

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 1301 Wertland Street  
 Map and Parcel: 4-303  
 Census Tract & Block:  
 Present Owner: Dyer, Anne F. Humphrey's et. al.  
 Address: P.O. Box 3114, University Station  
 Charlottesville  
 Present Use: Residential  
 Original Owner: William Wertenbaker  
 Original Use: Residential

## BASE DATA

Historic Name: Wertenbaker House  
 Date/Period: Circa 1830  
 Style: Federal  
 Height to Cornice:  
 Height in Stories: 2  
 Present Zoning: B-1 and R-3  
 Land Area (sq.ft.): 80,586 sq. ft.  
 Assessed Value (land + imp.): 35,600 + 150 = 35,750

## ARCHITECTURAL DESCRIPTION

1301 Wertland Street is a brick "L" shaped house on a high basement. The leg of the "L" is a later addition but is of similar construction. The front section of the house is three bays in length and the nearly square back section covers two bays of this length. The main section with a gently sloping metal gable roof has solid brick and gable walls and inside end chimneys. The back section has a large chimney on one side and a hipped roof of the same height as the gable of the main block with which it intersects. There is a bracketed cornice with plain frieze running around the entire house. Besides the fine brickwork the most notable feature of the house is the elaborate symmetrical stick style porch. This is open underneath and supported to the level of the first floor by large square brick posts. It is reached by a broad flight of eight wooden stairs. Carved posts support the low metal roof creating symmetrical end bays and a central bay of equal size flanked by small bays and surmounted by a low pediment. The central second floor porch repeats the design of the entrance section with a larger pediment. An intricate railing runs between the posts on both levels and the porch exhibits definite stick style characteristics which date it later than the house.

## HISTORICAL DESCRIPTION

This house was built around 1830 (possibly as early as 1816) by William and Louisiana Wertenbaker. The land was generally known as the Wertenbaker property (ACDB 87-385) and previously included a house built by C. C. Wertebaker (William's son) on one side and on the other side a house built for rental to students. William Wertebaker was chosen by Jefferson as the second Librarian of the University and served over fifty years. He was also sheriff and postmaster. It appears that the Wertebakers acquired some of the land from James Dinsmore who died in 1830. He had a brick storehouse, kitchen and smokehouse in the vicinity of the present building (ACDB 36-319). In 1886 6 1/2 acres of land originally owned by William Wertebaker (and sold by his son who moved) containing the present house were sold in three lots. Lot 1 containing the present house was sold to Charles Venable and James Jones (DB 1-314) who sold it to M. W. Humphreys (who had been renting the house) on Oct. 27, 1891 (DB2-449). The present owners are the heirs of M. W. Humphreys who bequeathed the property (WC30281) to his children with a provision that his older child Louise have an option to buy it. Upon her death it was bequeathed to the present owner.



## CONDITIONS

Poor

## SOURCES

Mrs. Alice Flinn, 12 Elliewood Ave., Charlottesville  
 Mrs. J. Rawlings Thomson, 729 Northwood Ave., Charlottesville  
 County Records, City Records

## RECONNAISSANCE LEVEL SURVEY REPORT

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

DHR Identification Number: 104-0047

Other DHR Number: Property Date(s) 1830 ca

| PROPERTY NAMES                        | EXPLANATION       |
|---------------------------------------|-------------------|
| Wertenbaker House (1301 Wertland St.) | Historic/Location |

County/Independent City: Charlottesville

State: Virginia

Magisterial District: N/A

Tax Parcel: 4-303

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

## ADDRESSES

| Number | Thoroughfare Name | Explanation |
|--------|-------------------|-------------|
| 1301 - | 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:

1301 Wertland Ave. Minor Design Control District

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

Landscaped lot with mature oaks completely surrounded by parking lots and modern apartment buildings.

