



**VIRGINIA**  
**HISTORIC LANDMARKS COMMISSION**  
**SURVEY FORM**

|   |
|---|
| File no. 104-71                         |
| Negative no(s). 5060 (8-9)<br>5077 (26) |

|  |                             |
|--|-----------------------------|
| Historic name                                    | Common name                 |
| County/Town/City Charlottesville, Va.            |                             |
| Street address or route number 1310 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              |
|  | Stories                     |
| Present use residence                            | 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 <u>x</u> |      |

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.)

1310: brick (stretcher bond) with limestone quoins. 2½ story. steep front gable roof with intersecting side gable with pedimented east side dormer, standing seam metal. 2 bay. 1 story L-shaped Ionic porch. Georgian Rev. c. 1900. fluted Ionic columns and full Ionic entablature with turned ballustrade on porch, dentilwork cornice on porch and gable end. east bay entrance. 2/2 segmental arch windows, double door with oval fanlight, Palladian window in front gable end. 1 interior chimney. 1 story rear addition.

Interior inspected? }

Historical significance (Chain of title: individuals, families, or groups 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.)



RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

*Reviewed by Margaret Peters*

DHR Identification Number: 104-0136-0024

Other DHR Number: Property Date(s) 1900 ca

|                           |                   |
|---------------------------|-------------------|
| PROPERTY NAMES            | EXPLANATION       |
| House (1310 Wertland St.) | Function/Location |

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

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:  
Center UTM:

Restrict location and UTM data? N

ADDRESSES

| Number | Thoroughfare Name | Explanation |
|--------|-------------------|-------------|
| 1310 - | 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/built-up, parking garage across alley to rear.

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    | Stretcher Bond     |
| Roof              | 0 | Gable: front      | Metal    | Standing Seam      |
| Window(s)         | 0 | Sash, double-hung | Wood     | 2/2                |
| Porch             | 0 | 1-story           | Wood     | Wrap-around        |
| Foundation        | 0 | Masonry           | Brick    | Stretcher Bond     |
| Dormer            | 2 | Pedimented        | Wood     |                    |
| Chimney           | 1 | Interior          | Brick    | Stretcher Bond     |

#### INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1900 ca

Source of Date: Written Data

Architectural Style: Classical Revival

#### Description:

Classical features include quoining formed with rock-faced concrete blocks, Palladian windows in front and rear gables, dentil cornices, an elliptical fanlight over the front entry, and several surviving fluted porch columns. Other features include segmental-arched windows, a basement level, and a two-story back porch.

Condition: Good

Threats to Resource: None Known

#### Additions/Alterations Description:

The back porch has been partially latticed- and glassed in, and a one-story frame wing with a shed roof and asbestos-shingled siding was been added at an early date.

Number of Stories: 2.5

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.

#### GRAPHIC DOCUMENTATION

| Medium          | Medium ID # | Frames  | Date     |
|-----------------|-------------|---------|----------|
| B&W 35mm Photos | 14705       | 28 - 31 | 3/ /1996 |
| B&W 35mm Photos |             | -       | / /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:

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: Blue Cottage LLC

Address: CBS Rentals--PO Box 3344

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

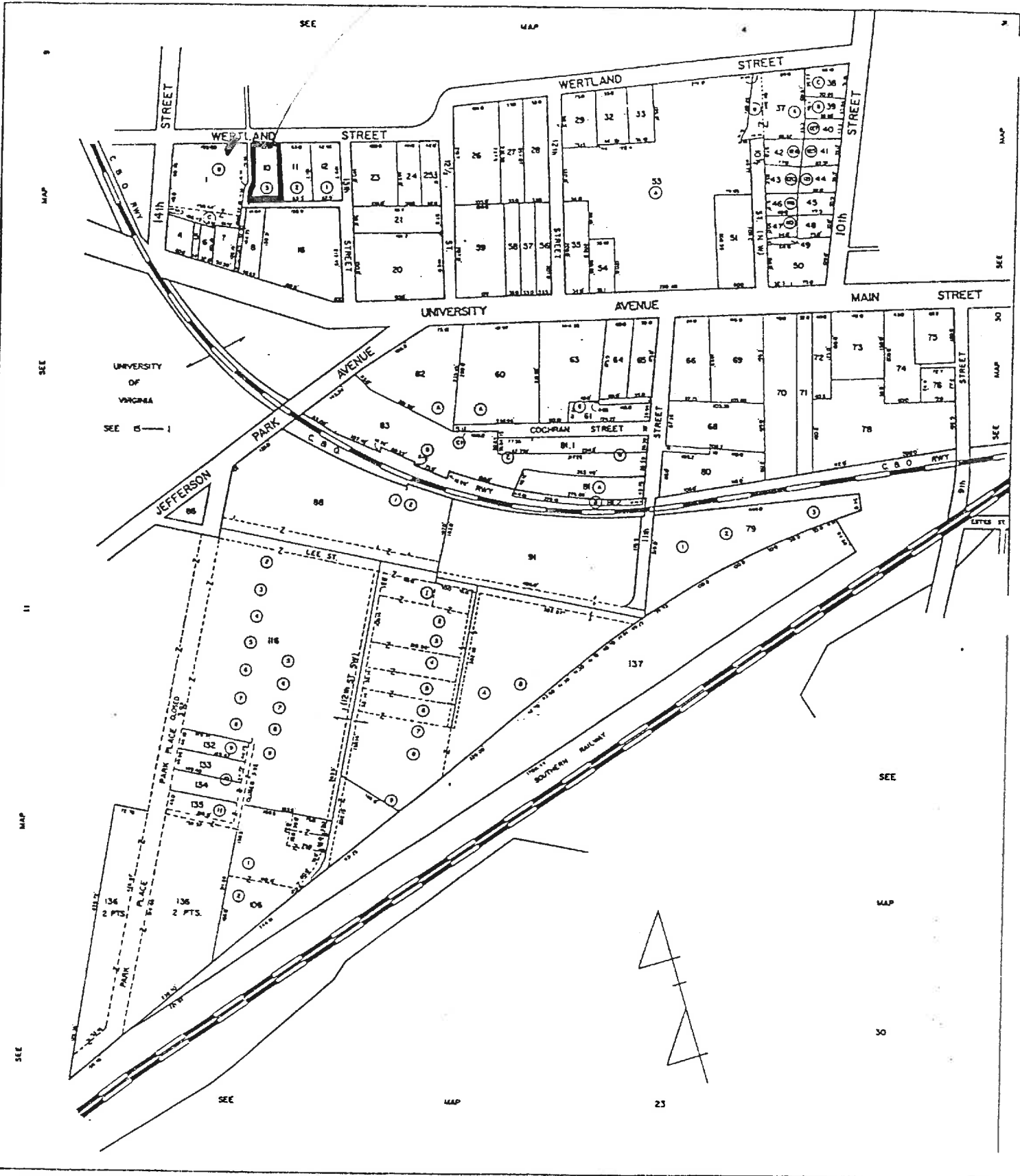
Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

107-136-24

CITY OF CHARLOTTESVILLE



SCALE 1" = 100'

SECTION 10





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<br>4 x 5 B & W photos | B & W 35 mm photos<br>Color 35 mm photos | Historic photos<br>Measured drawings | Slides |

**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 | Agency/Individual | 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**  
 Record Created: \_\_\_\_\_  
 Last Updated: \_\_\_\_\_

HONORIF: \_\_\_\_\_  
 FIRST: \_\_\_\_\_  
 LAST: \_\_\_\_\_  
 SUFFIX: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 COMPANY: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_  
 ZIP: \_\_\_\_\_

