



# VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-71
Negative no(s). 5059 (15)

## SURVEY FORM

Historic name McKinney-Miller House      Common name \_\_\_\_\_  
 County/Town/City Charlottesville, Va.

Street address or route number 1201 Wertland St.

USGS Quad Charlottesville, East, Va      Date or period c. 1850  
 Original owner \_\_\_\_\_      Architect/builder/craftsmen \_\_\_\_\_

Original use \_\_\_\_\_  
 Present owner \_\_\_\_\_      Source of name \_\_\_\_\_  
 Present owner address \_\_\_\_\_      Source of date \_\_\_\_\_  
 Present use residence      Stories \_\_\_\_\_  
 Acreage \_\_\_\_\_      Foundation and wall const'n \_\_\_\_\_

Roof type \_\_\_\_\_

State condition of structure and environs      fair

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.)

1201: - clapboard siding. 2 story. standing seam metal, 2 intersecting gable roof. 3 bay. 1 story 2 (west) bay Tuscan porch. Vernacular. c. 1850. dove cote in front gable. central bay entrance. 6/6 on 1st story, smaller 6/6 on 2nd story with architrave frames, door has transom light, door and west 1st story window with blinds. 2 interior chimneys. 1 story rear addition.

Interior inspected? \_\_\_\_\_

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



Sources and bibliography

Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)

Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)

Name, address and title of recorder

Date

**STREET ADDRESS:** 1201 Wertland Street  
**MAP & PARCEL** 4-307  
**VDHR FILE NUMBER:** 104-0136-0014  
**CITY FILE NUMBER:** 193  
**PRESENT ZONING:** R-3  
**ORIGINAL OWNER:** Clement P. McKennie  
**ORIGINAL USE:** Farm Manager's Residence  
**PRESENT USE:** Residential Rental Property  
**PRESENT OWNER:** Wade Apartments Land Trust  
**ADDRESS:** Raleigh Court - #4  
 10 University Circle  
 Charlottesville, VA 22903  
**HISTORIC NAME:** McKennie-Miller House  
**DATE/PERIOD:** c.1815  
**STYLE:** Vernacular  
**HEIGHT IN STORIES:** 2 Stories  
**DIMENSIONS AND LAND AREA:** 58' x 300' (17,334 sq. ft.)  
**CONDITION:**  
**SURVEYOR:** Bibb  
**DATE OF SURVEY:** 1977/1998  
**SOURCES:** City/County Records  
 Richard G. Miller, Jr.  
 Sanborn Map Co. - 1907, 1920, 1929-57

### ARCHITECTURAL DESCRIPTION

This is a very simple two-story vernacular farmhouse with some Greek Revival details. It is three bays wide with a projecting end pavilion. A two-story addition was built onto the rear before 1893, and a one-story addition was built behind the first between 1893 and 1907. Both additions are poorly constructed and have nearly flat shed roofs. A seam in the buff-colored weatherboarding on the facade, just to the left of the central bay on the upper level, would seem to indicate that the main section was not all constructed at one time. The brick foundation is low, and the basement was never completely excavated, although there is an interior stairway to it. The very low pitched gable roof is covered with standing-seam metal and has rafter ends exposed behind cornice fascia. There are two interior chimneys. The metal shed roof of the verandah is supported by three Tuscan columns. Its brick floor is at ground level. The entrance door is four-paneled with rectangular transom. The windows are all double-sash, six-over-six light, with architrave trim, those at the first level being much taller and reaching almost from floor to ceiling. The single-flight open stair in the central hall has winders at the top. Most of the rooms were originally heated by stoves. The only fireplace has a simple Greek Revival mantel. Behind the house is a 2-bay wooden-shingled garage with an asphalt-shingled gabled roof, accessed by a brick paved driveway. There is a quartzite retaining wall with an iron gate along the sidewalk.

