

Architectural And Historic Survey



Identification

STREET ADDRESS: 115-119 Fourth Street N. E.	HISTORIC NAME: Daniel Building
MAP & PARCEL: 33-220	DATE / PERIOD: 1878, 1880, 1884
CENSUS TRACT AND BLOCK: 1-119	STYLE: Victorian
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: H. V. Daniel and John M. Daniel	DIMENSIONS AND LAND AREA: 47.8' x 109.8' } (7072 sq. ft.)
ORIGINAL USE: Saloon and Billiard Parlor	CONDITION: Good
PRESENT USE: Store (115), Offices (117), Restaurant (119)	SURVEYOR: Bibb
PRESENT OWNER: 310 E. Market Street Land Trust	DATE OF SURVEY: Winter 1980
ADDRESS: 310 E. Market Street	SOURCES: City/County Records
Charlottesville, Virginia	1877 Charlottesville map
	Sanborn Map Co. - 1886, 1891, 1896

Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

This is a 2-storey, 5-bay brick building with two store rooms on the first level and offices on the second. Construction is of brick laid in stretcher bond on the facade and 5-course American bond elsewhere. The first storey walls are faced with stucco and the entire facade is painted dark gray with white trim. The southern storefront (# 115) has a flush side entrance, and the northern one (#119) has a recessed central entrance. Between them, an entrance in the center bay gives access to the offices on the 2nd level. A very plain wooden storefront cornice and frieze extend across the entire facade. Windows at the 2nd level are double-sash, 2-over-2 light, with wooden sills and distinctive pedimented cornices on consoles. A simple wooden entablature crowns the parapet. Behind it, a shed roof slopes to the rear. The southern half of the building extends back twice as far as the northern half.

HISTORICAL DESCRIPTION

This nicely detailed, sedate Victorian building has a colorful past. In 1873, by separate deeds, H. V. Daniel and John M. Daniel purchased this lot and a frame building built in 1868 (ACDB 67-555, 78-469). The deed for the building stated that it was known as "the Eureka House" and that H. V. Daniel and Brother were already engaged in business there. It mentioned "one billiard and one bagatelle table...and the fixtures of the bar room." Tax records indicate that that frame building burned in 1876, and that the present building was erected in 1878. It is possible that one half was built in 1878 and the rest c. 1880 or 1884. Both store rooms were used as saloons and/or billiard parlors into the early years of this century. Moses Leterman purchased "the Eureka House property" in 1895 (City DB 9-146) and sold it to the Albemarle Telephone Company in 1903 (DB 15-34). P. Hunter Faulconer bought it in 1947 (DB 134-270) and sold it in 1976 to Eric M. Heiner, et al, (DB 378-160) who renovated it and sold it to the present owner in 1979 (DB 401-279). Additional Deed References: ACDB 63-51, 63-220, 63-242, 67-401, 68-651, 70-86, 76-217; City DB 19-387, 72-245.



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72B
Negative no(s). 5073-18

SURVEY FORM

Historic name	Common name
County/Town/City ALBEMARLE / CHARLOTTESVILLE	HABITAT/CHILD DEVELOPMENT ASS. / TONY'S CHUCK WAGON RESTURANT
Street address or route number 115-119 4TH ST. NE	

USGS Quad CHARLOTTESVILLE EAST VA.	Date or period
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	
	Roof type

State condition of structure and environs GOOD

State potential threats to structure
Note any archaeological interest

Should be investigated for possible register potential? yes ___ no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

BRICK ; 2 STORY ; FLAT ROOF ; 5 BAY. COMMERCIAL VERNACULAR.
EARLY 20TH CENTURY. 3 SEPARATE ENTRANCES - 2, 3, 4 BAYS.
PLATE GLASS STORE FRONT WINDOWS ON THE 1ST FLOOR.
low pitch

Pedimented hoods over 2nd story windows large storefront and w/ cornices.

Interior inspected?

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

115-119 4th St NE

- 401-279 310 E 7th St Land Trust 1979 320,000 plat 134-272
John A. Stafford II, trustee
- 378-160 Eric M. Heiner, R. Steiman Oakey, Jr., Richard L. De Scherer,
(62½%)
1946
& James F. ~~Stalls~~ Stalls (12½% each) 115,000 "
- 134-270 Hunter Faulconer "

incl 310 E 7th

brick walls, built-up flat roof, on
metal ceiling

1945 new store front

1946 demolition work

1947 interior renovation; restaurant remodeling

Sanborn: seems to be on 1886

might be on 1877 map

Eric Heiner
977-2030

age

both sides front section same age?

