

Architectural And Historic Survey

Identification

STREET ADDRESS: 1701 Burnley Avenue

MAP & PARCEL: 5-38

CENSUS TRACT AND BLOCK:

PRESENT ZONING: R-1

ORIGINAL OWNER: Albert G. A. & Dorothy D. Balz

ORIGINAL USE: Residence

PRESENT USE: Residence

PRESENT OWNER: Robert N. Flood

ADDRESS: 1701 Burnley Avenue

Ch'ville, VA 22903

HISTORIC NAME: Albert Balz House

DATE / PERIOD: 1926

STYLE:

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 125' x 200' (25,000 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Summer 1982

SOURCES: City Records

Mrs. Robert N. Flood

ARCHITECTURAL DESCRIPTION

This massive house is two storeys tall, five bays wide, and single pile, with slightly shorter 2-storey wings at the east end and projecting from the west end of the facade. It is set on a low foundation, and walls are constructed of random fieldstone. The walls of the east wing are stuccoed between massive stone corner piers, suggesting that it might have been a 2-storey porch at one time. The very steep bellcast hip roof is covered with slate and has projecting eaves and a boxed cornice with small shaped brackets. There is a steep gable near the end of the rear elevation, opposite the front wing. The only light for the attic is provided by a low dormer with a 4-light hinged sash window at the western end of the house. There is a fieldstone exterior chimney at the rear of the house and an interior chimney near the west end, both with capped brick stacks. The house has paired casement windows (opening inward) with plain surrounds, brick sills, and dark gray louvered shutters. They are 10-light at the first level, 8-light at the second, and a few 6-light. Rear windows have concrete spandrels. There are single very narrow 6-light casement windows at both levels of the stairwell at the western end of the house and at the second level in the rear chimney. The 6-paneled entrance door in the central bay of the facade has architrave trim and shutters. There is no entrance porch or hood. A fieldstone garage with a truncated hip roof covered with composition shingles, with exposed rafter ends, is located northwest of the house and connected to it by a brick-floored breezeway with a steep truncated roof with exposed rafter ends. The breezeway has been enclosed with board-&-batten siding. A brick-floored terrace extending along the rest of the rear elevation has also been enclosed. It now has a nearly flat shed roof covered with standing-seam metal, walls covered with vertical wooden siding, and large sliding-sash one-light windows. A fieldstone wall encloses the yard and garden.

HISTORICAL DESCRIPTION.

Mr. & Mrs. Albert G. A. Balz purchased a group of lots in Preston Heights in 1919 and 1922 (City DB 32-461, 40-8). Mr. Balz was a Professor of Philosophy at the University. Tax records show that they first built the house at 804 Rugby Road and later sold it (DB 52-62) and built this house in 1926. Joseph Hudnut was the architect, assisted by local architect Stanislaw Makielski. The plans are dated January, 1926. Hudnut had designed the First Methodist Church three years earlier. Mr. Balz died in 1957 (WB 8-102), and Mrs. Balz sold the house the next year to Joseph D. & Virginia C. Saumweber (DB 208-395), who sold to W. Reed & Vivian R. Johnson two years later (DB 218-368). They removed most of the Balzes' extensive garden before selling the house to Robert N. Flood in 1982 (DB 337-597). The Flood's have enclosed the breezeway and terrace.