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

| Component         | # | Comp Type/Form    | Material | Material Treatment |
|-------------------|---|-------------------|----------|--------------------|
| Structural System | 0 | Masonry           | Brick    | Flemish Bond       |
| Roof              | 0 | Gable: side       | Metal    | Standing Seam      |
| Window(s)         | 0 | Sash, double-hung | Wood     | 6/6                |
| Porch             | 0 | 2-story, 5-bay    | Wood     | Victorian          |
| Chimney           | 2 | Interior          | Brick    | Stretcher Bond     |

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1830 ca

Source of Date: Written Data

Architectural Style: Late Victorian

Description:

Believed to have been built about 1830, the Wertenbaker House is a Federal/Greek Revival residence that was made-over in the Victorian style towards the end of the 19th c. Early exterior features include a symmetrical three-bay front elevation with center entries on both the first and second stories. The first-story entry has a transom, sidelights, and an ornamental surround; the upper entry has sidelights. Victorian features include the front porch, which has five bays on the first story and three on the second, with turned posts, sawn brackets and friezes, an intricate balustrade, and a pedimented gable. The house also has a bracketed cornice that extends to a rear two-story ell. Pre-existing surveys show that the house has Greek Revival and Victorian mantels, paneled pocket doors, and a stair with turned newels and scrolled tread brackets on the interior.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

The chimney tops have been repaired, otherwise there are virtually no post-1900 changes to the exterior.

Number of Stories: 2.0

Interior Plan Type:

Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Architecture/Community Planning  
 Domestic  
 Education

Significance Statement:

The building is a contributing resource in the Wertland Street Historic District, listed in the National Register of Historic Places. This house--the oldest building in the Wertland Street district--was apparently built about 1830 for William and Louisiana Wertenbaker. William was the second librarian of the University of Virginia, and he served in the post for over fifty years. The house has considerable architectural as well as historical

interest.

#### GRAPHIC DOCUMENTATION

| Medium          | Medium ID # | Frames  | Date     |
|-----------------|-------------|---------|----------|
| B&W 35mm Photos | 14704       | 37 -    | 3/ /1996 |
| B&W 35mm Photos | 14705       | 26 - 27 | 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: Report  
Author: O'Dell, Jeffrey M.  
Citation Abbreviation:  
VDHR file on the Wertenbaker House  
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 :  
Last :  
Suffix :  
Title :  
Company: Wertenbaker Associates

Address: c/o Davis--PO Box 5384

City : Charlottesville State: VA  
Zip : 22905- Country: USA  
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

CITY OF CHARLOTTESVILLE

SEE MAP 5 SEE

MAP

6



SEE MAP

SCALE : 1" = 100'

SECTION 4

104-47

10000000

104-41

reconnaissance main screen 1 of 7

Where is data filed at DHR?
DHR Iden. #
Other DHR no.

Table with columns: Seq. #, Name, Property Name, Explanation, Hist

Address, Alternate spelling, Former/current, Historic/location, Original

County/Ind. City, State, Mags'l District, USGS Quad Map Name, Center UTM-Zone/East/North

reconnaissance main screen 2 of 7

Table with columns: #, Suffix, Thoroughfare Name, Address, Explanation

Sequence Number, Main Street Number, Number Suffix, Street Name

Vicinity of: Town/Village/Hamlet

Name of National Register Historic District

Name of VQHR Eligible Historic District

Name of Local Historic District

reconnaissance main screen 3 of 7

Physical Character of General Surroundings: City, Hamlet, Rural, Suburban, Town, Village

Site Description/Notable Landscape Features

Ownership, NR Resource Type

Summary table with columns: Seq. #, # of, Wuzit Count, Wuzit Types, Historic?, Total, Historic, Non-Historic, Undetermined

reconnaissance main screen 4 of 7
Primary Resource Exterior Component Description

Table with columns: Component, Conn. Type/Form, Material, Material Treatment

Individual Resource Information

Seq. #, Wuzit, Primary?, Date Built

Individual Resource Superfield Screen

Sequence Number, Primary Resource?, Estimated Date of Construction, Source of Data

Table with columns: Architectural Style, French Colonial, Late Gothic Revival, Prairie School, etc.

?

