

Architectural And Historic Survey



Identification

STREET ADDRESS: 213 Seventh Street, SW
MAP & PARCEL: 30-23
CENSUS TRACT AND BLOCK:
PRESENT ZONING: M-1
ORIGINAL OWNER: George A. Sinclair
ORIGINAL USE: Rental Property (Residence)
PRESENT USE: Residence
PRESENT OWNER: Florence Martin Griffin
ADDRESS: 213 Seventh Street, SW
Charlottesville, VA 22903

HISTORIC NAME: Sinclair-Martin House
DATE / PERIOD: 1885
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 35' x 90' (3150 sq. ft.)
CONDITION: Fair
SURVEYOR: Bibb
DATE OF SURVEY: Summer 1985
SOURCES: City/County Records
Sanborn Map Co. - 1896, 1907, 1920, 1929

ARCHITECTURAL DESCRIPTION

The Sinclair-Martin house is a basic 2-storey, 2-bay single-pile worker's cottage with one-storey side and rear wings. It differs from the typical form in that it is two bays wide at both first and second storey levels. The house is set on brick piers infilled with cinderblock. The weatherboarded walls have been covered with tan imitation brick composition siding. The central block has a medium-pitched gable roof with the gable on the facade. It has projecting eaves and verges and a boxed cornice. Composition shingles have replaced the original standing-seam metal. There is a concrete-covered exterior end chimney with one set of weatherings at the rear of the central block. Windows are double-sash, 6-over-6 light, with plain trim. Four-light casement windows flank the chimney at the second level of the rear elevation. A one-storey porch covers the facade of the central block. It has a hip roof with exposed rafter ends, a plain frieze, and Eastlake posts and balustrade. A one-storey shed-roofed wing covers the south end, and a steeper gable-roofed one-storey wing with an enclosed shed-roofed back porch at its southern end covers the rear elevation. The windows in the wings are also 6-over-6 light, but have narrower surrounds.

HISTORICAL DESCRIPTION

George A. Sinclair bought an acre of land on the east side of the original Jefferson School lot in 1881 (ACDB 79-212) and, according to tax and deed records, built eight tenement houses there in 1885 (City DB 3-31), of which only this one remains. Its side and rear wings are probably not original, but were added before 1896. Roy Wheeler bought the entire tract from Sinclair's widow in 1923 (DB 44-256, 53-248) and sold it to Samuel J. Mosby in 1925 (DB 52-178). Isabella Martin bought this house in 1926 (DB 55-215), and it is still owned and occupied by her daughter Florence Martin Griffin (DB 76-78, 92-152). The Sanborn Maps indicate that the porch was enlarged in the 1920's. The roof was probably replaced in the 1930's or 1940's, and the weatherboarding was covered with composition siding in the 1950's.

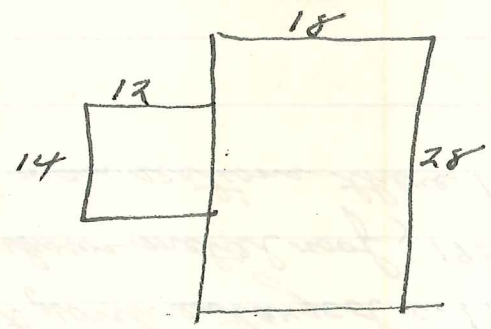
213 7th SW

Florence Martin Briffin,
Florence Martin same add.

plat 264-138 (new survey)
" 53-428

92-152 " " 1937
76-78 H.W. Twyman, Jr 1932

2-5, 0 base, 4 rooms (was piers)
brick & conc blk found, comp. shingle walls, comp. shingle gable
"med" age, cheap construction
over wood siding in 1950's
= early '50's



c 1881-1891
Sinclair-Martin home
Built 1885

Sanborn —

South part of rear wing is back porch enclosed 1907-1920.

Front porch enlarged c. 1920-29.

1896 shows metal roof, 1907 wooden shingled, 1920 metal
all 3 main sections there 1896

- 76-78 Horace W. Twyman, under 1926 deed of trust ^{Isabella Martin (wid)} for Wm. & Florence
 4/4/1932 Martin (DB 55-216) → Fred W. Twyman \$1000
 house & lot at 213 7th St SW, Lot 6 of plat DB 53-428
- 55-216 deed of trust
 same as 55-215
- 55-215 Samuel J. & Beulah Mosby → Isabella Martin \$2200
 11/8/1926
- 53-428 plat of tract Roy Wheeler → Samuel J. Mosby DB 52-178
 same as 44-256
- 52-178 Roy Wheeler → Samuel J. Mosby \$10,000
 11/24/1925 part of old Delevan property, bounded by Delevan St
 (now 7th SW), CORR, Cabell St, & "the colored or
 Jefferson School House Lot"
 same as 44-256 & 3-31
 w/ bldgs & imp'ts
- 44-256 Glena P. Sinclair (wid) → Roy W. Wheeler \$6000
 7/3/1923 same as 3-31
- 3-31 Geo. A. Sinclair → wife Glena F. Sinclair \$2000
 11/17/1891 1-acre lot bounded by C & O, "the colored or Jefferson school
 house lot, Cabell St, & Delevan St
 same as A & DB 79-212, for Robert Shaw
~~of appurtenance~~ "on which are eight ~~tenement~~ tenement houses"
 in order to repay her \$2000 given him to pay his debts
 near V M freight depot

ACDB

77-212

12/20/1881

Robt + Henrietta Shaw of Brooklyn, NY → George A. Sinclair

lot bet Ch'ce & Ave, immed S of C20, D c. 0.9 acre,

L18 in Delevan plat ACDB 64-172

bounded by C20, "the Colored School-house lot", Cabell St,
& Delevan St

1888, 85 Geo A Sunkin ~~$\frac{1}{2}$ ac~~ ~~+ 1000 = 1500~~
 " , 87, 86 " " $\frac{9}{10}$ " Deewan + 820 = 1000 Bldgs added
 1885, 83 " " $\frac{9}{10}$ " ($\frac{1}{4}$ mW) + 0 = 180
~~1882 " " $\frac{1}{2}$ " $\frac{1}{4}$ mS + 1200 = 1500~~
~~" " " " + 0 = 100~~

2-5, 2-bay, single pile
med ~~con~~ found w CB bed pier

tan inn. brick siding

med gable, (gable on facade), comp. shingles, proj eaves & verges, boxed cornice
ext end chim at rear - con, 1 set weatherings

b/p wind, pl trim; 4-l cement and rear flanking chum

hip-roofed veranda, ~~over~~ exposed rafter ends, pl fringe, Eastlake posts
& bal

ent door 5 bay, 12/5 panele

1-5 shed add'n 5; CB bed pier
window looks wide pl surround, or covered

1-5 steeper gable-roofed rear add'n w ^{boarded} end shed porch on 5
same windows as 5 add'n