### HISTORICAL DESCRIPTION

In 1842, C. P. McKennie purchased 7½ acres behind his home at 1211 West Main Street (ACDB 40-12). Tax records show that there was no building on this tract before the late 1840's. After that, the tax records do not differentiate between McKennie's several properties, but the 1851 reappraisal indicates construction activity somewhere since the

last appraisal. Tradition says that this was a farmhouse. If so, it may have been built about the time that McKennie bought 58 acres north of it from the estate of Opie Norris in the early 1850's (ACDB 6-335). McKennie's granddaughters sold this house and fifteen acres to George B. Marshall in 1892 (ACWB 23-495, 29-552; ACDB 87-332; City DB 3-170, 3-176). He sold the house and 1.6 acres to William E. Peters the next year (DB 6-500). It changed hands five times in the next 26 years and was further subdivided before being purchased by Mrs. Mozelle Williams Miller in 1919 (DB 32-478). It has remained in the Miller family for 58 years, and the present owner, Richard G. Miller, Jr., restored it.

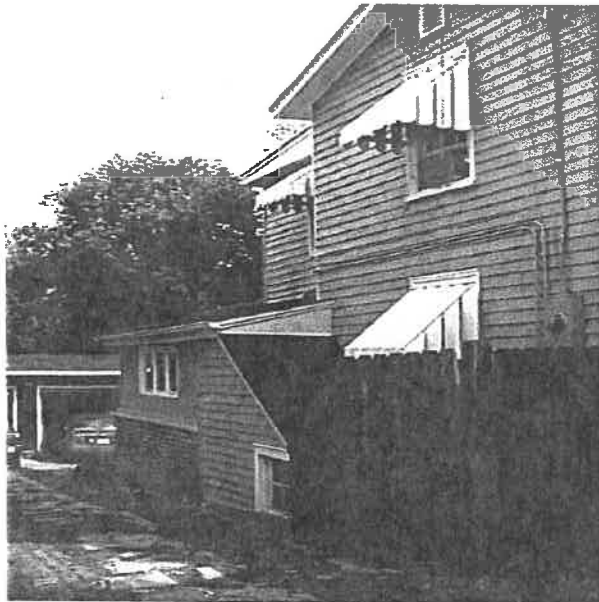
Additional Deed References: City DB 10-249, 14-41, 21-338, 23-429, 290-44 & 46, 371-350; City WB 10-329

1998: Mr. Miller sold the house to the Wade Apartments Land Trust in 1997 (DB 706-516).

### **STATEMENT OF SIGNIFICANCE**

This house is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places. It has been individually designated as a local historic landmark. Built as a farmhouse before the Civil War, it has survived with much of its original fabric intact and has made the transition to City residence.

1201 WERTLAND STREET





**STREET ADDRESS:** 1201 Wertland Street  
**MAP & PARCEL** 4-307  
**VDHR FILE NUMBER:** 104-0136-0014  
**CITY FILE NUMBER:** 193  
**PRESENT ZONING:** R-3  
**ORIGINAL OWNER:** Clement P. McKennie  
**ORIGINAL USE:** Farm Manager's Residence  
**PRESENT USE:** Residential Rental Property  
**PRESENT OWNER:** Wade Apartments Land Trust  
**ADDRESS:** Raleigh Court - #4  
 10 University Circle  
 Charlottesville, VA 22903  
**HISTORIC NAME:** McKennie-Miller House  
**DATE/PERIOD:** c.1815  
**STYLE:** Vernacular  
**HEIGHT IN STORIES:** 2 Stories  
**DIMENSIONS AND LAND AREA:** 58' x 300' (17,334 sq. ft.)  
**CONDITION:**  
**SURVEYOR:** Bibb  
**DATE OF SURVEY:** 1977/1998  
**SOURCES:** City/County Records  
 Richard G. Miller, Jr.  
 Sanborn Map Co. - 1907, 1920, 1929-57

### ARCHITECTURAL DESCRIPTION

This is a very simple two-story vernacular farmhouse with some greek Revival details. It is three bays wide with a projecting end pavilion. A two-story addition was built onto the rear before 1893, and a one-story addition was built behind the first between 1893 and 1907. Both additions are poorly constructed and have nearly flat shed roofs. A seam in the buff-colored weatherboarding on the facade, just to the left of the central bay on the upper level, would seem to indicate that the main section was not all constructed at one time. The brick foundation is low, and the basement was never completely excavated, although there is an interior stairway to it. The very low pitched gable roof is covered with standing-seam metal and has rafter ends exposed behind cornice fascia. There are two interior chimneys. The metal shed roof of the veranda is supported by three Tuscan columns. Its brick floor is at ground level. The entrance door is four-paneled with rectangular transom. The windows are all double-sash, six-over-six light, with architrave trim, those at the first level being much taller and reaching almost from floor to ceiling. The single-flight open stair in the central hall has winders at the top. Most of the rooms were originally heated by stoves. The only fireplace has a simple Greek Revival mantel. Behind the house is a 2-bay wooden-shingled garage with an asphalt-shingled gabled roof, accessed by a brick paved driveway. There is a quartzite retaining wall with an iron gate along the sidewalk.

