BAR meeting September 20, 2022

BAR 22-09-03
1301 Wertland Street, TMP 040303000
Wertland Street ADC District
Owner: Roger and Jean Davis, Trustees
Applicant: Kevin Schafer/Design Develop
Project: New apartment building/existing Wertenbaker House c1830

- **Action taken:** BAR (6-0) accepted applicant's request for deferral.

City of Charlottesville
Board of Architectural Review
Staff Report
September 20, 2022

Certificate of Appropriateness
BAR # 22-09-03
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Wertland Street ADC District
Owner: Roger and Jean Davis, Trustees
Applicant: Kevin Schafer/Design Develop
Project: New apartment building/existing Wertenbaker House c1830

Background
Year Built: [Likely] 1842. (Some believe c1815 or c1830, but that cannot be confirmed.)
District: Wertland Street ADC District
Status: Contributing

1301 Wertland Street--the *Wertenbaker House*--is a two-story, three-bay, brick house with a rear ell. (Wm. Wertenbaker was UVa's second librarian, serving from 1826 until 1880, he died in 1882.) Built in the Greek Revival style, it owes much of its appearance to renovations later in the century, when a Victorian porch was added. (In 1842. Wertenbaker acquired 27-acres from James Dinsmore's estate. He immediately sold all but 6 ¾-acres, on which the house was built. By 1886, the parcel was 1.4-acres. By the 1980s, it had been reduced to 0.4-acres. See map in Appendix.)

Prior BAR Reviews
See Appendix for links to previous submittals and video recording of previous reviews.

February 15, 2022: BAR held a preliminary discussion for this project.

March 15, 2022: BAR held a preliminary discussion for this project.

Application
- Submittal: Design Develop drawings *1301 Wertland Street*, dated August 31, 2022 (31 pages).

Proposed construction of apartment building, including parking, landscaping and site improvements, adjacent to c. 1830 Wertenbaker House.

Discussion

This application follows two preliminary discussions: February 15, 2022 and March 15, 2022. (See Appendix for links to prior submittals and meeting videos.) With the two prior discussions, staff requested the project be submitted as a formal CoA request. (Public notice is not required for prelim discussions; however, the concern is that continued informal discussions [on a large-scale project like this] without notice might exclude input from neighboring property owners and others. With that, this review will be a continuation of the prior discussions, so the BAR will not take action to approve or deny the CoA; however, because it is now a formal application, the BAR must take action to defer the matter to a later meeting.

In this discussion the BAR may express an opinion about the project as presented. (For example, the BAR may take a non-binding vote to express support, opposition, or even questions and concerns regarding the project's likelihood for an approved CoA. These will not represent approval or even endorsement of the CoA, but will represent the BAR's opinion on the project, relative to preparing the project for final submittal. While such votes carry no legal bearing and are not binding, BAR members are expected to express their opinions—both individually and collectively--in good faith as a project advances towards an approved CoA.)

This is an iterative process and these discussions should be thorough and productive. The goal is to establish what is necessary for a final submittal that provides the information necessary for the BAR to evaluate the project and to then approve or deny the requested CoA.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements,* Chapter III--*New Construction and Additions,* and Chapter VI – *Public Design and Improvements*.

Staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*. Of assistance are the following criteria from Chapter III:

A. Residential Infill
B. Setback
C. Spacing
D. Massing & Footprint
E. Height & Width
F. Scale
G. Roof
H. Orientation
I. Windows & Doors
J. Porches
K. Foundation & Cornice
L. Materials & Textures
M. Paint [Color palette]
N. Details & Decoration

To assist with discussion. Materials and elements to be specified.

- Roof
- Gutters
- Downspouts
- Exterior walls
- Trim
- Doors & windows
- Lighting
- Railings
- Balcony details
- Plantings
- Patios & walks
- Public spaces
- Screening (HVAC, utilities.

The BAR must also evaluate the impact of new construction on the historic house and site.

- Relative to the site, the Design Guidelines incorporate by reference the *Secretary's Standards for Rehabilitation*, which recommend that *archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken*. For some projects, that BAR has recommended an archeological investigation of the site. Given the significance of this site and its association connection to two prominent individuals associated with the University (Wertenbaker and Dinsmore), staff recommends a Phase I archeological survey be conducted prior to any site disturbance, with the results submitted for the BAR record.

- Relative to the historic house, the design guidelines for Additions provide a useful framework. Additionally, a former BAR member suggested that for this project—and for others with similar circumstances--the BAR establish a design ethic regarding the house and site. To identify the characteristics, elements, and design/preservation principles unique to this property, and use them for guidance when evaluating the new design.

The following summarize the BAR's February and March discussions. In the Appendix are links to the previous submissions and video recordings of these discussions.

<u>Summary of BAR discussion, Feb 15, 2022</u>:

- BAR requests that architects consider the new building's setback in comparison to the setbacks of other buildings on Wertland
- Concern that the garage entrance would be dangerous given its proximity to the sidewalk
- Height of the building is imposing. Breaking up the building mass may make it less imposing
- Materiality may break up the building mass, perhaps by using darker colors
- Stepping down building as it reaches Wertland Street may break down mass
- Relate building height to the cornice line of historic house
- Concern over the busy-ness of the new building's elevation facing Wertenbaker House: too many competing elements
- The site offers an opportunity to build something that frames or accentuates historic building

<u>Summary of BAR discussion, March 15, 2022</u>:

- General support for moving historic house. It would improve street wall and visibility of the historic house
- Scheme would require two BAR applications: one to move house and a second to build new structure
- Fact that house would remain on original parcel supports case for moving it
- Request to more deeply investigate skewed footprint of Wertenbaker House; compare it to historic maps
- BAR comments that by moving historic house, more attention paid to it and opportunity to rehabilitate it for new sue
- Urban conditions have changed so drastically around Wertenbaker House that skewed footprint is not important to retain. After move, house should have new relationship to street
- Important to distinguish between design decisions intended to complement historic fabric and design decisions intended for good urban design and better pedestrian experience

Spatial Elements

Note: The following approximations are for nearby structures only, not a broad analysis of the entire district, which range widely.

- Setbacks: *Within 20 percent of the setbacks of a majority of the neighborhood dwellings*.
    - Average front setback for *nearby structures* is approximately 33 feet, ranging between 0 and 95 feet.
        - The proposed building setback is **approximately 15 feet**.

- Spacing: *Within 20 percent of the average spacing between houses on the block*.
    - Average side spacing for *nearby structures* is approximately 31 feet, ranging between 5 and 93 feet.
        - The proposed building spacing is **approximately 27 feet from 1215 Wertland Street and 10 feet from the existing house.**

- Massing and Footprint: *Relate to the majority of the surrounding historic dwellings*.
    - Average footprint for *nearby structures* is approximately 4,000 square feet, ranging from 1,500 square feet to 14,000 square feet.
        - The proposed building footprint will be **approximately 5,600 square feet**.

