

**City of Charlottesville
Board of Architectural Review
Staff Report
June 17, 2025**



Pre-Application Conference

BAR # HST25-0084

202, 204, and 208 7th Street SW

204 & 208 7th Street SW - Individually Protected Properties

Owners:

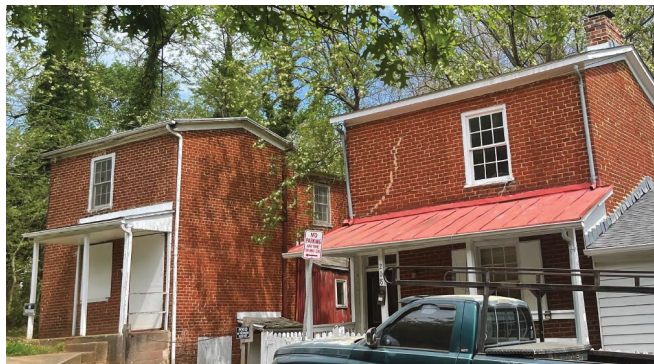
202: Monticello Media LLC

204: William Lynch & 204-7 LLC

208: Michael J. Christian

Applicant: Mitchell-Matthews Architects

Project: New multi-story, mixed-use building incorporating two IPPs



Background

204 7th Street SW: *Hawkins-Lee House*

Year Built: 1870s/1880s

District: IPP

208 7th Street SW: *Hawkins-Parker House*

Year Built: 1870s/1880s

District: IPP

204 and 208 7th Street SW were reportedly constructed between 1876 and 1889 by James B. Hawkins, who acquired the parcel in 1869. [A third house on the north side of 204 was razed prior to 1980.] Constructed as worker cottages in a simple form that was common in Charlottesville, the use of brick was atypical; however, Hawkins was a brick mason. (Hawkins lived at 529 Ridge Street, which is no longer standing.) 204 is associated Edmond Lee, a man of color born c1875. The Lee family owned and occupied the house from 1902 to 1955. 208 is associated Whit Parker, a man of color born c1880. The Parker family owned and occupied the house from 1902 to 1979.

The parcel at 202 7th Street SW was used as a commercial/industrial site as early as 1891, when it was a lumber yard. [The adjacent railroad was built in the 1850s.] In 1896, it was the Virginia Ice Company. site of the Virginia. In the early 20th century, it served the Charlottesville and Albemarle Railroad Company. Later a coal and wood lot, it transitioned to a tower site, which is no longer in use.

See the Sanborn Maps in the Appendix and the attached historical surveys.

Prior BAR Reviews

n/a

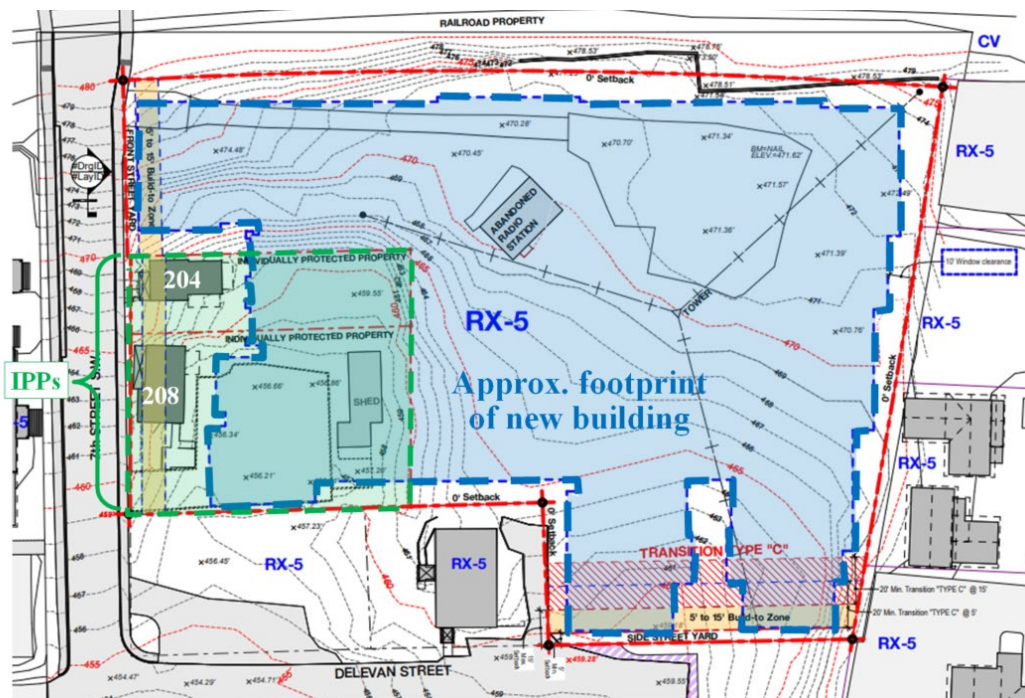
Application

- Applicant submittals:
 - *The Mark At Charlottesville – 202 7th Street SW* – BAR Pre-Application Conference, June 17, 2025; Mitchell Matthews Architects, 25 sheets.

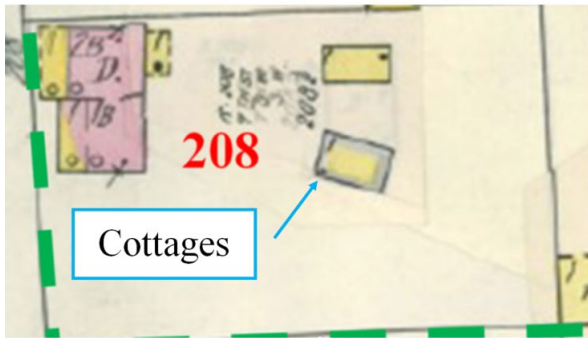
Pre-application discussion of a pending CoA request for construction of a multi-story building at the rear and encroaching onto the parcels of two IPPs (204 and 208). Note: Per code section 5.2.7. Major Historic Review, B. Application Requirement, a pre-application conference [a *preliminary discussion*] with the entire BAR is mandatory for a development having a projected construction cost of \$350,000.00 or more.

Discussion

The footprint of the proposed multi-story building will predominantly occupy the 1.2-acre parcel at 202 7th Street SW. This parcel is not within a City-designated design control overlay district. The western portion of the building will encroach onto approximately 60% of the two, small IPP parcels. (204 is 0.1 acres; 208 is 0.2 acres.) With the overall development impacting the IPPs, the entire project is subject to design review by the BAR.



The two, existing brick dwellings will be retained, rehabilitated, and incorporated into the planned development. A wood-framed shed at the rear of 208 will be razed and minor elements on each dwelling will be removed. Notes in the VCRIS file for the property suggest the shed incorporates two rental cottages constructed in the 1940s; however, this is reported as anecdotal, and the current shed does not correspond to the sizes, locations, or orientations of the cottages as indicated on the c1960s Sanborn Map.



Staff cannot determine if the shed is historic or if was built either incorporating the cottages or using elements from the reported c1940s cottages. Photographs suggest the shed is deteriorated. The minor elements to be removed from the two houses are limited in area relative to the houses. Staff recommends this project be evaluated in three parts, each requiring separate, but possibly concurrent CoAs.

- 204 7th Street, SW: Review as an *alteration/rehab* CoA the demolition/removal of exterior elements and the rehabilitations and alterations necessary to incorporate the structure into the development project.
- 208 7th Street, SW: Review as an *alteration/rehab* CoA the demolition/removal of exterior elements, the demolition of the shed, and the rehabilitations and alterations necessary to incorporate the structure into the development project.
- 202, 204, and 208 7th SW: Review the proposed multi-story and related landscaping as *new construction* associated with two designated IPPs. [That is, not evaluated as an *addition*.] This approach would be similar to evaluating new construction within a district that is adjacent to and would impact contributing structures; if not physically, then contextually. In preparing this submittal, staff suggested the applicant consider the BAR's review of the Quirk Hotel, which retained and incorporated two historic dwellings. Other examples of large-scale projects that either incorporated or were adjacent to historic structures include:
 - 1301 Wertland Street: multi-story residential building adjacent to the c1842 Wertenbaker House
 - City-County Courts Expansion: courthouse addition to the Levy Building.
 - C&O Row: row-house construction adjacent to the Coal Tower.
 - 550 East Water Street: multi-story residential building adjacent to the King Warehouse and train station.
 - 946 Grady Avenue: Rehabilitation of the Monticello Dairy with connected and adjacent new construction.
 - J&DR Court, East High Street: Rehabilitation and expansion of historic structure adjacent to historic County Jail.

Note: Prior to formally reviewing an application, staff can coordinate a site visit for the BAR.

Objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

During a preliminary discussion the BAR may, by consensus, express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter 2--*Site Design and Elements*, Chapter 3--*New Construction and Additions*, Chapter 4--*Rehabilitation*, and, as appropriate, Chapter 7 --*Demolitions*.

Of assistance are the following criteria from Chapter 3:

- Setback
- Spacing
- Massing & Footprint
- Height & Width
- Scale
- Roof
- Orientation
- Windows & Doors
- Porches
- Foundation & Cornice
- Materials & Textures
- Paint [Color palette]
- Details & Decoration

Elements:

- Roof
- Gutters & Downspouts
- Exterior walls
- Trim
- Doors & Windows
- Lighting
- Screening (HVAC, utilities)
- Railings
- Balcony details
- Plantings/Landscaping
- Patios & walks
- Public spaces

The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicate mass, scale, design and composition; however, a complete application should include details and specific information about the project's materials and components. For example:

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

Suggested Motions

Pre-application conference. No action will be taken.

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations:
 - i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
 - ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
 - iii. The BAR may require upper story stepbacks of up to 25’.

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
 - iv. The effect of the proposed change on the adjacent building or structures;

- v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
- vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
- viii. Any applicable provisions of the City's design guidelines.

Links to ADC District Design Guidelines

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

[Chapter 5 Signs, Awnings, Vending, and Cafes](#)

[Chapter 6 Public Improvements](#)

[Chapter 7 Demolition and Moving](#)

From ADC District Design Guidelines, Chapter 3: New Construction. Criteria specific to *Setback, Spacing, Massing & Footprint, Height & Width, and Scale*:

Building Types within the Historic Districts

- Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings in the downtown mall or in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. Its typical lot width would be 25 to 40 feet.

Setback

- Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
- Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
- Modify setback as necessary for sub-areas that do not have well-defined street walls.
- Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.

Spacing

- Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.

