

192

Architectural And Historic Survey



Identification

STREET ADDRESS: 418 Fifth Street, S.W.
MAP & PARCEL: 29-161
CENSUS TRACT AND BLOCK: 4-340
PRESENT ZONING: R-2
ORIGINAL OWNER: Allen W. Hawkins
ORIGINAL USE: Residence
PRESENT USE: Residence
PRESENT OWNER: Arlene Dale Sweeney
ADDRESS: 640 Farnham Drive
Richmond, Virginia 23236

HISTORIC NAME: Hawkins-Wondree House
DATE / PERIOD: 1832-1840, 1892?
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 1½ Storeys
DIMENSIONS AND LAND AREA: 75' x 240' (18,000 sq. ft.)
CONDITION: Fair
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1977, 1986
SOURCES: City/County Records
Mrs. Louis H. Wondree (Janny G. Wondree)
Alexander, Recollections of Early Charlottesville

ARCHITECTURAL DESCRIPTION

This little brick house consists of two sections connected by a common chimney. The original section is typical of the more substantial vernacular dwellings with some Federal details in which the middle class of Charlottesville lived during the first half of the nineteenth century. It is 1½ storeys tall, three bays wide, and single pile. The brick is laid in Flemish bond on the facade and in 5-course American bond on the other three sides. The house has a steep gable roof covered with composition roofing, with close eaves and verges. It has the mousetooth cornice popular in the Federal period. There is one capped exterior end chimney. A small entrance porch with a flat roof supported by over-sized square posts has replaced the original. There are very large, double-sash, 6-over-6 light windows with architrave trim at the first storey level. This section consists of one large room, a small side hall with enclosed corner stair, and a small room behind the hall on the first level; and two small bedrooms on the second level. The mantel, wainscoting, and doors have been replaced over the years, but all of the original Federal door and window architraves, the chair rail, and the flooring, have survived. The later addition at the south end of the house is joined to the original section only at the first storey level, and the two remain separated at the upper level by the width of their common chimney, so that the second storey windows have not been disturbed. The roof is the same height and pitch, but because the later section is set three steps lower and has lower ceilings, there is room for a full second storey. The brick is laid in 7-course American bond with mousetooth cornice matching that in the older section. The facade has only one very small 4-light casement window. The single room on the first level was apparently the kitchen: The Wondrees found pothooks in the fireplace before it was closed up. The enclosed corner stair leading to the single large bedroom above had to be replaced in the 1930's because a previous owner had removed it and built an exterior stairway. The Wondrees built a cinderblock kitchen wing behind this newer section, and built and later enclosed a porch at the end. The entire house is set on a very low foundation.

HISTORICAL DESCRIPTION

In 1829 and 1830 Allen W. Hawkins purchased 10½ acres from Alexander Garrett between his proposed Ridge Street and "the new road to William Henning's Old Still House" (5th Street, SW) (ACDB 28-287 & 289). Tax records show that Hawkins built several houses on his property between 1832 and 1840. Then between 1840 and 1843, he purchased an adjoining 12½ acres and turned his attention to it. He built a number of houses, apparently as rental property, and from time to time sold off lots and houses. The Hawkins family probably occupied several of the houses themselves at one time or another, but were living in this house at the time of Hawkins's death in 1856. His heirs sold the house and four acres "upon which A. W. Hawkins resided" to William B. Chisholm in 1883 (ACDB 76-69, 84-194). He probably built the southern section of the house, nearly doubling its size. Its 7-course American bond brickwork dates it after the Civil War. Tax records suggest the date of 1892, although stylistically it appears older. J. B. Andrews bought the house in 1904 (City DB 16-32) and apparently rented it to someone who conducted a dining hall for University students, cooking in the smaller room on the main level and serving meals in the larger room. The National Corporation acquired the property in 1933 (DB 69-318, 78-130), subdivided it, and sold the house to Louis H. and Janny G. Wondree in 1935 (DB 87-424, 124-48). Mrs. Wondree occupied the house until recently, and it is now owned by her granddaughter Arlene Brown Sweeney (DB 455-359).
Additional References: ACDB 58-365, 86-281, 88-40, 424-840; City DB 124-49

SIGNIFICANCE

This 1½-storey brick house with Federal details is representative of a form once very common in Charlottesville, where the Federal style remained popular well into the second quarter of the nineteenth century. Today, however, it is the only virtually unaltered example of its type remaining in the City. Some larger Federal buildings have survived intact, but smaller houses such as this were usually either enlarged or replaced completely. This makes the Hawkins-Wondree House of great importance to the architectural history of Charlottesville. In its own right, this house is a fine example of a vernacular side-hall-plan house with some Federal details. Especially noteworthy are its mousetooth cornice and cyma reversa mouldings. The house has retained a great deal of its original fabric, and the later section was added in such a way as to disturb the original as little as possible. It is interesting that the roofline, the pitch of the roof, and the mousetooth cornice were repeated in the addition. Twentieth century additions wisely have been attached to the newer section, leaving the original relatively intact.

HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 418 Fifth Street, S.W.
Map and Parcel: 29-161
Census Tract & Block: 4-340
Present Owner: Janny G. Wondree
Address: 418 Fifth Street, S.W.
Present Use: Residence
Original Owner: Allen W. Hawkins
Original Use: Residence

BASE DATA

Historic Name: Hawkins-Wondree House
Date/Period: 1832-1840, 1892
Style: Venacular
Height to Cornice:
Height in Stories: 1½
Present Zoning: R-2
Land Area (sq.ft.): 75' x 240'
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This unpretentious little brick house consists of two sections connected by a common chimney. The older section, built in the 1830's, is 1½ stories with an exterior end chimney and a steeply pitched composition gable roof with close eaves and verges. The brick is laid in Flemish bond on the facade and in 5-course American bond on the other three sides. It has the mouse-tooth cornice popular in the late Federal period. The small entrance porch with flat roof supported by four over-sized square posts is a later addition. The doors and large double-sash six-over-six windows are not original, but are the same size as the originals. They have simple architrave trim. This section contains one large room, a small side hall with enclosed corner stairway, a small room behind the hall, and two small bedrooms on the second level. The low paneling has been removed and the fireplace closed, but the wide window and door architraves are probably original. The 1892 addition at the chimney end of the house is joined to the original section only at the main level, and the two remained separate at the upper level by the width of their common chimney, so that the second-storey windows have not disturbed. The roof is the same height and pitch, but because the later section is set three steps lower and has lower ceilings, there is room for a full second storey. The brick is laid in seven-course American bond with mouse-tooth cornice matching that in the older section. The facade has only one very small four-paned casement window. The single room on the main level was apparently the kitchen; the present owner found pothooks in the fireplace before it was closed up. The enclosed corner stairway

HISTORICAL DESCRIPTION

leading to the single large bedroom above had to be replaced in the 1930's because a previous owner had taken it down and built an outside stairway. The Wondrees built a cinderblock kitchen wing behind this newer section, and built and later enclosed a porch at the end.

In 1829 and 1830 Allen W. Hawkins purchased 10½ acres from Alexander Garrett between his proposed Ridge Street and "the new road to Wm. Henning's old Still House" (5th Street, S.W.). Ridge Street was still undeveloped at that time. Hawkins built several houses on his property between 1832 and 1840. Then between 1840 and 1843 he purchased an adjoining 12½ acres and turned his attention to it. He built a number of houses, apparently as rental property, and from time to time sold off lots and houses. Hawkins died in 1856, and his heirs sold the house and four acres "upon which A.W. Hawkins resided" to Wm. B. Chisholm in 1883. He sold it in 1886, but his wife Annie E. Chisholm bought it back the next year. From tax records, it appears that they built the southern section of the house in

GRAPHICS

1892, nearly doubling its size. The Chisholms sold the house to J.B. Andrews in 1904. He apparently rented it to someone who operated a dining hall for University students there, cooking in the smaller room on the main level and serving meals in the larger room. The National Corporation acquired the property in 1933, subdivided it, and in 1935 sold the house to Louis H. and Janny G. Wondree who added two more rooms. The house is still owned and occupied by Mrs. Wondree.

Deed References: ACDB 28-287 & 289, 76-69, 84-194, 86-281, 88-40; City DB 16-32, 78-130, 87-424, 124-49.

