



IDENTIFICATION

Street Address: 600 West Main Street
Map and Parcel: 29-6
Census Tract & Block: 1-303
Present Owner: Roy C. & Virginia M. Haney
Address: 314 Montebello Circle
Present Use: Restaurant (vacant) & apartment
Original Owner: James B. Hawkins
Original Use: Rental Property (residence)

BASE DATA

Historic Name: Hawkins-Perry House
Date/Period: 1873
Style: Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: B-3
Land Area (sq.ft.): 34½' x 125½' (4161.6 sq. ft.)
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is a two-storey, three-bay, single pile house on a high foundation, with a rear addition that has an above-ground basement. The main section follows the side hall plan and has a single interior end chimney at the western end. A one-storey veranda at one time covered the eastern two bays of the facade. The steep bellcast gable roof is now covered with light gray composition shingles. It has projecting eaves and verges, boxed cornice, and a wide cornice board. The brick in the original section is laid primarily in American-with-Flemish bond, with five-to seven-course predominating, but the brickwork is irregular. The complex of rear additions has grown and changed over the years. The first was an apparently original one-storey wing covering the western two bays. A second storey was built above it before 1896. The brick in the second storey is laid in a seven-to-ten-course American bond, and the roof is a medium-pitched hip, now covered with light gray composition shingles. Differences in the brickwork make the silhouette of the original one-storey wing's steep gable roof and interior end chimney clearly visible in the rear wall. A back porch beside the wing and covering the eastern bay of the main section was enclosed and later enlarged to two stories with a hip roof matching the one beside it. The brick in this section is laid in stretcher bond, and it has a cinderblock foundation. A one-storey, medium gable-roofed addition at the basement level was built behind the original rear wing before 1896 and removed within the last few years, leaving its silhouette still visible. The one-storey, flat-roofed store addition with parapet ends covers the facade and

HISTORICAL DESCRIPTION

is built of brick laid in stretcher bond with large glass display windows and a recessed central entrance. Above it, a one-room second-storey addition, flat-roofed and covered with aluminum siding, covers the eastern bay of the facade. Access to the living quarters on the second level is by a side door cut in 1931 into the original side hall at the foot of the two-flight staircase.

In 1872 James B. Hawkins, who lived at 529 Ridge Street, purchased this lot on the eastern edge of the subdivision of the old Delevan Hotel property (ACDB 66-712). Tax records show that he built this house the next year. The 1877 map shows it as the only building between the Delevan and 5th Street. This house and two more that he later built immediately west of it, were probably used as rental property. W.O. Watson bought this house from Hawkins' estate in 1920 (City DB 37-142) and sold it in 1922 to S.F. and L.E. Coiner, who were probably the first owners

GRAPHICS

to live in the house (DB 40-390). Cecil A. Perry, who had a grocery store across the street, bought the house from the Coiners in 1931 (DB 73-335). He lowered the floor of the first storey several feet to street level, removed its front wall, and built a one-storey storefront addition across the facade. For forty years his family operated the Midway Cash Grocery on the first level and lived above. The present owners bought the house from the Perry family in 1975 (DB 363-375). It has had several uses in the last few years, the most recent being a restaurant.

Additional Deed References: City DB 85-330, 338-99; City WB 1-129, 14-555.

SIGNIFICANCE

This is one of two remaining of the vernacular dwellings built along West Main Street in the last half of the 19th century.

CONDITIONS

Fair

SOURCES

City/County Records
 Roy C. Haney
 Stuart L. Perry
 Sanborn Maps - 1896, 1907, 1920

1877 Ch'ville map
 Charlottesville
 City Directories





600 West Main

363-375	Roy & Va M Haney	4/9/75	\$19,000	plat 363-379
338-97	Stuart Lee Perry	7/21/72	3,800	
WB 14-555 (5557)	Rodney " "	12/18/70		
85-330	Carl A. "	5/13/35		
73-335	" " & Bertha "	6/5/31	6,500	plat ACDB 64-172
40-390	JF & LE Cimer			

commercial & 1 apt

brick

hardwood up, pine down

cheap constr

built 1880-31 (see), ~~1880~~ "1880-1931"