- Height and Width: *Keep the height and width within a maximum of 200 percent of the prevailing height and width*.
    - **Height**. The prevailing height nearby structures is three stories, ranging from two to five stories. The recommended max height of the new building would be six stories.
        - The proposed building will be **just under five stories.**

    - **Width.** The average building width nearby structures is approximately 45 feet, ranging between approximately 30 feet and 72 feet.
        - The proposed building will be **approximately 40 feet wide.**

Suggested Motions

Staff recommends no formal action, except to defer this matter. (With an applicant's request for deferral, there is no calendar requirement for when the application returns to the BAR. In the absence of an applicant requested deferral and the BAR defers it, the application must be presented at the next meeting.)

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
(4) The effect of the proposed change on the historic district neighborhood;
(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
(7) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines

Chapter I – *Introduction*

Chapter 1 Introduction (Part 1) and Chapter 1 Introduction (Part 2)

5. Wertland Street ADC District

Subdivision of four large lots in the 1880s provided the impetus for the development of this University-adjacent neighborhood. It survives today as one of Charlottesville's best examples of vernacular Victorian domestic architecture. Queen Anne, vernacular Victorian, foursquares, and

Colonial Revival residences with a variety of gabled, hipped and complex roof forms, large dormers, porches, and porticos line the street. Many of the larger residences have been converted to student housing with parking in the front yards, however, the district retains its residential character.

Primarily mid-to-late nineteenth century, 2 to 3 stories, large lots, predominantly shallow setbacks, narrow spacing, brick, slate and metal roofs, older apartment building, large scale infill apartment buildings, front site parking, mature landscaping, overhead utilities, cobra head lights, low stone walls, ornate metal fencing, large parking lots, hedges, concrete retaining walls, small planted islands, smaller lots.

Chapter II – *Site Design and Elements*
Chapter 2 Site Design and Elements

Chapter III – *New Construction and Additions*
Chapter 3 New Construction and Additions
A. Introduction
…
3. Building Types within the Historic Districts
When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1: Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types:

> b. Residential Infill
> These buildings are new dwellings that are constructed on the occasional vacant lot within a block of existing historic houses. Setback, spacing, and general massing of the new dwelling are the most important criteria that should relate to the existing historic structures, along with residential roof and porch forms.

B. Setback
1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
4) Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.
5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.
6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.

8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.
9) For new governmental or institutional buildings, either reinforce the street wall through a minimal setback, or use a deep setback within a landscaped area to emphasize the civic function of the structure.
10) Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.

C. Spacing

1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.
2) Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.
3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.
4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. Massing and Footprint

1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.
2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.
3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.
    a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.
    b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.
4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.
    a. The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.
    b. Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.

E. Height and Width

1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
3) In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent

contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.

4) When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
5) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
6) In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. Scale

1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.
2) As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.

G. Roof

1) Roof Forms and Pitches
    a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
    b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
    c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.
    d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
    e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
    f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.
2) Roof Materials: Common roof materials in the historic districts include metal, slate, and composition shingles.
    a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
    b. In some cases, shingles that mimic the appearance of slate may be acceptable.
    c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
    d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
    e. If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
    f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

3) Rooftop Screening
    a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
    b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.
    c. The screening should not appear as an afterthought or addition the building.

H. Orientation

1) New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
2) Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. Windows and Doors

1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
    a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
    b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
    a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
    b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
7) Avoid designing false windows in new construction.
8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

J. Porches

1) Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

L. Foundation and Cornice

1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3) If used, cornices should be in proportion to the rest of the building.
4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. Materials and Textures

1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
3) In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.
7) Concrete or metal panels may be appropriate.
8) Metal storefronts in clear or bronze are appropriate.
9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

N. Paint [Color palette]

1) The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
2) In Charlottesville's historic districts, various traditional shaded of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
3) Do not paint unpainted masonry surfaces.
4) It is proper to paint individual details different colors.
5) More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

O. Details and Decoration

1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.

2) The mass of larger buildings may be reduced using articulated design details.
3) Pedestrian scale may be reinforced with details.

Checklist from section P. Additions

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1) Function and Size
    a. Attempt to accommodate needed functions within the existing structure without building an addition.
    b. Limit the size of the addition so that it does not visually overpower the existing building.
2) Location
    a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
    b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
    c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
3) Design
    a. New additions should not destroy historic materials that characterize the property.
    b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
4) Replication of Style
    a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
    b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
5) Materials and Features
    a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
6) Attachment to Existing Building
    a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
    b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Chapter I – Rehabilitation