CONDITIONS

Fair

SOURCES

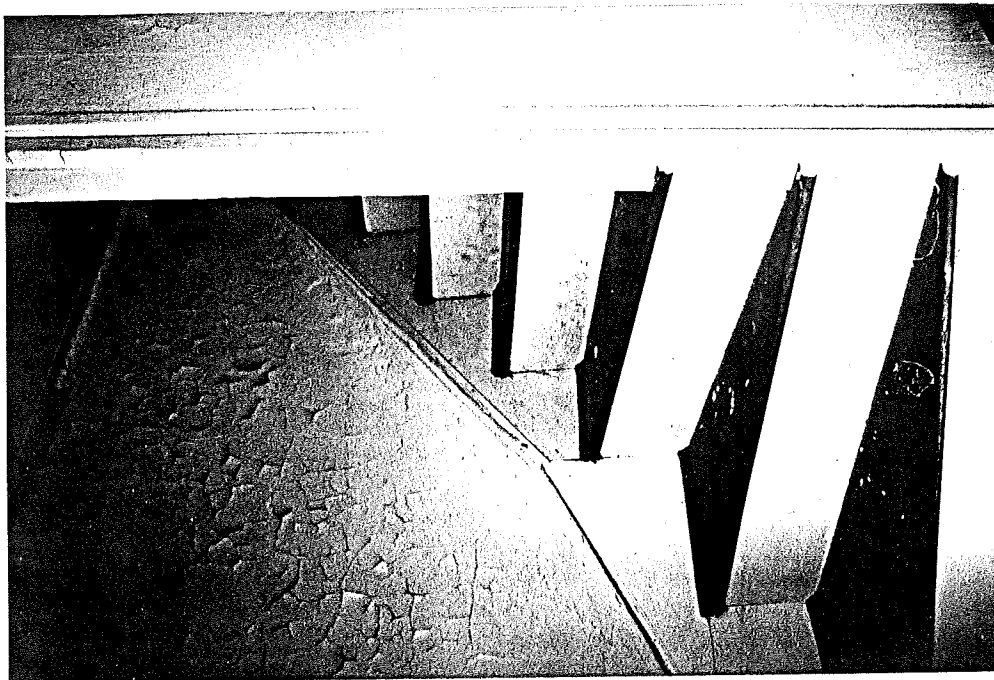
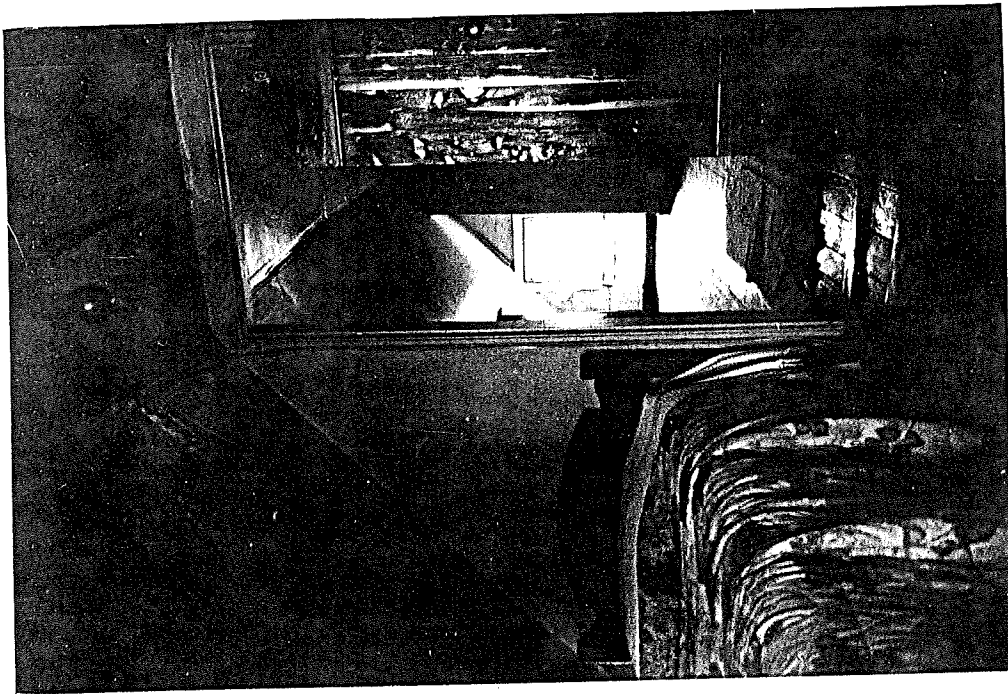
City/County Records
Mrs. Louis H. Wondree (Janny G. Wondree)
Alexander, Recollections of Early Charlottesville

*Architectural And Historic
Survey*

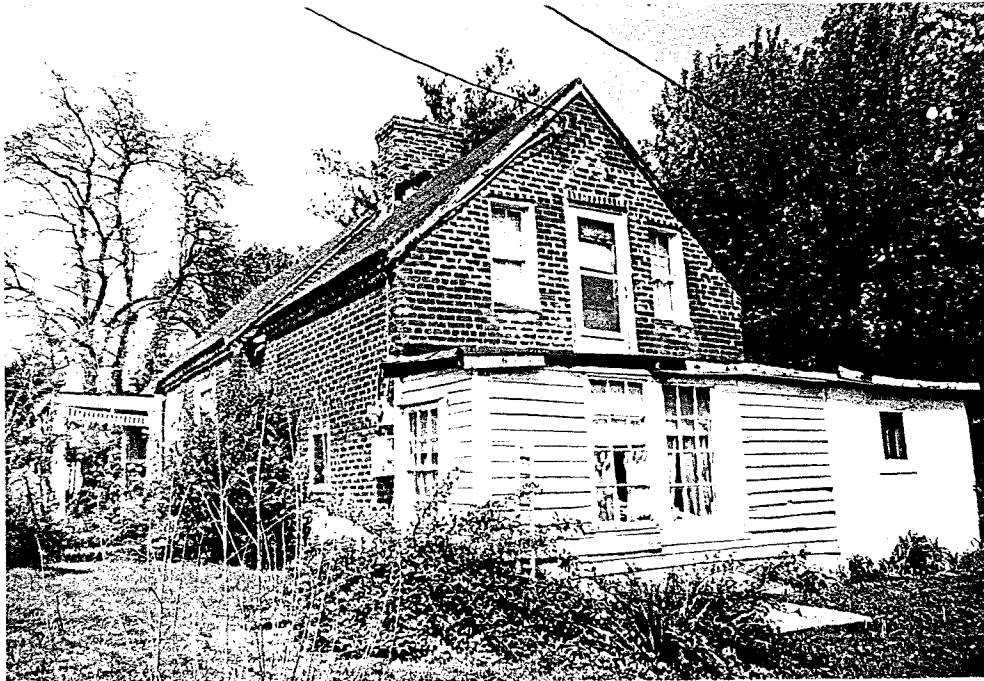


Graphics









1545 Dairy Road
Charlottesville, VA 22903
March 6, 1992

Mr. Christopher Brown
601 Laurel Street
Culpeper, VA 22701

Dear Chris,

Arlene told me you were coming to look at the house, and I had intended to go while you and she were there. I drove by about noon that day, but saw no indication that anyone was there, and since the weather was incredibly nasty, did not go to the door.

I'm afraid I don't have much more information. I wrote the survey with a National Register nomination in mind and so tried to make it as complete as possible.

As for local building practices in the nineteenth century, the Federal period lasted longer in this area than elsewhere, probably because of Thomas Jefferson's influence on local tastes. The University was built between 1817 and 1825, and many of the master builders and craftsmen remained in the area applying the same methods used there to their own work. This area had been settled in the 1730's and the town founded in 1762, but only two or three eighteenth century buildings have survived. A number of Federal buildings remain from the first half of the nineteenth century, some built as late as the mid-1840's. Those that have survived are the larger, more prominent examples of the style. At the other end of the spectrum would be the more humble, workers' cottages, none of which have survived. This house falls somewhere in between. It is essentially a small vernacular house, but with Federal details. I would assume that it is a fairly typical upper middle class residence of the period. A professor in the U. Va. School of Architecture who looked at this house with me said that it had once been "quite elegant". He admired its cyma reversa mouldings and said that the flooring and nearly all of the trim, both interior and exterior, were original. The chair rail and at least one window sash are original; but the wainscoting below the chair rail, the doors, most of the window sashes, and the mantel have been replaced.

