

Architectural And Historic Survey



Identification

STREET ADDRESS:	817 West Main Street	HISTORIC NAME:	Henry Balz Building
MAP & PARCEL:	32-148	DATE / PERIOD:	c. 1882-84
CENSUS TRACT AND BLOCK:		STYLE:	Vernacular
PRESENT ZONING:	B-3	HEIGHT (to cornice) OR STORIES:	2, 1
ORIGINAL OWNER:	Henry Balz	DIMENSIONS AND LAND AREA:	(see 811-815 West Main Street)
ORIGINAL USE:	Barber Shop	CONDITION:	Good
PRESENT USE:	Restaurant	SURVEYOR:	Bibb
PRESENT OWNER:	Carter Agency, Inc.	DATE OF SURVEY:	Fall 1978
ADDRESS:	P.O. Box 1885 Charlottesville, VA	SOURCES:	City/County Records Charlottesville City Directories Martin J. Romanac, Rep. of the Carter Agency Sanborn Map Co. - 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

Built in the corner of a triangular lot, this very small building has the shape of a right angle trapezoid. It consists of a one-over-one room front section and a small one-storey rear wing, part of which is probably original. The one-storey wing was later extended to wrap around behind part of the adjoining building. It is built of brick laid primarily in six-course American bond, painted white. The first level of the facade is faced with a light gray mottled Formica around the display windows and the single-light entrance door with transom in the eastern side bay. There is no cornice above the storefront. The facade is three bays wide. Windows at the second level are segmental-arched, double-sash, two-over-two light, with wooden sills and no surrounds. Side and rear windows are six-over-six light, also segmental-arched. The ceiling lights and roof level are slightly lower than those in the adjoining building. A parapet with boxed cornice, corbelled cornice stops, and paneled frieze with brackets and dentil moulding, conceals a steep shed roof covered with standing-seam metal. The present tenants have stripped off the interior plaster to expose the brick walls in the small trapezoidal lunchroom and have installed flooring from Nydrie.

HISTORICAL DESCRIPTION

This building and the adjoining one are among the earliest storefront buildings along the West Main Street corridor and are the oldest ones still standing. Henry Balz, who owned a confectionary shop downtown, purchased a triangular lot on "University Street" and bordering the Charlottesville and Rapidan Railroad from the estate of John Barksdale in 1882 (ACDB 80-155). Tax records indicate that a small building was erected the same year. That was probably this building at 817 West Main Street. The larger building at 811-813 was built before 1885. #817 housed a barber shop for a while around the turn of the century, and for the past sixty years it has been occupied by a succession of small lunchrooms. The current one differs from the others in that it is directed more toward a University, rather than a neighborhood and railroad clientele. The present owners purchased the property from the Balz heirs in 1974 (City DB 356-386).

Additional References: City DB 71-48, 79-132.

SIGNIFICANCE

This building and the adjacent one were among the first storefront buildings erected on West Main Street, and they are the oldest ones still standing.

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM*Reviewed by Margaret Peters*

DHR Identification Number: 104-0314

Other DHR Number:

Property Date(s) 1882

PROPERTY NAMES

Balz Building I (817 W. Main St.)

EXPLANATION

Historic/Location

Kristina's West Main Street

Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District: N/A

Tax Parcel: 32-148

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
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817 -	West Main Street	
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Vicinity: Town/Village/Hamlet:

Name of National Register Historic District:

Name of DHR Eligible Historic District:

Name of Local Historic District:

817 West Main Street Minor Design Control District

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

Built up, building overlooks railroad tracks on west side.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Commercial Building	Historic

TOTAL: 1

Historic: 1

Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Masonry	Brick	American bond
Roof	0	Shed	Metal	Standing Seam
Window(s)	0	Sash, double-hung	Wood	1/1

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1882 ca

Source of Date: Local Records

Architectural Style: No Style Listed

Description:

Building has a triangular footprint due to its irregularly shaped lot adjoining the railroad tracks. Notable features of the front elevation include a bracketed wood cornice with recessed panels and a dentil molding, and a corbeled segmental-arched window heads and molded window trim. Other features include a one-story rear wing and a flue.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

Store front is a modern reworking.