### HISTORICAL DESCRIPTION

In 1842, C. P. McKennie purchased 7½ acres behind his home at 1211 West Main Street (ACDB 4-12). Tax records show that there was no building on this tract before the late 1840's. After that, the tax records do not differentiate between McKennie's several properties, but the 1851 reappraisal indicates construction activity somewhere since the

last appraisal. Tradition <sup>says</sup> shows that this was a farmhouse. If so, it may have been built about the time that McKennie bought 58 acres north of it from the estate of Opie Norris in the early 1850's (ACDB 6-335). McKennie granddaughters sold this house and fifteen acres to George B. Marshall in 1892 (ACWB 23-495, 29-552; ACDB 87-332; City DB 3-170, 3-176). He sold the house and 1.6 acres to William E. Peters the <sup>next</sup> year (DB 6-500). It changed hands five times in the next 26 years and was further subdivided before being purchased by Mrs. Mozelle Williams Miller in 1919 (DB 32-478). It has remained in the Miller family for 58 years, and the recent <sup>present</sup> owner, Richard G. Miller, Jr., restored it.

Additional Deed References: City DB 10-249, 14-41, 21-338, 23-429, 290-44 & 46, 371-350; City WB 10-329

1998: Mr. Miller sold the house to the Wade Apartments Land Trust in 1997 (DB 706-516).

### **STATEMENT OF SIGNIFICANCE**

This house is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places. It has been individually designated as a local historic landmark. Built as a farmhouse before the Civil War, it has survived with much of its original fabric intact and has made the transition to City residence.

STREET ADDRESS: 1201 Westland Street  
MAP & PARCEL: ~~4~~ 4-307  
VDHR FILE NUMBER: 104-0136-0014  
CITY FILE NUMBER: 193  
PRESENT ZONING: R-2 & B-1  
ORIGINAL OWNER: Clement P. McKennie  
ORIGINAL USE: Farm Manager's Residence  
PRESENT USE: Residential rental property  
PRESENT OWNER: Wade Apartments Land Trust  
ADDRESS: ~~Raleigh~~ Raleigh Court - #4  
10 University Circle  
Charlottesville, VA 22903  
HISTORIC NAME: ~~McKennie - Miller Home~~  
DATE/PERIOD: c. 1815  
STYLE: Vernacular  
HEIGHT IN STORIES: 2 stories  
DIMENSIONS AND LAND AREA: 58' x 300' (17,334 sq ft)  
CONDITION:  
SURVEYOR: Bibb  
DATE OF SURVEY: 1947 / 1998  
SOURCES: City/County Records  
Richard G. Miller, Jr.  
Sanborn Maps Co. - 1907, 1920, 1929-57





# Survey

## Identification

STREET ADDRESS: 1201 Wertland Street  
 MAP & PARCEL: 4-307  
 CENSUS TRACT AND BLOCK: 2-313  
 PRESENT ZONING: R-2 and B-0  
 ORIGINAL OWNER: Clement P. McKennie  
 ORIGINAL USE: Residence  
 PRESENT USE: Residence  
 PRESENT OWNER: ~~Richard G. Miller, Jr.~~  
 ADDRESS: ~~1201 Wertland Street~~  
 Charlottesville, VA

HISTORIC NAME: McKennie-Miller House  
 DATE / PERIOD: circa 1850  
 STYLE: Vernacular  
 HEIGHT (to cornice) OR STORIES: 2 storeys  
 DIMENSIONS AND LAND AREA: 58' x 300' (17,400 sq. ft.)  
 CONDITION: Fair  
 SURVEYOR: Bibb  
 DATE OF SURVEY: Fall 1977  
 SOURCES: City/County Records  
 Richard G. Miller, Jr.  
 Sanborn Map Co. - 1907