He did not say anything specific about the staircase. Its location and arrangement appear to be obviously original, unless you have spotted some indication of change that I missed. Since the flooring is original, I would assume that the stair treads were too. I do not remember the handrail and do not have a photo of it. Federal handrails were usually very simple. The other staircase, the one in the later section, was completely rebuilt in the 1930's, as you know.

I know nothing about Allen W. Hawkins beyond what can be learned from his many real estate transactions, but he appears to have been something of a small scale real estate developer in the area just west of Ridge Street, probably as a sideline to his principal occupation, whatever that may have been. I assume that he was a member of the same Hawkins family that included a number of prominent Charlottesville merchants in the late-nineteenth and early to mid-twentieth centuries. Some half dozen houses on Ridge Street were owned and occupied by members of the Hawkins family during its reign as a fashionable residential district.

I know nothing at all about William B. Chisholm. I infer that he and his family lived in the house.

J. B. Andrews was a grocer and a large landowner who lived at 511 Ridge Street. He also owned several cattle and horse farms and an orchard. This house was a small investment for him and may have been purchased because its four-acre lot adjoined his property on Ridge Street. I have found no documentation of the house's having been used as a dining hall for U. Va. students, but see no reason to doubt it. There were a number of boarding houses and even small private dormitory complexes around the University. This is a little farther away, but it would have been pretty accessible, especially if it mostly served private parties and club meetings instead of daily meals.

I wish I could be of more help. Please feel free to call me if you have any more questions. I will be away for a few days beginning Wednesday morning, so call before then.

Sincerely,

Eugenia Bibb
(804) 296-6867

February 22, 1992

Eugenia Bibb, of the
Historic Landmarks Commission
1545 Dairy Road
Charlottesville, Va 22903

My name is Christopher Brown and I am completing a National Register nomination for Arlene Sweeney's Charlottesville home at 418 5th street SW. I have a copy of the preliminary survey that you did for this property during the summer of 1991.

I would be grateful if you would provide me any more information on the house that you may have. My main interest concerns the building's historical background and significance. Also, please mention any other sources that you used for the survey. My main wish is to understand the building practices of 19th century Charlottesville and Albemarle county that you mentioned in the survey.

Finally, I would appreciate your opinion on the date of the stairs and stair rail in the original block -- at the front entrance.

Your prompt reply to this letter is greatly appreciated. Thankyou for your time and assistance;



Christopher Brown
601 Laurel Street
Culpeper VA, 22701

Divisions
Historic Landmarks
Litter Control
Parks and Recreation
Soil and Water Conservation

B. C. LEYNES, JR.
Director



COMMONWEALTH of VIRGINIA

Department of Conservation and Historic Resources

Division of Historic Landmarks

H. Bryan Mitchell, Director

221 Governor Street
Richmond, Virginia 23219
Telephone (804) 786-3143

November 28, 1986

Ms. Eugenia Bibb, Surveyor
Charlottesville Historic Landmarks Commission
Department of Community Development
City Hall
P.O. Box 911
Charlottesville, VA 22902

Re: Hawkins-Wondree House, 418 Fifth Street SW, Charlottesville

Dear Ms. Bibb:

Thank you for sending us the revised documentation for the Hawkins-Wondree House. Our staff and State Review Board will review the documentation by December 9, 1986. Should we agree that the documentation is sufficient for a determination of eligibility in the context of the Charlottesville Multiple Resource Area, we will resubmit the property for National Register consideration as soon as possible after that date.

Please direct the Tax Act certification application to John Wells. I will be interested in knowing the owner's plans for treatment of the existing roof.

Sincerely,

Robert A. Carter
Survey and Register Section Supervisor

cc: John Wells

RAC/an

November 18, 1986

Mr. Robert A. Carter
Virginia Division of Historic Landmarks
221 Governor Street
Richmond, Virginia 23219

Re: Hawkins-Wondree House
418 Fifth Street SW
Charlottesville, Va.
No. 9/7/82-2435

Dear Mr. Carter:

Enclosed is the revised documentation on the above named house
for nomination to the Charlottesville Multiple Resource Area.

After I talked with you last week, I realized that more photographs
were needed for the Historic Preservation Certification Application.
I will send that next week. Should I also send that to you?

I appreciate your help in this. This is a nice house, and I am
anxious to see it preserved. Please let me know if I can provide
further information or assist in any way.

Sincerely,

Eugenia Bibb
Surveyor
Charlottesville Historic
Landmarks Commission

418 Fifth Street SW
City Tax Records

124-49 Janny Gibson Wandree
Harry C "

plat 87-310

cheap constr

5 rooms + attic room

brick found, buck, ~~sh~~ shingle gable roof
softwood & concrete, plaster

2 stairs, 4 rooms, 1 bath,
^{step} fireplace

3 room cottage — no value
built 1854

~~12-20-1935~~

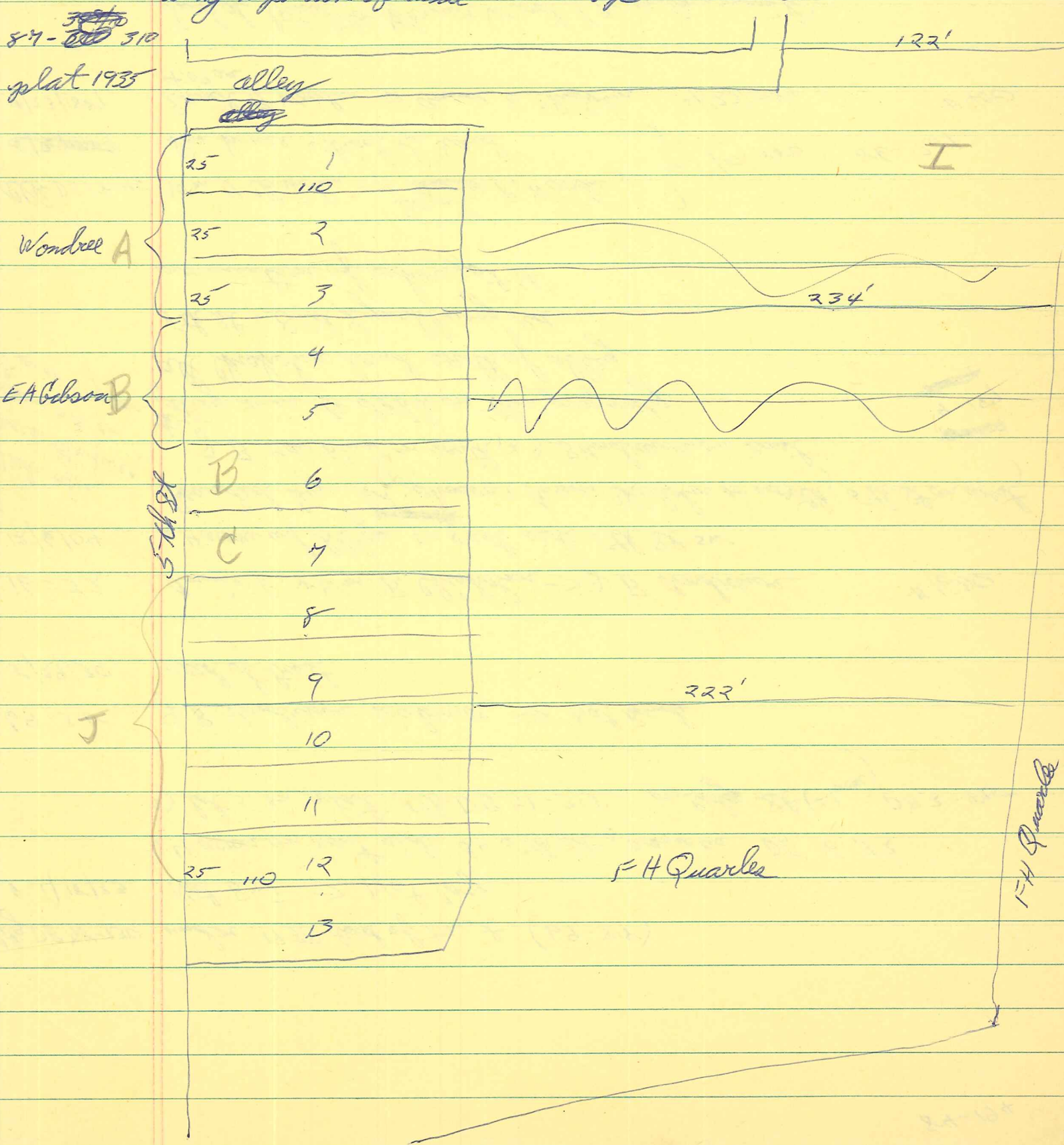
Wondree house (5th St)