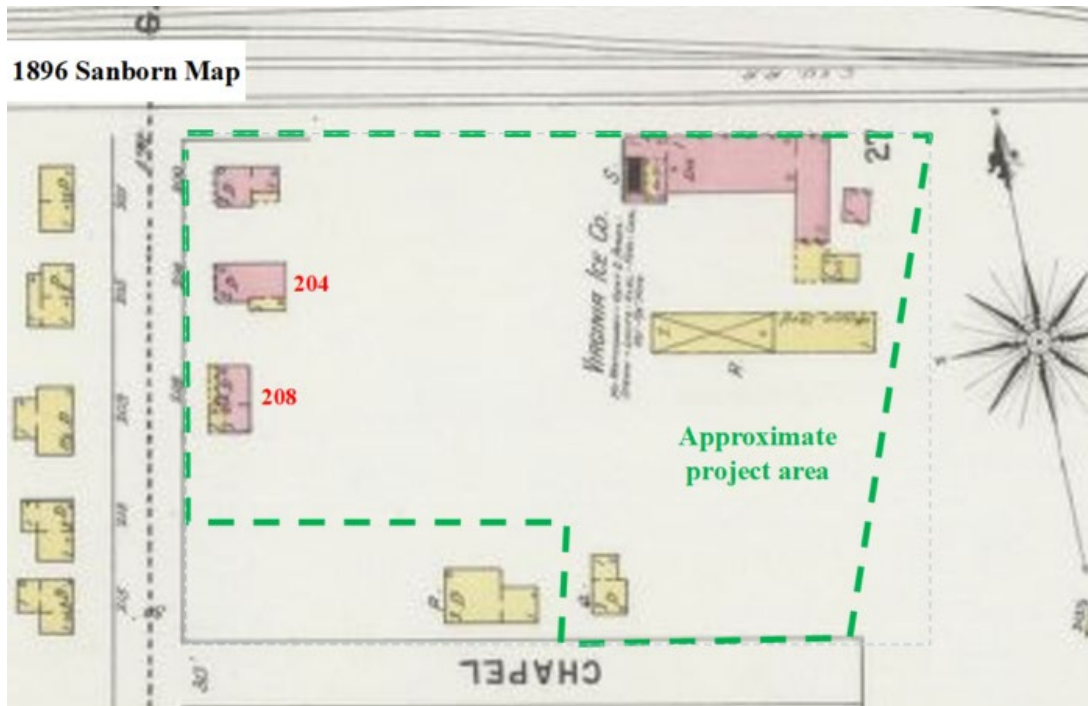
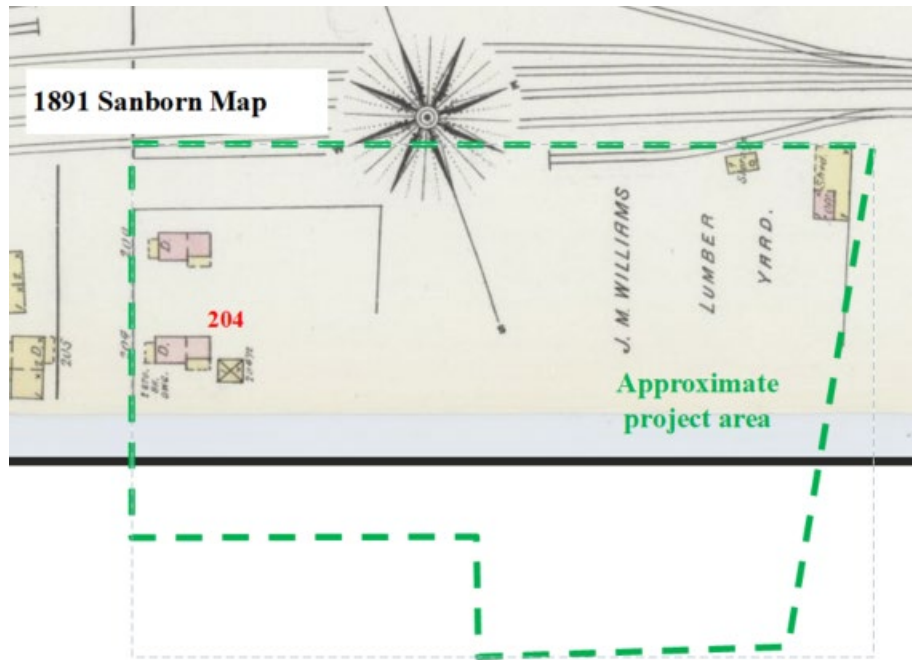
Massing & Footprint

- New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

Height & Width

- Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. [...] Additional stories should be stepped back so that the additional height is not readily visible from the street.
- When the primary façade of a new building in a commercial area, such as downtown [...] is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
- Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

APPENDIX



Architectural And Historic Survey



Identification

STREET ADDRESS: 204 Seventh Street, SW	HISTORIC NAME: Hawkins-Lee House
MAP & PARCEL: 29-73	DATE / PERIOD:
CENSUS TRACT AND BLOCK:	STYLE: Vernacular
PRESENT ZONING: M-1	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: James H. Hawkins	DIMENSIONS AND LAND AREA: 34' x 120' (4080 sq. ft.)
ORIGINAL USE: Rental Property (Residential)	CONDITION: Fair
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: Alice Walker	DATE OF SURVEY: Spring 1984
ADDRESS: 204 Seventh Street, SW	SOURCES: 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

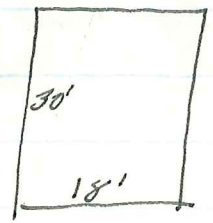
#504

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 ^{Johnson} heirs)
Chancellor Johnson

2.5 ~~acres~~, 1-bam, 6 rooms
brick found. & walls, asphalt shingle gable roof (was corrugated metal)
0 fireplace
"old", cheap constr
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~~ 1901-1920, gone now

City Directories

1953 - rented

1913-14

1910-11 - Edw. Lee - 204 7th

1970-

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

1936, 40, 47

" "

" "

; also b'ides Lee

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. Cides E), Mamie Lee Wood (wid. Hampton Lee),
Hampton Lee Jr, Herman Lee, Hattie H. Lee (wid. Doffera),
Henrietta L & Wm. Scott → J L Hartman

204 7th St SW, 34' X 120'

same as 13-295

Edmond Lee dec many yr ago, wife dec. 1935-

13-295 H P & Sadie R Porter → Edmond Lee #650
11/25/1902 lot w/ bldgs & impts 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 7-16

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

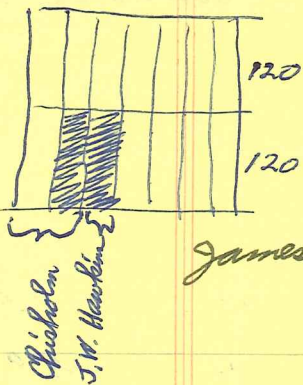
> 1876 1 acre = 43,560 sq ft
 < 1891 1 road = 10,880 " "
 13 poles = 1,183 " "
 55,633 " "
 orig 188' x 240' = 45,120 sq ft
 - 43,560
 1,560
 4th SW 55,633
 - 43,560
 12,073 2# > 1.2 ac, < 1 1/4 ac
 1871 James B. Hawkins 1/2 ac 1/4 mi SW + 400 = 500
 " " 1/4 ac " " - = 45

1872, 73, 74 15,76 J. B. Hawkins & Delevan + — = 632 for J. H. Locke est

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

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

1888, 89, 92 18, 17, 80 J. B. Hawkins 3/4 ac (1/2 mi S) 500 + 1300 = 1800 1885: off 1/2 ac Wm B. Hawkins
 " " " " 1 1/2 " " + 1200 = 1500 Chisholm to create
 " " " " 1/4 " " + 100 = 250
 " " " " lot + 2000 = 2100
 1885 " " " " " + 200 = 200 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 1/2 ac - Margaret H. Hawkins
 1880 " " 1 ac + 0 = 400
 " " " 3/3 + 0 = 375
 " " 1 1/2 nl



1881 X 240'

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	Teleman	+ 0 = 632	for Locke
1877-79	"	"	100 X 130	" = 532

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

chim³
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

7²-9 c am bond sides, 7-c am w/ 5-lm facade

low-pitched gable roof, proj eaves & verges, 55m,
boxed 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 6x6

int chim rear w/ sm cap

$$\begin{array}{r} 91 \\ \times 13 \\ \hline 273 \\ 91 \\ \hline 1183 \end{array}$$

$$\begin{array}{r} 50.96 \\ 50.75 \\ \hline 21 \\ 2.7 \\ \hline 53.41 \end{array} \quad \begin{array}{r} 30.25 \\ + 3 \\ \hline 33.25 \end{array}$$

2-3 rear wing of basement
nearly flat roof

4-7 dm band

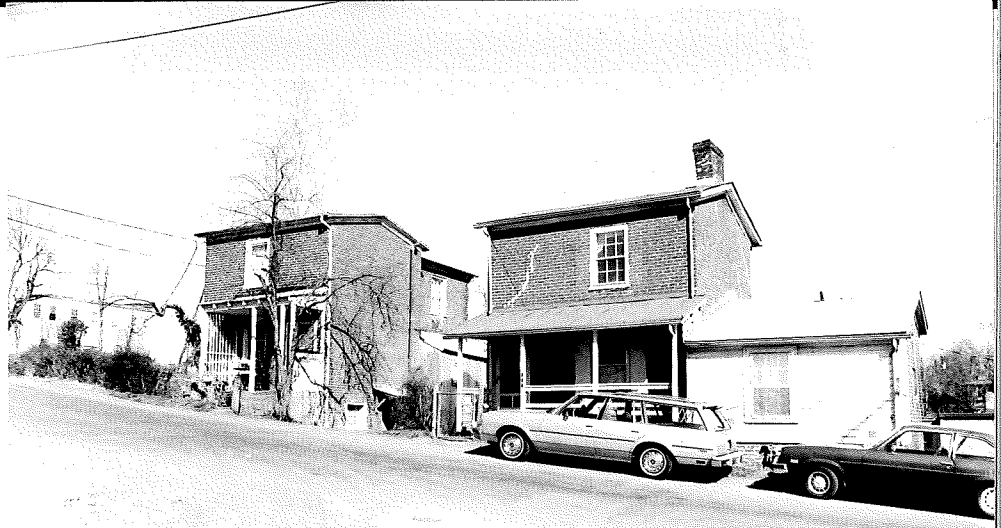
windows match

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

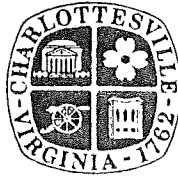
1880, 82, 86, 83, 84	James B. Hawkins	3/4 a	1/4 m S	+ 1500 = 1800
" -	" "	1/4 a	" "	+ 800 = 1000
" 82, 83, 84	" "	2/3 a	" "	+ - = 250
" 82, " "	" "	1 a	" "	+ - = 400 ^{1/2 a → King, Hawkins}
" 81 -	" "	1 3/4 a	" "	+ - = 350
1882, 83, 84	" "	1 1/2 a	1/4 m W	+ 200 = 511 ^{1/8 → Wm Gibbons}
" " "	" "	1/4 a	" "	+ 9 = 150
" " "	" "	lot	1/2 W	+ 1050 = 1200
" " "	" "	"	" "	+ 325 = 1400
1886, 88	" "	1 1/2 a	" "	+ 900 ¹²⁰⁰ = 1511
" "	" "	1/4	" "	+ 100 = 250
" "	" "	lot		+ 2000 = 2100

1872-1876	James B. Hawkins	8 eleven	632 + 0 = 632	flocke
1877-1879	" "	1 a 1 x 13 p	532 + 0 = 532	
1880-1881	" "	1 1/2 a 1/4 m W	311 + 200 = 511	
1882-1884	" "	1 1/2 a	1/4 m W	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



Architectural And Historic Survey



Identification

STREET ADDRESS: 208 Seventh Street, SW
 MAP & PARCEL: 29-74
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: M-1
 ORIGINAL OWNER: James B. Hawkins
 ORIGINAL USE: Rental Property (Residence)
 PRESENT USE: Rental Property (Residence)
 PRESENT OWNER: H-P Partnership
 ADDRESS: P. O. Box 6451
 Charlottesville, Virginia 22902

HISTORIC NAME: Hawkins-Parker House
 DATE / PERIOD:
 STYLE: Vernacular
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA: 76.5' x 120' (9180 sq. ft.)
 CONDITION: Fair
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1984
 SOURCES: City/County Records City Directories
 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, with a one-storey wing on the south side. It is set on a high foundation of brick laid in 7-course American bond. Wall construction is of brick laid in 8-course American with Flemish Bond on the facade and 7 & 9 course American Bond on the other sides and the wing. The main block has a medium-pitched gable roof with projecting eaves and verges, while the side wing has a high pitched gable roof. Both have boxed cornices, and composition shingles have replaced the original standing-seam metal. There is an interior end chimney with a small cap at the south end of the main block. Windows throughout the house are double-sash, 6-over-6 light, with wooden sills and plain surrounds. They are the same height at both levels. A one-storey porch covers the facade of the main block. It has a steep shed roof covered with standing-seam metal, with exposed rafter ends, no frieze, plain square piers, and horizontal railing. The entrance door in the north bay of the facade has a 2-light rectangular transom. The side wing is lower ceilinged than the main block. On the facade, gable roof extends down over a veranda which has been enclosed with weatherboarding.

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 and 1889. In 1895, he deeded this house to his son James W. Hawkins (City DB 6-412), who sold it two years later to Helen L. Morris (DB 8-334). Whit H. Parker contracted to buy the house in 1902 and received his deed in 1908 (DB 19-335). His family occupied the house for 77 years (City WB 4-185, 22-576). James M. Gregg and Diana P. Dale bought it in 1979 after the death of Parker's stepson Reuben Murray (City DB 406-524), and sold it the next year to H_P Partnership (DB 412-299).