## ARCHITECTURAL DESCRIPTION

This is a very simple two-storey vernacular farmhouse with some Greek Revival details. It is three bays wide with a projecting end pavilion. A two-storey addition was built onto the rear before 1893, and a one-storey addition was built behind the first between 1893 and 1907. Both additions are poorly constructed and have nearly flat shed roofs. A seam in the buff-colored weatherboarding on the facade, just to the left of the central bay on the upper level, would seem to indicate that the main section was not all constructed at one time. The brick foundation is low, and the basement was never completely excavated, although there is an interior stairway to it. The very low pitched gable roof is covered with standing-seam metal and has rafter ends exposed behind cornice fascia. There are two interior chimneys. The metal shed roof of the veranda is supported by three Tuscan columns. Its brick floor is at ground level. The entrance door is four-paneled with rectangular transom. The windows are all double-sash, six-over-six light, with architrave trim, those at the first level being much taller and reaching almost from floor to ceiling. The single flight open stair in the central hall has winders at the top. Most of the rooms were originally heated by stoves. The only fireplace has a simple Greek Revival mantel.

*Behind the house is a 2-bay, wood-shingled garage with an asphalt-shingled gabled roof, accessed by a brick paved driveway. There is a quartzite retaining wall with an iron gate opening the driveway.*

In 1842, C. P. McKennie purchased  $7\frac{1}{2}$  acres behind his home at 1211 West main Street (ACDB 40-12). Tax records show that there was no building on this tract before the late 1840's. After that, the tax records do not differentiate between McKennie's several properties, but the 1851 reappraisal indicates construction activity somewhere since the last appraisal. Tradition says that this was a farmhouse. If so, it may have been built about the time that McKennie bought 58 acres north of it from the estate of Opie Norris in the early 1850's (ACDB 60-335). McKennie granddaughters sold this house and fifteen acres to George B. Marshall in 1892 (ACWB 23-495, 29-552; ACDB 87-332; City DB 3-170, 3-176). He sold the house and 1.6 acres to William E. Peters the next year (DB 6-500). It changed hands five times in the next 26 years and was further subdivided before being purchased by Mrs. Mozelle Williams Miller in 1919 (DB 32-478). It has remained in the Miller family for 58 years, and the present owner is restoring it.

Additional References: City DB 10-249, 14-41, 21-338, 23-429, 290-44 & 46, 371-350; City WB 10-329

*1998; M.H. Miller sold the house to Wade Apartments Land Trust in 1997 (DB 706-516).*



*Richard G. Miller, Jr.*

HISTORIC

TY DEVELOPMENT

## Statement of Significance

This house is a contributing resource in the Westland Street Historic District, listed on the National Register of Historic Places. It has been individually designated as a local historic landmark. Built as a farmhouse before the Civil War, it has survived with much of its original fabric intact and has made the transition to city residence.

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

*Reviewed by Margaret Peters*

DHR Identification Number: 104-0136-0014

Other DHR Number: Property Date(s) 1850 ca

PROPERTY NAMES	EXPLANATION
McKennie-Miller House (1201 Wertland St.)	Historic/Location

County/Independent City: Charlottesville  
State: Virginia  
Magisterial District: N/A

Tax Parcel: 4-307

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:  
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
1201 -	Wertland St.	

Vicinity: Town/Village/Hamlet:

Name of National Register Historic District:  
Wertland Street Historic District

Name of DHR Eligible Historic District:

Name of Local Historic District:  
1201 Wertland Ave. Minor Design Control District

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:  
Residential, house is well concealed by a densely landscaped yard,  
brick-paved driveway, quartzite retaining wall with iron gate along sidewalk.

Ownership: Private NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic
2.0	1	Garage	Historic

TOTAL: 2  
 Historic: 2  
 Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Frame	Aluminum	
Roof	0	gable: front&side	Metal	Standing Seam
Window(s)	0	Sash, double-hung	Wood	6/6
Porch	0	1-story, 3-bay	Wood	Classical
Chimney	3	Interior	Brick	Stretcher Bond

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1850 ca

Source of Date: Written Data

Architectural Style: Greek Revival

Description:

A seam in the siding of the front elevation suggests this house was built in at least two stages. The only evidence of the house's age still visible on the exterior are its simple massing, Greek Revival window moldings, and shallow-pitched gable roof. Other features include a T-plan and a transom over the front entry.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

Number of Stories: 2.0

Interior Plan Type:

Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

To the rear stands a one-story frame garage with two vehicle bays, wood-shingle siding, and an asphalt-shingled gable roof.