Handwritten notes: vint, 1+2-s Ar. porch w/ td posts, dec. bal., sawn brackets, integral 2-s ell w/ top ref + fut down, brick cover w/ rot-s, bas't level

Condition, Threats to Resource tables

Handwritten note: chim tops rebuilt, otherwise few ext alts.

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 \_\_\_\_\_  
 \_\_\_\_\_

*reconnaissance main screen 5 of 7*  
 Historic Context

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

| Date  | CRM Event | Assoc. ID# |
|-------|-----------|------------|
| _____ | _____     | _____      |

CRM Event Superfield Screen  
 Date: \_\_\_\_\_ Cultural Resource Management Event: \_\_\_\_\_  
 Organization or Person: \_\_\_\_\_  
 ID# Associated with Event: \_\_\_\_\_

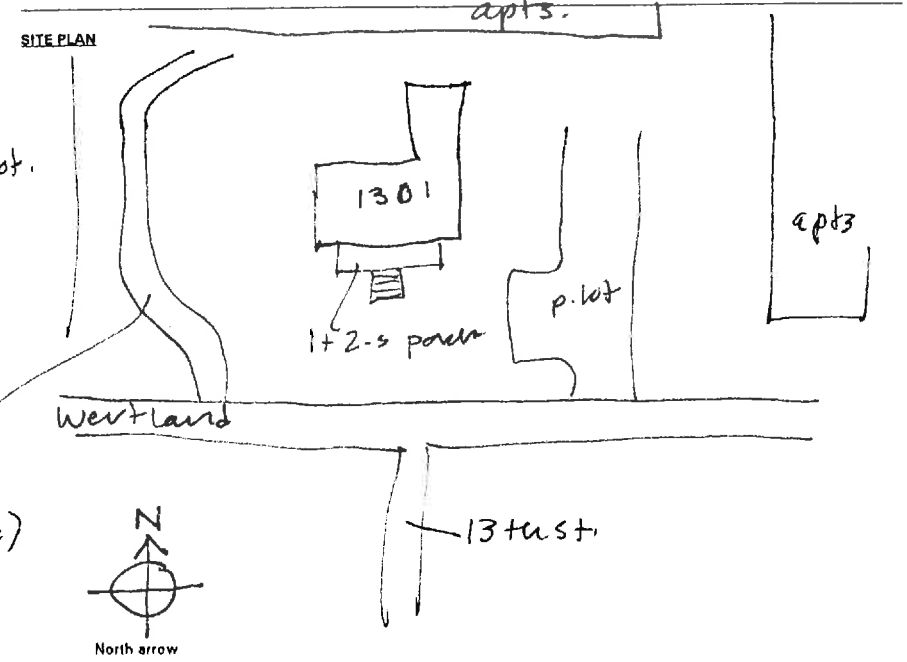
Notes or Comments

Mailing Address Superfield Screen  
 HONORIF: \_\_\_\_\_ Record Created: \_\_\_\_\_  
 FIRST: \_\_\_\_\_ LAST: \_\_\_\_\_ Last Updated: \_\_\_\_\_  
 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

Date Processing Event Person



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

1. County  
Town Charlottesville  
Street No. 1301 Wertland St.
- USGS Quad Name  
Quad Date  
Scale  
Original Owner William Wertenbaker  
Original Usedwelling  
Present Owner Mrs. Edward R. Dyer  
Present Owner Address 1301 Wertland St.
- Present Use dwelling (part of house rented)
2. Historic Name Wertland  
Present Name same  
Date or Period ca. 1826  
Architect  
Builder, craftsman, etc.  
Source of Date Mrs. Alicia W. Flynn
3. No. stories (dormers count as  $\frac{1}{2}$  story):  
~~Two~~ over English Basement  
Wall construction: Brick  
Acreage

4. Historical Significance (Chain of Title, Families and Events, etc., connected with the property):

This house was built by William Wertenbaker who was for over fifty years Librarian at the University of Virginia, having been appointed by Mr. Jefferson.

It was later owned by his son, Charles Christian Wertenbaker who sold it to Prof. Milton Humphreys whose daughter Mrs. Edward R. Dyer is now the owner and occupant. Mrs. Dyer was one of the earliest women doctors and for some time served as a medical missionary in the Orient.