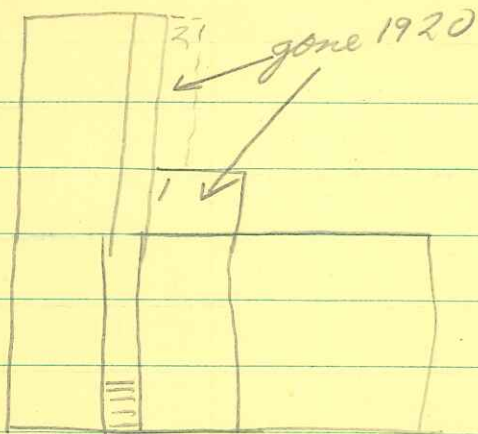
new facade ever?

what was Eureka House?

also his bldg at 510 E Main

- name "Eureka House" first mentioned 1/1843 (ACDB 67-555)
- something apparently built there 1867, but it was supposed to be frame

Eureka 1907
Sanborn map



telephone exchange operators

115-119 4th NE

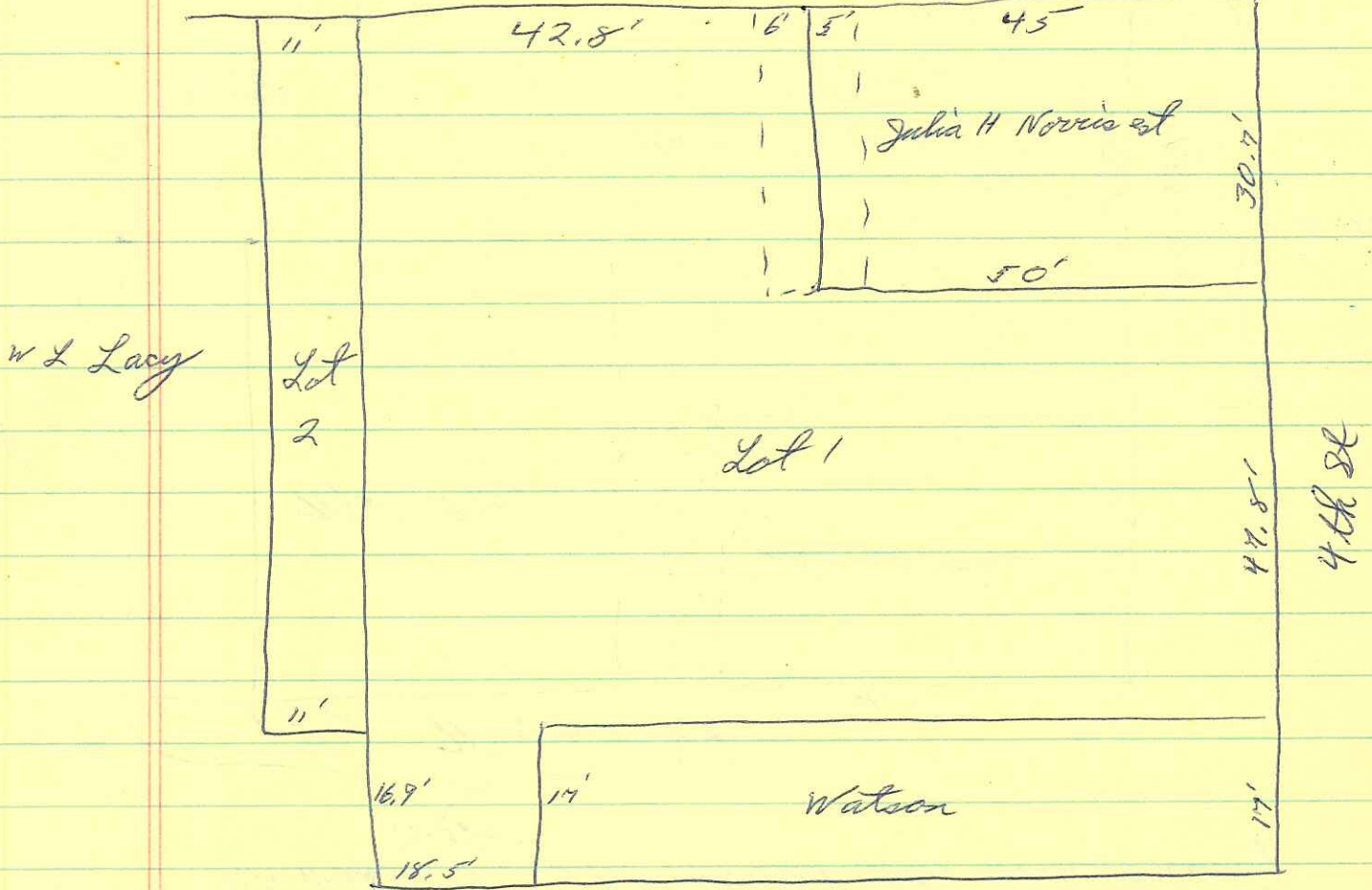
134-270 Va Tel & Tel Co, Inc → P. Hunter Faulconer

9/15/1944 2 lots on Market & 4th NE, #1 & 2 on plat

same 72-245

(SE Pub Ser Corps became Va Tel & Tel 1936, see 117-386)

Market St



W L Lacy

Lot 2

Lot 1

4th St

W L Lacy

72-245 Geo P Hewitt → South East Pub Ser Corps of Va

2/18/1931 (Lot 1 of 1944 plat)

"premises formerly owned by Alb Tello" see plat ^{ACDB} ~~54-3~~ ~~54-3~~ ~~plat~~

see also plat ^{ACDB} ~~68-628~~ - western half of block

" ACDB 54-1

see agreements 18-483, 22-166, 37-297, 54-1

54-1
6/11/1926

RA & Sadie B Watson -> all Tel Co

~~lot 17'3" on 4th NE x 80.3'~~

all int in "lot lying west of rear wall of store room owned by Watson... of right to build to western wall"

all Tel Co -> RA Watson

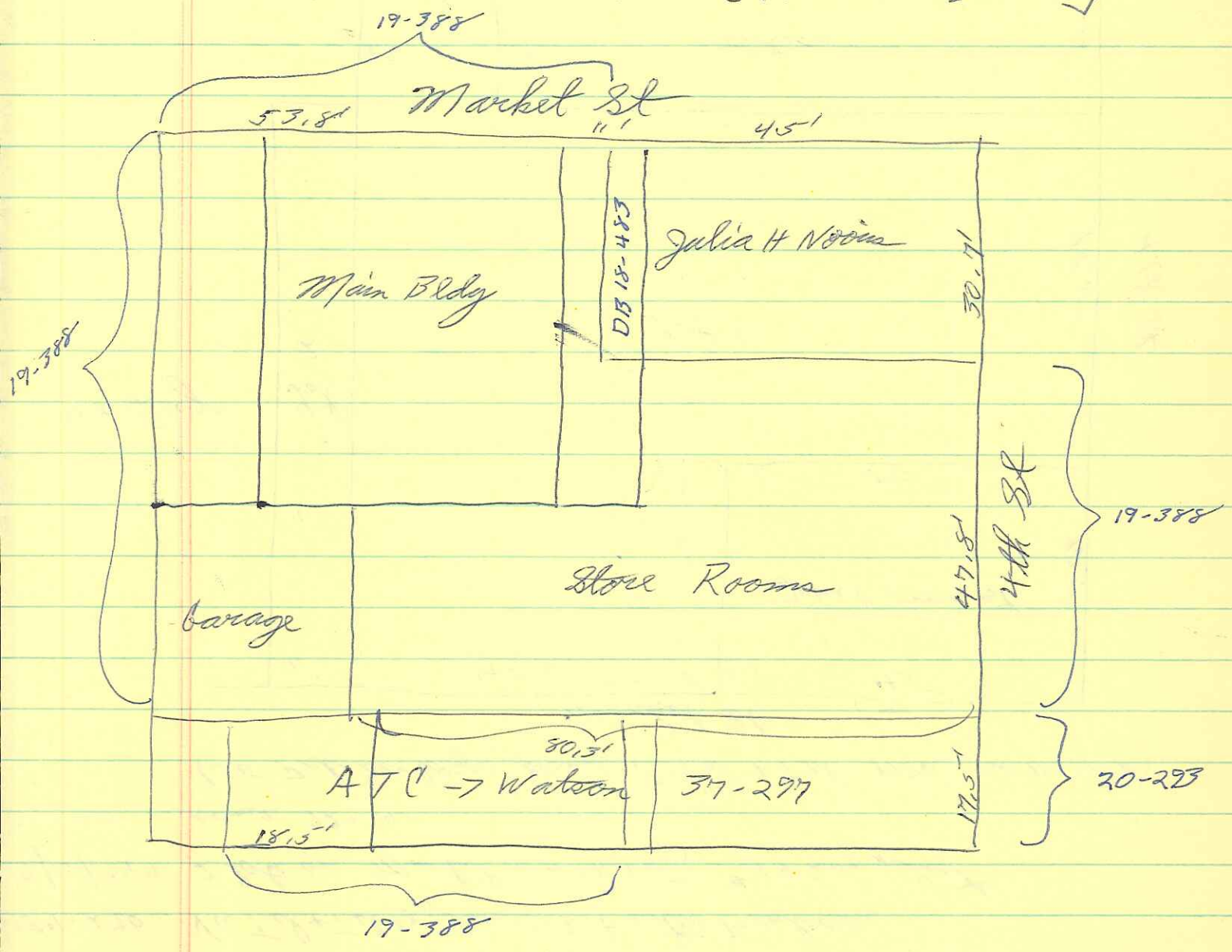
lot 17'5" on 4th NE x 80.3'

37-297 3/15/1921 all Tel Co -> RA Watson

lot 17'5" on 4th NE x 80'4", of right to build to ~~the~~ southern wall of Tel Co's bldg on north

description wrong

RA Watson has now extended store room [to rear]

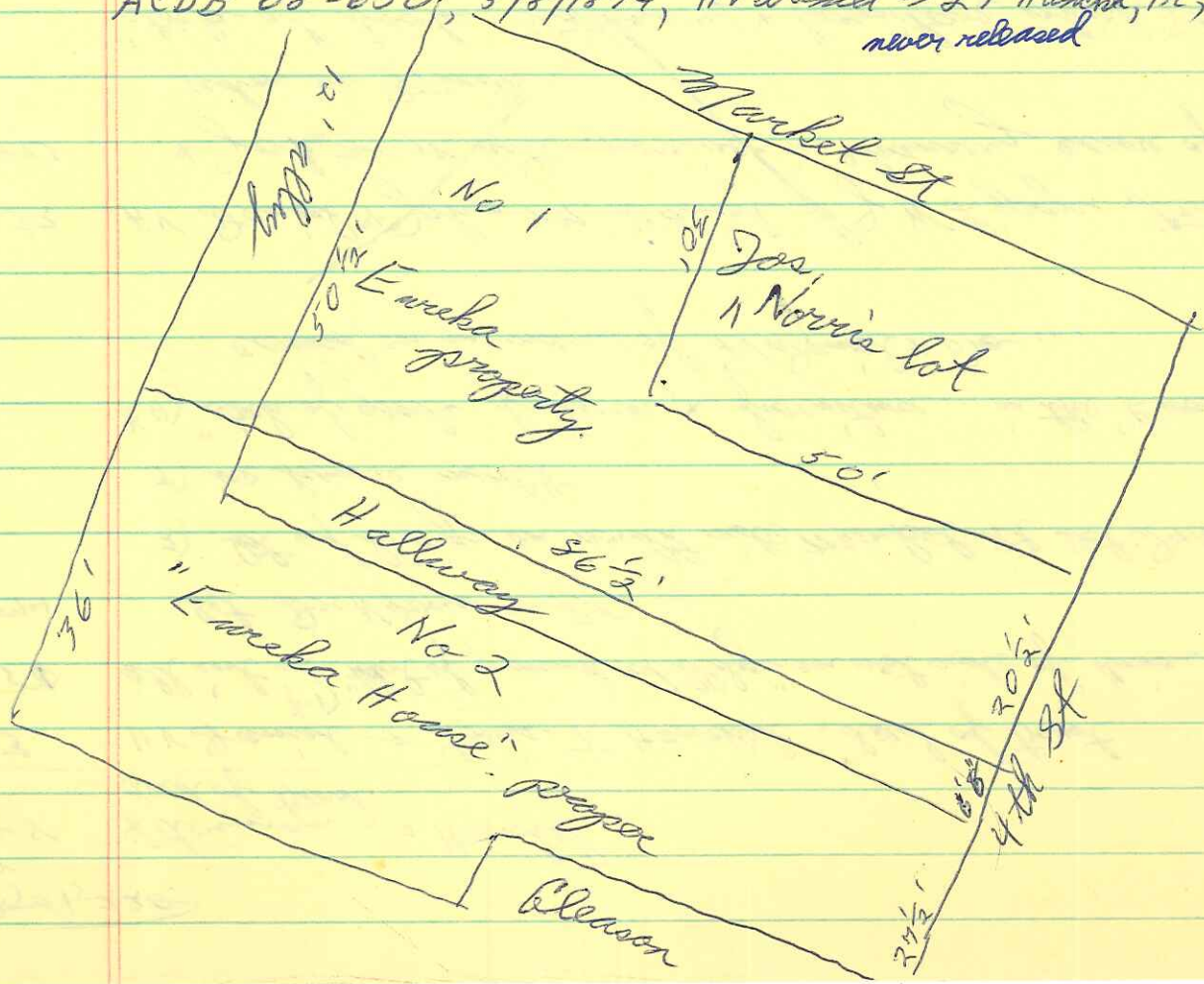


19-387
~~19-387~~ John B & Marion D Moon → alb Tel Co
 7/20/1908 same as 19-387

19-387 W L Mangin, clk of alb Co Circuit Ct → John Brown
 7/20/1908 Lot 19 on 4th St & Market St
 for SE corner Julia Norris lot, south along 4th St ~~48'~~ 48' to
 J E Bleason lot (That's lot alb Tel Co sold Watson),
 back 46'10", S.W. 17'2", west 51'8" ...
 sold for delinquent taxes (L.T. Hanckel, Tr)

15-34 ^{+ Pauline} Moses, Leterman → alb Tel Co \$1675-
 12/28/1903 property on 4th St known as the "Eureka House" property
 same as 9-146

9-146 Louis T Hanckel, spec owner in Chancery ^{6/19/94, 10/21/95} cause of E Alison & Harveys
 10/1/1898 Wingfield etc, → Moses Leterman
 the "Eureka House" property
 on west side 4th (union)
 sold to Leterman 10/14/1895 by commons
 ACDB 68-650, 5/8/1874, HV Daniel → L.T. Hanckel, Tr, his int in E.H. prop
 never released \$13705



~~67-40~~
65-242, 51, 220

~~67-548~~
9-148 Leterman → Hamckel
