



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. 104-71
Negative no(s). 5060 (15)
5077 (25)

SURVEY FORM

Historic name **Bryan-Stallings House** Common name

County/Town/City **Charlottesville, Va.**

Street address or route number **1212 Wertland St.**

USGS Quad **Charlottesville, East, Va** Date or period **c. 1900**

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

State condition of structure and environs **fair** Roof type

State potential threats to structure
Note any archaeological interest

Should be investigated for possible register potential? yes ___ no **XX**

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.)

1212: brick (5-course American and Flemish bonds). 2 story. hipped with intersecting gable with standing seam metal roof, 1 pedimented dormer. 3 bay. 1 story 3 bay L-shaped porch. QM/CBI, Rev. Victorian. c.1900. eastern bay projecting brackets under pediment. central bay entrance. 2/2DHS and a few 1/1DHS, some with blinds. 4 interior chimneys.

Interior inspected?

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



LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1212 Wertland Street
 Map and Parcel: 10-26
 Census Tract & Block: 2-303
 Present Owner: Richard deButts, et al
 Address: 1250 Wertland Street
 Present Use: Rental Property (apartments)
 Original Owner: Mary R. Bryan
 Original Use: Residence

BASE DATA

Historic Name: Bryan-Stallings House
 Date/Period: 1900
 Style: Victorian
 Height to Cornice:
 Height in Stories: 2
 Present Zoning:
 Land Area (sq.ft.): 105.5' x 223.6' (23,590 sq. ft.)
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is a very large, two-storey brick house, three bays wide and triple-pile, with a basement that is above ground in the rear. The high hip roof, with gables over projecting bays on all four sides, is covered with standing-seam tin. It has projecting eaves and verges, boxed cornice, and a wide cornice board. The gables are covered with pressed tin and once had small attic windows, now boarded up. The roof is pierced by four interior chimneys. Centered on the facade is a pedimented dormer with a small porch with bracketed square pillars and sawn slate balustrade. There are semi-octagonal projecting side bays on the facade and east side. Large, solid, triangular brackets support the overhanging corners of the gables above them. Brick is laid in five-course American-with-Flemish bond with penciled mortar joints on the facade, and in seven-course American bond above a five-course American bond foundation on the other three sides. Windows are double-sash, two-over-two light, and some one-over-one light, with plain surrounds and louvered shutters. The window above the entrance has been replaced with a pair of windows with architrave trim. A broad one-storey veranda covers the facade and wraps around the NW corner, its corner clipped to conform to the semi-octagonal bay. Its tin hip roof is supported by square pillars with stick-style brackets in the entrance bay only. There is no balustrade. The entrance has a tall six-light rectangular transom and eight-light sidelights over panels. A two-storey shed-roofed porch covers the rear of the building,

HISTORICAL DESCRIPTION

the original western half still open, with square posts and Chinese Chippendale railing, and the later eastern half enclosed. A two-storey brick wing now projects from the SE corner. The interior has been divided into apartments, but much original fabric remains. Windows and doors have symmetrically moulded trim with corner blocks. A two-flight open-well staircase with square newels and turned balusters rises from the formerly-spacious entrance hall in the west-center of the house. There is an open single-flight back stairs with open attic stairs above, both now floored over.

In 1893 Mary R. Bryan, who was living in the Livers House, purchased the lot directly behind it on Wertland Street "for the purpose of building a residence thereon for herself" (City DB 3-489). Tax records show that she built her house in 1900. Mrs. Bryan sold the house in 1917 to R.T. Minor (DB 31-205), who sold it to Betty Stallings in 1920 (DB 35-162). Miss Stallings sold it the next year (DB 38-343), but bought it back in 1931 (DB 74-346). In 1956

GRAPHICS

she deeded it to F. Irene Lambeth who had loaned her the money to purchase it 25 years before (DB 196-136). The house was extensively renovated and divided into apartments in 1957, and the SE wing was probably added at that time. Mrs. Lambeth or members of her family owned it until the present owner bought in in 1966 (DB 282-438). The house has been used as rental property for many years and has been divided into apartments. A porch on the west side, added after 1920, has recently been removed. Additional Deed References: City DB 47-8, 47-491, 74-300, 201-465, 264-74, 353-254; ACWB 44-163.