29-74✓

76.5 x 120
M-1

#505

208 7th St SW

412-299	H-P Partnerships	1980	plat 406-5-26
406-524	James M. Begg & Diana P. Dale Begg	1979	"
WB 22-576	Croalson W. Smith	1979	
	Reuben Murray (life est.)	1975	(her son)*
	Virginia Parker	1969	
"	" Brooks	1958	(mar.)
? AEDB 146-416?	"	1936	

With H. Parker
J. D. Morris

2.5, $\frac{1}{2}$ base, 1-fam, 5 rooms
brick found. & walk, metal gable roof
0 fireplace
"old", cheap constr
1979 - rehab

4 room & bath cottage (bath added 1965) added 1958

* grand-
to nephew, Krailand Smith, after son's death

76.5
x 120

9180
15300

24480

Sanborn—

in present form by 1896, even enclosed porch

466-524 Crealon W & Emily A Smith → James M Gregg & Diana F. Dale
10/1/1979 of 208 7th SW #2,500

208 7th St SW

same as 19-335, 7/30/1908, Helen L & J. D. Morris → Whit H Parker
Whit H. Parker dec 1936 (WB 4-185), leaving property to wife
Va. Parker who m. Addison Brooks 1948. Brooks dec. before
wife & she resumed Parker name. She dec 1978 (WB 22-576)
& left life estate to Reuben Murray, her son by a
previous marriage, to go to great nephew Crealon W. Smith
after his death. Reuben Murray dec. 1979

19-335 Helen L & J. D. Morris → W H Parker #700
7/3/1908 lot 77' on E side 7th SW x 120'
contract 11/21/1902
same as 8-334, 10/2/1897, for Chas B. Stevens, Tr
& 9-10, 3/30/1908, for Va Deco (exchange strips)

8-334 Chas B Stevens & C Wallen, under 1895 deed of trust for J. W.
12/2/1897 Hawkins (unmarried) (6-460) → Mrs Helen L. Morris #662
3rd lot on E side 7th ^{with} after C & O RR
65' x 130'
~~part of~~
same as
part of 11/2/1895, James B Hawkins → J W Hawkins
3/20/1867, F B Cobell → James B Hawkins

6-412 James B & Mary A Hawkins → James W. Hawkins (their son)
11/27/1895 3rd lot
part of ACDB 64-170

ALDB Philip B & Julia C B ~~Call~~ Cabell - James B. Hawkins #530
64-170 tract on Va Central RR near Ch'o
3/20/1869 Lot 16 on plat of Delevan Property
188' on RR x 240' ~~back 5 to Cabell St~~ along DelevanSt
to Cabell St

Meadowbrook
Geo. Davis

found,

(3-9814
6045 Dine SR

208 7th SW

2-5, 2-bay (at 1st, 1st 2nd), single pile
w/ 1-5 5 wing

low found., basement above ground rear

8-c dm-w/ Flem facade, 7 & 9-c dm sides

med. gable roof, proj eaves eaves, ~~exposed rafter ends~~
comp. shingles, boxed cornice

1 int end chim (5) w/ cap

windows 6/6 w/ plain trim, ^{2 wooden sills} 2 ht both levels

1-5 veranda covers facade

steep shed roof, 55m, exposed rafter ends
pl sq ^{stone} posts, horiz railing
0 frieze
wooden floor

ent N bay:

2 l - rect transom

obviously side hall plan, ^{1st fl^r} stair rises bet. walls

1-5 & base, south wing

steep gable roof, comp. shingles; board ^{or pine} roof cont over veranda, now incl w/ weatherboarding
& matching window of arch trim (moved?)

lower ceiling than main block

brick found. & walls

7-8' am walls & found.



**Department of Historic Resources
Reconnaissance Level Survey**

Charlottesville

DHR Id#: 104-0213-0086

Resource Identification

Property Name(s): Hawkins-Lee House {Historic}
House, 204 7th Street SW {Function/Location}
Property Date: ca 1880
Address(s): 204 7th Street SW {Current}
County/Independent City: Charlottesville
City:
State, Zip: Virginia 22902
USGS Quad Name: CHARLOTTESVILLE EAST
Surrounding area: City

National Register Eligibility Status

Property is Historic (50 years or older)

This Property is associated with the Fifeville-Castle Hill
Historic District [district]

Resource Description

Ownership Status: Private
Acreage: 0.5

Primary Resource Exterior Component Description:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Chimneys	Chimneys - None		
Foundation	Foundation - Split-level	Brick	Foundation - American Bond
Porch	Porch - 1-story, 2-bay	Wood	Porch - Post, Square
Roof	Roof - Gable	Metal	Roof - Standing Seam
Structural System	Structural System - Masonry	Brick	Structural System - Irregular Flemi
Windows	Windows - Double-hung	Wood	Windows - 6/6
Structural System	Structural System - Masonry	Brick	Structural System - American Bond

Site Description: July 2006:
Located within the Fifeville-Castle Hill Historic District, this building lies on the east side of 7th Street, just south of its junction with the railroad tracks. The sloped site allows for an entrance at street level with a full-height basement and walk out in the rear. Mature trees are located in the rear yard which is accessed by a gravel driveway along the south side of the building. Concrete sidewalks extend along the street, parallel to the house. With little setback from the road, the building is surrounded by others of a similar scale along this street, although there has been some new construction across the street.

Secondary Resource Desc: July 2006:
None

WUZIT Count:

<u>No.</u>	<u>Wuzit Types</u>	<u>Historic?</u>
1	Single Dwelling	Contributing

NR Resource Count:

<u>#</u>	<u>NR Resource Type</u>	<u>Contributing Status</u>
1	Building	Contributing

Contributing: 1.00 Total: 1.00

**Department of Historic Resources
Reconnaissance Level Survey**

Charlottesville

DHR Id#: 104-0213-0086

Individual Resource Information

WUZIT: Single Dwelling

Est. Date of Construction: 1880 ca {Map/Site Visit}

Accessed?

Primary Resource? Yes

Number of Stories: 2.0

Architectural Style: Other

Condition:

Interior Plan Type:

Threats to Resource: None Known

Description: July 2006:

This 2-story, 2-bay, side-passage-plan, gable-roofed brick building is laid in a 7-course American-with-Flemish bond on the facade and 7-course American bond on the sides and rear. The building is two bays wide on the first floor and one-bay wide at the second, with the window opening on the second floor lining up with the window on the first floor. The gabled roof is clad in standing-seam metal with no visible chimney, and the double-hung wood windows have 6/6-sash. Constructed ca. 1880, the house features a single transom over the door, overhanging eaves with a boxed cornice, a 2-bay porch with square posts, and a split-level brick foundation with basement entry on south side that is sheltered by a shed-roofed hood. A very tall, 2-story, rear brick wing on a full basement extends to the rear and has a side lean-to frame wing. The house is nearly identical to the one next door at 208 7th Street (104-213-0087).

Cemetery Information

Bridge Information

Historic Context(s): Domestic

Historic Time Period(s):..... P- Reconstruction and Growth (1865 to 1914)

Significance Statement: July 2006:

This late-19th-century, 2-story, 2-bay, brick dwelling is almost identical to its neighbor (104-213-0087). This form (2 bays on the first floor, 1 bay on the second) is one found throughout the Fifeville-Castle Hill Historic District. Examples of this form are found along Grove, King, Spring, 7th and 7 ½ streets, although this is only one of two examples built of brick. Variations of this form have a front or side gable roof and the second-story window is sometimes centered. This house is also one of 18 brick buildings within the Fifeville-Castle Hill Historic District and is an Individually Protected historic property within the City of Charlottesville. According to research conducted by Eugenia Bibb in the spring of 1984, "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 and 1889. He sold the northern two houses to Annie E. Chisholm in 1899 (City DB 10-123). The property was sold twice more before Edmond Lee purchased this cottage, the center one of the group of three, in 1902 (DB 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 it 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)."

This is a contributing resource in the district. According to the 1895 City Directory, Miss F. E. Lumsden, no occupation given, lived here at that time. The 1898 City Directory indicates the house was occupied by Mrs. I. O. Ward; no occupation is given. According to the 1910 Census, Edmond Lee was classified as a mulatto and lived here with his wife, father, and six children. His occupation is listed as "railroad." One of his sons worked at the brickyard and another on the railroad. The Lee family owned the property until the mid-1950s.

Bibliographic Documentation

**Department of Historic Resources
Reconnaissance Level Survey**

Charlottesville

DHR Id#: 104-0213-0086

Reference #: 1

Bibliographic RecordType: Deed

Author:

Citation Abbreviation:

Notes:

Reference #: 2

Bibliographic RecordType: Map

Author:

Citation Abbreviation:

Notes: Sanborn Insurance Map 1891
Grey's Map of Charlottesville, 1877

Reference #: 3

Bibliographic RecordType: Census

Author:

Citation Abbreviation:

Notes:

Reference #: 4

Bibliographic RecordType: Local Records

Author:

Citation Abbreviation:

Notes:

Ownership Information

Graphic Media Documentation

<i>Medium</i>	<i>Depository ID #</i>	<i>Photo Depository</i>	<i>Date</i>	<i>File Name</i>
35 MM B&W	23021	VDHR	2006/07/99	M. Kalbian

National Register Eligibility Information

Cultural Resource Management (CRM) Events

CRM Event # 1,

Cultural Resource Management Event: Reconnaissance: Cost-Share

Date: 2006/07/99

Organization or Person: Maral Kalbian

CRM Event Notes or Comments: Survey conducted in connection with preparation of a National Register nomination for the Fifeville-Castle Hill Historic District for the City of Charlottesville

**Department of Historic Resources
Reconnaissance Level Survey**

Charlottesville

DHR Id#: 104-0213-0087

Resource Identification

Property Name(s): Hawkins-Parker House {Historic}
House, 208 7th Street SW {Function/Location}
Property Date: ca 1880
Address(s): 208 7th Street SW {Current}
County/Independent City: Charlottesville
City:
State, Zip: Virginia 22902
USGS Quad Name: CHARLOTTESVILLE EAST
Surrounding area: City

National Register Eligibility Status

Property is Historic (50 years or older)

This Property is associated with the Fifeville-Castle Hill
Historic District [district]

Resource Description

Ownership Status: Private
Acreage: 0.5

Primary Resource Exterior Component Description:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Chimneys	Chimneys - Interior end	Brick	Chimneys - Corbeled Cap
Foundation	Foundation - Solid	Brick	Foundation - American Bond
Porch	Porch - 1-story, 3-bay	Wood	Porch - Post, Square
Roof	Roof - Gable	Metal	Roof - Standing Seam
Structural System	Structural System - Masonry	Brick	Structural System - American Bond
Structural System	Structural System - Masonry	Brick	Structural System - Irregular Flemi
Windows	Windows - Double-hung	Wood	Windows - 6/6

Site Description: July 2006:

Located within the Fifeville-Castle Hill Historic District, this building lies on the east side of 7th Street, just south of its junction with the railroad tracks. The sloped site allows for an entrance at street level with a full-height basement and walk out in the rear. Mature trees are located in the rear yard which is accessed by a gravel driveway along the south side of the building. A picket fence extends along the front yard and a wooden gate with concrete walk leads to the front porch. A gravel driveway along the south side leads to the outbuilding. Concrete sidewalks extend along the street, parallel to the house. With little setback from the road, the building is surrounded by others of a similar scale along this street, although there has been some new construction across the street.

Secondary Resource Desc: July 2006:
Large shed located in rear yard.

WUZIT Count:

<u>No.</u>	<u>Wuzit Types</u>	<u>Historic?</u>
1	Single Dwelling	Contributing
1	Shed	Contributing

NR Resource Count:

<u>#</u>	<u>NR Resource Type</u>	<u>Contributing Status</u>
2	Building	Contributing

Contributing: 2.00 Total: 2.00

**Department of Historic Resources
Reconnaissance Level Survey**

Charlottesville

DHR Id#: 104-0213-0087

Individual Resource Information

WUZIT: Shed

Est. Date of Construction: 1945 ca

Accessed?