Chapter 4 Rehabilitation

Appendix

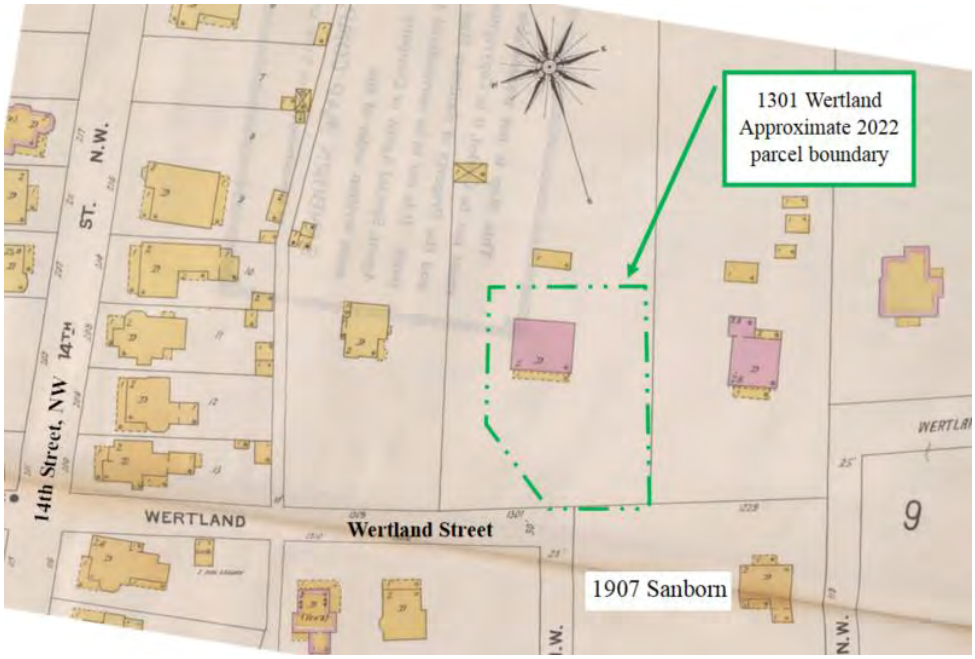
Prior BAR Reviews

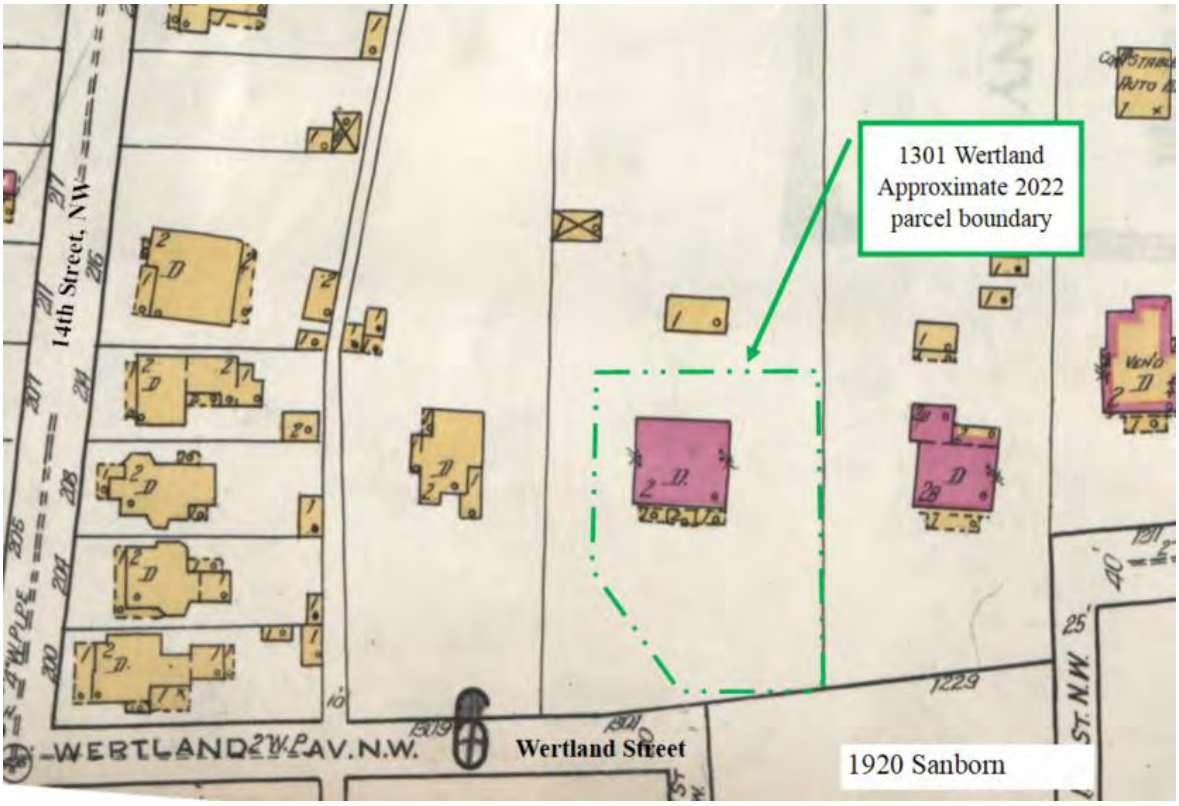
February 15, 2022: BAR held a preliminary discussion for this project.

- Submittal
- Video recording (discussion at 03:29:25)

March 15, 2022: BAR held a preliminary discussion for this project.

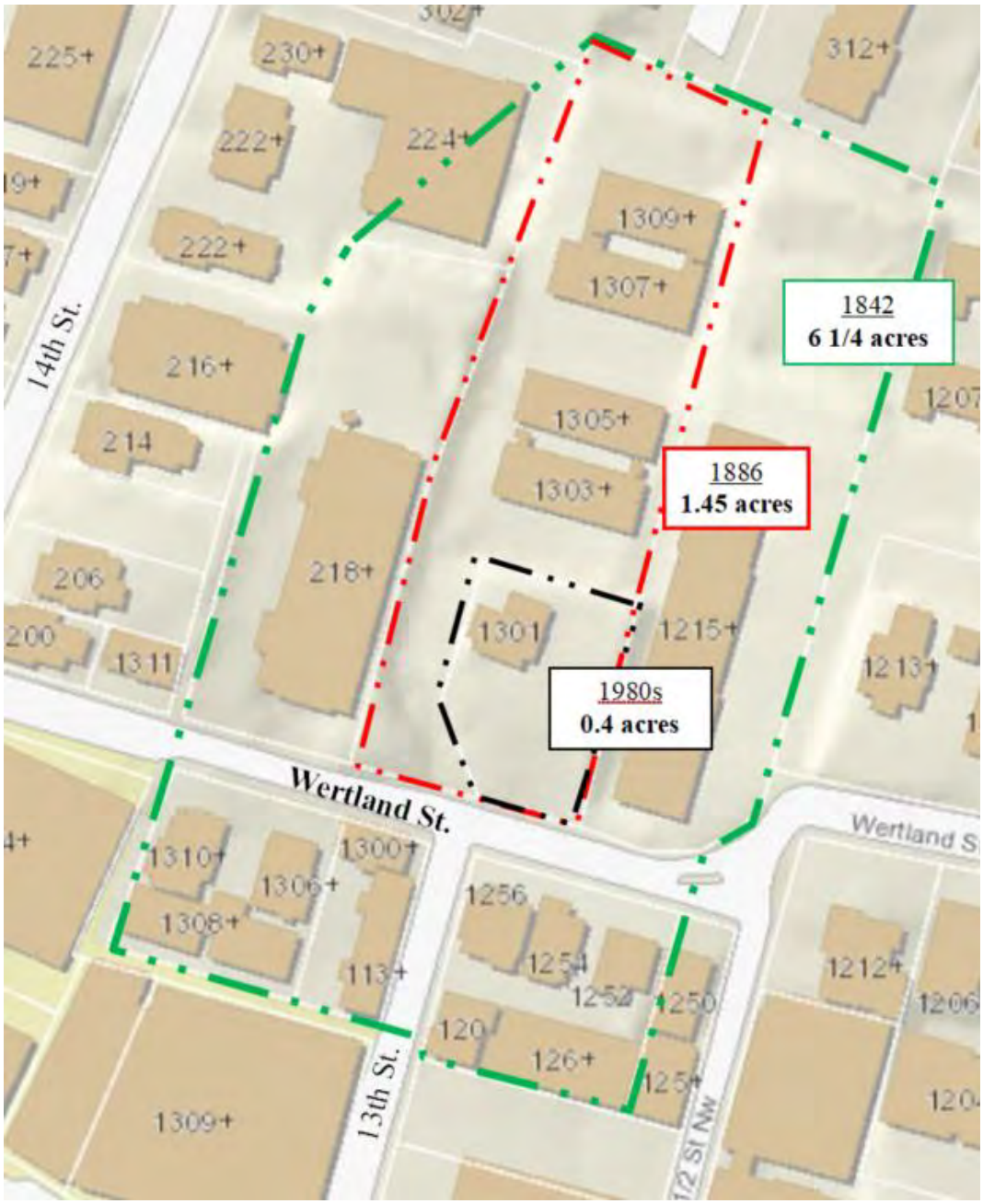
- Submittal
- Video recording (discussion at 08:46)




