**CENSUS TRACT AND BLOCK:** 1-223

**PRESENT ZONING:** B-4

**ORIGINAL OWNER:** John D. Watson

**ORIGINAL USE:** Rental Property (Residence)

**PRESENT USE:** Beauty Shop & Apartment

**PRESENT OWNER:** Sylvester J. and Carmen S. Clements

**ADDRESS:** 1011 Ridge Street  
Charlottesville, VA 22901

**HISTORIC NAME:** Watson-Beasley House

**DATE / PERIOD:** 1880-81

**STYLE:** Vernacular

**HEIGHT (to cornice) OR STORIES:** 2 storeys

**DIMENSIONS AND LAND AREA:** 42.75' x 92.75' (4182 sq. ft.)

**CONDITION:** Good

**SURVEYOR:** Bibb

**DATE OF SURVEY:** Spring 1981

**SOURCES:** City/County Records  
Sanborn Map Co. - 1891

## ARCHITECTURAL DESCRIPTION

This simple vernacular two-storey brick house is nearly identical to the one next door. It is three bays wide and single pile, set on a low foundation without a basement. Brick is laid in 7-course American-with-Flemish bond on the facade and in 7-course American bond elsewhere. The medium-pitched gable roof has an additional central gable on the facade. It is covered with standing-seam metal and has Philadelphia gutters, projecting eaves and verges, boxed cornice, and plain frieze. The two interior chimneys, one on each side of the central hall, have been removed. Windows are double-sash, 6-over-6 light, with architrave trim, slightly shorter at the second level. Those on the facade now have louvered shutters. A one-storey veranda covers the facade. It has a low-pitched hip roof covered with standing-seam metal with boxed cornice and plain frieze, supported by four battered piers set on brick pedestals. There is no balustrade. There are matching entrance doors in the south and central bays of the facade. Both doors have one light over two panels, with a one-light rectangular transom. An original one-storey wing covers the south bay of the rear elevation. It has a medium-pitched gable roof covered with standing-seam metal. There is a small central chimney. Brick is laid in 7-course American bond, and windows match those in the main block. A shed-roofed porch on the north side of the wing has been enclosed.

John D. Watson purchased this lot and the adjoining one in 1880 (ACDB 79-151) . Tax records show that he build the two identical houses in 1880 and 1881. Both were used as rental property. Watson died in 1916, and his son George N. Watson received these houses in the division of his estate (City WB 2-30, City DB 29-405) . W. A. Bonavita bought this one house in 1921 (DB 41-71). It was probably at that time that the veranda was modernized with the battered piers on pedestals. Bonavita sold the house to James B. and Hazel E. Beasley in 1945 (DB 119-425). The Bonavita and Beasley families each lived in the house for almost a quarter century. Sylvester J. and Carmen S. Clements bought it from Mrs. Beasley in 1972 (DB 135-344, 335-471) . Mrs. Clements operates a beauty shop in part of the house.

**HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT**

*Journey*

*Architectural and Historic*



# 587



**VIRGINIA**  
**HISTORIC LANDMARKS COMMISSION**

File no.  
Negative no(s). 12-5067

**SURVEY FORM**

Historic name <b>ALDENABLE</b> County/Town/City <b>CHARLESTONVILLE</b> Street address or route number <b>213 SECOND STREET SW</b>	Common name  
USGS Quad <b>CHARLESTONVILLE EAST, VA</b> Original owner Original use Present owner Present owner address  Present use Acreage	Date or period Architect/builder/craftsmen  Source of name Source of date Stories Foundation and wall const'n  Roof type

State condition of structure and environs **AVERAGE**

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 (6 COURSE); 2 STORIES; GABLE ROOF WITH FALSE GABLE FACING ~~SOUTH~~ SECOND STREET; 3 BAYS; ONE-STORY, 3-BAY PORCH WITH SQUARE PIER SUPPORTS ON BRICK BASES. VERNACULAR, C. 1890. ENTRANCE IN LEFT AND CENTER BAY: 1-LIGHT TRANSOM. 6/8 SASH WINDOWS W/ MOLDED SURROUNDS. FLAIN BOARD WOODEN CORNICE.**

**SIMILAR TO 209 SECOND STREET (NEXT DOOR).**

Interior inspected? **No.**

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

213 2nd SW

335-471	<sup>1011 Ridge</sup> Elyator J. & Carmen Clemente	1972	plat 119-424
135-344	Hazel E Beasley	1947	
119-423	James B "	1945	"

1-fam, 6 rooms, 0 basement  
 2-storey, corr found, brick walls, metal roof  
 old  
 1973 - panel, 2 1/2 baths, new roof - was metal also  
 1974 - dem. garage  
 Carmen's Beauty Shop

Bonavita - 1922-45 = 23 yr B  
 Beasley - 1945-72 = 27 yr

1924, <sup>40</sup> City Dir - Bonavita - 213 2nd SW

1953, <sup>62</sup> City Dir - Beasley - 213 2nd SW

1970 " ~~residential~~ - Mrs Estelle Bryant, owner  
 Watson - Beasley house  
 1880-81

maps: 1877-1891

213 2nd SW

119-423 W.A. & Ada May Bonavita → James B. & Hazel E. Beasley #5000  
4/7/1945 south of 2nd SW (Hill), 213 2nd  
same as 41-71, 8/11/1932, Geo. N. Watson → W.A. Bonavita  
all of 29-405 except for 38-25; plot 119-424

$$\text{(over } 275 + \overset{1325}{\cancel{1000}} = 1600)$$

1882 (1881 p. 2nd) John & Watson Lot 55  $\overset{275}{\cancel{250}} + 2725 = 3000$  \$1400 added for impl

pitch of roof  
2-opt?

apparently twin of 209

213 2nd 5a 2 chim gnd

2-5, 3-bay, single-pile

low found

7-c dm w/ Flem facade, 7-c dm rear

low-med gable roof w/ addnl cent gable, proj eaves & verge,  
gutters, board cornice, pl frieze, 55m

no ~~end~~ chim in main block, but signs of int chim 5 cent hall & possibly, N  
also removed

wind 6/6 w/ wooden shutters, <sup>on facade</sup> arch trim, <sup>sl</sup> taller 1st level

1-5 veranda covers facade; low 55m hip roof, board  
cornice, pl frieze, sq battered <sup>posts</sup> on brick pedestals,  
0 bal, wooden floor

ent in cent & 5 bays (orig 2-opt?)

12/2 panels, 1-l root trim

<sup>2-100m</sup>  
1-5 kitchen wing covers 5 bay rear, 7-c dm  
med gable roof <sup>55m</sup>; shed-roofed addnl <sup>pl. encl porch</sup> N

sm cent. chim

wind match