City DB 124-47 ^{Wondree} Louis Harold ~~Wondree~~ Gibson Wondree

3/1/46 see DB 87-310 + 424 lots #1, 2, & 3 of plat

124-48 correction deed, Nat. Corp. → LHW & JBW
2/21/46 (names were wrong)

87-424 Nat Corp → Wondrees (sp Loundree)
11/14/35 #1, 2, 3 of plat: no mention of any bldg
being a portion of land NB → N Corp DB 75-130



City DB 78-130 under 1930 deed of trust (69-318)

\$ 1/18/33 Nat B+T → Nat Corp

1) 4 acres on east side SW 5th St, same as DB 16-32

2) lot 5 on plat Alb DB 71-313 on Ridge St (4¹/₂ acre) DB 2-475

69-318 J B Andrews, widower, → Nat Bank
5/29/30 deed of trust

16-32 Annie E. & Wm. B. Chisholm → J B Andrews \$1600

12/6/04 c 4 acres w/ bldgs on east side 5th St SW
bounded by ~~St Johnson~~ & Annie Chisholm on north, 5th St on west,
J B Hawkins on south, & J B Andrews on east
the alley runs to stable on this property
all Chisholm land south of alley
5th St - Old Lynchburg Rd
no mention of where got it

deeds refer
back this far;
from here on
I am on my own

~~4-189~~

Alb DB 88-40 Wm B Chisholm → ~~Annie~~ Saml B. Woods, } 5/10/1886 86-281
his house & tract of land
4/23/1887 Saml B Woods → Annie E. Chisholm 4/23/1887 \$400
4.09 ac

deed of trust to Warner Ward (to pay for property)

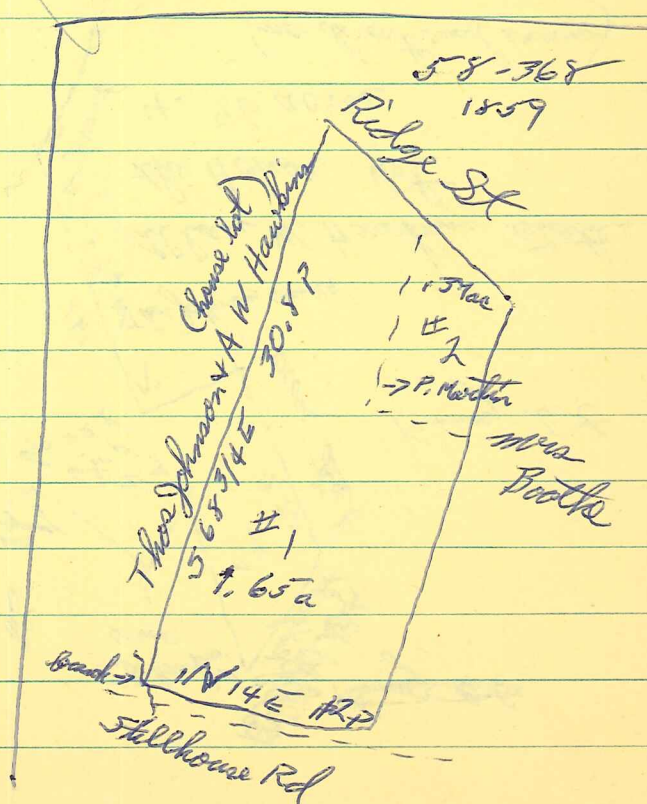
86-281 Wm B Chisholm → Saml B. Woods
5/10/1886 "in suburbs Ch'ville, it being the homestead & residence of said Chisholm"

84-194 John S & Mary F Hawkins of Cincinnati, Ohio, & James T & Ellen ¹⁹⁰⁰ ~~up~~ [?]
5/14/1883 Hawkins of Ch'ville → Wm B. Chisholm \$1300?
tract on the old Stillhouse Rd c 4+ acres, bounded by B F Hawkins,
James B. Hawkins, L Walton, P. Jackson, Ch H ~~...~~, D R Holmes,
R. Scott, & the old Stillhouse Rd.
same as lot #2 in (46-69 & 58-365-
reserving family graveyard
c 4+ acres

Chancery 6-506)

- 76-69 John L Cochran, spec commr of circuit court (5/30/67 decree
3/25/1880 in Chancery Cause of ~~Ed~~ Early vs Hawkins's Adm & Brown & wife
vs Hawkins) → John Smith Hawkins, James Thos Hawkins, &
Mary Fanny Hawkins
- * A tract designated in reports of W T Early, James Lobban, & John N Fry,
commr appointed 11/6/66, as "the lot upon which A W Hawkins
resided", believed to be #2 in 58-365, 4.09 acres
- B also lot which had been sold to P. Dacheri who defaulted,
} c 1 1/2 acres, part of which is #1 ^{on plot in DB} in 58-368
Bounded by Old Lynchburg Rd on west; on north by L Rd - Ridge St
road, entering Ridge bet J B Hawkins & Mrs Brown; on east by
Mrs Brown & Mr Frank; on south by Mrs John N. Fry.
same as 70-108 (~~lot of that~~ ~~Down~~)

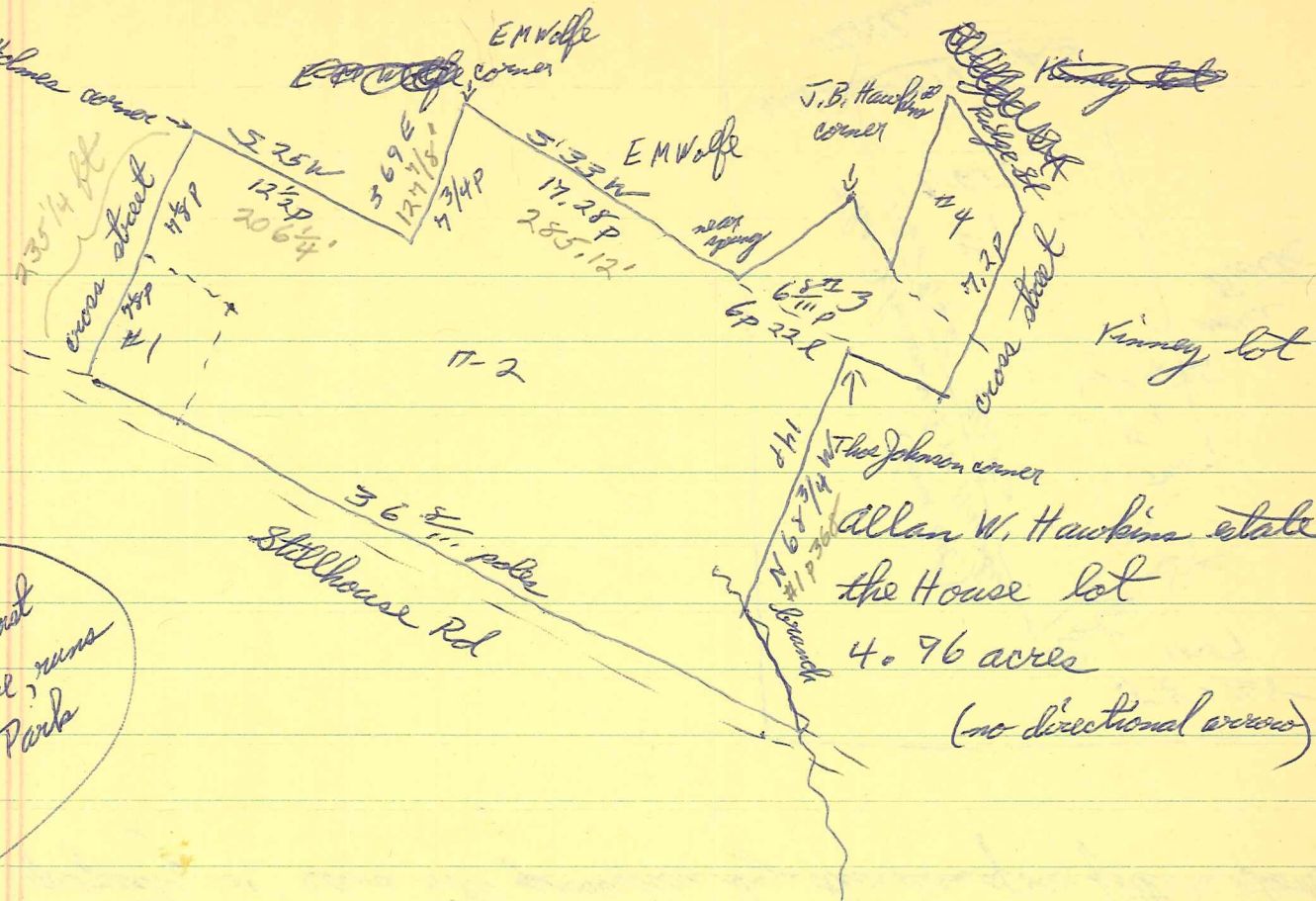
- 70-108 James T, John S, & Fannie S. Hawkins → Charles H. Harmon #600
2/4/1876 "a certain 1 1/2 story brick house & lot situated in W of Alb & Spring
bet the Old L by Rd & what is known as Ridge St.
begin at reserved lane ^{E.W} bet 2 strats, south to John T. Barksdale,
along his line, north along Old L by Rd to said lane,
along lane to beginning
c 2 acres
property, we "came into possession by division of our father's estate"