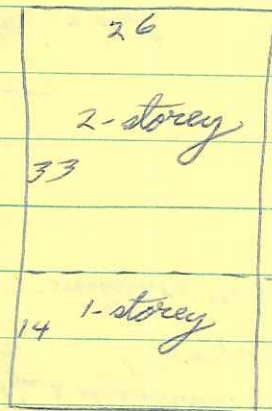
4 rooms, 1 1/2 b

1-storey 14' x 26', 2-storey 26' x 33'

earlier wood dwelling

re-roof 1971

1960



Hawkins c1872 - 1920 = 48 yr

Perry 1931 - 1975 = 44 yr

1870 2 lots → Wood \$500 - 1: no house
1872 " → Hawkins \$300 " " "

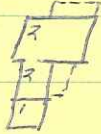
built 1872-1896?

1870 tax same 1891 as 1897, all on 3 houses

1896 house on Sanborn map

1945 Midway Cash Store; Carl Morris above
 1953 City Dir Midway Cash bro; Mrs Nellie Ballou & Stewart Brown jeweler
 1962, '70 " " " ; Cecil Perry (owner) (his store & lives upstairs)
 1-

1896 Sanborn dwelling



1931 City Dir - Corner (junk shop on corner; h 600 W Main)
 (Perry's gro 605, h JPA)
 1924 " " " - milliner 709 W Main, h 600 W Main

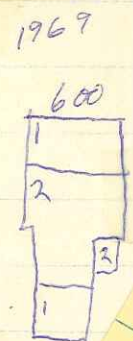
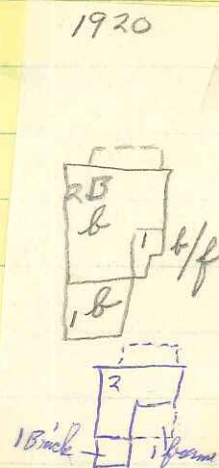
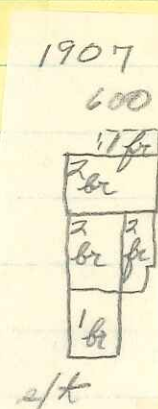
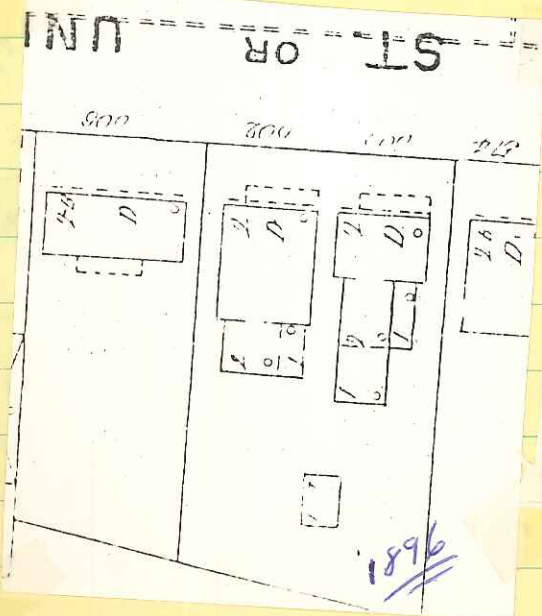
Haney (1975) age bldg
 3-2998 tenant store vacant
 apt -

Old R. Ry. Store built on - always there
 porch?
 ask (Cory's T. Co) Perry
 (Perry's only ones ever lived there)

Stewart Perry 973-4495 home
 4 work
 ~1900 - deed book says + will

c 1920-25
 fr scratch

came fr Hot Spex c 1920-25
 raised ceiling 1st floor lowered 1st floor c 3 ft
 was residence + built addition at same level
 built addition on front of
 1900 subdivision of farm



~~302 4105~~
~~302 4105~~
~~302 4105~~

30-389 Holsinger, 25' St
14-376

600 West Main

40-390 W O Watson -> SF & LE ~~corner~~ Corner #4000

6/22/1922 600 West Main, 34'3" on Main, back 12 1/2' to RR
see 31-185 for western boundary
same as 37-142