Charles Christian Wertenbaker built a house on the NW side of Wertland which was known as "Little Wertland". It was torn down a few years ago and its site is a parking lot for the University Hospital and Medical staff. On the SE side of Wertland the Wertenbaker family built a large building which was rented to students. It also has been torn down and the Wertland Garden Apartments now occupy the site.

Wertland is significant because of the builder and his association with The University and because the street on which it stands was named for it.

5. Architectural Significance (Note interesting interior and exterior details, etc. cite significant alterations and additions).

According to Mrs. Alicia Flynn, Great-granddaughter of the builder, William Wertenbaker planned the house himself. She says that he forgot to include an inside stairway to the kitchen and dining room which were in the basement so that the family always had to go outside to get to the dining room at meal times, apparently this stairway was never added in later years.

6. Condition of structure (check one):

(a) sound \_\_\_\_\_ (b) in need of minor repairs  (c) in need of major repairs \_\_\_\_\_



offers have been made to owner for property. Rumor =  
apt. building on site

1971

Mrs. Alicia W. Flynn  
gt. granddaughter of Wm Wertenbaker

**STREET ADDRESS:** 1301 Wertland Street  
**MAP & PARCEL** 4-303  
**VDHR FILE NUMBER:** 104-007  
**CITY FILE NUMBER:** 163  
**PRESENT ZONING:** B-1  
**ORIGINAL OWNER:** William Wertenbaker  
**ORIGINAL USE:** Residence  
**PRESENT OWNER:** Offices  
**ADDRESS:** Wertenbaker Associates  
c/o Roger Davis  
P. O. Box 5384  
Charlottesville, VA 22905  
**HISTORIC NAME:** Wertland  
**DATE/PERIOD:** 1842, c. 1984  
**STYLE:** Vernacular  
**HEIGHT IN STORIES:** 2 stories  
**DIMENSIONS AND LAND AREA:** 7,598.24 sq. ft.  
**CONDITION:** Good  
**SURVEYOR:** \_\_\_\_\_/Bibb  
**DATE OF SURVEY:** 1973/1987  
**SOURCES:** City/County Records  
Mrs. Alicia W. Flynn  
Mrs. J. Rawlings Thomson

### ARCHITECTURAL DESCRIPTION

The Wertenbaker House is a 2-story, 3-bay single-pile Virginia I-house set on a very high English basement. A 2-story rear wing makes it L-shaped. The foundation of the main block is constructed of brick laid in 5-course American bond. The facade is laid in Flemish bond, while the other walls, as well as both walls and foundation in the rear wing, are 5-course American-with-Flemish bond. The main block of the house has a steep gabled roof covered with standing-seam metal. It has projecting eaves and verges and a cornice with returns, simple brackets, and a plain frieze. The wing has a low pitched hipped roof with matching cornice. There are interior end chimneys in the main block and an interior chimney in the wing. Windows throughout the house are double-sash, 6-over-6 light. Those at the second story and basement levels are somewhat shorter. A one-story verandah, with a smaller one-bay second story porch set on its roof, covers the facade. The verandah has a low-pitched metal roof with a low, pedimented central gable, projecting eaves, a boxed cornice, and a pierced frieze. The upper porch has a higher pitched gabled roof. Both have coupled Eastlake posts and a balustrade combining elements of the stick style with Chinese Chippendale. The central entrance door has three horizontal panels above three vertical ones. Moulded pilasters between the door and sidelights support a cornice. The sidelights and transom have decorative glazing. The corner lights have been closed. A 2-flight stair with a simple Federal balustrade and decorated rail rises from the narrow central hall. The fireplace have coal grates.