Number of Stories: 2.0

Interior Plan Type: Other

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Architecture/Community Planning
Commerce/Trade

Significance Statement:

This two-story brick commercial building is an architecturally notable example of the buildings built along West Main Street at the end of the nineteenth century. The building contributes to the historic character of the street. Henry Balz had this building built in 1882; within three years he had added the larger building at 811-13 W. Main. The building served as a barber shop during the late nineteenth and early twentieth centuries; in 1893 it was occupied by Samuel Perkins, a black barber. In later years it was occupied by a succession of restaurants.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14632	1 -	2/ /1996
B&W 35mm Photos	14633	34 -	2/ /1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn maps of Charlottesville, 1891+

Notes:

Maps date to 1891, 1896, 1902, 1907, 1913, 1920, 1929, and 1939.

Sequence #: 2.0 Bibliographic Record Type: Book

Author: Chataigne, J. H.

Citation Abbreviation:

Chataigne state business directories, 1877+

Notes:

Directories date to 1877, 1880, 1884, 1887, 1890, and 1893.

Sequence #: 3.0 Bibliographic Record Type: Book

Author: Hill Directory Co.

Citation Abbreviation:

Hill state business directories, 1896+

Notes:

Directories date to 1896, 1906, 1911, and 1917.

Sequence #: 4.0 Bibliographic Record Type: Local Records

Author: City of Charlottesville

Citation Abbreviation:

Charlottesville Architectural and Historic Survey files

Notes:

Files archived at the Department of Community Development.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: / /1996

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: J. Daniel Pezzoni, Preserv Consult

ID # Associated with Event:

CRM Event Notes or Comments:

Recon survey of historic resources located in the West Main, Wertland, and

Ridge Street and University Corner areas of Charlottesville conducted for
the

city's Department of Community Development in 1996.

MAILING ADDRESS

Honorif:

First :

Last :

Suffix :

Title :