Primary Resource? No

Number of Stories: 0.0

Interior Plan Type:

Threats to Resource:

Description: July 2006:

This fairly large 1-story, shed-roofed shed is clad in T-111. According to local historian Ann Carter, these were originally cottages that were rented out by Mr. Reuben Murray, stepson of Whit Parker (owner of the house) in the 1940s. They have now been converted into a shed.

WUZIT: Single Dwelling

Est. Date of Construction: 1880 ca {Map/Site Visit}

Accessed?

Primary Resource? Yes

Number of Stories: 2.0

Architectural Style: Other

Condition:

Interior Plan Type:

Threats to Resource: None Known

Description: July 2006:

This 2-story, 2-bay, side-passage-plan, gable-roofed brick building is laid in a 7-course American-with-Flemish bond on the front and 7-course American bond on the sides and rear. The building is two bays wide on the first floor and one bay wide at the second, with the window opening on the second floor lining up with the window on the first floor. The gabled roof is clad in standing-seam metal with an interior-end brick chimney, and the double-hung wood windows have 6/6-sash. Constructed ca. 1880, the house features a single transom over the door, overhanging eaves with a boxed cornice, and a split-level brick foundation. The 3-bay, full-width, shed-roofed front porch has square posts and a 3-rail balustrade. A one-story, gable-roofed brick wing extends to the south. The one-bay wing has an integral front porch that has been enclosed with weatherboarding. The house is nearly identical to the house located at 204 7th Street (104-213-0086), although this one has a side brick wing and an interior brick chimney.

Cemetery Information

Bridge Information

Historic Context(s): Domestic

Historic Time Period(s):..... P- Reconstruction and Growth (1865 to 1914)

**Department of Historic Resources
Reconnaissance Level Survey**

Charlottesville

DHR Id#: 104-0213-0087

Significance Statement: July 2006:
This late-19th-century, 2-story, 2-bay, brick dwelling is almost identical to its neighbor (104-213-0087). This form (2 bays on the first floor, 1 bay on the second) is one found throughout the Fifeville-Castle Hill Historic District. Examples of this form are found along Grove, King, Spring, 7th and 7 ½ streets, although this is only one of two examples constructed of brick. Variations of this form have a front or side gable roof and the second-story window is sometime centered. This house is also one of 18 brick buildings within the Fifeville-Castle Hill Historic District and is an Individually Protected historic property within the City of Charlottesville. According to research conducted by Eugenia Bibb in the spring of 1984, "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 and 1889. In 1895, he deeded this house to his son James W. Hawkins (City DB 6-412), who sold it to years later to Helen L. Morris (DB 8-334). Whit H. Parker contracted to buy the house in 1902 and received his deed in 1908 (DB 19-335). His family occupied the house for 77 years (City WB 4-185, 22-576). James M. Gregg and Diana P. Dale bough it in 1979 after the death of Parker's stepson Reuben Murray (City DB 406-524), and sold it the next year to H P Partnership (DB 412-229)."

This is a contributing resource in the district. According to the 1910 Census, Whit H. Parker, classified as a mulatto, lived here and worked as a laborer at the brickyard.

Bibliographic Documentation

Reference #: 1

Bibliographic RecordType: Deed

Author:

Citation Abbreviation:

Notes:

Reference #: 2

Bibliographic RecordType: Map

Author:

Citation Abbreviation:

Notes: Sanborn Insurance Map 1891
Gray's Map of Charlottesville 1877

Reference #: 3

Bibliographic RecordType: Census

Author:

Citation Abbreviation:

Notes:

Reference #: 4

Bibliographic RecordType: Local Records

Author:

Citation Abbreviation:

Notes:

Ownership Information

Graphic Media Documentation

<i>Medium</i>	<i>Depository ID #</i>	<i>Photo Depository</i>	<i>Date</i>	<i>File Name</i>
35 MM B&W	23021	VDHR	2006/07/99	M. Kalbian

**Department of Historic Resources
Reconnaissance Level Survey**

Charlottesville

DHR Id#: 104-0213-0087

National Register Eligibility Information

Cultural Resource Management (CRM) Events

CRM Event # 1,

Cultural Resource Management Event: Reconnaissance: Cost-Share

Date: 2006/07/99

Organization or Person: Maral Kalbian

CRM Event Notes or Comments: Survey conducted in connection with preparation of a National Register nomination for the Fifeville-Castle Hill Historic District for the City of Charlottesville

THE MARK AT CHARLOTTESVILLE
202 7TH STREET SW
CHARLOTTESVILLE, VA
BAR PRE-APPLICATION CONFERENCE

MITCHELL MATTHEWS ARCHITECTS
June 17, 2025

**PROGRESS
DRAFT**

Introduction

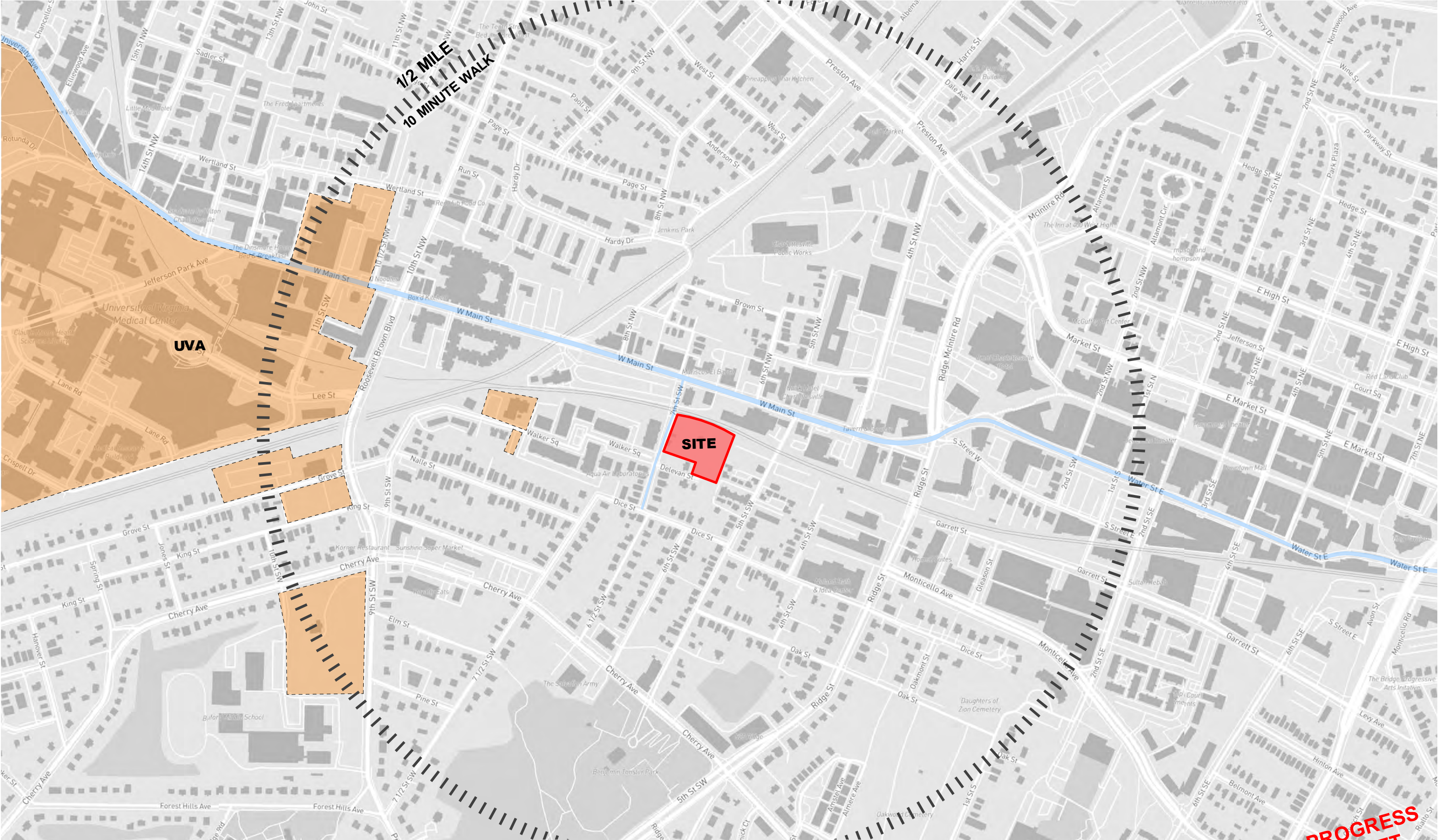
Our client, LCD Acquisitions, LLC is seeking to build new student housing, in full compliance with the City's new Development Code, on three contiguous parcels, 202, 204 and 208 7th Street SW. These parcels do not fall within any of Charlottesville's Architectural Design Control Districts, however the two smaller parcels, 204 and 208 7th. Street SW, are listed as Individually Protected Properties (IPPs). It is our intention to retain and maintain these houses as part of the overall design of the project.

This project is less than half a mile from the University of Virginia. The current design proposal calls for approximately 157 apartments with a mix of 1, 2, 3, 4 and 5-bedroom units, spread over seven levels with a range of study spaces and amenities. Outdoor features include an elevated pool, related exterior amenities and landscaped areas. Parking for approximately 257 vehicles is provided via an internal five level parking garage.

The purpose of this submission is to request BAR's permission on two issues:

- 1. To remove non-contributing additions to IPPs**
- 2. To allow construction behind existing houses on both IPPs**

**PROGRESS
DRAFT**



LOCALITY PLAN

All grades, counts, and quantities are approximate and will change as the design proceeds

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS

Tel : 434-979-7550

© ####

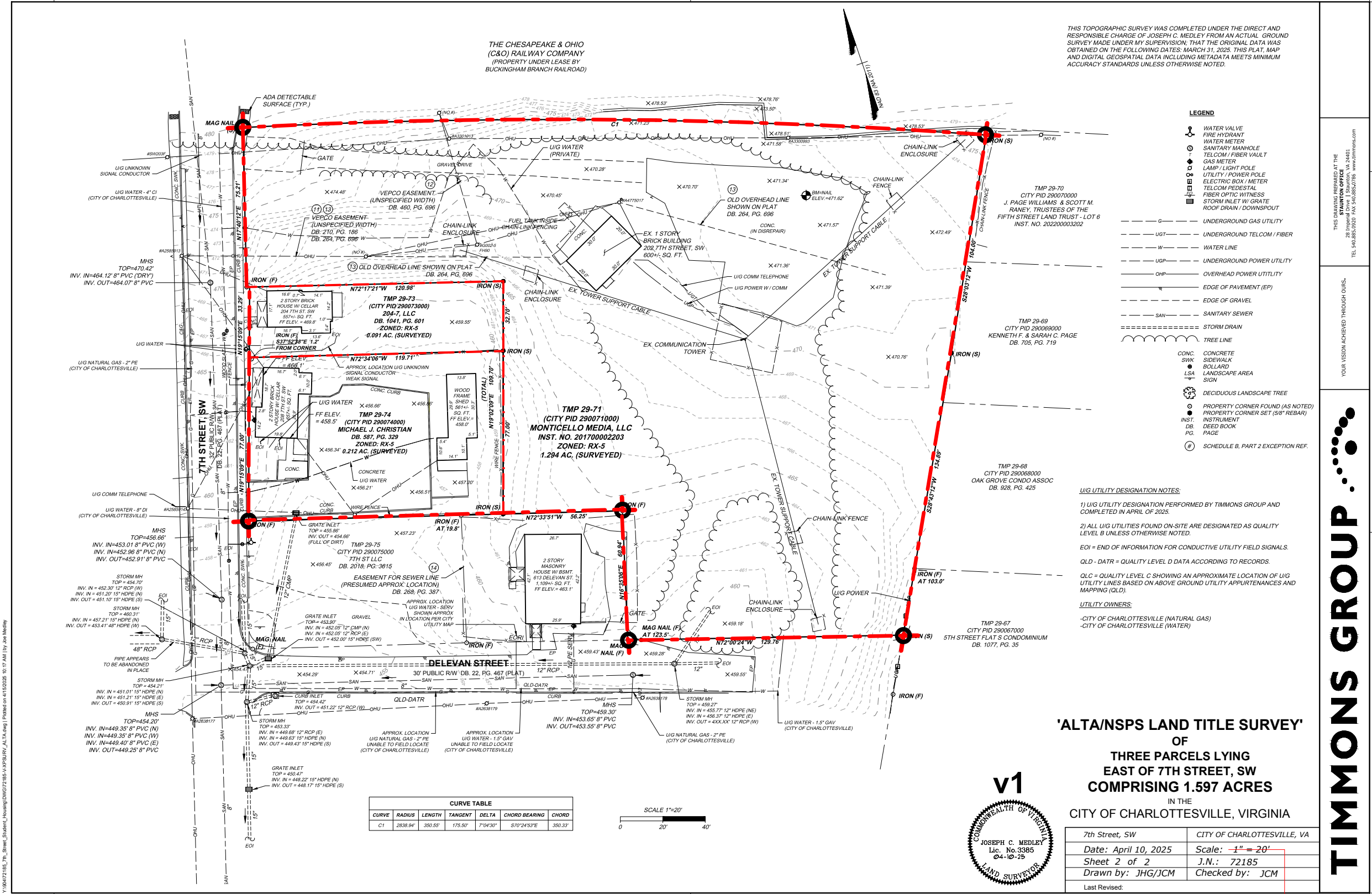
**PROGRESS
DRAFT**
SK-03

SURVEY

All grades, counts, and quantities are approximate and will change as the design proceeds