### HISTORICAL DESCRIPTION

The Wertenbaker House has been reported to have been built c.1830, or even as early as 1816, but the records do not support that theory. In 1842 William Wertenbaker purchased 27 acres of James Dinsmore's estate (ACDB 39-454). He immediately sold off all

but 6 3/4 acres (ACDB 40-13 & 14), and tax records state that he built this house the same year. Family tradition says that he designed it himself. Later his son C. C. Wertembaker built a house west of this, and the family built a house on the east to rent to students. William Wertenbaker was appointed by Jefferson to be the second librarian at the University. Wertland Street takes its name from this house. William Wertenbaker died in 1882, and his widow sold the property in 1886. James D. Jones bought the house and nearly two acres (City DB 1-314) and sold it in 1891 to M. W. Humphreys, a Greek Professor at the University, who had been renting it (DB 2-449). After his death, it was occupied for many years by his daughter, Dr. Louise H. Dyer, a former medical missionary, and it is now owned by her son Dr. E. R. Dyer (WB 3-281, 25-88).

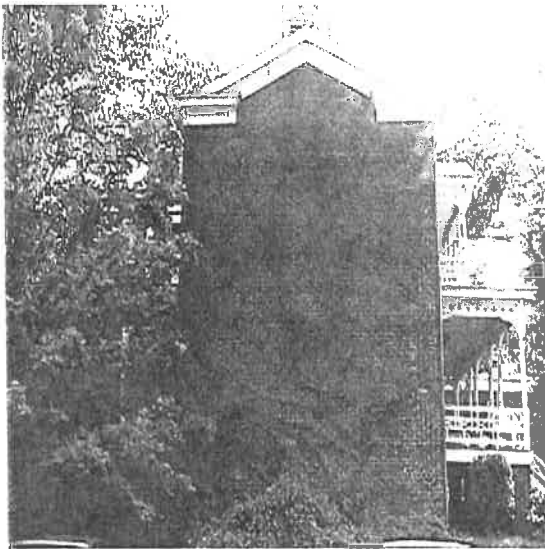
1987: The house was purchased in 1983 by Wertenbaker Associates (DB 442-204, 444-356) and has been rehabilitated and adapted for use as offices. An apartment complex was built on the land behind the house.

### **STATEMENT OF SIGNIFICANCE**

Built in 1842 when this area was still rural, Wertland is the oldest building in the Wertland Street Historic District. On its own merits, it has already been individually designated as a local historic landmark. Its intricately detailed verandah is particularly noteworthy.

William Wertenbaker was chosen by Thomas Jefferson in 1826 to be the second librarian at the University, and he held that position for over half a century.

1301 WERTLAND STREET



all DB

36-319 Andrew Leitch → Wm Wootenbaker

8/13/1838

Mrs Mary & Ann Dimmore vs Leitch, Wootenbaker, et al:

Jama Dimmore's land on N side rd town → area  $\frac{3}{4}$  acre  
"on which are a brick store & dwelling house & other  
impts (k, smoke, etc)  
bounded on S by Tpk, on E by st bet it & Alex. St C,  
Heiskell (for Dimmore → Peter & Heiskell - Alex. Heiskell),  
on N by Wm Garland (for Dimmore et al), & on W by  
Alex. St C Heiskell (for John Bowman <sup>1835</sup> for Dimmore

middle  
line  
in

39-454 VS Southall <sup>comm</sup> → Wm Wootenbaker

7/20/1842 Andrew Temple, exec Wm Dimmore vs Ann Garland (wid Wm)  
27 acres, part of land sold to Wm Garland by Temple  
W side rd ch'v → Ann

City DB Geo Perkins, comm'r in chancery cause of Watson & Perkins  
1-314 vs Wootenbaker, & Mrs Louisiana ~~vs~~ Wootenbaker →

8/17/1858 James D. Jones

2 undivided  $\frac{1}{2}$  int in  $1\frac{17}{20}$  acres, lot 1 on plat A 203

87-385

contract 1855 to Jones & Charles Venable, Jones paid all

see 1847 deed of trust A 203 45-200

see

A & D B Wm & Louisiana Wertenbaker → Eva Crockett

45-200 deed of trust

7/8/1847 c.  $6\frac{3}{4}$  acres bounded on N by Opie Norris est, on E & S by C P McKemie, on S also by st for Univ to Chi<sup>o</sup>, on W by O H Timberlake, ~~St~~ & St Hinkell, McKemie, " & being same land on which sd Wm Wertenbaker now resides"