37-142 C Marcus Johnson, ^{of J B Hawkins et al} Tr, vs Martha Leroy Wingfield et al
1/1/1920 -> W.O. Watson #2500

600 West Main
eastern portion of Lot #1 on plat of Delevan property
A C D B 64-172

A C D B 66-712, 1872, Lot #1, ~~John Wood Jr~~ -> J B Hawkins
see also plat A C D B 76-187
J B Hawkins's will: City WB 1-219

A C D B John Jr + Eliza J Wood -> Jas B Hawkins #300
66-712 ~~lot "Prentiss lot"~~ 50', Lot #1
1/5/1872 bounded by Prentiss lot on east, Wood -> Wheeler & Hawkins on west

64-172 Plat of Delevan Property
(This is ~~lot~~ easternmost Main St lot; should trace)
property 1760' on Main, back 423-754
Cabell St E-W, Delevan St N-S
also A C D B 76-187

166
264
324
754

eastern of 2 lots Philip B Cabell & wife -> Charles Wood 3/7/1870
& Chas -> John Wood Jr 3/2/1871 66-713?

66-713 Charles & Chas F Wood -> John Wood Jr #500
3/2/1871 both lots

65-170 P B & Julia C B Cabell -> Chas Wood #500
2/7/1870 Lots 1 & 2

600 Tax

1888 lat town J B Hawkins ~~c 3/4a~~ +1500 = 1500 extra

a 1 1/20a +1200 = 1510 "

~~d 1/4a~~ +100 = 250 "

b lat +2000 = 2100 "

1886 lat

" " c ~~3/4a 1/2m S~~ ¹³⁰⁰ ~~+1500~~ = 1500

" , '85

a 1 1/20a 1/2m W 311 +1200 = 1511

" , '85

~~d 1/4a~~ " " 150 +100 = 250 " off 4 1/2a Hawkins Wm B Chisholm corrected "

" , '85

b lat " " 110 +2000 = 2110

1884 , '82 lat

" " a 1 1/20a 1/2m W ~~(1500)~~ +200 = 511.50

" , '82, 21893

(westonly) ~~d 1/4a~~ " " " = 150

1882

b? { lat 1/2m W 150 + 1050 = 1200
" " " 275 + 325 = 600

1873 , '75, '76

Jas B Hawkins m 1 ac 13 poles Delewan 1/2m S W +0 = 632.50

1872

" " 3/4a 1/4m W +900 = 1200 (S 1873)

"

" " m 1 ac Delewan 1/2m NW +0 = 632.50 for JH Beck at lat by TB Rabel

1875

" " ab? 1/4a 1/4m W +700 = 900

1876 , '78, '80

" " 3/4a " " +0 = 250

" , '78, '80

" " ab? 1/4 " " " +800 = 1000

1878

" " m 1 ac 13 P " " +0 = 532

" , '79

" " 1 3/4a " " +0 = 350

1879

" " m? 1 ac " " +0 = 400 of 1/2 ac to Mary. H. H. H.

Summary: 1872 1 ac Delewan +0 = 632.50

1873-76 1 ac 13 poles " +0 = "

1878 " " " " +0 = 532

1872

John Wood

1873 1/4 ac +0 = 1100 +20

1876-80 " +800 = 1000

1882-84 " +0 = 150

43,560 sq ft = 1 acre

1 ac 1 road 13 poles = $1\frac{1}{4}$ ac + $\frac{13}{160}$ ac = $1\frac{1}{5}$ ac

orig. 50' x 125' lot = 6,250 sq ft = .14 ac — not $\frac{1}{4}$ ac, must be "lot"

2 lots (#1 & 2 bought 1872) = .28 ac = $\frac{1}{4}$ ac

1931	SE & LE Corner	600 W Main	1400 + 1500 = 2900	
1932	Cecil A & B. Ethel Percy	" "	" + 2500 = 5900	for corner, imple. addy

1873	Robert J. B. Hawkins	$\frac{1}{4}$ ac Ch' & $\frac{1}{4}$ mn	+0 = 200	for Chas Woods Said for J. Woods Jr
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1874, 75	"	"	+700 = 900	
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1876, 78, 80	"	"	+800 = 1000	
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1882	{	"	lot " $\frac{1}{2}$ "	+1050 = 1200
		"	" " "	+325 = 600