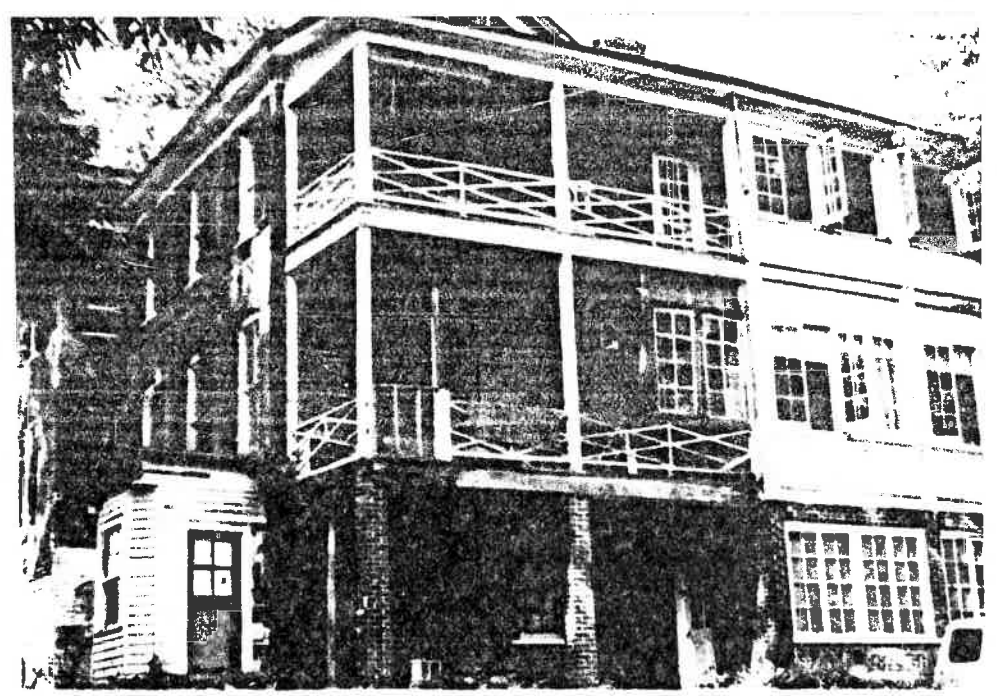
CONDITIONS

Fair

SOURCES

City Records
 Richard H. deButts
 Sanborne Insurance Co. maps, 1907 & 1920

Architectural And Historic
Survey



LANDMARK



SURVEY

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CONDITIONS

Fair

SOURCES

City Records
 Richard H. deButts
 Sanborne Insurance Co. maps, 1907 & 1920

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Masonry	Brick	Random Courses
Roof	0	Hipped	Metal	Standing Seam
Window(s)	0	Sash, double-hung	Wood	2/2
Chimney	3	Interior	Brick	Stretcher Bond
Foundation	0	Masonry	Brick	Stretcher Bond

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1900

Source of Date: Written Data

Architectural Style: Queen Anne

Description:

Rambling Queen Anne with complex hip-and-gable roof, two-story polygonal bay windows under bracketed gable overhangs on the front and east sides, and evidence of a former one-story wraparound porch. Other features include a front entry with sidelights and transom, segmental-arched door and window openings on the first story, pressed-metal sheathing in the gables, and an attic-level balcony under a gable roof.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

The three-tier (including basement level) back porch was partially glassed-in at an early date. The wraparound porch was removed and a small pent roof added over the front entry, and a basement level addition on the west side was removed. The house is now used for apartments.

