

# Architectural And Historic Survey



## Identification

<b>STREET ADDRESS:</b> 204 Seventh Street, SW	<b>HISTORIC NAME:</b> Hawkins-Lee House
<b>MAP &amp; PARCEL:</b> 29-73	<b>DATE / PERIOD:</b>
<b>CENSUS TRACT AND BLOCK:</b>	<b>STYLE:</b> Vernacular
<b>PRESENT ZONING:</b> M-1	<b>HEIGHT (to cornice) OR STORIES:</b> 2 storeys
<b>ORIGINAL OWNER:</b> James H. Hawkins	<b>DIMENSIONS AND LAND AREA:</b> 34' x 120' (4080 sq. ft.)
<b>ORIGINAL USE:</b> Rental Property (Residential)	<b>CONDITION:</b> Fair
<b>PRESENT USE:</b> Residence	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> Alice Walker	<b>DATE OF SURVEY:</b> Spring 1984
<b>ADDRESS:</b> 204 Seventh Street, SW	<b>SOURCES:</b> City/County Records City Directories
Charlottesville, VA 22901	1877 Gray Map
	Sanborn Map Co. - 1896, 1907, 1920

## ARCHITECTURAL DESCRIPTION

This worker's cottage and the one next door, the survivors of a group of three, are early examples of a form very common in the city at the turn of the century. Nearly all others, however, were of frame construction. This cottage is two storeys tall, single pile, and two bays wide at the first level and one at the second. A 2-storey rear addition makes the house double pile. It is set on a high foundation of brick laid in 7-course American bond. Wall construction is of brick laid in 7-course American-with-Flemish bond on the facade and in 7 & 9-course American bond on the side elevations and in the addition. The main block has a low-pitched gable roof covered with standing seam metal, with projecting eaves and verges and a boxed cornice. The roof of the rear addition is nearly flat. There is a capped chimney interior to the rear wall of the main block. Windows throughout the house are double-sash, 6-over-6 light, with plain trim. Basement windows are 6-light hinged sash. There is a board-&-batten basement door on the south side of the main block. A one-storey porch covers the facade. It has a steep shed roof covered with composition roofing, supported on square piers. There is no frieze. Several types of balustrade are used; including a simplified Chinese Chippendale. The Sanborn maps indicate that the porch was extended along the south side of the main block c. 1907-1920. That section has since been removed. The entrance door in the southern bay of the facade has four lights over a panel. There is a 2-light rectangular transom. A one-storey porch with a steep shed roof on the south side of the rear addition has been enclosed and covered with imitation brick composition siding.

## HISTORICAL DESCRIPTION

James B. Hawkins purchased a section of the Delevan Hotel property in 1869 (ACDB 64-170). According to tax records, he built three brick houses there between 1876 & 1889. He sold the northern two houses to Annie E. Chisholm in 1899 (CityDB 10-123). The property was sold twice more before Edmond Lee purchased this cottage, the center one of the group of three, in 1902 (9DB 12-133, 13-20, 13-295). The Lee family owned and occupied the house for many years until the children of Edmond Lee sold it in 1955 to J. L. Hartman (DB 189-416), who sold the next year to Frank B. Johnson (DB 189-450). After his death, Alice Walker bought the shares of the other heirs and obtained full ownership in 1966 (WB 9-238, DB 273-275).

29-23 ✓

34 x 120

M-1

#504

204 7th St SW

273-275 Alice Walker (same add) 1966  
 WB 9-238 Frank B. Johnson est. 1962  
 189-450 " " — 1956  
 189-416 J. L. Hartman " "  
 13-295 Edmond Lee

(bought out other <sup>Johnson</sup> heirs)  
 Chancellor Johnson

2.5 ~~store~~, 1-bam, 6 rooms

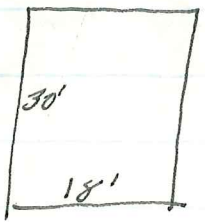
brick found. & walls, asphalt shingle gable roof (was corrugated metal)