Company: Hi-Starr Limited Partnership

Address: PO Box 7885

City : Charlottesville

State: VA

Zip : 22906- Country: USA

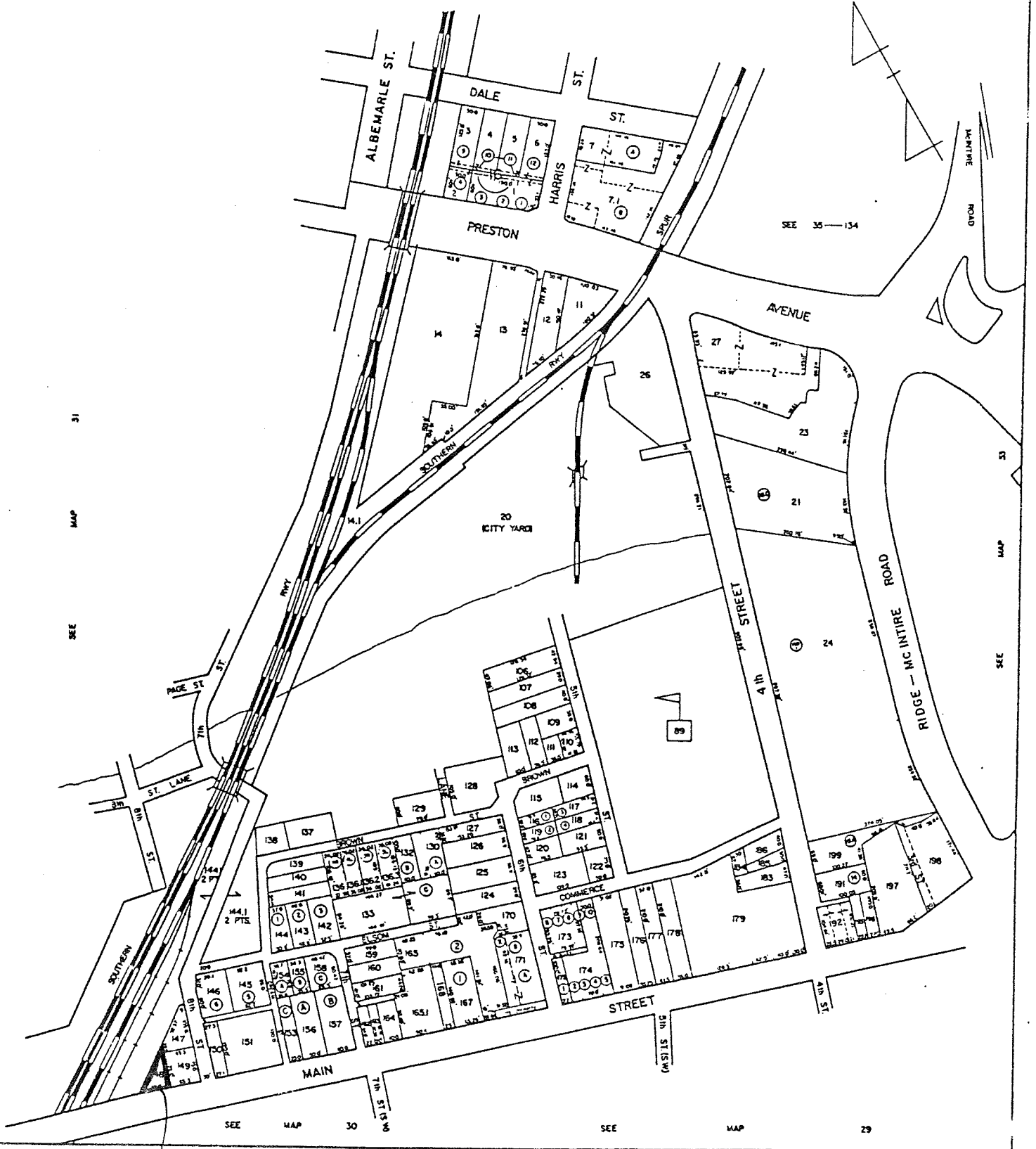
Phone/extension: - -

Individual Category Codes:

OWNER Owner of property

CITY OF CHARLOTTESVILLE

SEE MAP 35



reconnaissance main screen 1 of 7

Where is data filed at DHR?

DHR Idem. # _____

Other DHR no. _____

Property date(s) _____

Seq. #

Name

Property Name(s)

Explanation*

Kristina's W - M - St -

Address	Alternate spelling	Former/current	Historic/location	Original
Address-current	Current	Function/location	Location	VLR listing
Alleged	Descriptive	Historic	NHL listing	
Alternate name	Former	Historic/current	NRHP listing	

County/Ind. City _____

State VA Virginia _____

Magis'l District _____

USGS Quad Map Name _____

Center UTM-Zone/East/North _____

Tax Parcel Number 82-148

UTMs of Boundary _____

reconnaissance main screen 2 of 7

Restrict Location and UTM data? _____

Suffix Thoroughfare Name

Addresses

Explanation

B17 001

Address Superfield Screen

Sequence Number _____

Address Explanation

Main Street Number _____

Alternate

Name Change

Number Suffix _____

Current

Number Change

Street Name _____

Vicinity of: _____

Town/Village/Hamlet _____

Name of National Register Historic District

Name of VDH Historic District

Name of Local Historic District

reconnaissance main screen 3 of 7

Physical Character of General Surroundings

City

Hamlet

Rural

Suburban

Town

Village

Built up, overlooks on tracks on W

Site Description/Notable Landscape Features

Ownership

F Public-Federal

P Private

L Public-Local

S Public-State

NR Resource Type

B Building

S Site

D District

U Structure

O Object

Seq. #

of

Wuzit Count

Wuzit Types

Historic?*

Total

Historic

Non-Historic

Historic

Non-Historic

Undetermined

reconnaissance main screen 4 of 7

Primary Resource Exterior Component Description

Component	#	Comp. Type/Form	Material	Material Treatment
chimney(s)	1	carved	wood	bracketed
columns	1			
cornice	1			
dormer(s)	1	mas	NV	stained glass
foundation	1			
porch	1	shed	wood	stained glass
roof	1	mas	br	random 25 Am.
walls	1	ble	wood	stained glass
windows	1			

Individual Resource Information

Seq. # Wuzit

Primary?