**PHONE/EXTENSION:** \_\_\_\_\_  
**STATE:** \_\_\_\_\_  
**COUNTRY:** \_\_\_\_\_

**Individual's Category Codes**

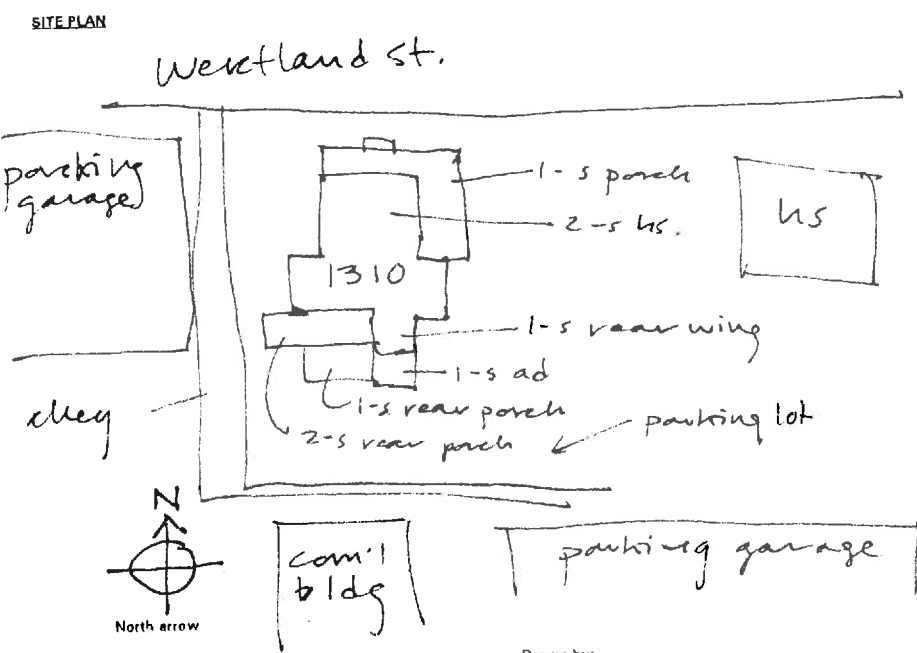
| Informant | Occupant | Owner | Specimens (owner of specimens) | Tenant |
|-----------|----------|-------|--------------------------------|--------|
|           |          |       |                                |        |

**Notes**

**Surveyor's Notes**  
 \_\_\_\_\_  
 \_\_\_\_\_

**Data Processing Events**

| Date | Event | Person |
|------|-------|--------|
|      |       |        |



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

Drawn by: \_\_\_\_\_  
 Agency: \_\_\_\_\_



**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:** ~~17,598.24 sq ft~~  
~~1993: 165' x 357.5' (58,586 sq. ft.)~~  
~~1987?~~  
**CONDITION:** ~~Good~~ ~~Poor/Good~~ ~~1973: Fair~~ ~~1987: 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 Wertembaker was appointed by Jefferson to be the second librarian at the University. Wertland Street takes its name from this house. William Wertembaker 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).

*paragraph left out* →

### 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 Wertembaker 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.

*new paragraph*

1984: The house was purchased in 1983 by Wertembaker 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.

**STREET ADDRESS:** 1310 Wertland Street  
**MAP & PARCEL** 10-10  
**VDHR FILE NUMBER:** 104-0136-0024  
**CITY FILE NUMBER:**  
**PRESENT ZONING:** B-6  
**ORIGINAL OWNER:**  
**ORIGINAL USE:** Residence  
**PRESENT USE:** Residential Rental Property  
**PRESENT OWNER:** Blue Cottage, L.L.C.  
**ADDRESS:** c/o CBS Rentals  
P. O. Box 3344  
Charlottesville, VA 22903