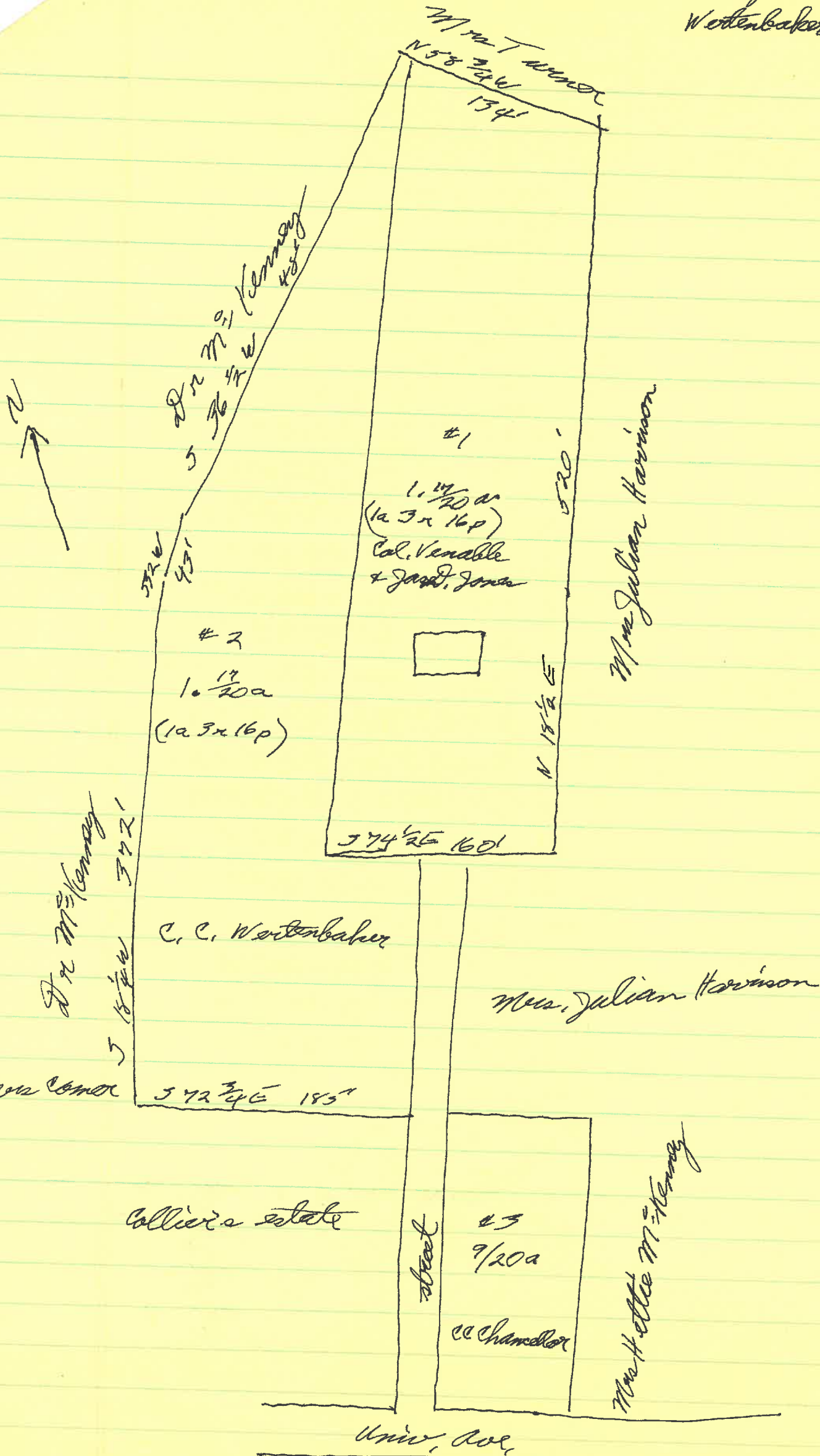
1842  $7\frac{1}{2}$  → McKemie 40-13 w/ notes & bonds