1885, 86	"	lot	"	+2000 = 2110
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1888	lumber	"	"	" = 2100
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1889, 90	{ Peter H. Wood	"	South side Main	4000 " = "
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1890, 91	"	"	"	+1200 = 1500
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1891-94	"	"	"	+3500 = 4000 · 3 bldgs
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1897	"	"	"	= 4500 "
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1901	{	600	W Main	400 + 1800 = 1400
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		602	"	" + 1100 = 1500
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		609	"	" + 1200 = 1600
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3, 20 - 3, 25
 4, 15 - 4, 20
 4, 30 - 4, 40
 5
 10
 5
 25

600 W Main

2-story

brick - sides 5' x 6' - 1/2" am up 1" len, facade 1' x 7' am - up 1" len

3 bay, single gable, w/ rear wing (must be side-hall plan)
 short, unclipped int end chim west

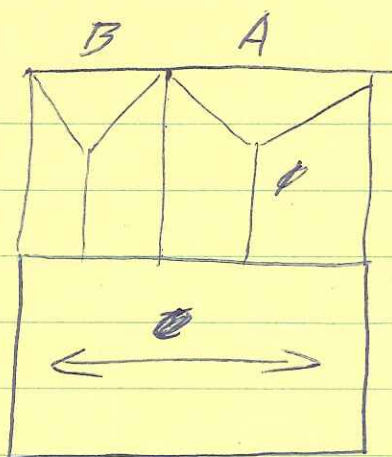
steep bellcast gable roof, lt gray asphalt shingle
 projecting eaves & verges, boxed cornice, wide cornice board
 rear addn - lower pitched, gable to rear hip

left front bay (2nd storey) covered by sm flat roofed,
 alum siding addn

windows 1/1 w/ no surrounds

store: entire front, flat roof, 1-story, brick
 display wind w/ recessed central entry
 pargep ends

~~547~~



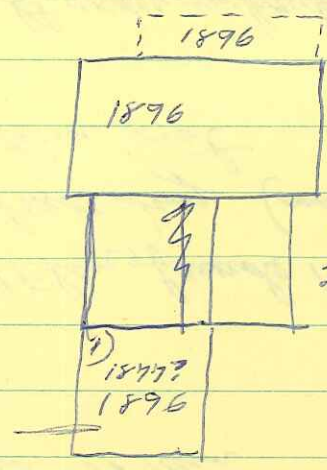
B - possibly 1 storey at a time
CB found, basement
stretchers bond
6/6 wind, wooden sills

A - outline of steep gable-roofed 1-storey wing w/ int
and chimney $\frac{1}{4}$ in wall; 7-c Am & Am-up-Flam bonds.
2nd-storey - 7-10 c Am
mark of roof of basement ~~at~~ wing now gone
brick found,

front wall gone at 1st level
side door to ^{orig} 2-fl enclosed stair

first appeared on Sanborn maps:

1st - orig?
2nd - 1896



1896?
1st 1896; 1920 brickwork
2nd 1907 frame
1896

21

Cathel

20

19

18

Delevan Street

17

16

James B. Hawkins

S Street

15

14-716

14

R.R.

13

Fredrick Munson

12

11

10

9

8

7

6

Prentiss
Proffell
& Wheeler

5 Prentiss Proffell
& Wheeler

4

3

2

Ch Wood

1

11

64-172

Delevan Property

1869

(from revision)

600

WB 1-219

use of bldg

000

"to son Benj Lee Hawkins, in the for chn, a 2-story & basement brick dwelling house & lot situated #604 on south side of West main St, adjoining ~~on~~ & on east side of Carver's road & coal yard also a brick dwelling house & lot, #602, next house east of sd #604

"to grandson Marcus Johnson, in the for chn, a 2-story brick dwelling house w/ 1-story addition, & lot, situated #600, on south side of West main St adjoining #602...
dated Feb 1902

600 W. Main St.

Charlottesville

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES