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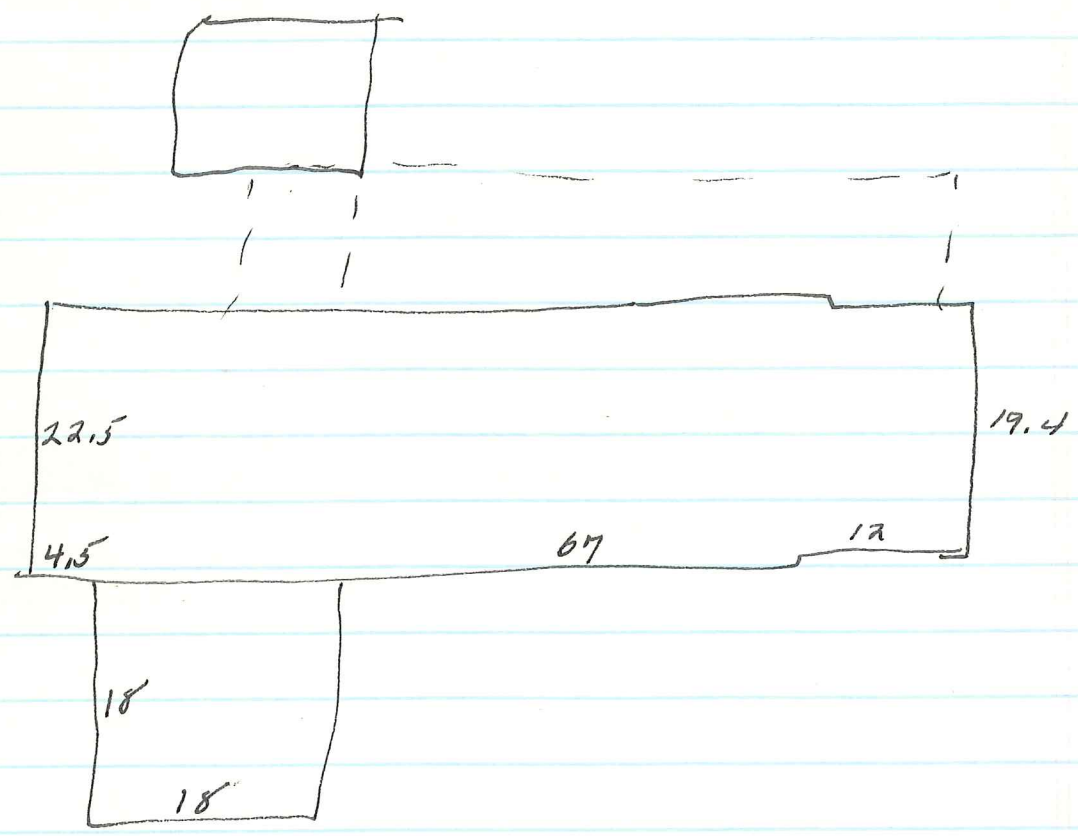
5-138 ✓

135 x 200
R-1

1701 Bwinley Ave

337-597	Robert N. Flood	1972	plat A & D B 97-346
218-368	W. Reed & Vivian R. Johnson	1960	"
208-395	Joe D & Y. C. Baumwerner	1958	
C.O.G. 23-383	Dorothy D. Balty, Albert G. A. Balty, & Patricia Balty Vincent	1957	
WB 8-103	Do " & Albert G. A. Balty		Baltz

2-3 + 1/2 base, 10 rooms
 stone found. & walls, "H" slate hip
 3 fireplaces, 2 stacks
 built 1926, expensive const
 1975 - enclose patio



king windows

near gable room

end porch orig? or encl?

5-9843

Flood - 1701 Burnley Ave
Hudnut's only private ~~house~~ house
Howard did Meth Ch downtown & left here shortly
afterwards to be Dean of Arch. at Howard

1701 Burnley Ave

208-395
10/1/1958

Dorothy Balg → Joe D & Val C Saunweber #45 000
lot w/ impste at corner of Burnley Ave (formerly Cabell Ave) &

17th St NW (formerly 1st St) ^{200'}
Block 18.- lots 3, 4, ⁵ 6, 9, 10, & $\frac{1}{2}$ 15' alley bet 344 & 940

Preston Hgts plat ACDB 97-346

Albert GA Balg dec 10/1/57 (WB 8-102)

lots 344 & $\frac{1}{2}$ alley = part of 32-461, 4/10/19, fr Mrs Maria P. Dural
(all but 52-62, → NW archer, 1925) → Albert GA Balg

lots 546 = 40-8, ^{3/10} 1922, fr John L Manahan → Albert GA & Dorothy Ann Balg

Tax

1926	ABA Balg	2546	800 + 0	
" 1927	" + Dorothy "	2344	900 + 0	off 29410
1925	ABA + Dorothy Balg	23,4,9,10	1800 + 3000 = 4,800	
1927	ABA Balg	2546	800 + 14,800 = 14,800	Bld added

