

Architectural And Historic Survey



Identification

STREET ADDRESS: 209 Second Street SW

MAP & PARCEL: 28-77

CENSUS TRACT AND BLOCK: 1-223

PRESENT ZONING: B-4

ORIGINAL OWNER: John D. Watson

ORIGINAL USE: Rental Property (Residence)

PRESENT USE: Rental Property (2 apartments)

PRESENT OWNER: Albemarle Bank & Trust Company

ADDRESS: Trustee for Caravati Land Trust #1

1425 Seminole Trail

Charlottesville, VA 22901

HISTORIC NAME: Watson House

DATE / PERIOD: 1880-81

STYLE: Vernacular

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 44.83' x 91.5' (4338 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 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. There are two interior capped chimneys, one on each side of the central hall. Windows are double-sash, 6-over-6 light, with architrave trim, slightly shorter at the second level. 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 Tuscan columns. There is no balustrade. The entrance door, below a 2-light rectangular transom in the center bay of the facade, has two small lights above four panels. A long one-storey wing, half of which is probably original, covers the north bay of the rear elevation. It has a medium-pitched hip roof covered with composition shingles with boxed cornice and plain frieze. Brick is laid in 7-course American bond, and the 6-over-6 light windows have plain trim. There is no chimney in the wing. A complex of shed-roofed porches along the south side of the wing has recently been enclosed with vertical wooden siding, matching a wide and shallow shed-roofed addition covering the center bay at the second level.

HISTORICAL DESCRIPTION

John D. Watson purchased this lot and the adjoining one in 1880 (ACDB 79-151). Tax records show that he built 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). J. P. Verlander bought this one house in 1921 (DB 38-25) and sold it two years later to Mary C. Payne, wife of Charlottesville Fire Chief L. R. Payne (DB 44-288). They lived there for several years and then deeded it to Miss Edith B. Payne, who used it as rental property (DB 58-288). She sold it in 1936 to Susie H. Dickerson and Lucy H. Irving (90-276), who sold it to Clyde and Viola Woodson in 1948 (DB 137-303). C. T. O'Neil purchased it from them in 1956 (DB 193-43) and sold it to the present owners in 1980 (DB 416-764). The house has been used as residential rental property for half a century and is now being converted into offices. Additional References: City DB204-308, 313-444, 316-240.



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no.
Negative no(s). 13:5067

SURVEY FORM

Historic name
County/Town/City ALBEMARLE/CHARLOTTESVILLE
Street address or route number 207 SECOND STREET SW
USGS Quad CHARLOTTESVILLE EAST, VA.
Original owner
Original use
Present owner
Present owner address
Present use
Acreage
Common name
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 (7 COURSE); 2 STORIES;
GABLE ROOF WITH FALSE GABLE FACING
SECOND STREET; 3 BAYS; ONE STORY, 3-BAY
PORCH SUPPORTED BY DORIC COLUMNS.
VERNACULAR. C. 1890. ENTRANCE IN CENTER
BAY: 3-LIGHT TRANSOM. 6/6 SASH WINDOWS
W/ SIMPLE WOODEN SURROUNDS. PLAIN
BOARD ~~W/~~ CORNICE BENEATH PROJECTING
EAVES.
SIMILAR TO 213 SECOND STREET (NEXT DOOR)

Interior inspected? No

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

28-77 ✓

(card out
after copied -
re-check)

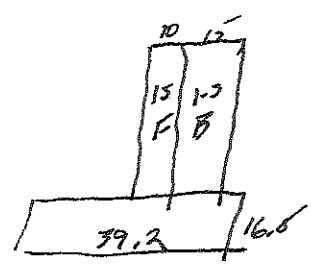
$44.83 \times 91.5 = 4228$
B-4

209 2nd SW

- 416-764 alb Bank & Tr, Tr for
Caravati Land Trust #1 1980 \$33,000 plat 416-767
- 316-240 NB & Tr Co, CTO'Neill Jr, et al 1970
- 313-444 " " trust (O'Neill) 1969
- 204-308 O'Neill Realty & Mortgage 1958
- 193-431 CT " 1956
- 137-202 Clyde & Viola Woodson

2-story, brick front & walls, metal gable
1-bam, 7 rooms, 0 fireplace
old

1970:



~~John~~ Watson house

1880-81

maps: 1877-1891

1980 City Dir: 2 apt

1924 City Dir } ~~Payson not there~~
1927 " } L R " (city fire chief) - 209 2nd SW
1931, 36, 40 " } rented

1953 City Dir - rental
1962 " - Mrs. Emil Edwards - boarding house
1970 " - vacant

209 2nd SW

137-202 Susie H. Dickerson, wid, & Lucy H. Dwing, wid → Clyde M &
 3/30/1948 Viola L. Woodson \$17,700
 lot on 2nd SW (wide) adj Meth E. parsonage,
 41'8"
 same as 90-276

90-276 Miss Edith B. Payne → Susie H. Dickerson or Lucy H. Dwing \$2,500
 8/17/1936 (same description)
 same as 58-228

58-228 Mary C & L R Payne → Miss Edith B. Payne
 8/8/1927 209 2nd St SW
 same as 44-288

44-288 J. P & A S Verlander → Mary C. Payne \$6050
 7/31/1923 209 2nd SW (same description)
 same as 38-25, 5/17/1921, Geo N & Mary D Watson → Verlander
 part of 29-405, 12/14/1916, Lewis R. Watson et al → Geo Morris Watson
 " ACDB 77-151

29-405 John D. Watson dec. 1916 (WB 2-30)
 12/14/1916 3 chn: Lewis Randolph Watson, Geo ~~N~~^{Boris} Watson, now Geo E Walker
 division:
 to Geo: property near Meth Ch:
 ACDB _____, 10/20/1880, commr → John D. Watson - lot corner South Hill &
 9 1/3' x ~~9~~ 9 1/2'

ACDB 77-151

Tax (209 + 213 2nd)

1889 John D. Watson L 55, Hill St + 2725 = 3000

~~pitch of roof~~

209 2nd JN

apparently twin of 213

2.5, 3-bay, single-pile
low found

7-c am-wf. 15m facade, 7-c am rear

~~roof~~ ^{roof} gable roof w/ add'l cent gable, 55m, ~~gutter?~~,
proj eaves & verges, boxed cornice, pl fringe

trim painted ^{dk} choc brown

2 ^{int} ~~ext~~ capped chim, one each side cent hall

windows 6/6 w/ wooden sills & arch trim, sl shorter 2nd

1-5 veranda covers facade: low 55m hip roof, boxed cornice,