1301 Wertland
Approximate 2022
parcel boundary
14th Street, NW
WERTLAND AV. N.W.
Wertland Street
1920 Sanborn


14th Street, NW
72
WERTLAND
(WERTLAND AV. N.
Wertland Street
39
c1965 Sanborn

Wm. Wertenbaker Property
Approx. parcel lines, based on historical survey notes



LANDMARK SURVEY

IDENTIFICATION

Street Address: 1301 Wertland Street
Map and Parcel: 4-303
Census Track & 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 Louisianna Wertenbaker. The land was generally known as the Wertenbaker property (ACDB 87-385) and previously included a house built by C. C. Wertenbaker (William's son) on one side and on the other side a house built for rental to students. William Wertenbaker 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 Wertenbakers 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 Wertenbaker (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

1. County
Town Charlottesville
Street No. 1301 Wertland St.

USGS Quad Name
Quad Date
Scale
Original Owner William Wertenbaker
Original Use dwelling
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 ½ 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.

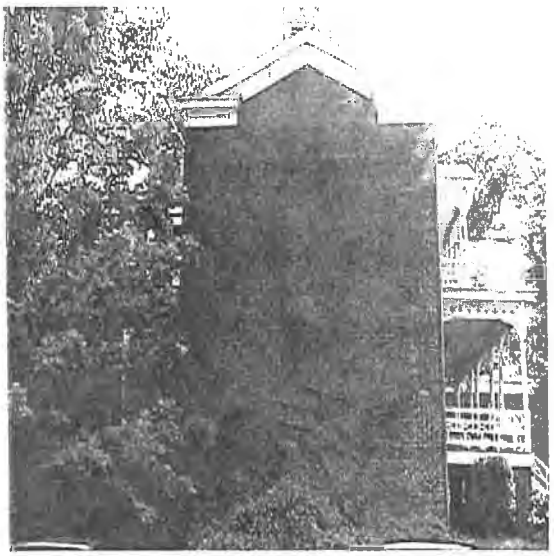
6. Condition of structure (check one):
(a) sound_____ (b) in need of minor repairs X (c) in need of major repairs

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

1971

Mrs. Alicia W. Flynn
gt. granddaughter Wm Wertenbaker

1301 WERTLAND STREET



14704
14705

Date 3.1996 File No. 104-47

Name Wertenbaker House

Town (1301 Werthland St.)

County Charlottesville

Photographer Dan Pezzoni

Contents 4 ext. views

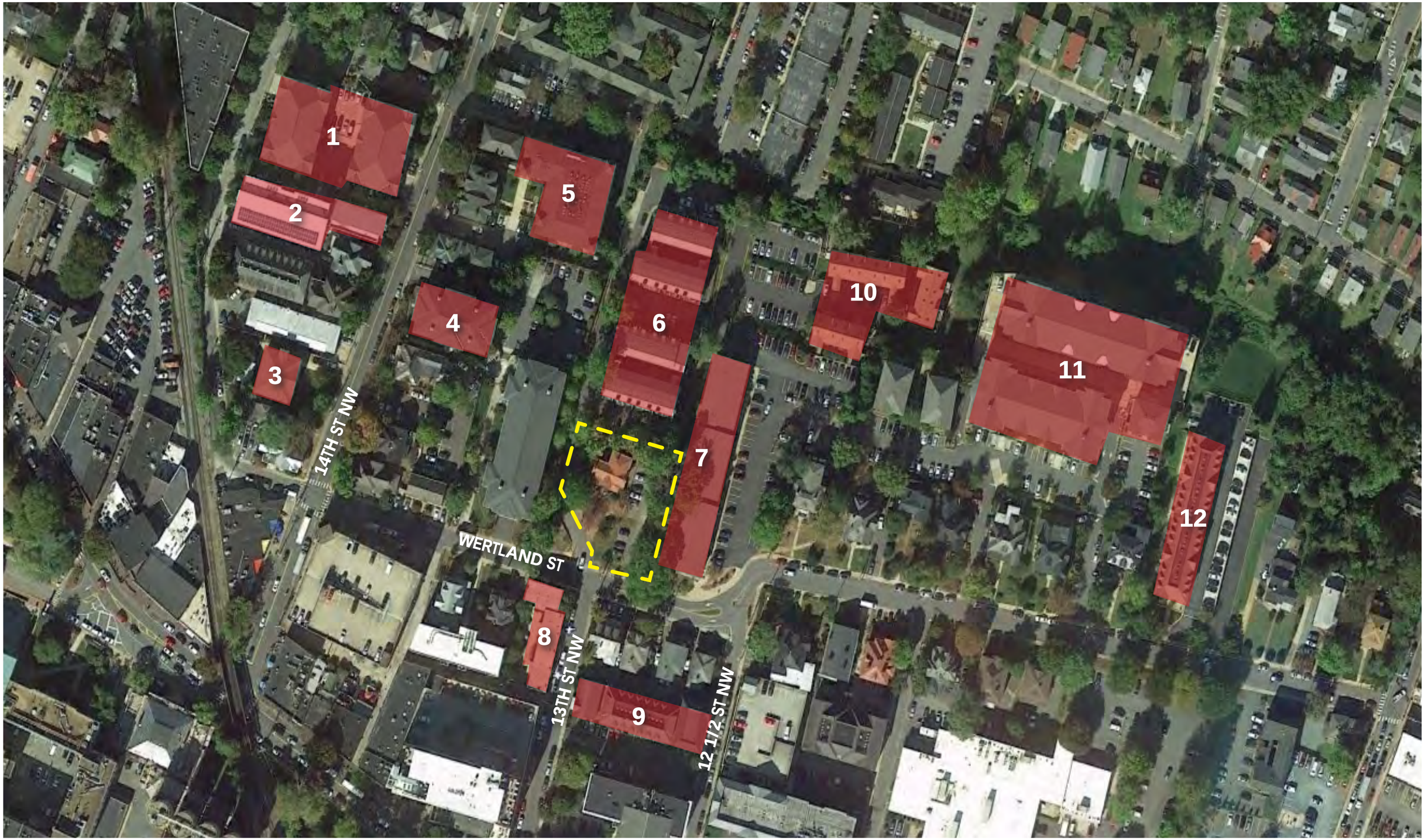
1301 WERTLAND ST.