Lot 7-10 is in center of block on Rugby, would be house w/ out. dormer

plans: Jan 1926, Joe. Hudnut; Makielski cover

2. storey, ^{#5}₅ - bay, single pile
sl shorter 2-3 wing ^W front
" " " " E end

low stone found
random fieldstone walls (w/ excess mortar)

✓ steep bellcast hip roof, ^{all sections} ~~also~~ truncated ^{no}, slate,
proj eaves, ~~shaped rafters ends & brackets~~ ^{brackets}

capped brick int chim (nearly int end W) & stone ext end
chim w/ capped brick stack at rear

windows paired 10-l eavesment 1st level, 8-l 2nd level
(open inward), w/ plain surrounds & brick sills,
dk gray lowered shutters
band of 3 in E bay facade
some shorter 6-l (k, b, etc)
~~very narrow~~

^{panel}
6-⁷/₈ int door center bay facade, architrave & shutters,
no hood or stoop

very narrow single 6-l eavesment 5 side W end (both levels) &
2nd level in rear chim
rear windows have concrete spandrels

East wing

stuccoed walls bet massive corner piers
(has ^{always} been enclosed, she lived on Friston Ct > 1928)

breezeway w/ steep truncated slate roof, ^{of exposed rafter ends} has been end of board & batten
brick floor, stone found.

2-car stone garage w/ comp shingle truncated hip roof of exposed
rafter ends; b/w wind; round-arched door-sized niche E

stone wall around lot

~~Shady~~
~~See~~ 4-l hinged-sash attic window in low dormer W end

~~etc~~

steep stone gable over 2nd bay fr W of rear elevation,
& that room is higher & has 10-l casement

brick-floored terrace on stone found, covered rear elevation
fr breezeway; has been end of nearly flat, ^{flat} shed roof,
sliding P-L windows, vertical wooden siding

#451

RTD
Sunday June 3, 1956

Garden Gate Open At Balz Residence

By Frances Stratton Lackey
CHARLOTTESVILLE—
"Please come in and enjoy the
iris."

Charlottesville flower lovers are familiar with such an invitation chalked on a jagged piece of slate. It marks the entrance to the lawn and garden of Professor and Mrs. A. G. A. Balz on Burnley ave., just off Rugby rd.

The invitation changes with the season. It may indicate daffodils instead of iris, or it may invite passersby to help themselves to picked flowers placed invitingly along the sidewalk in a row of tin cans.

In the spring the Balz garden is a mass of color and fragrance. The two "specialties of the house" are daffodils and iris, but the yard also has pink and white dogwood, daylilies, and apple tree and lilac bushes.

The give-away flowers in coffee cans do not come from the Burnley ave. garden, but from a farm several miles outside of town. So profuse are the daffodils on the farm that in one spring over 7,000 were cut, and at least 5,000 is an average season's count.

Dr. and Mrs. Balz (he is professor of philosophy at the University of Virginia) started opening their garden to visitors nearly 20 years ago. Mrs. Balz estimated they have 200 varieties of iris and the same number of daffodils. She explained that they always bought only one iris rhizome or one daffodil bulb at a time, and through the years the clumps have grown.

Visitors are encouraged to come and go as they please, and to linger as long as they like. Often, camera enthusiasts show up on clear days. As many as 100 persons have turned out on a Sunday to enjoy the display, and during the past few years Mrs. Balz has talked with visitors from British Columbia, Scotland, China and Jerusalem.

The Balzes say that visitors are careful not to trample flowers, but one spring a prize iris, over 50 inches tall, was found with top bud broken. The next day the culprit was discovered. A fly catcher was perched on the next highest bud while he greedily surveyed his domain. That led to the substitution of a tall stake, and now the fly catcher and other birds obligingly perch on it.

When transplanting time comes bulbs are put in labeled piles, and if it's a give-away party, garden enthusiasts help themselves. Sometimes bulbs are sold at a minimum rate, and the proceeds are sent to the Blue Ridge School at St. George.