deed of trust.

ACD B HV Daniel → Louis T Hamckel, deed of trust

68-650 all int in ^{*1)} "lot of ground w/ bldg" on west side of Union St ...

5/8/1874 bet Dr Norris & P.O.

2) lot of bldg on south side Market St bet Dr Norris & Mr Hagg

3) ice house north "

*4) "stock of goods, fixtures, & furniture ... in the 'Eureka House'
conveyed on in name of HV Daniel & Bro ..."

68-232 H.V. Daniel & John M. Daniel → J. W. Lyons, trustee,
8/20/1873 & John M. White, receiver in chancery cause of Thos's
adm vs Meade

"stock of books, stationery, & furniture which [they] have
this day purchased of [White], it being the same owned
by late firm of Thos & Meade & now in the store
house recently occupied by them."

67-555 James V. Jones → H.V. Daniel & John M. Daniel \$800

1/1/1873 "the lease & bldg purchased by Jones of H.A. Darrow known
as the 'Eureka House' property"

now occupied by the Daniels brothers

bldg is known as the "Eureka House"

"one billiard & one bagatelle table, ^{with the appointments} now in use in ed bldg, ^{together} with
all household & kitchen furniture, ^{of} the furniture &
fixtures of the bar room, belonging to the firm of
HV Daniel & Brother ..."