PARCEL 040303000
BAR SUBMISSION

PRESENTED BY

DESIGN
DEVELOP

08 | 30 | 2022



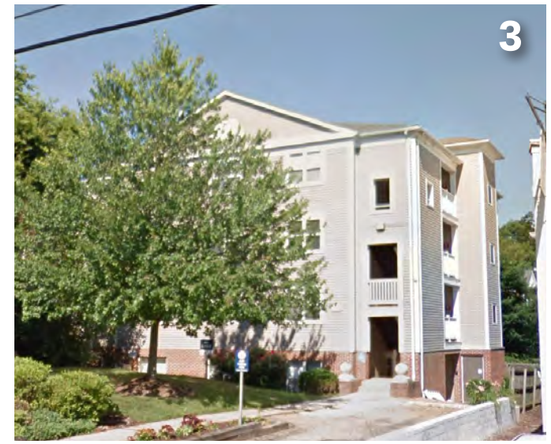
1301 WERTLAND ST.
CHARLOTTESVILLE, VA

NEIGHBORHOOD MAP
4

BAR SUBMISSION
AUGUST 30TH, 2022

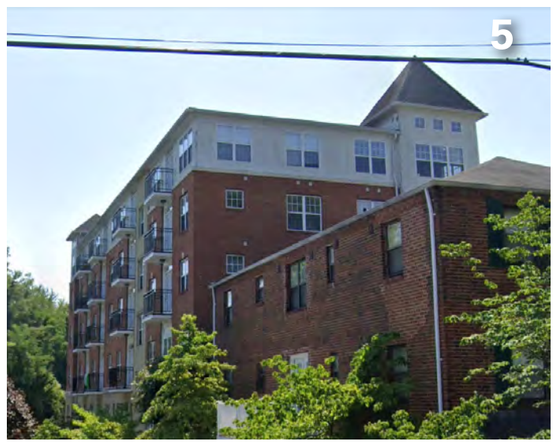
1989

2011



1992

2006



2005

1984

1965

1930

1997

1987

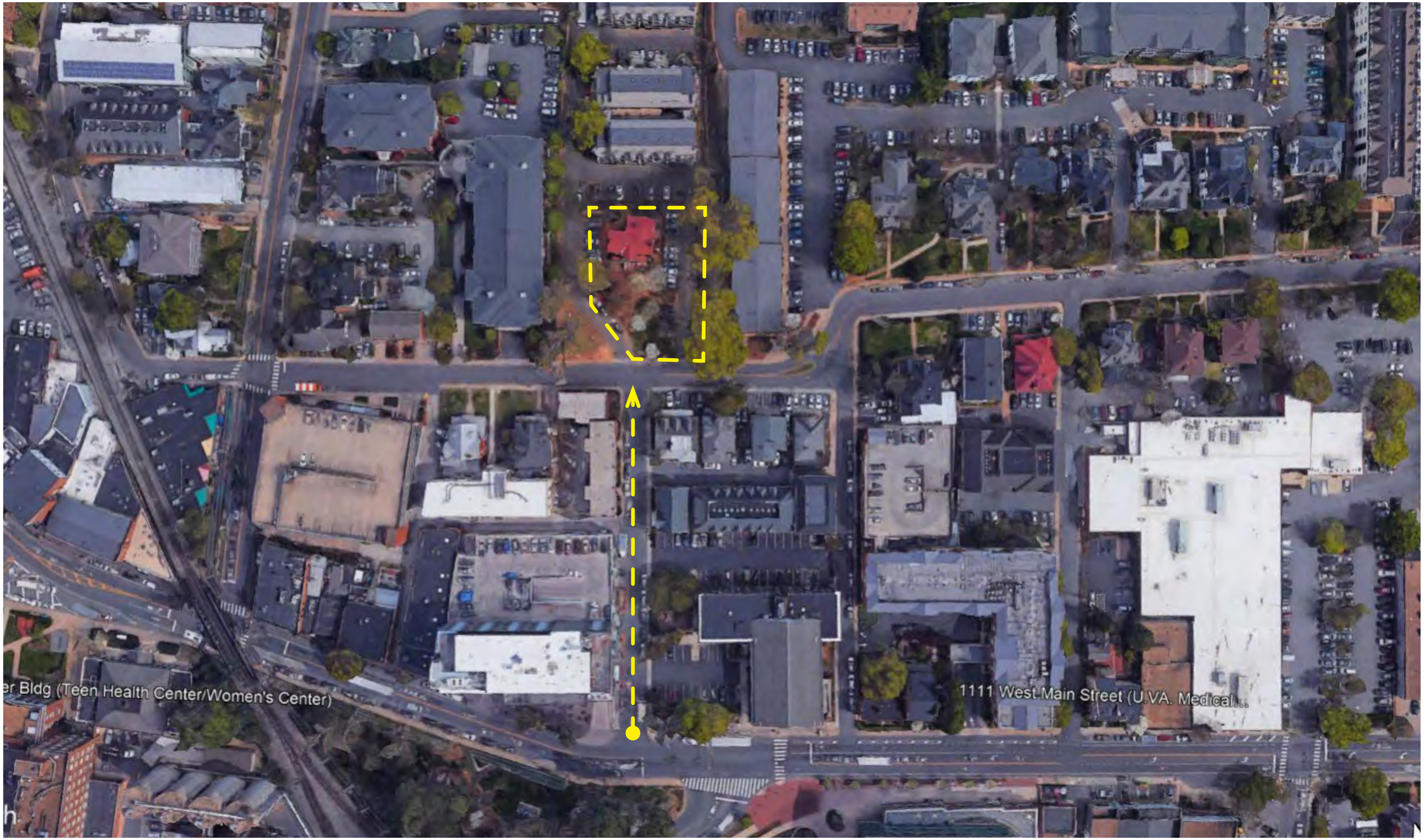
2010

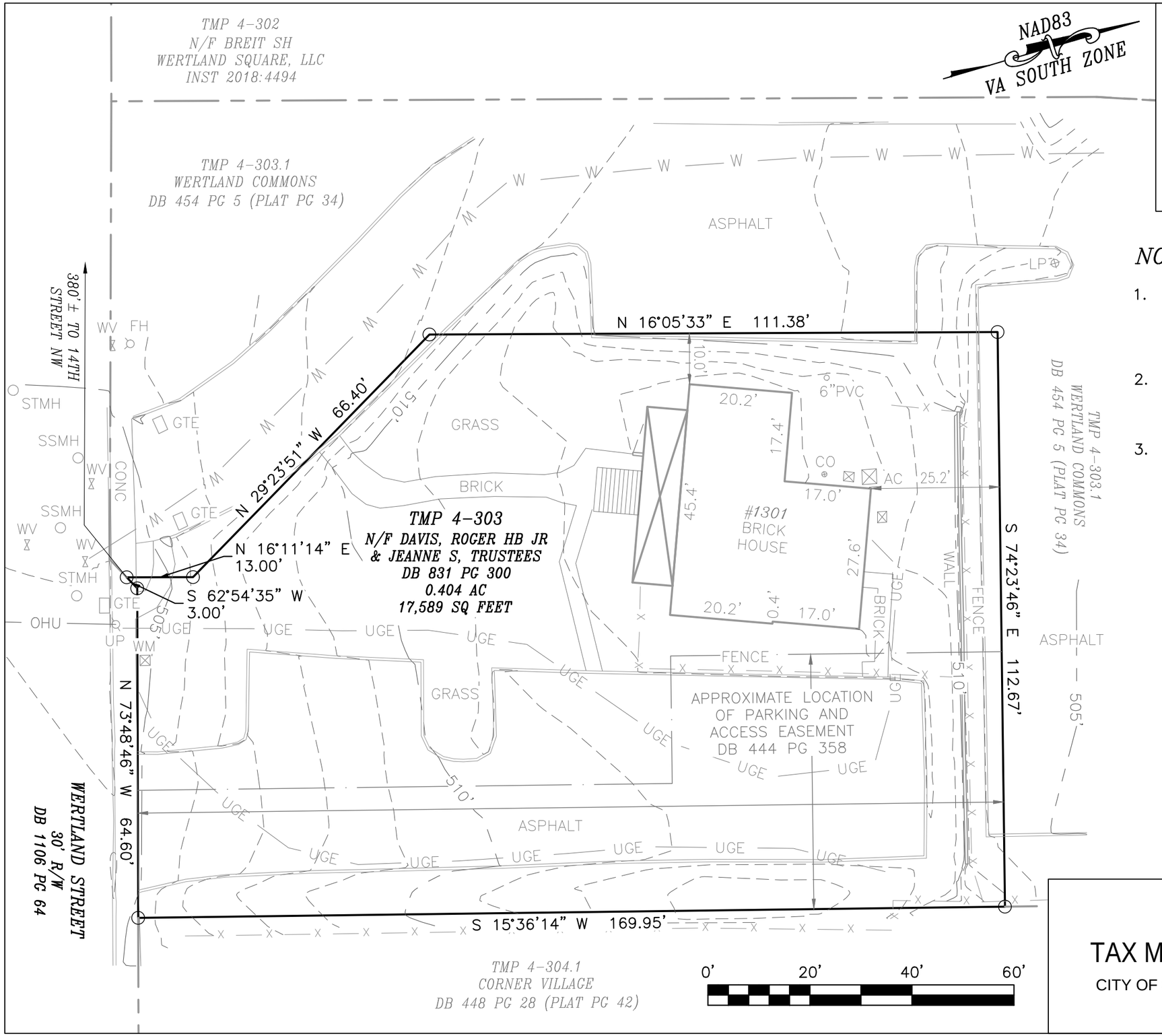
1999

1301 WERTLAND ST.
CHARLOTTESVILLE, VA

ZONING MAP

BAR SUBMISSION
AUGUST 30TH, 2022


er Bldg (Teen Health Center/Women's Center)
1111 West Main Street (U.VA. Medical...



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106 CROFTON PLAZA, SUITE 8
PALMYRA, VA 22963

912 E HIGH STREET, SUITE C
CHARLOTTESVILLE, VA 22902

NOTES

1. THIS EXHIBIT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THIS EXHIBIT HAS BEEN PREPARED FROM A PLAT RECORDED AT DEED BOOK 444 PAGE 358. FIELD WORK WAS PERFORMED ON AUGUST 12, 2021.
3. SUBJECT PARCELS ARE LOCATED IN ZONE "X" AS SHOWN ON FEMA MAP NO 51003C0286D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, AN ELEVATION STUDY HAS NOT BEEN PERFORMED FOR THIS EXHIBIT.

LEGEND

CONC	CONCRETE
CO	CLEAN OUT
FH	FIRE HYDRANT
GTE	GRATE
HP	HEAT PUMP
LP	LIGHT POLE
STMH	STORM SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
—OHU—	OVERHEAD UTILITY LINE
—UGE—	UNDERGROUND ELECTRIC LINE
—W—	WATER LINE