**HISTORIC NAME:**  
**DATE/PERIOD:** c.1907  
**STYLE:** Victorian  
**HEIGHT IN STORIES:** 2½ Stories  
**DIMENSIONS AND LAND AREA:** 63' x 135' (8,885 sq. ft.)  
**CONDITION:**  
**SURVEYOR:** Bibb  
**DATE OF SURVEY:** Fall 1998  
**SOURCES:** City Records  
Sanborn Map Co. - 1907, 1920, 1929-57  
Charlottesville City Directories

### ARCHITECTURAL DESCRIPTION

This 2½-story, 2-bay house with projecting bays on both side elevations represents the transition from the Victorian to the Colonial Revival style, with its Queen Anne massing and the Colonial Revival details of its verandah. This was a form quite popular in Charlottesville in the 1910's. Walls are brick (stretcher bond) with heavy corner quoins of rock-faced concrete block. It has a steep standing-seam metal gabled roof with boxed cornice with returns. There are two pedimented dormers and an interior chimney. Windows are segmentally arched, double-sash, 2-over-2 light. There are attic-level Palladian windows in the front and rear gables. A one-story verandah with fluted Ionic columns (some replaced with plain ones), full Ionic entablature, and Colonial Revival balustrade wraps around the facade and the eastern side to the projecting bay. The entrance bay projects slightly. The paired entrance doors have a semi-elliptical fanlight. On the rear elevation are a 2-story back porch and an original one-story wing with a later extension behind it.

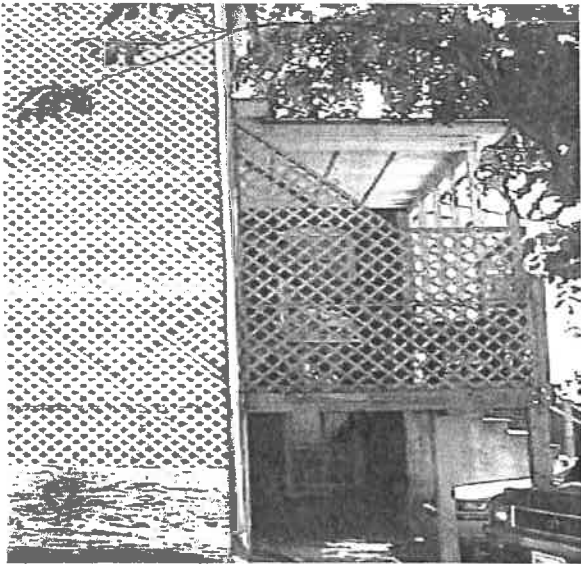
### HISTORICAL DESCRIPTION

This house appears on the 1907 Sanborn Maps and City records give a 1908 date for it.. Sophia Yorkoff operated a rooming house there from the mid-1930's until she sold the house in 1971 (DB 327-403).

### STATEMENT OF SIGNIFICANCE

This house is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places.

1310 WERTLAND STREET



STREET ADDRESS: 1310 Westland Street  
MAP & PARCEL: 10-10  
VDHR FILE NUMBER:  
CITY FILE NUMBER:  
PRESENT ZONING:  
ORIGINAL OWNER: Sophia Yorkhoff?  
ORIGINAL USE: Residence  
PRESENT USE: Residential Rental Property  
PRESENT OWNER: Blue Cottage, L.L.C.,  
ADDRESS: c/o CBS Rentals  
P.O. Box 3344  
Charlottesville 22903  
Yorkhoff House  
c. 1900-1905  
HISTORIC NAME:  
DATE/PERIOD:  
STYLE:  
HEIGHT IN STORIES: 2 1/2 stories  
DIMENSIONS AND LAND AREA: 63' x 135' (8,885 sq ft)  
CONDITION:  
SURVEYOR: Bibb  
DATE OF SURVEY: Fall 1998  
SOURCES: City Records  
Sanborn Map Co. - 1907, 1920, 1929-57  
Charlottesville City Directories