DHR Historic Context: Architecture/Community Planning  
Domestic

Significance Statement:

The building is a contributing resource in the Wertland Street Historic District, listed in the National Register of Historic Places. The earliest section of this simple farmhouse was apparently built for C. P. McKennie around 1850, making it the earliest dwelling to survive in the district other than the Wertebaker House at 1301 Wertland. The house was purchased by George B. Marshall in 1892, and it was occupied by Mrs. E. B. Smith and W. C. Scott (white) and servant Rosa Lewis (black) in 1895. The house passed through several owners before being purchased by Mozelle Williams in 1919. It has remained in Miller family ownership ever since.

GRAPHIC DOCUMENTATION

Medium

Medium ID #

Frames

Date

B&W 35mm Photos	14636	25 - 26	2/ /1996
B&W 35mm Photos	14704	15 -	3/ /1996
B&W 35mm Photos	14704	32 - 33	3/ /1996

#### BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Report  
Author: City of Charlottesville Dept. of Community Devt.  
Citation Abbreviation:  
Historic Resources of Charlottesville, Virginia  
Notes:

Sequence #: 2.0 Bibliographic Record Type: Book  
Author:  
Citation Abbreviation:  
Prout & Fyler's Directory of Charlottesville ... 1895  
Notes:

#### CULTURAL RESOURCE MANAGEMENT EVENTS

Date: / /1996  
Cultural Resource Management Event: Reconnaissance Survey  
Organization or Person: J. Daniel Pezzoni, Preservation Con  
ID # Associated with Event:  
CRM Event Notes or Comments:

#### MAILING ADDRESS

Honorif:  
First : Richard G., Jr.  
Last : Miller  
Suffix :  
Title :  
Company:

Address: 900 River Rd.

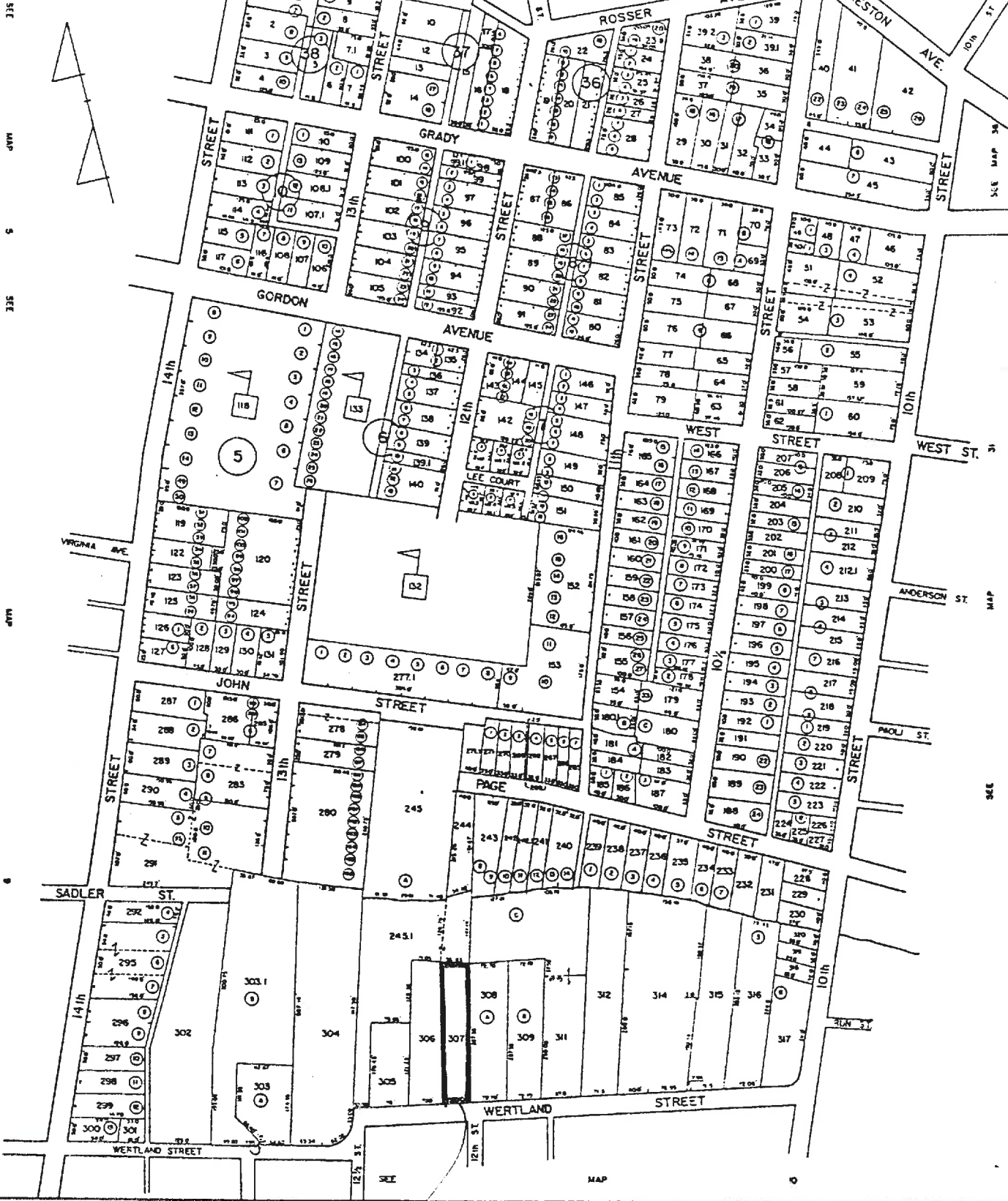
City : Charlottesville State: VA  
Zip : 22901- Country: USA  
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