Number of Stories: 2.05

Interior Plan Type:

Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

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. Mary R. Bryan had this house built in 1900. Later owners included the Minor and Stallings families. According to local tradition, artist Georgia O'Keefe lived in the house during the 1910s (see discussion for 1110 Wertland).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14705	20 - 22	3/ /1996
B&W 35mm Photos		-	/ /1996

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

Reviewed by Margaret Peters

DHR Identification Number: 104-0136-0017

Other DHR Number: Property Date(s) 1900

PROPERTY NAMES	EXPLANATION
Bryan House (1212 Wertland St.)	Historic/Location

County/Independent City: Charlottesville
 State: Virginia
 Magisterial District: N/A Tax Parcel: 10-26

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
1212 -	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:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:
Residential, landscaped yard.

Ownership: Private NR Resource Type: Building

WUZITS

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

TOTAL: 1
 Historic: 1
 Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

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: Oral History
Author: O'Brien, Margaret
Citation Abbreviation:
Interview, Charlottesville, VA, May 1996
Notes:

Sequence #: 3.0 Bibliographic Record Type: Oral History
Author: de Butts, Richard
Citation Abbreviation:
Interview, Charlottesville, VA, March 1996.
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 H.
Last : De Butts
Suffix :
Title : et al
Company:

Address: 1250 Wertland St.

City : Charlottesville State: VA
Zip : 22903- Country: USA
Phone/extension: 804-295-1551

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

CITY OF CHARLOTTESVILLE

SEE

MAP

STREET

14th STREET

WERTLAND STREET

WERTLAND STREET

10th STREET

UNIVERSITY OF VIRGINIA

UNIVERSITY AVENUE

MAIN STREET

JEFFERSON PARK

COCHRAN STREET

LEE ST.

JEFFERSON ST.

137

PARK PLACE

136

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STREET ADDRESS: 1212 Wertland Street
MAP & PARCEL 10-26
VDHR FILE NUMBER: 104-0136-0017
CITY FILE NUMBER: 246
PRESENT ZONING: B-3
ORIGINAL OWNER: Mary R. Bryan
ORIGINAL USE: Residence (Rental Property)
PRESENT USE: Apartments
PRESENT OWNER: Richard H. deButts, et al
ADDRESS: 1250 Wertland Street
 Charlottesville, VA
HISTORIC NAME: Bryan-Stallings House
DATE/PERIOD: 1900, c.1981
STYLE: Victorian
HEIGHT IN STORIES: 2 Stories
DIMENSIONS AND LAND AREA: 105.5' x 223.6' (23,590 sq. ft.)
CONDITION: Fair
SURVEYOR: Bibb
DATE OF SURVEY: 1980/1998
SOURCES: City Records
 Richard H. deButts
 Sanborn Map Co. - 1907, 1920, 1929-57

ARCHITECTURAL DESCRIPTION

This is a very large, two-storey brick house, three bays wide and triple-pile, with a basement that is above ground in the rear. The high hip roof, with gables over projecting bays on all four sides, is covered with standing-seam tin. It has projecting eaves and verges, boxed cornice, and a wide cornice board. The gables are covered with pressed tin and once had small attic windows, now boarded up. The roof is pierced by four interior chimneys. Centered on the facade is a pedimented dormer with a small porch with bracketed square pillars and sawn slat balustrade. There are semi-octagonal projecting side bays on the facade and east side. Large, solid, triangular brackets support the overhanging corners of the gables above them. Brick is laid in five-course American-with-Flemish bond with penciled mortar joints on the facade, and in seven-course American bond above a five-course American bond foundation on the other three sides. Windows are double-sash, two-over-two light, and some one-over-one light, with plain surrounds and louvered shutters. The window above the entrance has been replaced with a pair of windows with plain surrounds and louvered shutters, with architrave trim. A broad one-story verandah covers the facade and wraps around the northwestern corner, its corner clipped to conform to the semi-octagonal bay. Its tin hip roof is supported by square pillars with stick-style brackets in the entrance bay only. There is no balustrade. The entrance has a tall six-light rectangular transom and eight-light sidelights over panels. A two-story shed-roofed porch covers the rear of the building, the original western half still open, with square posts and Chinese Chippendale railing, and the later eastern half enclosed. A two-story brick wing now projects from the southeastern corner. The interior has been divided into apartments, but much original fabric remains. Windows and doors have symmetrically moulded trim with corner blocks. A two flight open-well staircase with square newels and turned balusters rises from the formerly-spacious entrance hall in the west-center of the house. There is an open single-flight back stair with open attic stair above, both now floored over.