67-401 Henry A Darrow → James V Jones \$800

10/15/1872 all his int in bldgs on leased lot on Union St now
occupied by ~~James~~ Messrs Messrs Massie & Daniel
deed of lease for Jones as exec of John L. Hughes, dec, to
Pompeo Jaaccheri 1/26/1867

76-217

6/3/1880

James & Jones, exec John C Hughes est & Louis T. Hanchel, bc
~~under~~ 1977 deed of trust for HV & John M Daniel
→ Geo B Marshall, at auction 8/31/1878

#634,86
\$16

1) part of L 19, on west side Union St bet P.O. Bldg (across 4' alley) & _____ ; 29' frontage
part of 40-86, 1875, Michie est → Hughes est
part of L 19 ^{was} sold to the Daniels 1/1/1873, but never conveyed to them
Hanchel sold this part of lot to Marshall at auction 8/31/1878

70-86

11/15/1875

Geo Cox, comm in cause of Michie's adm (David Michie, dec) vs
Michie et al → James & Jones, exec John C Hughes est #883
sold 12/1856
part L 19, 1/4 acre (apparently northern half)

2)

→ Geo B Marshall & W D Wheeler incl in price
the residue of property sold to Marshall 8/31/1878
L 19, but
" apparently not on Union St

63-51 agreement bet H A Darrow & P. Saccheri
12/23/1867 re: frame house Darrow is to build for Saccheri's
25' ^{wide} X 48' back, 2 stories w/ basement
2 4-light windows on front

63-~~242~~²²⁰ James D Jones, exec of Dr John C Hughes → Pompere Saccheri
11/26/1867 lease (for purpose of building thereon) vacant lot
on west side of Union St 55' ⁶/₁₂ X 33' 8", less 7' parking
& working, bound on N by Dr Jos Norris's office lot,
on west Dr Hughes's office lot, on S Bowman's mobile
yard
bldg to be 1 or 2 stories, & 25' X 48'
to be used as residence for self & fam, restaurant, conf. & fruit
store, offices, etc "not calculated to be a source of
annoyance to neighborhood"

63-242 Darrow has been contracted & "has already commenced work,
but Saccheri has been unable to negotiate a loan.
Saccheri → Darrow - his lease
Darrow may erect room on south side of main bldg to rent as
office = 12' wide X 34' deep

78-469 James D Jones, exec John C Hughes est → Louis T Hanchel, trustee
8/27/1880 under 1877 deed of trust fr HV & John M Daniel,
w/ special warranty,
part of L 19, partly on W side Union St & partly on S side
Market St
begin NE corner Thos H Hays lot on Market ... ^{... Norris ...} S on Union St
to Geo B Marshall's line, west of Marshall line to
Thos Hays fence
(sounds as if Marshall owned lower half of Eureka lot)
~~part of L 19~~ already sold to Daniels by est in 1870, but never
conveyed to them

~~1856~~

- 1856 Michie → Jones northern half L 19 (deed 1875) #883
- 1867 Jones → Daacher's 8-yr lease on vacant lot
- 1872 Darrow → Jones ^{his int in} 1 bldgs on leased lot #800
- 1873 Jones → Daniel { lease & bldg known as Eureka House property #800
land (deed 1880)
- 1874 Daniel → Hamckel deed of trust on the "Eureka House" & lot
- 1895 (1898) spec. comm. → Moses Letorman (This probably clears up
"Eureka House property" land-bldg question.) #3705
- 1903 Letorman → Alb. Tel. Co. the "Eureka House" property #1675

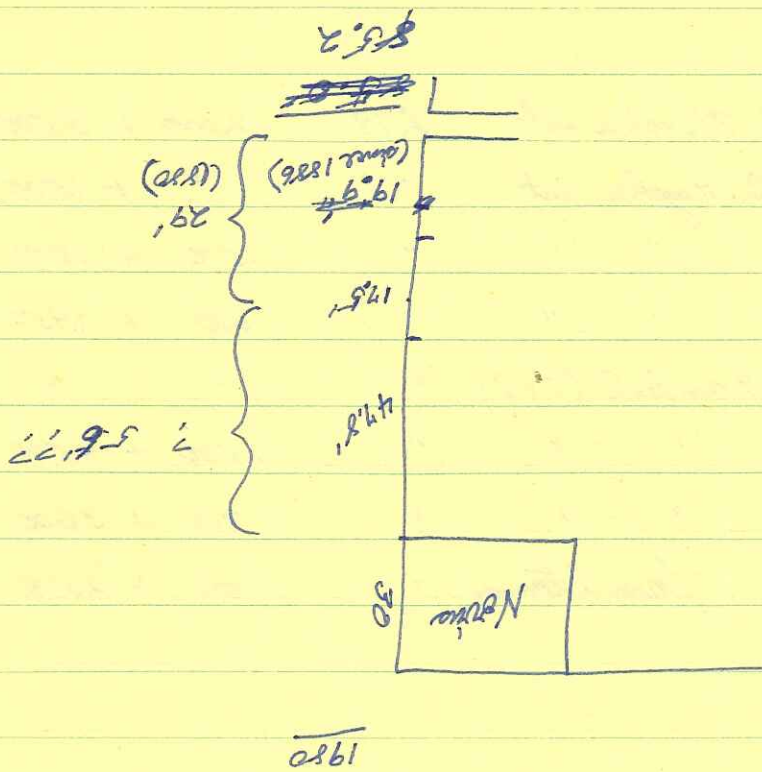
Lot has probably been present size since ~~c. 1877~~ 1880 deed
to Hamckel, tr (78-469) — check 1877 & 1886 maps for
other bldgs
But sounds as if lot was divided c. 1880- , maybe 1890 when
tax appraisal dropped