CITY OF CHARLOTTESVILLE



SCALE : 1" = 100'

SECTION 4

104-136-14



Number of Stories 2 **Conditional Individual Resource Superfield Screen**  
 Interior Plan Type \_\_\_\_\_  
 Accessed? \_\_\_\_\_

If not, why not? \_\_\_\_\_  
 Denied \_\_\_\_\_ No Trespassing \_\_\_\_\_ Not Accessible \_\_\_\_\_

**Interior Description**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Relationship of Secondary Resources**

*To rear is a 1-s fr. - 2-b gm w/ wd sking  
 siding + an seph-siding job at.*

**reconnaissance main screen 6 of 7**  
**Historic Context**

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

**Significance Statement**

**reconnaissance main screen 6 of 7**  
**Graphic Documentation**

Medium*	Medium ID #	Frames	Date
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**

Date \_\_\_\_\_ CRM Event \_\_\_\_\_ 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**

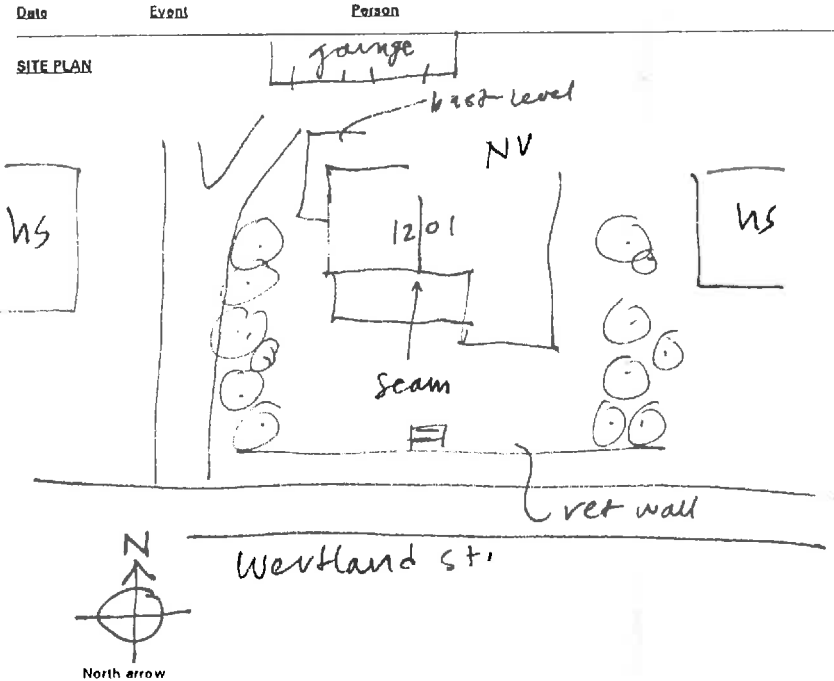
HONORIF: \_\_\_\_\_ Record Created: \_\_\_\_\_  
 FIRST: \_\_\_\_\_ Last Updated: \_\_\_\_\_  
 LAST: \_\_\_\_\_  
 SUFFIX: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 COMPANY: \_\_\_\_\_ PHONE/EXTENSION: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ STATE: \_\_\_\_\_  
 CITY: \_\_\_\_\_ COUNTRY: \_\_\_\_\_  
 ZIP: \_\_\_\_\_