Date Built

Individual Resource Superfield Screen

Sequence Number _____

Wuzit _____

Primary Resource?

Estimated Date of Construction _____

Source of Date _____

Architectural Style

Art Deco	French Colonial	Late Gothic Revival	Prairie School
Beaux Arts	French Renaissance	Late Victorian	Pueblo
Bungalow/Craftsman	Georgian	Mid-19th C.	Queen Anne
Chicago	Gothic	Mission/Spanish	Renaissance
Classical Revival	Gothic Revival	Colonial Revival	Romanesque
Colonial	Greek Revival	Mixed (more than 3 styles	Second Empire
Colonial Revival	International Style	from different periods)	Shingle Style
Commercial Style	Italian Renaissance	Modern Movement	Skyscraper
Dutch Colonial	Italian Villa	Modern	Spanish Colonial
Early Class. Rev.	Italianate	No Style Listed	Stick/Eastlake
Early Republic	Late 19th &	Octagon Mode	Tudor Revival
Exotic Revival	20th C. Revivals	Other	
Federal	Late 19th & Early	Postmedieval English	
	20th C. Amer.		
	Movements		

Description

Triangular at point to fit odd lot,
 carb' stage 1 arch window w/ mottled trim, br blue
 corn w/ red panels + dentil mtdg between saws
 bracks, round 1st st stone point
 15 rear wing

Condition	Excellent	Good	Good-Fair	Poor	Remodeled
Demolished	Fair	Good-Excellent	N/A	Rebuilt	Ruinous
Threats to Resource	Development	Neglect	None Known	Relocation	Trans. Expan.
Deterioration	Major Alteration	None	Public Util. Expan.	Structural Failure	Vacant

Additions/Alterations Description

Number of Stories 2 Conditional Individual Resource Superfield Screen
Interior Plan Type _____
Accessed? _____ If not, why not? _____
Denied _____ No Trespassing _____ Not Accessible _____
Interior Description
stained, bare br w alc, mod b'd
ttg, plaster b'd.
Relationship of Secondary Resources

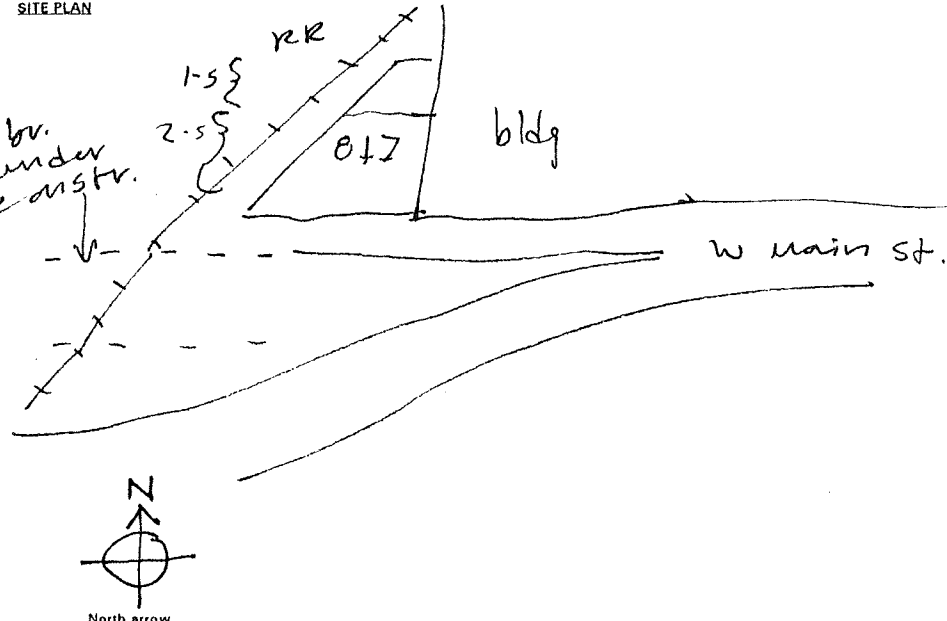
reconnaissance main screen 6 of 7
Historic Context