Summary

1876	Sarah Michie est	L19	2000 + 3500 = 5500	
1877	John C. Hughes est	"	" + 1500 = 3500	\$2000 lost - fire
1879-1880	" " "	"	1500 + 1800 = 3300	\$2000 off to Morris \$1800 impts added
1881	" " "	"	600 + 2450 = 3050	*230 + \$20 off
1882-1884	L.T. Hambel (T.H.)	"	" " "	
1885- 1887 ¹⁸⁹⁰	" " "	"	1500 + 4500 = 6000	
1891-1894	" " "	"	900 + 3600 = 4500	
1895-1899	" / Mrs Letoman	"	1000 + 2500 = 3500	

- 1867 Something built on lot under lease
- 1873 Eureka House apparently in full swing
- 1876 Eureka House must be what burned, because tax indicates bldg left on lot was sold to Morris 1878
- 1878 New building on lot - but what part of lot?
- 1880 Tax increase probably indicates only a re-appraisal
- 1884 " " " " new construction (?) ? or inflation?

name "Eureka House property" used 1873-1874, not ~~1875~~ 1880
 operation of the Eureka House mentioned 1873-1874



Eureka House

1887, 85 2nd	LT Hamckel, Tr	L 19	1500 + 4500 = 6000	
1878-1856	n.l under Hamckel or Daniel; trace deeds back farther			
1882	LT Hamckel	L 19	600 + 2450 = 3050	fr J C Hughes est
1883, 84	" "	tr	" " "	"
1881	John C. Hughes est	L 19	600 + 2450 = 3050	off \$230 → Ben B Marshall \$120 → Marshall & Wheeler
1882	" "	n.l		
1880	" "	L 19	+ 1800 = 3300	
1872, 76	"	n.l L 19		230 20 3050 3300
1876	Sarah Miskie's est	L 19	+ 3500 = 5500	∴ 1881 increase in bldg value change est. 50
1877	John C. Hughes est	L 19	+ 1500 = 3500	fr Sarah Miskie's est off \$2000 for lost fire
1879, 80	" "	"	+ 1800 = 3300	off \$2000 to Joe Norris \$1800 impts added
1899	Moses Letwinan	"	1000 + 2500 = 3500	fr LT Hamckel, tr for Wingfield
1895	LT Hamckel, Tr	"	" " "	
1891, 92, 93, 94	"	"	900 + 3600 = 4500	
1890, 89	"	"	1500 + 4500 = 6000	

Town NE

Eureka House

1888 ^{86, 85} 2nd town	LT Hamckel, tr	L 19	1500 + 4500 = 6000	
1884	" "	" "	600 + 2450 = 3050	

2-story, 5-bay duplex
stair ent in cent bay

stretcher bond, stuccoed at 1st level; dk gray w/ white trim

1st level remodeled, wind framed not used

115 - flush side ent, transoms over door & 3-part wind

117 - wide 2-light door, 1-l transom

119 - recessed cent ent

very plain projecting wooden storefront cornice & frieze
across entire bldg

2/2 wind, wooden sills

pedimented cornice or hood on consoles, bellcast gable shape



simple entab
(or cornice & frieze only?)



at top of parapet
cont around corner on south side

~~series of rear additions (don't describe)~~

rear: 3 bay, 2/2

rear & sides: 5-e am bond

basement