**Individual's Category Codes**

Informant \_\_\_\_\_ Occupant \_\_\_\_\_ Owner \_\_\_\_\_ Specimens (owner of specimens) \_\_\_\_\_ Tenant \_\_\_\_\_  
**Notes**

**Surveyor's Notes**

**Data Processing Events**  
**Person**



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

136-14

IPS RECONNAISSANCE SURVEY FIELD FORM - IPS 95

Where is data filed at DHR? reconnaissance main screen 1 of 2  
 DHR Ident. # \_\_\_\_\_ Property date(s) ca. 1850  
 Other DHR no. \_\_\_\_\_

Seq. #	Name	Property Names	Explanation*
	<u>McKeunie - Miller HS</u>		

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

County/Ind. City \_\_\_\_\_ Tax Parcel Number 4-307  
 State VA Virginia  
 Magis't District \_\_\_\_\_  
 USGS Quad Map Name \_\_\_\_\_ UTM's of Boundary \_\_\_\_\_  
 Center UTM-Zone/East/North \_\_\_\_\_

Restrict Location and UTM data? reconnaissance main screen 2 of 7

#	# Suffix	Thoroughfare Name	Addresses	Explanation
	<u>1201</u>	<u>West</u>		

Sequence Number	Address Superfield Screen	Address Explanation	Alternate Current	Name Change Number Change
<u>Main Street Number</u>				
<u>Number Suffix</u>				
<u>Street Name</u>				

Vicinity of: \_\_\_\_\_ Town/Village/Hamlet \_\_\_\_\_

Name of National Register Historic District \_\_\_\_\_  
 Name of VDHR Eligible Historic District \_\_\_\_\_  
 Name of Local Historic District \_\_\_\_\_

Physical Character of General Surroundings reconnaissance main screen 3 of 7  
 City \_\_\_\_\_ Hamlet \_\_\_\_\_ Rural \_\_\_\_\_ Suburban \_\_\_\_\_ Town \_\_\_\_\_ Village \_\_\_\_\_

Site Description/Notable Landscape Features  
well, 15' x 20' yd, granite set wall w/ iron gate  
br driveway

Ownership	NR Resource Type
F Public-Federal	B Building
L Public-Local	D District
P Private	S Site
S Public-State	U Structure
	O Object

Seq. #	# of	Wuzit Count	Wuzit Types	Historic?*	Total
	<u>1</u>	<u>7</u>	<u>HS</u>	<u>H</u>	

reconnaissance main screen 4 of 7  
 Primary Resource Exterior Component Description

Component	#	Color Type/Form	Material	Treatment
chimney/flue		<u>red</u>	<u>br</u>	<u>scratch</u>
columns				
cornice				
dormer(s)				
foundation		<u>NO</u>		
porch		<u>15-36</u>		
roof		<u>7-9-6 (H + side)</u>	<u>wd</u>	<u>class-1</u>
walls		<u>br</u>	<u>wd</u>	<u>S.S.</u>
windows		<u>double</u>		<u>6/6</u>

Individual Resource Information  
 Seq. # \_\_\_\_\_ Wuzit \_\_\_\_\_ Date Built \_\_\_\_\_

Individual Resource Superfield Screen  
 Sequence Number \_\_\_\_\_ Wuzit \_\_\_\_\_  
 Primary Resource? \_\_\_\_\_  
 Estimated Date of Construction \_\_\_\_\_ Source of Date \_\_\_\_\_

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

He appears to have been built in 2 phases. Simple form + detail suggests older than brick + G.A.S. possible brick built with timber, br gable wing. doors over br entry.