TOPO EXHIBIT

TAX MAP 4 PARCEL 303

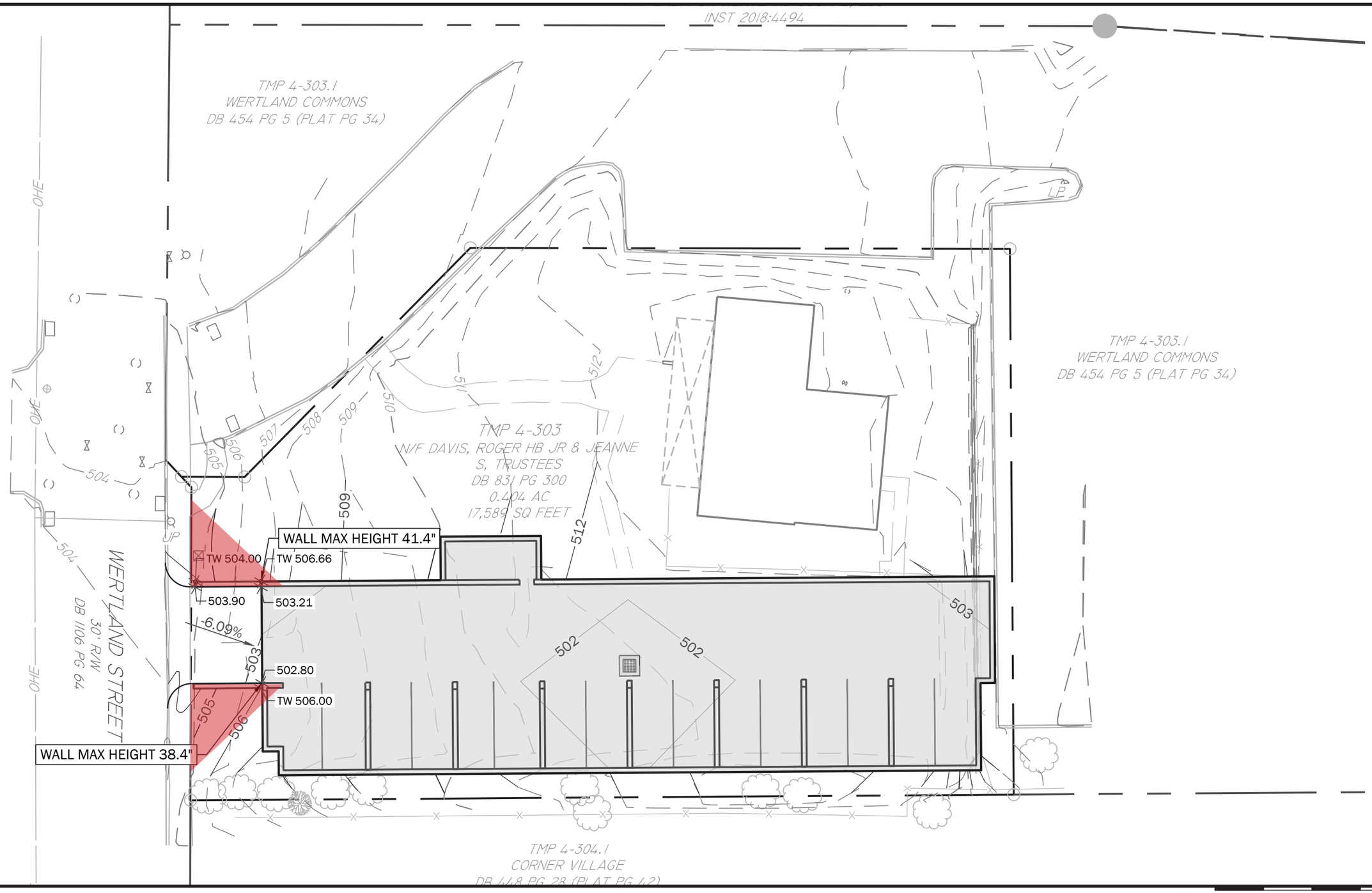
CITY OF CHARLOTTESVILLE, VIRGINIA

DATE:	08-20-2021
SCALE:	1"=20'
JOB:	21.261

V1

SHEET: OF 01

F:\Survey\PROJECTS\21.261 1301 WERTLAND STREET\SURVEY\DWG\TOPO\21.261 - 1301 WERTLAND ST - TOPO (20210818).dwg



1" = 20': 0 20 40

PRELIMINARY GRADING PLAN

1301 WERTLAND STREET

CHARLOTTESVILLE, VIRGINIA

DATE 08/04/2022
PROJECT 2207003

THE WORK OF LINE + GRADE

1

PREVIOUSLY TESTED SITE OBSERVATIONS:

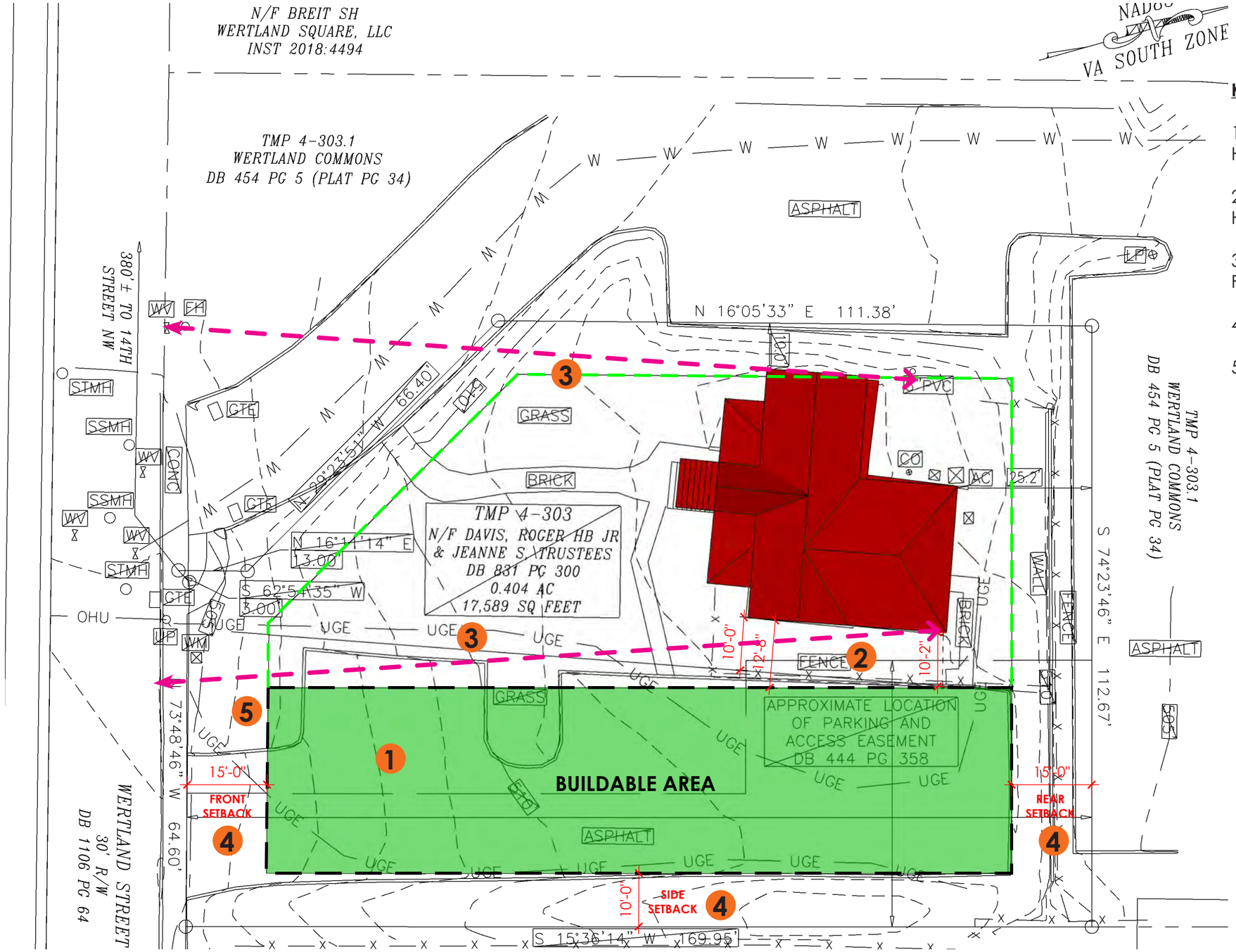
1. THE EXISTING SURFACE PARKING LOT IS THE ONLY APPROPRIATE LOCATION ON THE SITE TO DEVELOP. THE EXISTING HOUSE IS TOO SIGNIFICANT TO ENCROACH ON OR DEMOLISH.
CONFIRMED.

2. THE RELATIONSHIP OF THE HISTORIC HOUSE TO THE STREET SHOULD BE PRESERVED (I.E. NEW BUILDING SHOULD NOT BE IN FRONT OF THE HISTORIC FACADE). THIS WILL CREATE AN OPPORTUNITY FOR A DYNAMIC AND THOUGHTFUL FRONT COURTYARD.
CONFIRMED. **PREVIOUS ITERATIONS THAT CONSIDERED MOVING THE EXISTING HOUSE FORWARD DREW CRITICISMS FOR DISRUPTING THE HISTORIC STREETWALL RELATIONSHIP / EXISTING SKEW TO WERTLAND STREET.**

3. THE DESIGN OF THE FRONT COURTYARD SHOULD ~~INFORM THE DESIGN OF THE STRUCTURE.~~ RELATE TO AND "GROUND" THE HISTORIC STRUCTURE.
PREVIOUS ITERATIONS DREW CRITICISMS FOR A COURTYARD THAT WAS TOO CONTEMPORARY. THE COURTYARD SHOULD ESTABLISH THE PRESENCE OF THE HISTORIC STRUCTURE AND REINFORCE ITS RELATIONSHIP WITH WERTLAND STREET.