58-365

~~date?~~
1859

E-branch in just
beyond Cherry Ave, runs
thru Tomler Park



#1 sold to Thomas Hawkins

.23 ac

#2 unsold

4.09

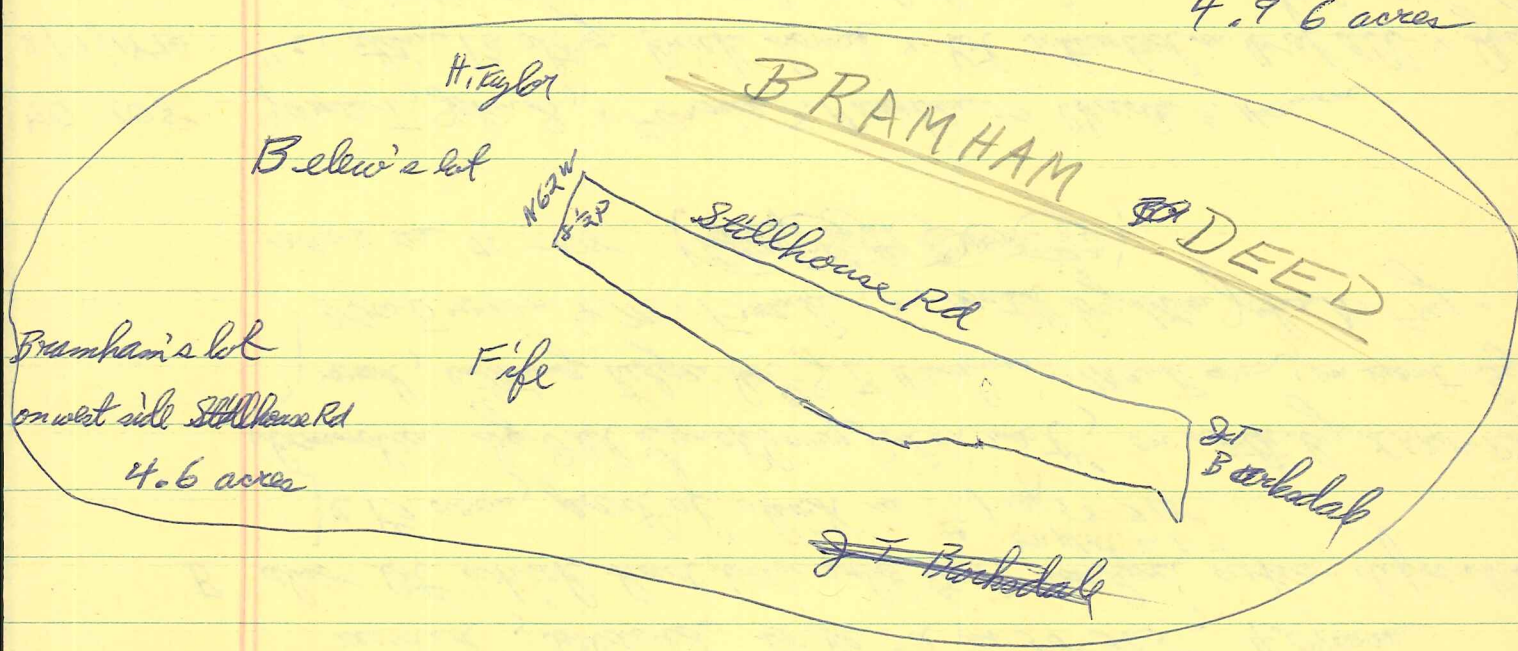
#3 sold to James B. Hawkins

.35

#4 " " Elijah Butler

.29

4.96 acres



~~53-460 lot city for Wolfe 1853~~

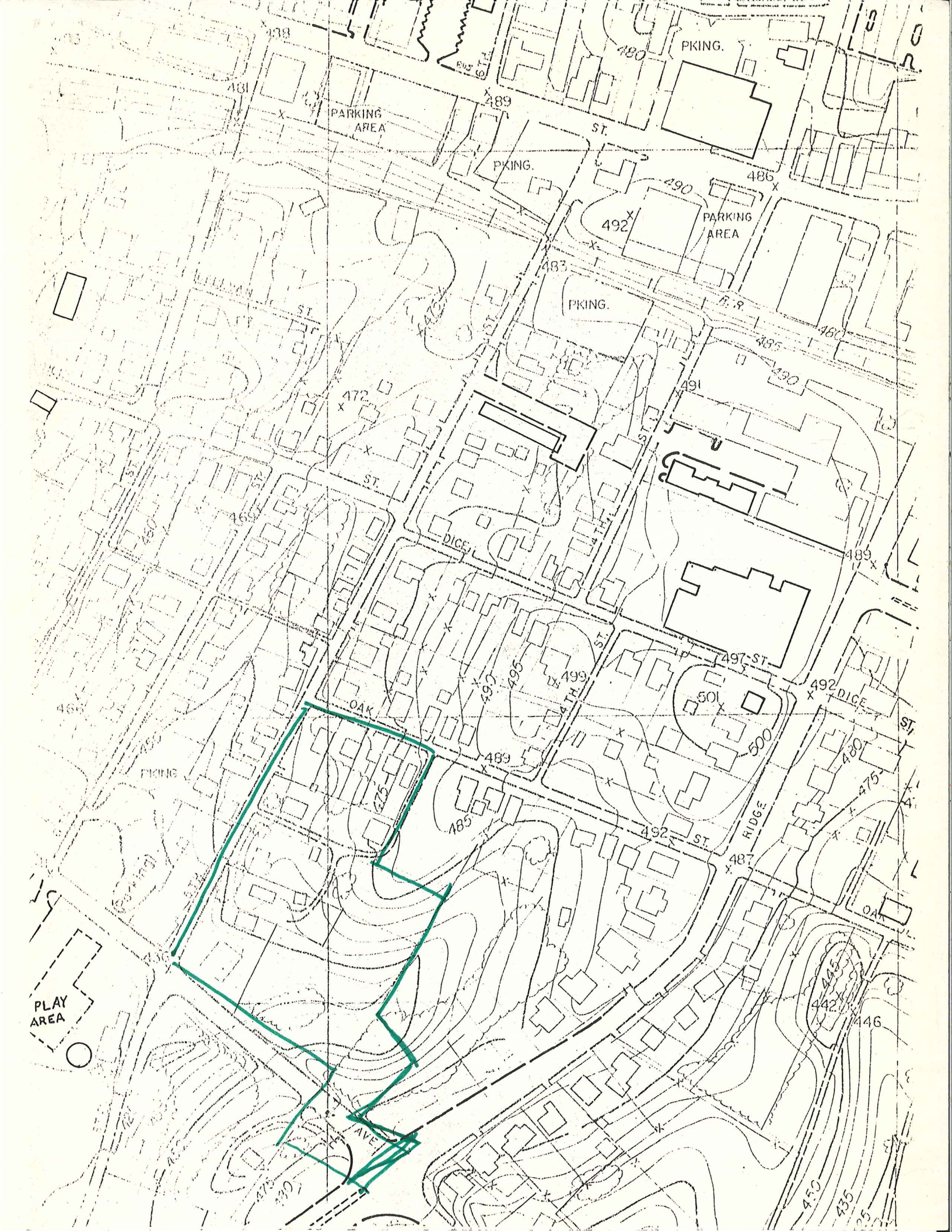
~~38-54 3+ac for Bennett 1840~~

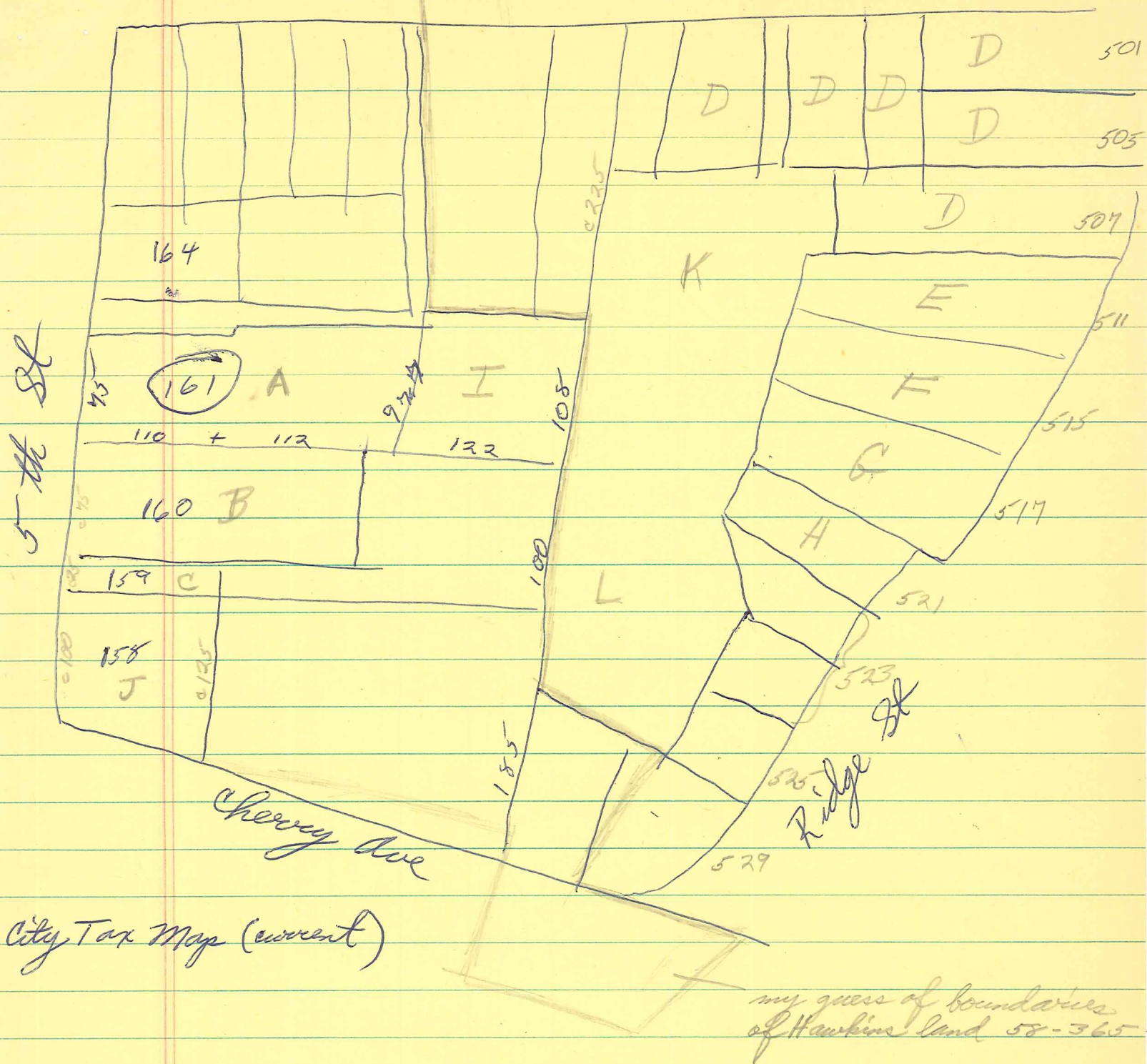
~~28-287+287 4+15+ac for Bennett 1850~~

~~52-364+377 lot for city - EM Wolfe~~

~~42-77 3-4ac -> J.H. Bibb, 1844~~

35-127 3-4ac for N Bramham, 1840





5 acres	1 rod	15 poles
4 "	3 "	4 "
9 "	4 "	19 "

~~28~~ " ~~28~~
= 10 acres — 19 poles

28-287 Alexander & Evelina Barrett → Allen W. Hawkins #535.66

3/10/1829 "a part of the land on which Alexander now resides"
#41 in his plat of lots

5 acres, ~~1 rod~~^{15 poles}, 15 poles


boundaries: Ridge St, ^{41° 40' 9" NW} to new street leading fr Univ
St to Wm W. Hemmings old still house, down new st
S 25 3/4 W 23 p to stake near Bagby's corner, to Ridge St, w/ Ridge St, 25 p.
(S 71 E 34.3 p) (N 44 E)

28-289 Barrett → Hawkins #400

2/11/1830 "a part . . . resides" & a part of lot #40 (~~18 27 1/2~~)

4 acres, 3 ~~rods~~^{poles}, 4 poles

boundaries: new road fr Univ st to Hemmings old stillhouse where it
cross st bet #40 & #41, ^{SE} along cross st, ^{S 71 E 45.85 p} to Ridge St, ⁴⁹ N E 9.16 p along