© ####

PROGRESS
DRAFT
SK-04



Site History

202 7th Street SW was once part of a larger tract of land owned by the Delevan Hotel, now Delevan Baptist Church. In 1869, James B. Hawkins purchased a portion of the tract, which included 204 and 208 7th Street SW, as well as a corner of what is now 202, where a third brick building of this style used to stand. Over the years, 202 hosted a variety of businesses, including the Virginia Ice Co. around 1896 and, later, the Charlottesville & Albemarle Railway Company, which operated a power and ice plant on the site. The property was eventually sold to Charlottesville Broadcasting Corporation in 1984 and developed into its present form.

204 and 208 7th Street SW are two Individually Protected Properties (IPPs). They are workers' cottages constructed in the late 19th century. These buildings exemplify a type of construction that was once common in Charlottesville during that period. However, the cottages on these sites are particularly notable for their use of load-bearing brick walls laid in an American-with-Flemish bond pattern – a unique departure from the more typical wood-framed structures of the time. Since their designation as IPPs, the more modern additions to the buildings' exteriors have fallen into disrepair and are covering the brickwork that contributes significantly to their historical value.

**PROGRESS
DRAFT**



204 7th Street S.W.

208 7th Street S.W.

204 & 208 7th STREET S.W. : IPP's

All grades, counts, and quantities are approximate and will change as the design proceeds



Shed of 208 7 St.



Lean -To of 208 7 St.



Side Wall of 204 7 St.



Shed of 208 7 St.



Rear Wall of 208 7 St.



Rear Wall of 204 7 St.



Shed of 208 7 St.



Side of 204 7 St.



Rear Wall of 204 7 St.

EXISTING CONDITIONS

All grades, counts, and quantities are approximate and will change as the design proceeds

BAR Request 1

We request approval to remove a number of deteriorated, non-original additions that were constructed well after the original buildings and do not contribute to the historic character of the properties. These include:

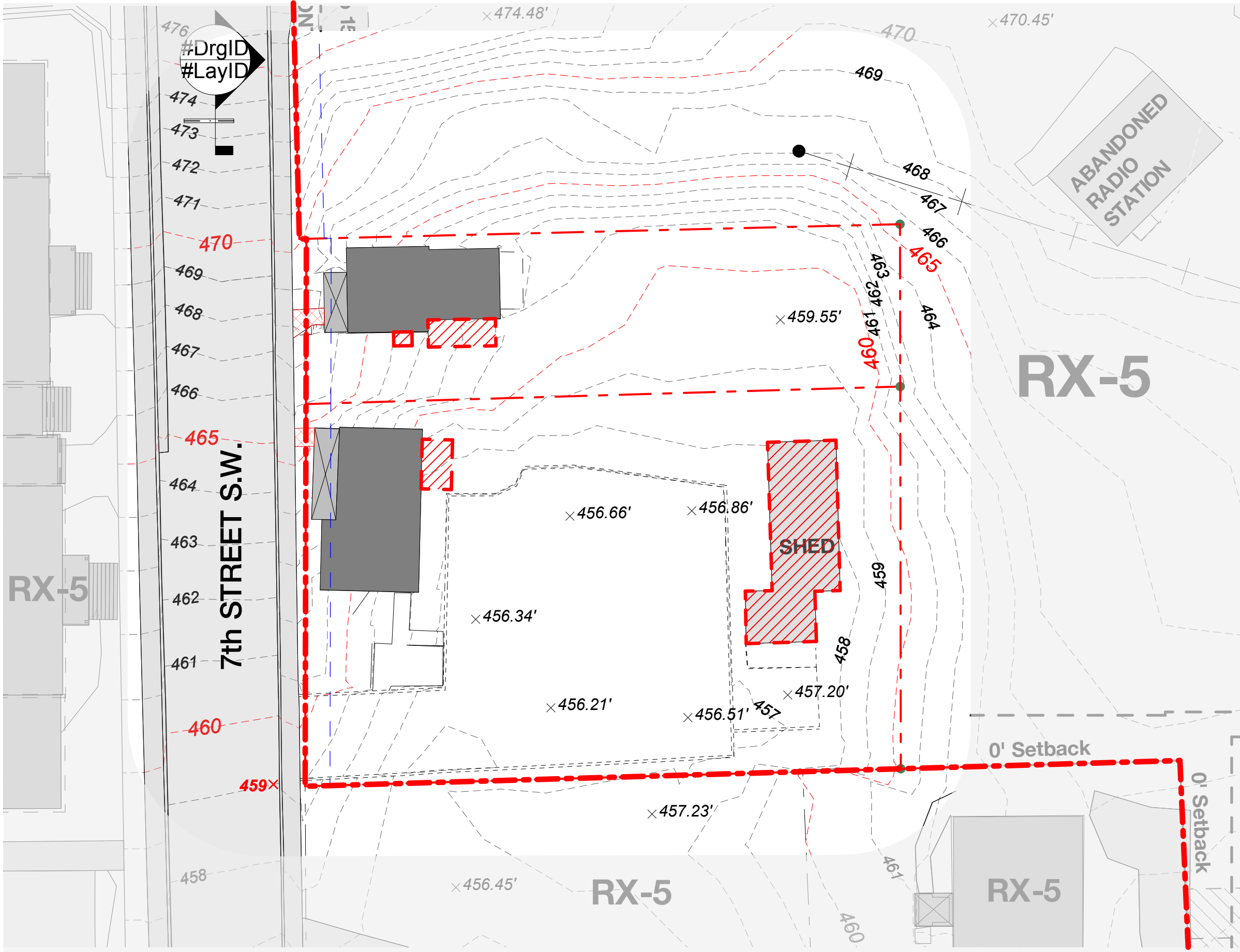
- A **standalone shed** on the property at **208 7th Street SW**,
- A rear **lean-to addition** attached to **208 7th Street SW**,
- A **sheet metal addition** at the rear of **204 7th Street SW**,
- Along with several **minor ancillary additions** that lack architectural distinction.

These elements were not part of the original historic construction and exhibit no historic or architectural significance. Most are in advanced states of disrepair and deterioration, and many obscure or negatively impact the visibility and integrity of the original buildings.

The standalone shed at 208 7th Street SW was constructed after the demolition of an earlier outbuilding, which existed at the time the property was designated as an Individually Protected Property (IPP). The current shed does not demonstrate any historically significant construction techniques or materials and lacks contextual relevance. In addition, the sheet metal addition is not building code compliant.

It is our professional opinion that these later additions have **no redeeming architectural, historical, or community value**. Their removal will **not result in a loss of historic fabric**. This work will bring the site closer to its historic appearance and improve its overall integrity. The elements we are requesting permission to remove are illustrated in accompanying documents on SK-08 and photos 1-9 on SK-09.

**PROGRESS
DRAFT**



 TO BE REMOVED

ELEMENTS TO BE REMOVED

All grades, counts, and quantities are approximate and will change as the design proceeds



Shed of 208 7 St.



Awning of 204 7 St.



Bathroom of 204 7 St.

 TO BE REMOVED



Shed of 208 7 St.



Paving behind 208 7 St.



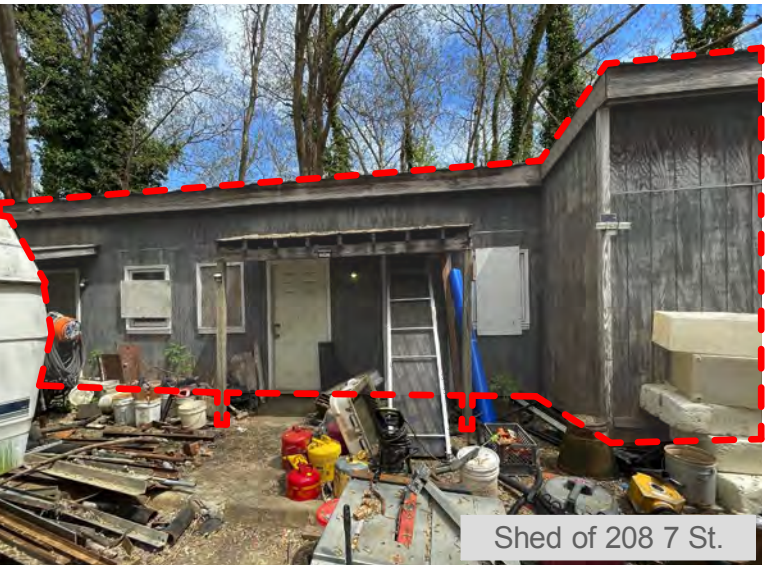
Bathroom of 204 7 St.



Storage of 208 7 St.



Bathroom of 204 7 St.



Shed of 208 7 St.

ELEMENTS TO BE REMOVED

All grades, counts, and quantities are approximate and will change as the design proceeds

BAR Request 2

Our second request is seeking **permission to construct** the proposed project behind the existing IPP houses at 204 & 208 7th Street SW. Both properties are seriously dilapidated, with 204 7th Street SW having remained unoccupied for 23 years. The proposed project will ensure these buildings will be repaired and maintained.

On the following pages we have illustrated a number of similar recent projects that have been supported by the BAR and have been granted the same permission this project is seeking, to construct a new building behind the existing structures.

- | | |
|--------------------|-------------------------------------------|
| 1. Blue Moon Diner | 512-514 West Main Street |
| 2. The Doyle Hotel | 499 West Main Street |
| 3. Mel's Café | 719 West Main Street (preliminary review) |

The proposed project will protect these properties from further decay. The proposed design will be of a much different scale, however that scale is consistent with our new Development Code and the need to utilize inner city land efficiently while providing city residents with the ability to live within walking distance of schools and employment.