"  $13\frac{1}{4}$  → N. Garland 40-14 (E of 40-13)

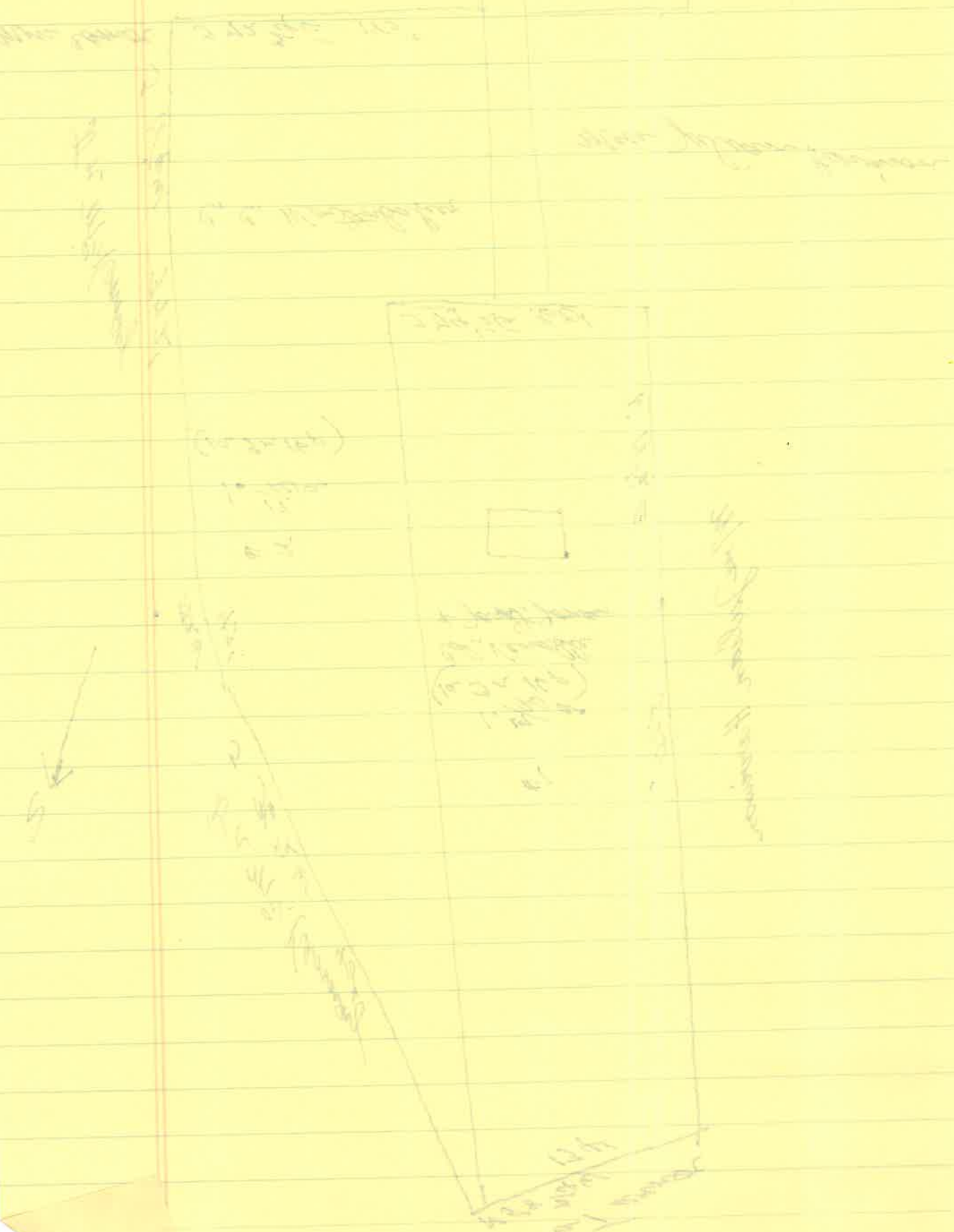
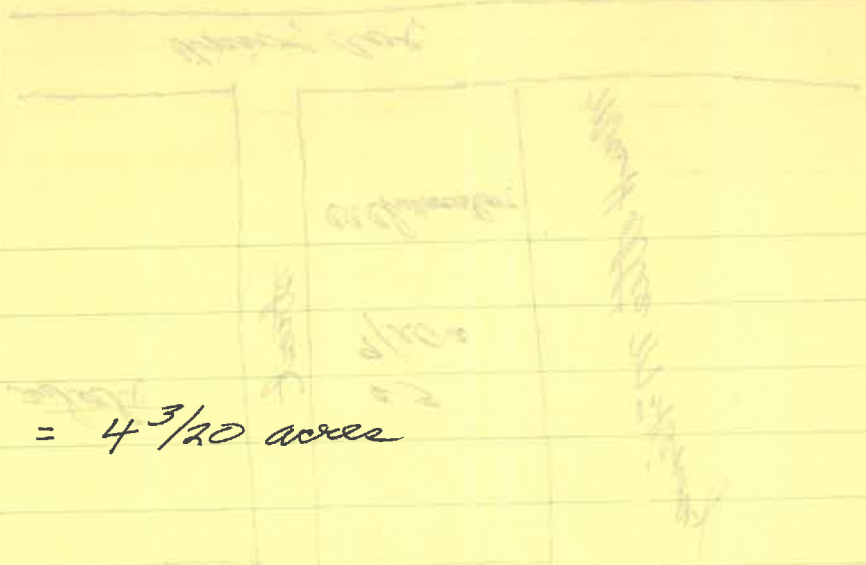
$$\begin{array}{r} 6\frac{3}{4} \\ \hline 27\frac{1}{2} \end{array}$$