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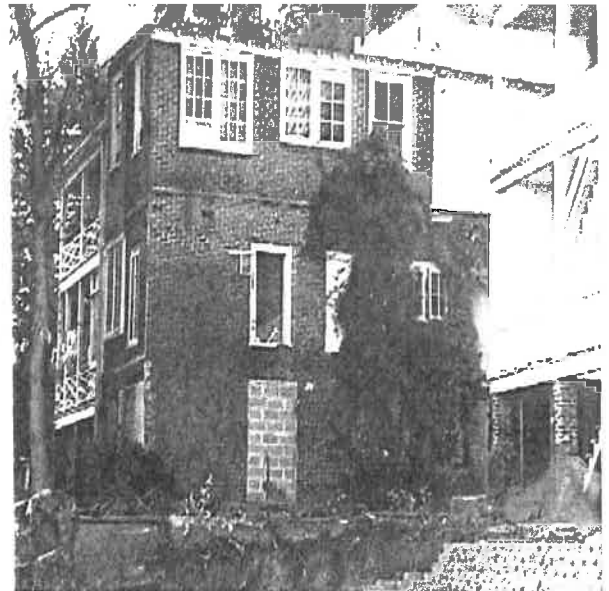
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1998: The wrap-around verandah was removed c. 1981. The family of noted artist Georgia O'Keeffe rented the house from 1909 until c. 1917.

STATEMENT OF SIGNIFICANCE

This house is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places. Despite the loss of its fine verandah, it remains one of the finest examples of the Queen Anne style in the District. During the seven years that her family lived here, Georgia O'Keeffe studied and taught at U. Va. and worked in a studio she set up in the basement of this house.

1212 WERTLAND STREET



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MAP & PARCEL 10-26
VDHR FILE NUMBER: 104-0136-0017
CITY FILE NUMBER: 246
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ORIGINAL USE: Residence (Rental Property)
PRESENT USE: Apartments
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northwestern

southeastern

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southeastern

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O'Keeffe

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VDHR FILE NUMBER:
CITY FILE NUMBER: 243
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ORIGINAL USE: Residence (Rental Property)
PRESENT USE: Apartments
PRESENT OWNER: Richard H. deButte, et al
ADDRESS: 1250 Westland Street
Charlottesville, VA
HISTORIC NAME: Bryan - Stallings House
DATE/PERIOD: 1960, c. 1981
STYLE: Victorian
HEIGHT IN STORIES: 2 stories
DIMENSIONS AND LAND AREA: 105.5' x 223.6' (23,590 sq ft)
CONDITION: Fair
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Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is a very large, two-storey brick house, three bays wide and triple-pile, with a basement that is above ground in the rear. The high hip roof, with gables over projecting bays on all four sides, is covered with standing-seam tin. It has projecting eaves and verges, boxed cornice, and a wide cornice board. The gables are covered with pressed tin and once had small attic windows, now boarded up. The roof is pierced by four interior chimneys. Centered on the facade is a pedimented dormer with a small porch with bracketed square pillars and sawn slat balustrade. There are semi-octagonal projecting side bays on the facade and east side. Large, solid, triangular brackets support the overhanging corners of the gables above them. Brick is laid in five-course American-with-Flemish bond with penciled mortar joints on the facade, and in seven-course American bond above a five-course American bond foundation on the other three sides. Windows are double-sash, two-over-two light, and some one-over-one light, with plain surrounds and louvered shutters. The window above the entrance has been replaced with a pair of windows with architrave trim. A broad one-storey veranda covers the facade and wraps around the NW corner, its corner clipped to conform to the semi-octagonal bay. Its tin hip roof is supported by square pillars with stick-style brackets in the entrance bay only. There is no balustrade. The entrance has a tall six-light rectangular transom and eight-light sidelights over panels. A two-storey shed-roofed porch covers the rear of the building,