Condition	Excellent	Good	Good-Fair	Poor	Remodeled
Damished	Fair	Good-Excellent	N/A	Rebuilt	Ruinous

Threats to Resource	Development	Neglect	None Known	Relocation	Trans. Expan.
Demolition	Major Alteration	None	Public Util. Expan.	Structural Failure	Vacant

Additions/Alterations Description  
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 \_\_\_\_\_  
 \_\_\_\_\_

104-136-1

# Architectural And Historic Survey



## Identification

**STREET ADDRESS:** 1201 Wertland Street  
**MAP & PARCEL:** 4-307  
**CENSUS TRACT AND BLOCK:** 2-313  
**PRESENT ZONING:** R-2 and B-0  
**ORIGINAL OWNER:** Clement P. McKennie  
**ORIGINAL USE:** Residence  
**PRESENT USE:** Residence  
**PRESENT OWNER:** Richard G. Miller, Jr.  
**ADDRESS:** 1201 Wertland Street  
Charlottesville, VA

**HISTORIC NAME:** McKennie-Miller House  
**DATE / PERIOD:** circa 1850  
**STYLE:** Vernacular  
**HEIGHT (to cornice) OR STORIES:** 2 storeys  
**DIMENSIONS AND LAND AREA:** 58' x 300' (17,400 sq. ft.)  
**CONDITION:** Fair  
**SURVEYOR:** Bibb  
**DATE OF SURVEY:** Fall 1977  
**SOURCES:** City/County Records  
Richard G. Miller, Jr.  
Sanborn Map Co. - 1907

## ARCHITECTURAL DESCRIPTION

This is a very simple two-storey vernacular farmhouse with some Greek Revival details. It is three bays wide with a projecting end pavilion. A two-storey addition was built onto the rear before 1893, and a one-storey addition was built behind the first between 1893 and 1907. Both additions are poorly constructed and have nearly flat shed roofs. A seam in the buff-colored weatherboarding on the facade, just to the left of the central bay on the upper level, would seem to indicate that the main section was not all constructed at one time. The brick foundation is low, and the basement was never completely excavated, although there is an interior stairway to it. The very low pitched gable roof is covered with standing-seam metal and has rafter ends exposed behind cornice fascia. There are two interior chimneys. The metal shed roof of the veranda is supported by three Tuscan columns. Its brick floor is at ground level. The entrance door is four-paneled with rectangular transom. The windows are all double-sash, six-over-six light, with architrave trim, those at the first level being much taller and reaching almost from floor to ceiling. The single flight open stair in the central hall has winders at the top. Most of the rooms were originally heated by stoves. The only fireplace has a simple Greek Revival mantel.

## HISTORICAL DESCRIPTION

In 1842, C. P. McKennie purchased 7½ acres behind his home at 1211 West main Street (ACDB 40-12). Tax records show that there was no building on this tract before the late 1840's. After that, the tax records do not differentiate between McKennie's several properties, but the 1851 reappraisal indicates construction activity somewhere since the last appraisal. Tradition says that this was a farmhouse. If so, it may have been built about the time that McKennie bought 58 acres north of it from the estate of Opie Norris in the early 1850's (ACDB 60-335). McKennie's granddaughters sold this house and fifteen acres to George B. Marshall in 1892 (ACWB 23-495, 29-552; ACDB 87-332; City DB 3-170, 3-176). He sold the house and 1.6 acres to William E. Peters the next year (DB 6-500). It changed hands five times in the next 26 years and was further subdivided before being purchased by Mrs. Mozelle Williams Miller in 1919 (DB 32-478). It has remained in the Miller family for 58 years, and the present owner is restoring it.

Additional References: City DB 10-249, 14-41, 21-338, 23-429, 290-44 & 46, 371-350; City WB 10-329

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14704

Date 2.23.1996 File No. 104-136-14

Name McKennie - Miller House  
(1201 Westland St.)

Town \_\_\_\_\_

County Charlottesville

Photographer Dan Perzoni

Contents 4 ext. views

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