ACOB 87-385  
1886 plat of  
Wertenbaker property



$$\begin{array}{r}
 1 \quad 17/20 \\
 1 \quad 17/20 \\
 \quad \quad 9/20 \\
 \hline
 2 \quad 43/20 = 4 \frac{3}{20} \text{ acres}
 \end{array}$$



42-12 800A  
 of 4000 acres  
 42-12 800B



Wootenbaker

1836, 37, 38 John Dinmore 28 1/2 a 1/2 W Ch'co + 1337.50 = 2310.17  
 " Jas " ed 31 a + 200 = 309 155 ac off  
 1838 " " " " 1 W " + - = " to JAGD

1842 John Dinmore ed 30 a 1/2 W + 1500 = 2539  
 1843 " " " " " " " "

1842, 43 Wm Wootenbaker 3/4 a 1 NW + 500 = 526  
 1843 " " 6/4 a 4 W + 2000 = 2812

for John Dinmore ed  
 1/2 7 21 1/2 13 1/2 7 1/2  
 \$2000 added for survey

## Wertenbaker

steep gable roof, proj eaves + cornice, cornice of returns, pl fringe, simple brackets

int end chim

Flem facade, 5-c dm found, 5-c dm-wf. Flem

E. W. rear

all wind 6/6, ~~moulded trim~~, shorter end & base,

ent; 3 horiz/3 vert panels; moulded pillars but carry cornice; dec ~~is~~ sidelights + base, corner lights closed

bracketed

Eastlake (turned) posts, pierced fringe, proj eaves, cornice,

very high Eng. base,

rear 5-c dm-wf. Flem sides, rear, found.

4

int chim

cornice + wind match  
roof low-pitched hips.

narrow cent hall  
2-fl dog-leg stair w/ single Fed bal  
der, wall  
arch, trim, 6-panel doors  
fireplaces have coal grates

|                   |                               |      |
|-------------------|-------------------------------|------|
| 444-356           | Wootenbaker Assoc             | 1983 |
| 442-204           | The First Service Corp of SC, | "    |
| WB 25-84          |                               | 1981 |
| <del>442-20</del> |                               |      |





14704  
14705

Date 3.1996 File No. 104-47

Name Wentzembaker House

Town (1301 Westland St.)

County Clarkesville

Photographer Dan Pezzoni

Contents 4 ext. views