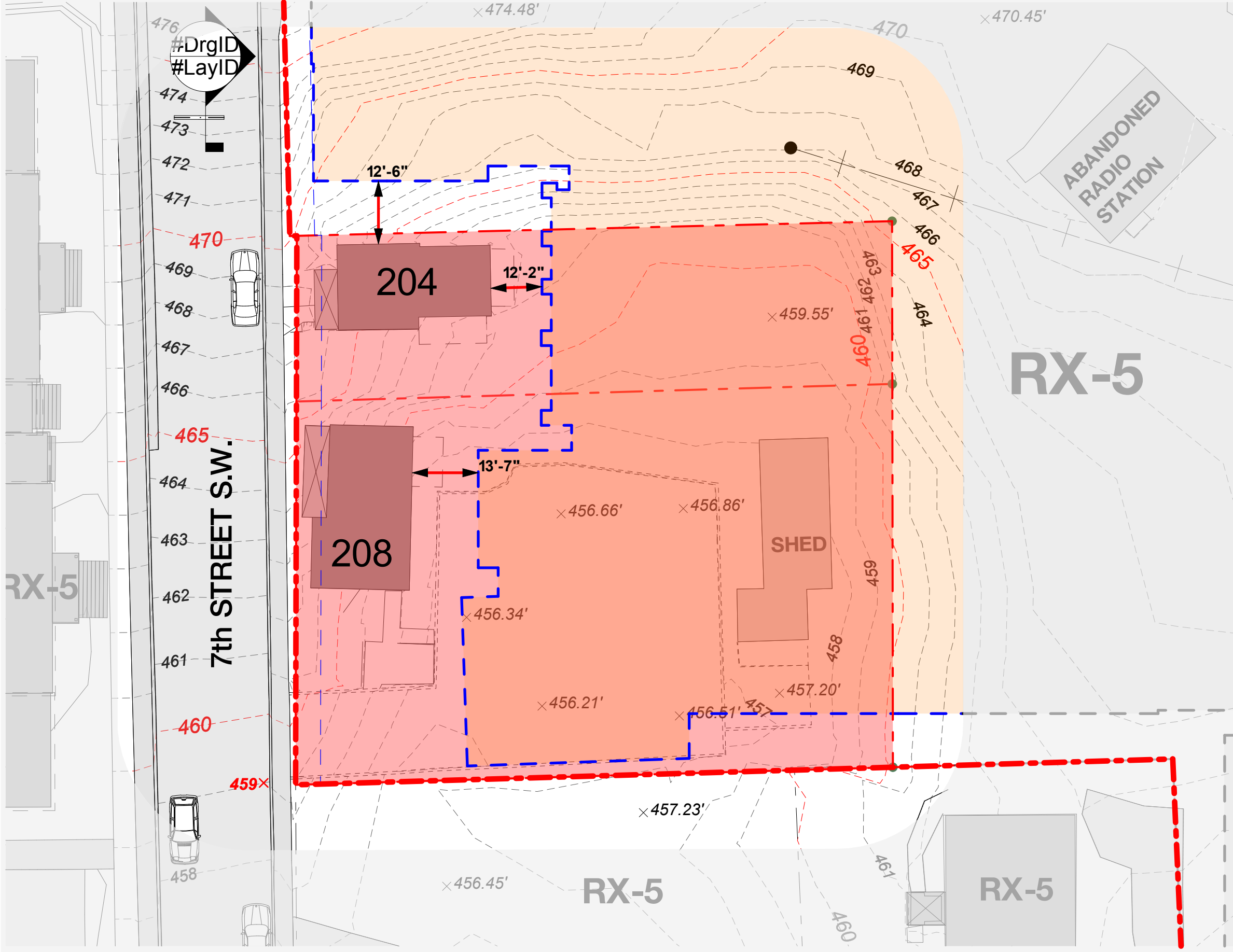
PROGRESS
DRAFT

BAR Request 2

The proposed design intends to respond to the existing building, the street and the neighborhood in the following ways:

- Material and detail compatibility: We envision the new structure incorporating similar materials where appropriate. We have chosen high-quality materials (brick, stone, siding) that visually relate in texture and tone to the existing buildings.
- The simple masonry details on the new building will make reference to the masonry details use on the existing buildings.
- The masonry base of the building is intended to respond to the street, neighbors, existing structures. This is the portion of the building visible at a pedestrian level, below the tree canopy, while the upper portion of the building may to be clad in siding similar to the existing surrounding context buildings.
- We are implementing setbacks, step-backs, and varied massing to mitigate the visual bulk of the proposed building.
- At the street level, we anticipate comprehensive reworking of the landscape and hardscape to signify the primary building entry. The main entry will occur between the two existing houses.
- Our intent is to improve street level interaction by activating the ground floors. We hope to:
 - Incorporate uses such as various amenity spaces for the tenants at street level as the building steps down the street by engaging the residents with the site, courtyards and the existing building porches.
 - Enhance transparency and entrances by the inclusion of larger windows and multiple entry points to promote openness and safety while minimizing blank walls.
 - Provide thoughtful and strategic incorporation of street trees and furnishings that integrate landscaping, benches, and lighting that align with the character of the existing structures and the street
 - Utilize, where appropriate, human-scale elements such as awnings, planters, and signage that provide a tactile experience and bridge the scale between the existing and the proposed.

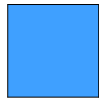
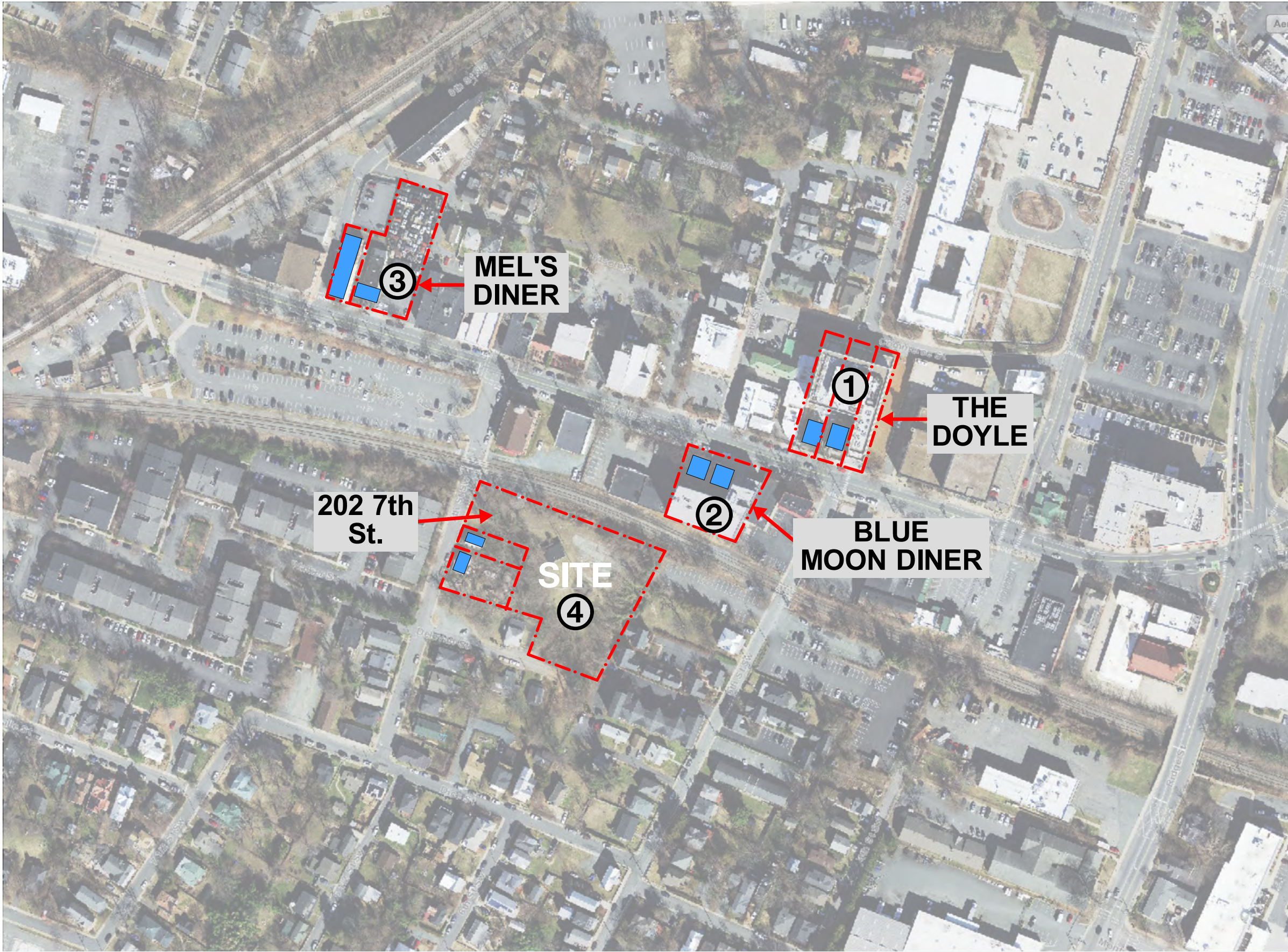
**PROGRESS
DRAFT**



- PROPOSED BUILDING FOOTPRINT
- IPP

PROPOSED BUILDING FOOTPRINT & BUILDING SEPARATION

All grades, counts, and quantities are approximate and will change as the design proceeds



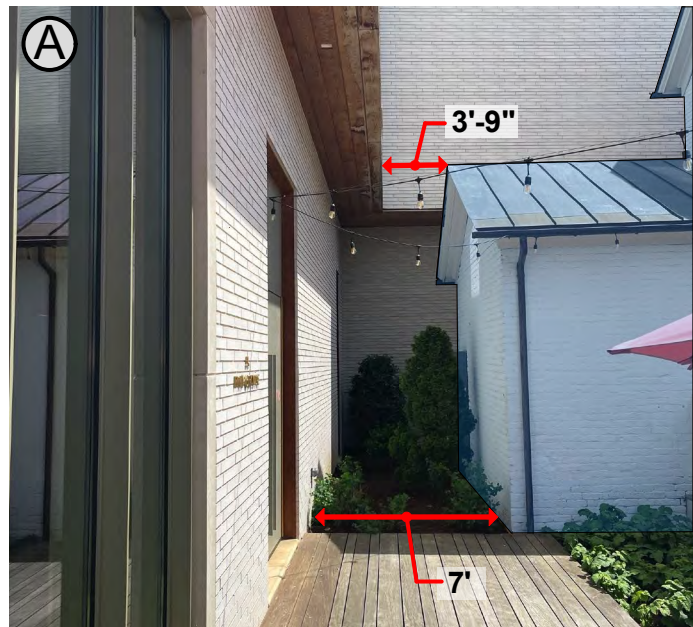
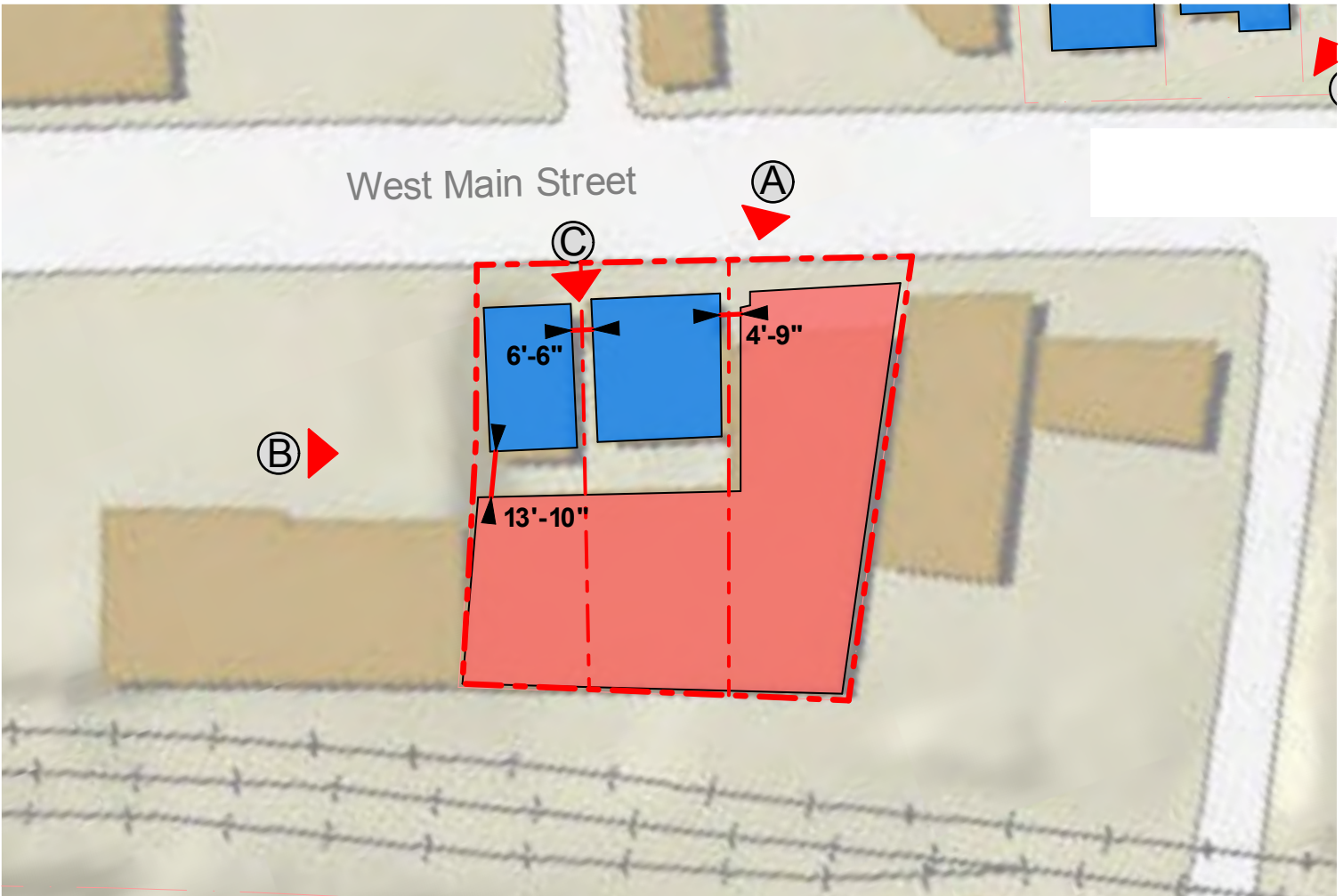
PROTECTED PROPERTIES