Ridge, ~~to~~ ^{to} contemplated st, to stillhouse end
N 20 E 8 p 22 l, N 71 W 49 p along contemplated st, to ~~still~~
stillhouse end, down rd S 25 3/4 W 17 p to start

1829 & '30 Hawkins purchased 3 tracts from Garrett;
~~lot # 41~~ lot # 41 - 5 acres 1 road 15 poles 28-287
 part lot # 40 - 4 " 3 " 4 " 28-289

 north end of Ridge St $\frac{1}{2}$ " 33-432
 $9\frac{1}{2}$ " 4 " 19 " = 10 $\frac{1}{2}$ ac, 19p

Hawkins made no further purchases until 1835.

Tax records show no bldg thru 1832 tax (1831).

1833 tax shows \$500 bldg constructed 1832
 on land Hawkins kept after selling $\frac{3}{4}$ a to Marchant (30-6)
 & $\frac{1}{2}$ a to Andrew Hawkins (30-40). (This left him 9a 9p by tax)

Between 1833 & 1839:

Hawkins bought another $\frac{1}{2}$ acre at north end Ridge ^{1835 (34-119)} ~~lot~~
 & sold this & his orig. $\frac{1}{2}$ acre 1839 (37-211, 38-46) - $\frac{1}{2}$ ac

Hawkins re-purchased & then sold Andrew Hawkins's $\frac{1}{2}$ -acre (now w/ brick house) 1838 (36-16, 112) ± 0 ac

Hawkins sold $\frac{1}{2}$ acre "of small dwelling" on Ridge St. 1838 (35-473) - $\frac{1}{2}$ ac

1839 tax shows his 9 ac on Ridge same value, ^{bldg} ~~house~~ & land, as the ^{ac 9p} ~~9a 9p~~ was (i.e. House sold 1838 may be the one built 1832; if so, another of equal value was built \leq 1838. Tax records 1834-38 would show when & if other bldgs added; also, \$500 imp. may represent several houses.)