1310 Brick Dr ~~Dr~~

This 2 1/2-story, 2-bay brick (stretcher bond with limestone quoins) house with projecting bays on both side elevations represents the transition from the ~~the~~ Victorian to the Colonial Revival style, with its Queen Anne massing & ~~the~~ Colonial Revival <sup>details of its</sup> verandah. This was a form quite popular in Ch'ville in the 1910's. It has a steep standing-~~eam~~ metal gabled roof <sup>with</sup> bojed cornice with returns. ~~The pedimented dormers~~ There are two pedimented dormers & an interior chimney. Windows are ~~double sash~~ segmentally arched, double-sash, 2-over-2 light. There are attic-level Palladian windows in the front & rear gables. A one-story verandah with fluted Ionic columns (some replaced with plain ones), full Ionic entablature, & Colonial Revival balustrade wraps around the <sup>facade & the</sup> eastern side to the projecting bay. The entrance bay projects slightly. ~~The double~~ The paired entrance door have a semi-elliptical fanlight. On the rear elevation are a 2-story back porch & an original one-story wing with a later extension behind it.

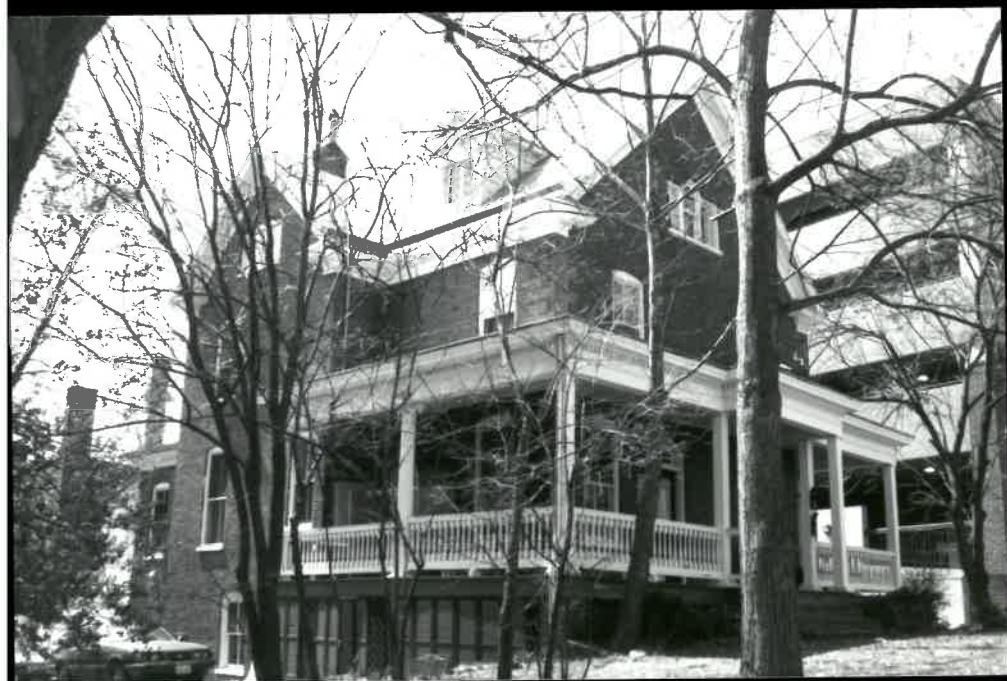
H'nd Dr ~~Dr~~

This house was probably built ~~around~~ in the early years of this century. It appears on the 1907 Sanborn maps. Sophia Yorkhoff operated a rooming house there from the mid-1930's until she sold the house in 1971.

Statement of Significance

This house is a contributing resource in the Westland Street Historic District, listed on the National Register of Historic Places.





14705

Date 3. 1996 File No. 104-136-24

Name House (1310 Westland St.)

Town \_\_\_\_\_

County Charlottesville

Photographer Dan Pezzoni

Contents 4 ext. views

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