HISTORICAL DESCRIPTION

the original western half still open, with square posts and Chinese Chippendale railing, and the later eastern half enclosed. A two-storey brick wing now projects from the SE corner. The interior has been divided into apartments, but much original fabric remains. Windows and doors have symmetrically moulded trim with corner blocks. A two-flight open-well staircase with square newels and turned balusters rises from the formerly-spacious entrance hall in the west-center of the house. There is an open single-flight back stairs with open attic stairs above, both now floored over.

In 1893 Mary R. Bryan, who was living in the Livers House, purchased the lot directly behind it on Wertland Street "for the purpose of building a residence thereon for herself" (City DB 3-489). Tax records show that she built her house in 1900. Mrs. Bryan sold the house in 1917 to R.T. Minor (DB 31-205), who sold it to Betty Stallings in 1920 (DB 35-162). Miss Stallings sold it the next year (DB 38-343), but bought it back in 1931 (DB 74-346). In 1956

GRAPHICS

she deeded it to F. Irene Lambeth who had loaned her the money to purchase it 25 years before (DB 196-136). The house was extensively renovated and divided into apartments in 1957, and the SE wing was probably added at that time. Mrs. Lambeth or members of her family owned it until the present owner bought it in 1966 (DB 282-438). The house has been used as rental property for many years and has been divided into apartments. A porch on the west side, added after 1920, has recently been removed. Additional Deed References: City DB 47-8, 47-491, 74-300, 201-465, 264-74, 353-254; ACWB 44-163.

1998: The wrap-around verandah was removed c. 1981.

The family of noted artist Georgia O'Keeffe rented the house from 1909 until c. 1917.

CONDITIONS

Fair

SOURCES

City Records
Richard H. deButts
Sanborn Insurance Co. maps, 1907 & 1920

Statement of Significance

This house is a contributing resource in the Westland Street Historic District, listed on the National Register of Historic Places. Despite the loss of its fine veranda, it remains one of the finest examples of the Queen Anne style in the District. ~~During~~

During the eight or nine years that her family lived here, Georgia O'Keeffe studied and taught at U.Va. and ~~she~~ worked in a studio she set up in the basement of this house.

To: Members of City Council

December 8, 1998

Members of Planning Commission

c/o Jeanne Cox, FAX 970-3890

Subject: Historic designation for Wertland Street

Unfortunately I will not be able to attend the hearing tonight, therefore will not be able to speak on behalf of making Wertland Street a historic district.

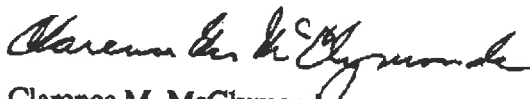
I urge you all to make this a reality for an area which has been under considerable stress in recent years. What little is remaining of the historic ambiance of this street deserves to be protected from further demolition, which can only be done through historic designation.

Since I made my earlier pleas to City Council on behalf of the fine old house at 1212 Wertland, then under threat of demolition to make way for the Marriott Hotel project, I have learned from a later O'Keeffe family authorized biography of Georgia O'Keeffe, by Roxana Robinson, that the O'Keefes actually lived at 1110 Wertland, a property now owned by Wade Tremblay. I must apologize for misleading people earlier concerning the house at 1212 Wertland. It was the best information available to me at the time, and was in a file on O'Keeffe at the Albemarle County Historical Society.

The O'Keeffe connection is still important to the history of Wertland Street, but not the only reason for saving the street. The house at 1212, and many others on the street, are still worth saving.

I understand and sympathize with Wade Tremblay's and Jim Stultz's concerns regarding what they see as a threat to their rights to develop their properties by imposing "another layer of bureaucracy" on the process. I would urge the members of the BAR, the Planning Commission and the City Council to point out to these owners that Historic Designation would, in the long term, serve to enhance their properties.

Yours truly,



Clarence M. McClymonds
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