0 fireplace

"old", cheap const

1974 - furnace

1966 - replace roof of stoop



120  
 x 34  
 ---  
 480  
 360  
 ---  
 4080

Sanborn summary:

present form by 1896

porch added on S side central block ~~at~~ 1904-1920, gone now

City Directories

1953 - rented

1913-14  
1910-11 - Edw. Lee - 204 7th

1970-

1927 - Edmund (transferman) + Mollie Lee - 204 7th SW

1936, 40, 47 " " " " ; also b'ides Lee

#204

204 7th St SW

189-416 Edw H & Addie M Lee, John W & Carrie Lee, Clever L & Beatrice Lee,  
12/22/1955- Carrie W Lee (wid. C. Lee E), Mamie Lee Wood (wid. Hampton Lee),  
Hampton Lee Jr, Herman Lee, Hattie H. Lee (wid. Doffers),  
Henrietta L & Wm. Scott → J L Hartman

204 7th St SW, 34' x 120'

same as 13-295

Edmond Lee many yr ago, wife dec. 1935-

13-295 H P & Sadie R Porter → Edmond Lee \$650

11/25/1902 lot w/ bldgs & impsts on E side 7th SW, #204  
34' x 120'

southern part of 13-20

13-20 W B & Maud H Gardner → H P Porter \$1200

4/21/1902 lot 84' on E side 7th SW x 120', w/ 2 brick houses  
same as 12-133

12-133 Annie E & W B Chisholm → W B Gardner \$1200

10/1/1901 lot 84' x 120' on E side 7th SW w/ 2 brick houses  
same as 9/1/1899, for James B Hawkins  
rest of lot after Hawkins sold 2 lots to Morris & Va DeLo  
see plat 9-16

10-123 James B & Mary A Hawkins → Annie E Chisholm \$1200

9/1/1899 84' x 120' lot on 7th SW w/ 2 brick residences

> 1876 1 acre = 43,560 sq ft  
 < 1891 1 road = 10,880 " "  
 13 poles = 1,183 " "  
 55,633 " "

orig 188' x 240' = 45,120 sq ft  
 - 43,560  
 1,560

4th SW 55,633  
 - 43,560  
 12,070 net > 1.2 ac, < 1 1/4 ac

1871 James B Hawkins 1/2 ac 1/4 mi SW + 400 = 500  
 " " 1/4 ac " " - = 45

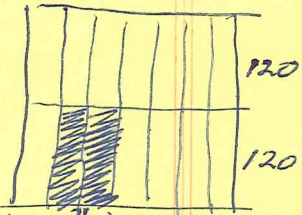
1872, 73, 74 75, 76 J B Hawkins & Delevan + — = 632 for JH Locke est

1889, 90 4th Jas. B. Hawkins 5 side main + 1200 - 1500  
 91, 92 " " " " " + 2000 - 2100  
 1891, 94 " " 5 side C & O + 1200 = 1500  
 " 95 " " " " Main + 3500 - 4000 3 houses  
 1895 " " " " C & O + 1200 = 1800  
 1896 " " " " " + 400 = 1000  
 1896 " " " " " + 600 = 800 for J B Hawkins

1899 Jas. B. Hawkins 5 " ice factory 200 + 200 = 400 Drave Washington to pay  
 1899 " " 5 " cross st 300 + 700 = 1000  
 1900 " " ml  
 " Annie E. Chisholm E " " " " " for J B Hawkins

1888, 89, 90 78, 79, 80 J. B. Hawkins 3/4 ac (2 mi 5) 500 + 1300 = 1800 1885: off 1/2 ac Wm B. Hawkins  
 " " " " 1 1/2 " " + 1200 = 1500 Chisholm 1000  
 " " " " 1/4 " " + 100 = 250  
 " " " " lot + 2000 = 2100  
 1885 " " " " " + 200 = 500 1/2 ac - Wm B. Hawkins  
 1888 " " " " 1 1/2 ac 1/4 mi W + 200 = 500  
 " " " " 1/4 " 1/4 mi W + 0 = 150  
 1878, 77, 80 " " 1 3/4 ac " " Delevan + 0 = 350 for R. Shaw  
 " " 80 " " 1/4 " " " + 800 = 1000  
 1877, 78, 79 " " 1 ac 1 road 137 Delevan + 0 = 532  
 1880 " " 1 ac + 0 = 400 1/2 ac - Marguerite Hawkins  
 " " " 2/3 " + 0 = 375  
 " " 1 1/2 ml