DHR Historic Context(s):
Agriculture/Subsistence _____ Ethnicity/Immigration _____ Recreation/Arts _____
Architecture/Landscape Architecture/ _____ Funeralary _____ Religion _____
Community Planning _____ Health Care _____ Settlement Patterns _____
Commerce/Trade _____ Industry/Processing/Extraction _____ Social _____
Domestic _____ Landscape _____ Traffic Engineering _____
Education _____ Military/Defense _____ Transportation _____
Other _____
Significance Statement

reconnaissance main screen 6 of 7
Graphic Documentation
Frames _____ Date _____
Medium* _____ Medium ID # _____
* 2 x 2 B & W photos B & W 35 mm photos Historic photos Slides
4 x 5 B & W photos Color 35 mm photos Measured drawings
Bibliographic Data
Seq. # _____ Type _____ Citation _____
Bibliographic Superfield Screen
Sequence #: _____ Bibliographic Record Type: _____ Author: _____
Citation Abbreviation: _____ Notes: _____
Bibliographic Superfield Screen
Sequence #: _____ Bibliographic Record Type: _____ Author: _____
Citation Abbreviation: _____ Notes: _____
reconnaissance main screen 7 of 7
Cultural Resource Management Events
Agency/Individual _____ Assoc. ID# _____
CRM Event Superfield Screen
Date: _____ Cultural Resource Management Event: _____
Organization or Person: _____
ID# Associated with Event: _____

Notes or Comments
Mailing Address Superfield Screen
HONORIF: _____ Record Created: _____
FIRST: _____ Last Updated: _____
LAST: _____
SUFFIX: _____
TITLE: _____
COMPANY: _____ PHONE/EXTENSION: _____
ADDRESS: _____ STATE: _____
CITY: _____ COUNTRY: _____
ZIP: _____
Individual's Category Codes
Informant _____ Occupant _____ Owner _____ Specimens (owner of specimens) _____ Tenant _____
Notes

Surveyor's Notes

Data Processing Events
Person _____
Date _____ Event _____
SITE PLAN

N.T.S.
Date: _____
SES - 2/96
Drawn by: _____
Agency: _____

~~11-11-10~~ see 811-813 for Deed Trace, etc

817 W. Main

"The Cotton Exchange" - restaurant

at triangle 6.2 dm?

2-story, brick, 3-bay facade painted white

5/8th shed ^{board} roof behind, cornice w/ brackets & dentils (bet brackets) ^{on} ₃
simple paneled frieze
corbelled brick corner things

2 1/2 windows wooden sills, 0 surrounds, seg. arched
3 rows of headers (3rd projecting) form arch


no cornice ~~at~~ bet 1st & 2nd stories

1st story facade faced w/ lt ^{gray} ~~blue~~ Formica?

2 large plate glass windows

door at east side w/ single pane, rect. transom above,
entrance flank

ceiling, hts & roof level slightly lower than 811-813

sm  room - walls stripped to brick, ceiling fans, attractive
Hydric flooring

banding, sides & rear too

~~facing~~
chimneys



14632
14633

Date 2.1996 File No. 104-314

Name Henry Balz Building I

Town (817 W. Main St.)

County Charlottesville

Photographer Dan Perzoni

Contents 2 ext. views