1839 tax ~~also~~ shows Hawkins still ^{owning} ~~owning~~ Andrew's $\frac{1}{2}$ acre & \$200 brick house (if even a m brick house = only \$200, Wendree house not likely to be \$500 by itself; prob sev bldgs)

1840 tax: amt corrected to 9 ac 9p, now w/ \$600 bldgs

1840

Hawkins bought 3 ac 3 rods 38.7 poles fr Barrett adj' his other Ridge St property (38-54) & 3-4 ac across 5th St fr Bramham (38-127)

1841 tax shows all this property thus:

3½ ac fr Bramham (no bldg)

(built 1842) — \$300 for imp 1843

5½ " \$500 imp added, = \$1100 imp

4 " adj Barrett

(built 1842) — \$1200 imp 1843

~~(Don't figure he owned that~~

*

Hawkins ~~has~~ began buying land on Ridge St 1829 (that incl this site), built 1st house 1832, & went to build & sell houses on property until his death c. 1856. I don't see any way to tell which house was built when, except that Alexander says houses on Ridge were frame & ~~some~~ ^{some} later show extensive construction in 1832 & 1840. ~~Was there any building~~ ^{any} construction after 1840? Apparently not on this tract — prove it, & have house dated 1832-40 (1830 & 1!)

Hawkins - Wandree

1870	2nd list	allan W Hawkins est	^{1/8ms} 3 ac ch	+ 2200 + 2400 = 2400
1850	"	" "	5 ac ^{1/2ms} 3 1/2 ac " "	+ 1100 = 1426 + 300 = 364.75
1848	"	" "	both same 3 3/4 ac adj'd Alex Barrett	+ 1200 = 1260
1831	"	" "	¹⁰ 10 1/4 + 9 p adj A. Barrett	
1832 same			\$15 per ac + 10 bldg = \$157 for Alex Barrett	
1833	"	" "	^{1/2ms} 9 + 9 p " "	+ 500 = 635
			3/4 ac → merchant, 1/2 ac → A Hawkins \$500 added for imp.	

Tax Records

no Hawkins deeds 1821-18³⁸, so safe to assume 1829 was 1st purchase

I've copied:

	31	32	33						39
1840	41		43	44	45	46	47	48	49
1850	51	52	53	54	55	56	57	58	59
1860	61	62	(63)						
1870		(72)	(73)	(74)	(75)				
	81	82		84	85	86	87	88	89
1890	91	92	93	94	95	96	97	98	99
1900	01	02	03	04					

summary by parcel:

(1829 & 230 deed) } I think these are all same parcel

A	10 ac 9 p $\frac{1}{2}$ mi S, adj Barrett	- 1831-32	(\$154) + 0 = \$154	fr Alex Barrett by '33; 3/4 ac \rightarrow Mendenhall 1/2 ac \rightarrow A. H. H. 1/2 ac \rightarrow A. H. H. \$500 imp
	9 ac 9 p $\frac{1}{2}$ mi S "	- 1833-39	(135) + 500 = 635	
		1840-	(613) + 600 = 1213	1/41 - \$500 imp
	8 $\frac{1}{2}$ ac $\frac{1}{2}$ mi S	1841-44	(500) + 1100 = 1600	
	5 ac $\frac{1}{2}$ mi S (3.4 ac \rightarrow John H. Bell 1844 ?)	1846-53	(426) + 1100 = 1526	

	$\frac{1}{2}$ ac $\frac{1}{2}$ mi SW, adj Barrett	1839	(7) + 200 = 207	239; fr same transfer Andrew H. H.
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B	$\frac{1}{10}$ ac $\frac{1}{4}$ mi SW	1840-53	(10) + 0 = 10	fr Alex Barrett
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(1840 deed) C

	3 $\frac{1}{2}$ ac $\frac{1}{2}$ mi SW	1841-43	(64) + 0 = 64	fr Mendenhall Bramble
		1844-50	(64) + 300 = 364	244 - \$300 imp
	2 $\frac{1}{2}$ ac "	1852-53	(261) + 0 = 261	1 acre Day Tract sold

same ?

	4 ac $\frac{1}{4}$ mi SW, adj Barrett	1843	(80) + 1200 = 1280	\$1200 imp
D	3 $\frac{3}{4}$ ac SW, near Barrett	1846-50	(60) + 1200 = 1260	

E	3 ac SW, near Barrett	1846-50	(187) + 0 = 187	
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Tax, Ridge St property

1831-32	10 ac 9 p	+ 0 = 154	
1833	9 " 9"	+ 500 = 635	($\frac{3}{4}$ ac → merchant, $\frac{1}{2}$ ac → land. H., \$500 added for imp)
1839	9 " -	" "	
1840	9 " 9"	+ 600 = 1213	amt corrected
1841-44	8 $\frac{1}{2}$ ac	+ 1100 = 1688	(\$500 added for imp)
1843-44	4 ac <u>12 $\frac{1}{2}$</u>	+ 1200 = 1280 + 2300 = 3968	(\$1200 " " ")
1846-50	5 ac 3 $\frac{3}{4}$ " <u>3</u> 18 $\frac{3}{4}$ "	+ 1100 = 1426 + 1200 = 1260 + 0 = 187 + 2300 = 2605	(3-4 ac → Bill 1844) (4 ac up brick bldg → Ben 1845) 3 ac fr Dunkum 1843)
1851-53	5 ac	+ 1100 = 1426	
1851	3 $\frac{3}{4}$ "	+ 1200 = 1260	
1852-53	2 $\frac{1}{2}$ "	+ 0 = 260.53	
1854	11 $\frac{1}{4}$ ac	+ 1800 = 2925	altered fr record
1855	9 $\frac{1}{2}$ "	" = 2840	
1856	9 $\frac{3}{4}$ "	" = 2915	
1857	" "	+ 2500 = 3412.50	(prob. re-appraised for estate)

Ridge St

	bought	sold	net
1829	5-1-15		
1830	4-3-4		
	$\frac{1}{2}$		10-2-19
1835	$\frac{1}{2}$		11-0-19
1838	$\frac{1}{2}$	$\frac{1}{2}$	
		$\frac{1}{2}$	10-2-19
1839		1	9-2-19
1840	3-3-38.7		12-5-57.7
	3+		12-5-57.7
			13-3-17.7
			217-17

tax, cont

~~1888~~

1882-85	5 3/4 ac	+ 400 = 1150
1882-84	Hawkins 5 3/4 ac	+ 400 = 1150
1885-88	Chickolen 4 1/2 "	+ 400 = 900
1889-90	"	400 + 500 = 900
1891-92	"	900 + 600 = 1500
1893-94	"	" + 1400 = 2300
1895-1900	"	1000 + 2000 = 3000
1901-1904	"	$\left\{ \begin{array}{l} 900 + 1400 = 2300 \\ 200 + 600 = 800 \end{array} \right\}$

(prob bought another house & lot 1895, 1893 increase, w/ no land increase, = addition)

Hawkins

1850 Allan W. Hawkins 5 ac $\frac{1}{2}$ m 5 ch'v + 1100 = 1426
 $\frac{1}{10}$ " ~ SW " + - = 10
 $3\frac{1}{2}$ ~ " " + 300 = 364
 $3\frac{3}{4}$ ~ " " near Barrett + 1200 = 1260
 3 ~ " " " + - = 187

same as 1850; 1849, 1848, 1847, '46

1844 R $8\frac{1}{2}$ ac $\frac{1}{2}$ m 5 ch'v + 1100 = 1688

N Ridge

$\frac{1}{10}$ " $\frac{1}{4}$ m SW " + - = 10

Bramham

$3\frac{1}{2}$ " $\frac{1}{2}$ m SW " + 300 = 364

\$300 added for improvements

1843 same + 4 ac adj Barrett $\frac{1}{4}$ m 5 ch'v + 1200 = 1250

\$1200 added for imp

Bramham (also see house $3\frac{1}{2}$ ac 1843)

1840 R 9 ac 9 p $\frac{1}{2}$ m 5 ch'v + 600 = 1213 amt corrected

N Ridge

$\frac{1}{10}$ ac $\frac{1}{4}$ m SW " + 0 = 10 for Alex Barrett

(1841 same as 1843 w/ these notes:

Bramham $3\frac{1}{2}$ ac - for N. Bramham, O bldg

R

$8\frac{1}{2}$ ac - + \$500 for improvements

1839 R 9 near ch $\frac{1}{2}$ S + 500 = 635

N Ridge

$\frac{1}{2}$ adj Barrett $\frac{1}{2}$ SW + 200 = 207

for Sample, binder for Andrew Hawkins

1845 # 23 + 24 + 1000 = 1500

for John H. Bobb 1845

Hawkins - Wondree house

~~1850-1851~~ ~~allan W. Hawkins~~

- all Allan W. Hawkins property year by year 1850-1871,
incl value of improvements on property sold & bought
- Greenfield and 50, 52, 55, 56, 59

18 ⁴⁶ 50 -50	Allan W. Hawkins	A 5 ac $\frac{1}{2}$ m S Ch'o	+ 100 = 1426
		B $\frac{1}{10}$ " $\frac{1}{4}$ m SW "	+ 0 = 10
		C $3\frac{1}{2}$ " $\frac{1}{2}$ m " "	+ 300 = 364
		D $3\frac{3}{4}$ " $\frac{1}{2}$ m " " near barrett	+ 1200 = 1260
		E 3 " " " " "	+ 0 = 187
		<u>15.35</u>	

1851 1st lot ABCD same as '50; E and

1852 Foster AB same, ~~50, 51~~

~~1853~~ C { Ely Norris (22 $\frac{1}{2}$ ac?) + 0 = 260.33 off 1 acre
→ Ely Norris
for Saunders,
tr for Hawkins
+ 0 = 104.22

1853 AB same as '50, C same as '52

1854 Allan W. Hawkins 11 $\frac{1}{4}$ ac $\frac{1}{2}$ m SW CR + 1800 = 2925 altered for Rount

1855 " 9 $\frac{1}{2}$ " " " 2840 13/4 ac → Wolfe
& Holmes

James B " $\frac{1}{2}$ " " + 200 = 225 for Allan W. Hawkins

1856 Allan W. " 9 $\frac{3}{4}$ " " + 1800 = 2915 $\frac{1}{4}$ ac for Wolfe

1857 " " est " " + 2500 = 3412.50

1858 same, 259

1860 Allan W. Hawkins est 9 $\frac{1}{4}$ + 2500 = 3300 .35 ac →
EM Wolfe

1861 " 3 + 2200 = 2400 6 $\frac{1}{4}$ ac →
various people

(Ely Norris 3/8 ac + 250 = 300
Jno Burkholder & Jno Fry 4 $\frac{1}{4}$ ac + 0 = 425
3/8 + 250 = 300
3/8 + 0 = 25

1862 same

Wendree house

Wendree house

City

- 1903 - 3rd ward - " - south side Oak - \$200 + \$600 = \$800
" " Mrs Anna E Chisholm - \$408 - east side 5th - \$900 + \$1400 = \$2300
1904 - both same
1902 - ~~both same~~
1901 - ~~both same~~ (but Mrs Anna E. Chisholm owned other property in city)
1900 - ~~3rd ward~~ - Mrs Anna E. Chisholm - acwadd - e side 5th - \$1000 + \$2000 = \$3000
1899 " " " " side 2 by Rd - " " "
1898 " " " " side 2 by Rd - " " "
1897 same " from A. Hawkins
1896 same (so why ?)
1895 same
1894 same except value 900 + 1400 = 2300
1893 same
1892 same except value 900 + 600 = 1500
1891 same
1890 same except value sat 400 + 500 = 900
1889 same

Albemarle

- 1888 1st dist Child - Ann E Chisholm - 4 1/2 ac 500 + 400 = 900 Extension
1887 " " ml
1886 "
1885 Wm B. Chisholm 4 1/2 ac 1 mi so + 400 = 900 for J S, J T, & M H Hawkins
James B Hawkins 1/4 " 1/2 " " + 100 = 250 off 4 1/2 ac Wm B Chisholm recorded
1884 " 5 3/4 " " " + 400 = 1150
1882 J S, J T, & M H " 5 3/4 " " " " " quantity recorded
1881 " " " " 13/4 " " " " for John & Frances Hawkins

1875-
1874 - Ch'v township - Geo Jas, & Fannie Hawkins - $3\frac{1}{2}$ ac Ch'o $1949.50 + 0 = 1949.50$

1873 nl ↓ same 7 also 72
1872 .. Allan Hawkins est - 5 ac Ch'ville $1100 + 2200 = 3300$

1863 Allan W Hawkins est - 3 ac near Ch'ville $200 + 2200 = 2400$

6-7206

Mrs Wondree - 74 yr old

when house was built (each section)
+ by whom

- who would know, who could tell me more?
- cemetery on her place - fam ever go there?
- was it same Hawkins fam that had ^{dry goods} ~~clothes~~ store?
- who owned it when students ate there?
- bldg that was across st

Greenfield - 1854

Mr ^{FAD} Eddins, ~~was~~ (dry cleaner) ~~he~~ remembered it as a student
front room - dr, back added later, students ate there
backyard wine cellar

hasn't heard of Hawkins

49 years there

plank floors, rotten when moved in

rafters w/ wooden pins

saw it, bought it, ^{friction back} moved in same day, 49 years ago

"a lot of people lived there, but didn't own it"

call first ~~time~~
with high blood pressure

1977
- 49
1928

alley by house

interior doors (may not be any)

~~Wendee~~

Wendee house

1½ story (~~or 1 story w/ attic~~)

fairly steeply pitched gable roof, roll roofing

~~2 sections~~

2 houses (double cabin) w/ chimney between

some sort of passage & closed ^{up} to coincide ^{at front} in front; I set back a little

exterior end, chimney concrete-covered above roof } } - staggered

attic window 4/4 sash - 1 in at left ^{end}; 1 (prob 2) by chimney on rt

5-course Am bond end I, Flemish front I

bldg I 3-bay, 6/6, architrave ^(decorative) looks above as if saw track, stretchers, ^{below} but has dry

porch - ^{flat} roof, 4 over-size of posts, sq spindle fence tacked on

bldg II - 1 bay, ½ story below I sm, w/ headers above

mowstrodding, both

" , brickwork, roof slope ^{fit bldg} match; floor level, windows don't

7-course Am bond front II

sm frame addition at end II, same level, only 1 story, so low; ^{6/6 window on front, level of II}

I looks better pointed than II

II end - door & 2 ^{4/4} windows on 2nd floor - later?

(½-story below I, so it's 2 full stories)

no eaves at all; flat roof ends flush w/ wall; no rafter ends visible

wings don't overhang either, flush

door - 2 tall panes above

found concrete new, lower bricks repointed

no main floor windows end I

panes

rear I - 2 ^{windows} (6/6 on front, but bricks undisturbed)

& door (matches front, also ^{wide} arch trim)

mowstrodding, 5-course

2-room ^{8-b} concrete wing behind II + ^{4 ft} connection ^{gable other way} } K

4/19
P
1852

2x8, hand hewn?
II - dr - exposed beams, low
corner stairs, replaced | had fireplace w/ pot hooks
rough plaster | above by chimney
concrete floors

white wing wraps around end & rear

Springfield [built] (dec 34 yr ago), fed students, Eddins ate
Burnley brick yard
49 yr here

was tiny window end II; they built porch above;
door, windows, & steps there
they built ~~wings~~ additions

II corner stairs, rough
bare bricks above

3 steps between sections

I ypl mantel
rough plaster

arch trim, wide windows

14 steps, 5x9

2 tiny rooms wind either side, low
hall & room, room

had low paneling

unsanded floors

higher ceilings

→ had to window blinds & s, replaced windows

→ had plank doors (both)

no base

sm stoop had sunk

Ridge-Cherry corner house was Hawkins
very little orig fabric inside
brick joints - ?



more questions

corner stairs in orig section: paneled or what?
orig mantel?

II - window 4-casement?

Hawkins may have moved ^(or moved back) to this house when hard times hit

Landmarks Commission field trip
3/21/86

original to section I:

nearly all int & ext trim, cyma reversa
2 window sash

flooring

(chair rail there, but wainscot replaced)

(doors, most window sashes, & mantel replaced)

may have had small int. porch -

nail holes ~~in~~ in brick for pilasters

Ed says was once quite elegant