1881 x 240'



Chisholm  
J.W. Hawkins

James B. Hawkins

Chisholm

James W. Hawkins

# 200

# 204

# 208

1894		300 + 1200 = 1500	
1895		600 + " = 1800	
1896		300 + 700 = 1000	200 + 600 = 800
1897			
1898			
1899	"	"	"
1900	0	300 + 700 = 1000	
1901		(2 houses) 84' x 120'	

1872-76	James B. Hawkins	Delevan	+ 0 = 632	for Locke
1877-79	"	lock 139 "	" = 532	

1889-94	"	"	505 side (40)	+ 1200 = 1500	
1895	"	"	"	" = 1800	
1896-1899	"	"	"	+ 700 = 1000	} + 1300 = 1800 for J.B. Hawkins
"	James W.	"	"	+ 600 = 800	
1900	James B.	"	ml		
"	Annie E. Chisholm			300 + 700 = 1000	for J.B. Hawkins

chim<sup>s</sup>  
window trim

204 7th SW

2-5, 2-bay (1st, 1 2nd), single pile, w/ 2-5 rear wing  
making double pile

high found 7-c am

7<sup>2</sup> 9-c am bond sides, 7-c am w/ 1-5 am facade

low-pitched gable roof, proj eaves & verges, 55m,  
board cornice

1 end chim (N)

windows 6/6 w/

1-5 veranda covers facade

steep shed roof, roll roofing  
& fringe

pl sq pier, w/ a variety of railing types, incl simplified  
Chin. Chg.

ent door in 5 bay - 2-l rect transom  
4 l / panel, moulded trim

basement w/ 6-l hinged sash, door 5 6 x 6

int chim rear w/ sm cap

91  
x 13  
273  
91  
1183

~~50.96~~ ~~100.9~~  
50.75 30.25  
+ 3  
90.75  
34

2-3 rear wing of basement  
nearly flat roof  
4-7 dm bond

windows match

steep shed-roofed porch on S side end of brick tarpaper



1880, 82, 86	83, 84	James B. Hawkins	3/4 a	1/4 m S	+ 1500 = 1800
"	"	"	1/4 a	" "	+ 500 = 1000
"	82, 83, 84	"	2/3 a	" "	+ - = 250
"	82, " "	"	1 a	" "	+ - = 400
"	81 -	"	1 3/4 a	" "	+ - = 350
1882, 83, 84	"	"	1 1/2 a	1/4 m W	+ 200 = 511 <sup>1/8</sup> → W m Gibbons
"	"	"	1/4 a	" "	+ <del>200</del> = 150
"	"	"	lot	1/2 W	+ 1050 = 1200
"	"	"	"	" "	+ 325 = 1400
1886, 88	"	"	1 1/2 a	" "	+ <del>900</del> <sup>1200</sup> = 1511
"	"	"	1/4	" "	+ 100 = 250
"	"	"	lot	" "	+ 2000 = 2100

1872-1876	James B. Hawkins	D eleven	632 + 0 = 632	flocke
1877-1879	"	1 aul x 13 p	532 + 0 = 532	
1880-1881	"	<del>3/4 a 1/4 m</del>	<del>2500 + 0 = 2500</del>	
1882-1884	"	1 1/2 a	311 + 200 = 511	1/8 → Gibbons
1885-1888	"	"	311 + 1200 = 1511	
1889-1895	"	5 side view	300 + 1200 = 1500	
1896-1899	"	"	300 + 700 = 1000	

1896 James W. Hawkins " " 200 + 600 = 800 for J B Hawkins

1899 James B. Hawkins E side view 300 + 700 = 1000

1890 " " n l

1900 Annie E. Chisholm E side view 300 + 700 = 1000 for J B Hawkins