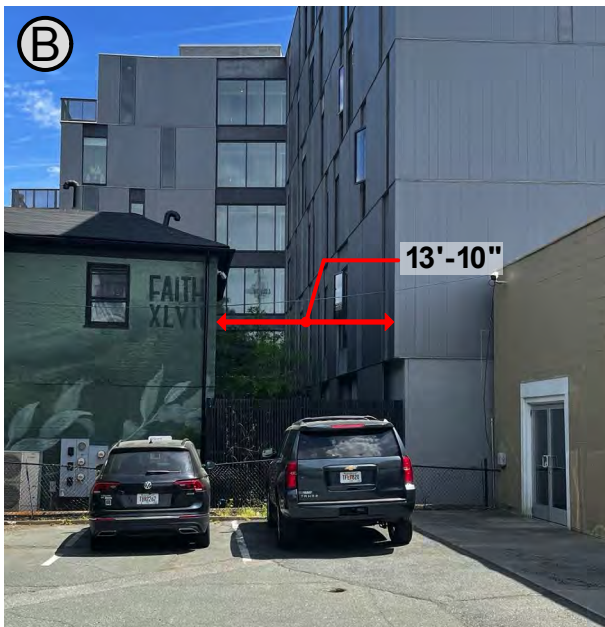
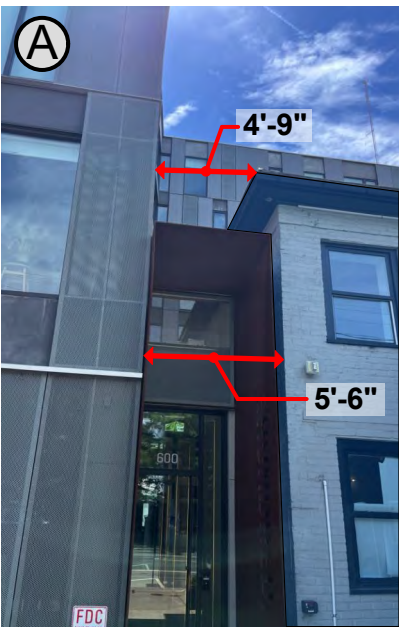
PROPERTY BOUNDARIES

PRECEDENTS

All grades, counts, and quantities are approximate and will change as the design proceeds



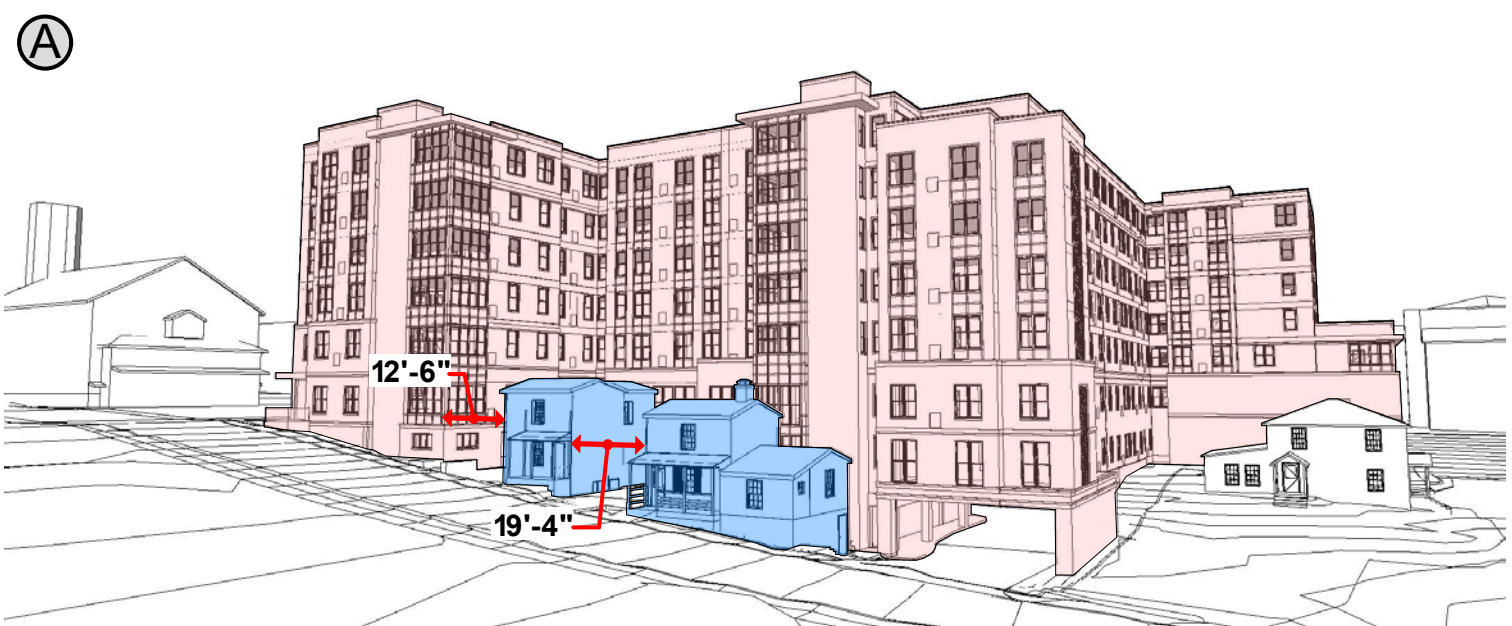
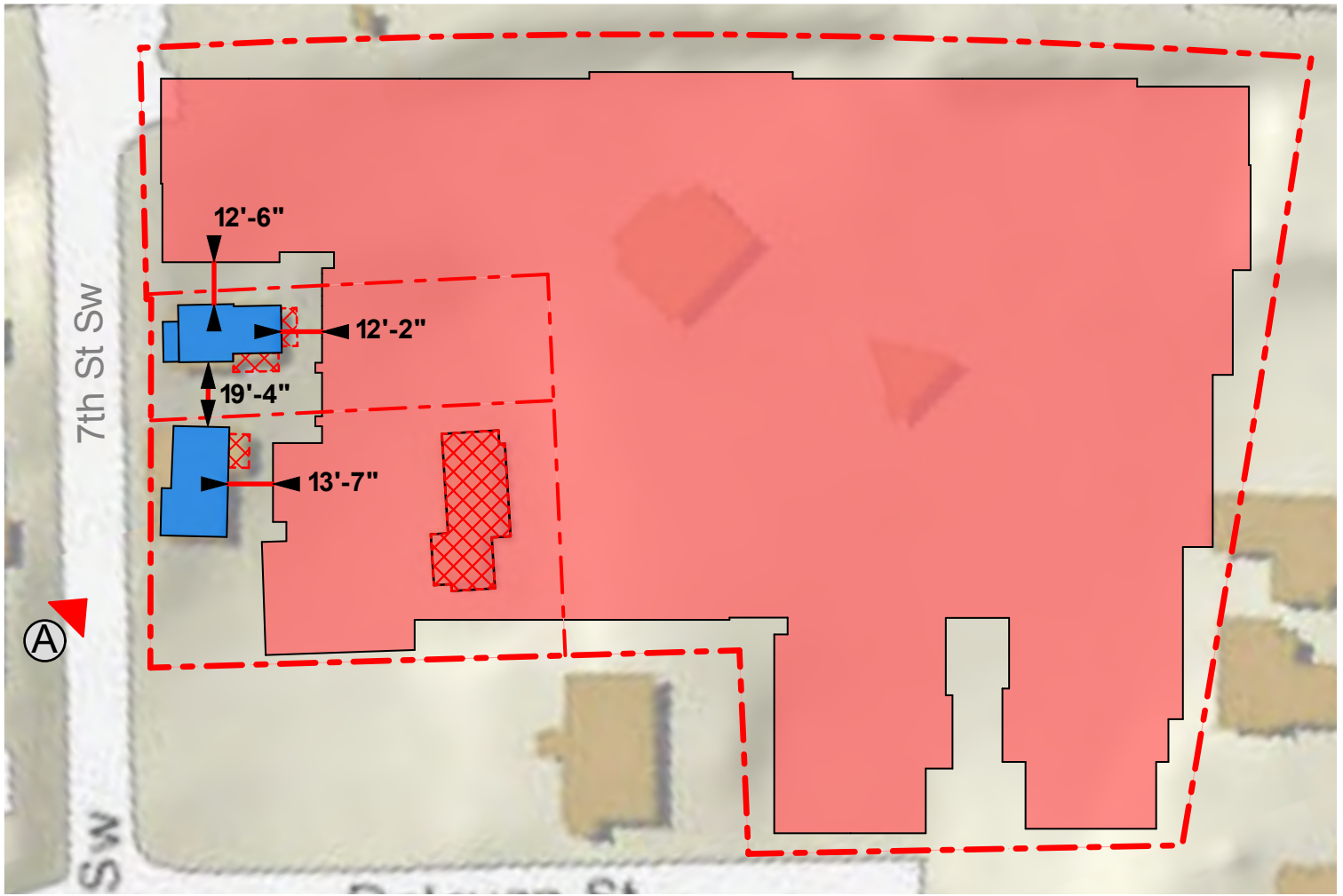
1 THE DOYLE
BUILT



2 BLUE MOON DINER
BUILT



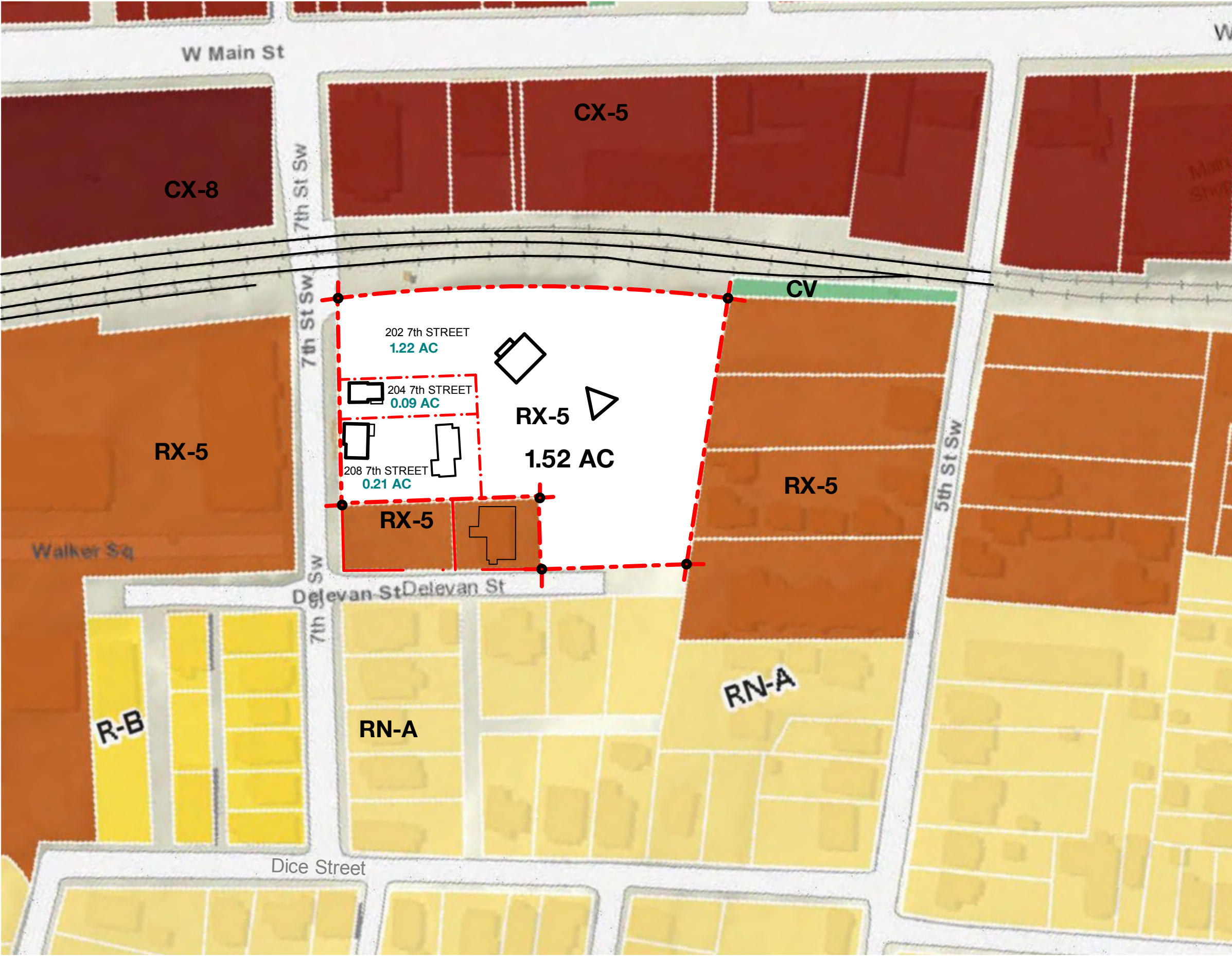
③ MEL'S CAFÉ
REVIEWED



④ 202 7th STREET SOUTHWEST
PROPOSED

202 7TH STREET SW

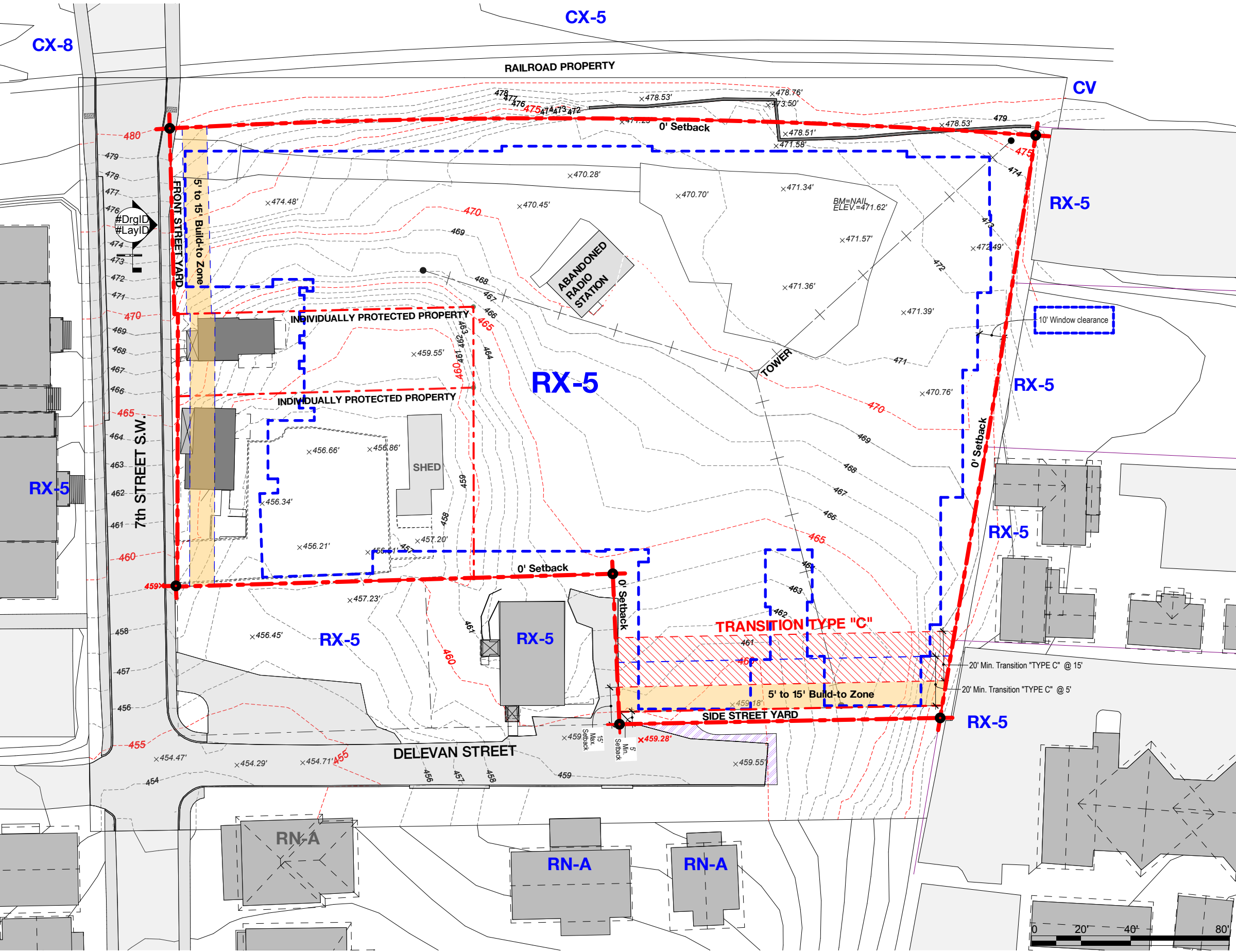
C O N C E P T



<i>Location</i>	202 7th Street SW
	204 7th Street SW- Individually Protected Property
	208 7th Street SW- Individually Protected Property
<i>Area</i>	1.52 Acres
<i>Zone</i>	RX-5
<i>Base Height</i>	5
<i>Total Height</i> <small>With Bonus</small>	7



**PROGRESS
DRAFT**

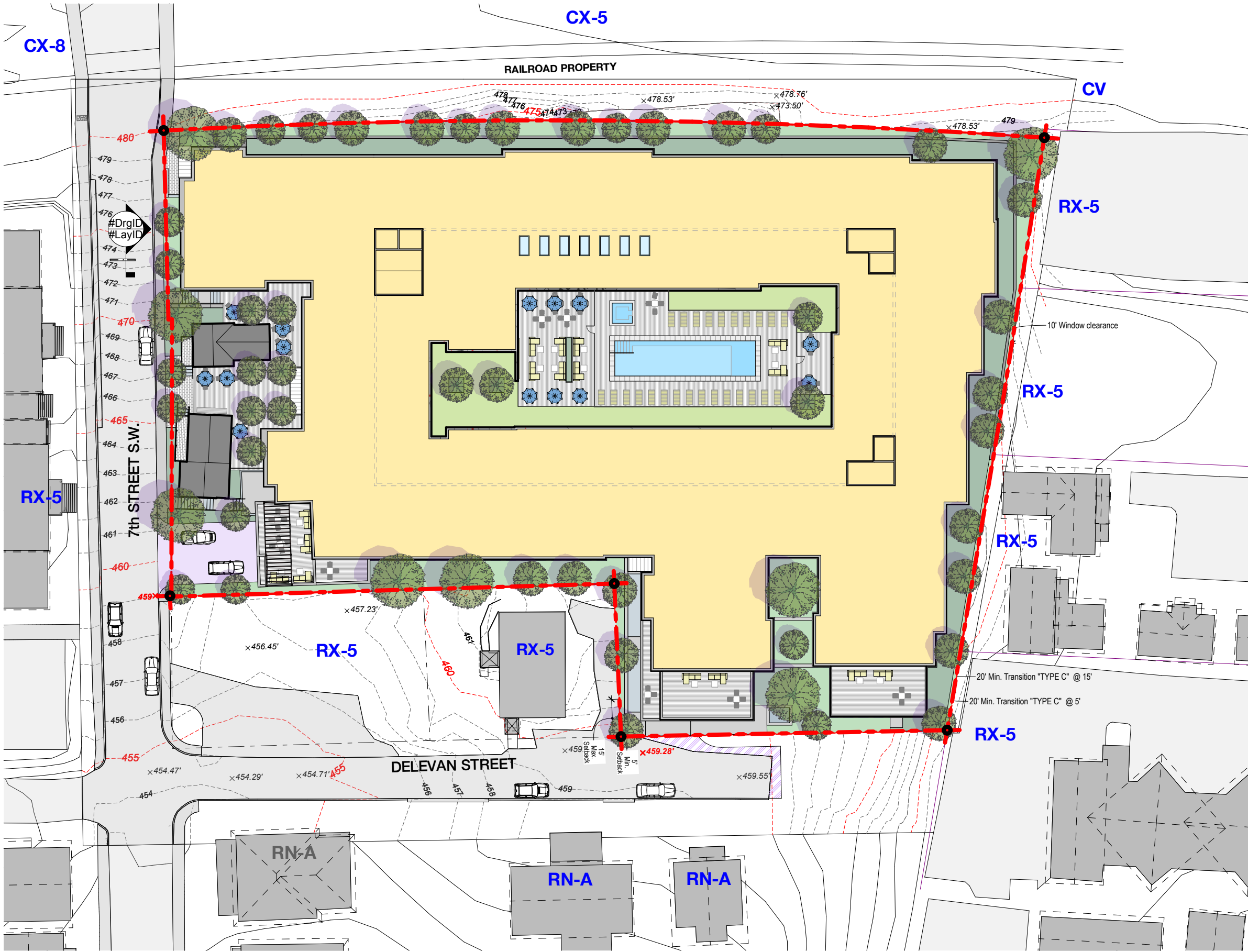


KEY ZONING REQUIREMENTS

- SETBACKS
- TRANSITIONS
- BUILD-TO ZONES

ZONING CONSTRAINTS

All grades, counts, and quantities are approximate and will change as the design proceeds



Location	202 7th Street SW
Area	1.52 Acres
Zone	RX-5
Height <i>With Bonus</i>	7

THE MARK AT
CHARLOTTESVILLE
Charlottesville, VA
Tuesday, May 27, 2025

SITE PLAN

All grades, counts, and quantities are approximate and will change as the design proceeds

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SK-18



THE MARK AT
CHARLOTTESVILLE
Charlottesville, VA
Tuesday, May 27, 2025

PROPOSED BUILDING

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DRAFT**
SK-19



THE MARK AT
CHARLOTTESVILLE
Charlottesville, VA
Tuesday, May 27, 2025

VIEW LOOKING AT MAIN ENTRANCE

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DRAFT**
SK-20



THE MARK AT
CHARLOTTESVILLE
Charlottesville, VA

Tuesday, May 27, 2025

VIEW LOOKING UP 7th STREET

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**PROGRESS
DRAFT**
SK-21



THE MARK AT
CHARLOTTESVILLE
Charlottesville, VA

Tuesday, May 27, 2025

VIEW LOOKING DOWN 7th STREET

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**PROGRESS
DRAFT**
SK-22