4. THE LANDSCAPING ON SITE HAS DEFERRED MAINTENANCE THAT SHOULD BE ADDRESSED DURING THE PROJECT.
CONFIRMED.

5. THE EXISTING GRADE PROVIDES OPPORTUNITIES FOR SUB-GRADE PARKING.
QUESTIONED, BUT CONFIRMED. THE PREVIOUS SLIDE FROM LINE + GRADE CIVIL ENGINEERS SHOWS COMPLIANT SUB-GRADE AND ASSOCIATED ENTRANCE.



1 A1.1 SITE PLAN WITH BUILDABLE AREA

1" = 20'-0"

KEY:

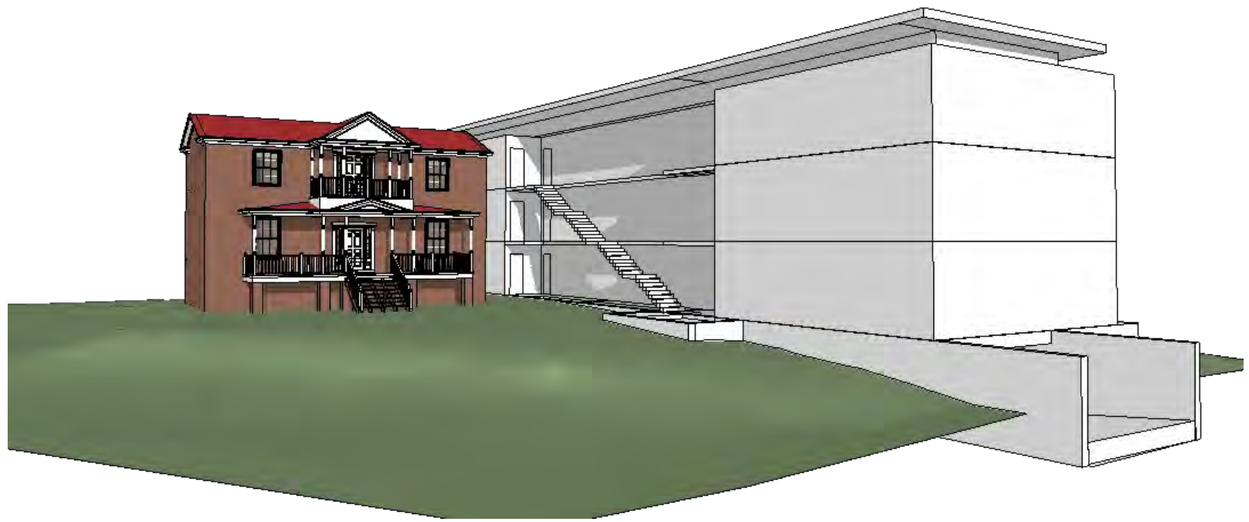
1. UTILIZE EXISTING HARDSCAPE PARKING AREA TO A HIGHER / BETTER USE

2. ESTABLISH A SUFFICIENT DISTANCE TO THE HISTORIC HOUSE TO ENSURE SAFE PRESERVATION.

3. MAINTAIN HISTORIC STREETWALL AND ENHANCE FRONT COURTYARD.

4. RESPECT SETBACKS PER ZONING REQUIREMENTS.

5. ALIGN BUILDING FACADE WITH WERTLAND STREET.



PREVIOUS SUBMISSION 01/03/2022

FAVORABLE CONSIDERATIONS:
- RETAINING THE EXISTING HISTORIC STRUCTURE IN SITU

DESIGN DIRECTIONS:
- BREAK DOWN BUILDING MASS
- STEPBACK STREET WALL
- SIMPLIFY GLAZING ARRANGEMENT
- AVOID LIGHT BRICK / LIGHT MATERIALS
- CONSIDER TREATMENT OF SUB-GRADE PARKING ENTRY SEQUENCE

PREVIOUS SUBMISSION 03/09/2022

FAVORABLE CONSIDERATIONS:
- MORE FAVORABLE STREETWALL / STEPBACKS

DESIGN DIRECTIONS:
- RETAIN HISTORIC CONTEXT / RELATIONSHIP OF HISTORIC STRUCTURE TO WERTLAND STREET

1. APPLY GENEROUS STEPBACKS AT THE FRONT FACADE IN ORDER TO PRESENT A TWO-STORY MASS TO THE STREET, MUCH MORE IN KEEPING WITH ADJACENT CONTEXT. INTRODUCE ROOF TERRACES AND BALCONIES TO ENGAGE THE STREET AND ENGAGE THE PEDESTRIAN.

2. SIMPLIFY THE GLAZING ARRANGEMENT.

3. UTILIZE DARKER MATERIALS / AVOID LIGHT BRICK AND LIGHT WOOD.

4. BREAK DOWN BUILDING MASS INTO DISTINCT, LEGIBLE VOLUMES.

5. INTERNALIZE STAIRS TO AVOID "UTILITY" ELEMENTS ON BUILDING PERIPHRY, ADJACENT TO THE HISTORIC STRUCTURE.

6. EMPLOY SETBACK ON THE SIDE ELEVATION TO STEP THE BUILDING AWAY FROM THE HISTORIC STRUCTURE.

7. LOWER SITE WALLS, CHANGE PAVING, AND CONFIRM COMPLIANT SITE LINES AT THE PROPOSED PARKING ENTRANCE.

8. REFINE MATERIALS / PLANTING ON COURTYARD TO EMPHASIZE / RELATE TO THE HISTORIC STRUCTURE.

1301 WERTLAND ST.
CHARLOTTESVILLE, VA

EXISTING PERSPECTIVE FROM 13TH STREET

BAR SUBMISSION
AUGUST 30TH, 2022

1301 WERTLAND ST.
CHARLOTTESVILLE, VA

PROPOSED PERSPECTIVE FROM 13TH STREET

BAR SUBMISSION
AUGUST 30TH, 2022

1301 WERTLAND ST.
CHARLOTTESVILLE, VA

EXISTING PERSPECTIVE FROM WERTLAND STREET

BAR SUBMISSION
AUGUST 30TH, 2022

1301 WERTLAND ST.
CHARLOTTESVILLE, VA

PROPOSED PERSPECTIVE FROM WERTLAND STREET

BAR SUBMISSION
AUGUST 30TH, 2022

1301 WERTLAND ST.
CHARLOTTESVILLE, VA

WERTLAND STREET ELEVATION (SOUTH)

BAR SUBMISSION
AUGUST 30TH, 2022

1301 WERTLAND ST.
CHARLOTTESVILLE, VA

SIDE ELEVATION (EAST)

BAR SUBMISSION
AUGUST 30TH, 2022

1301 WERTLAND ST.
CHARLOTTESVILLE, VA

COURTYARD ELEVATION (WEST)

BAR SUBMISSION
AUGUST 30TH, 2022

1301 WERTLAND ST.
CHARLOTTESVILLE, VA

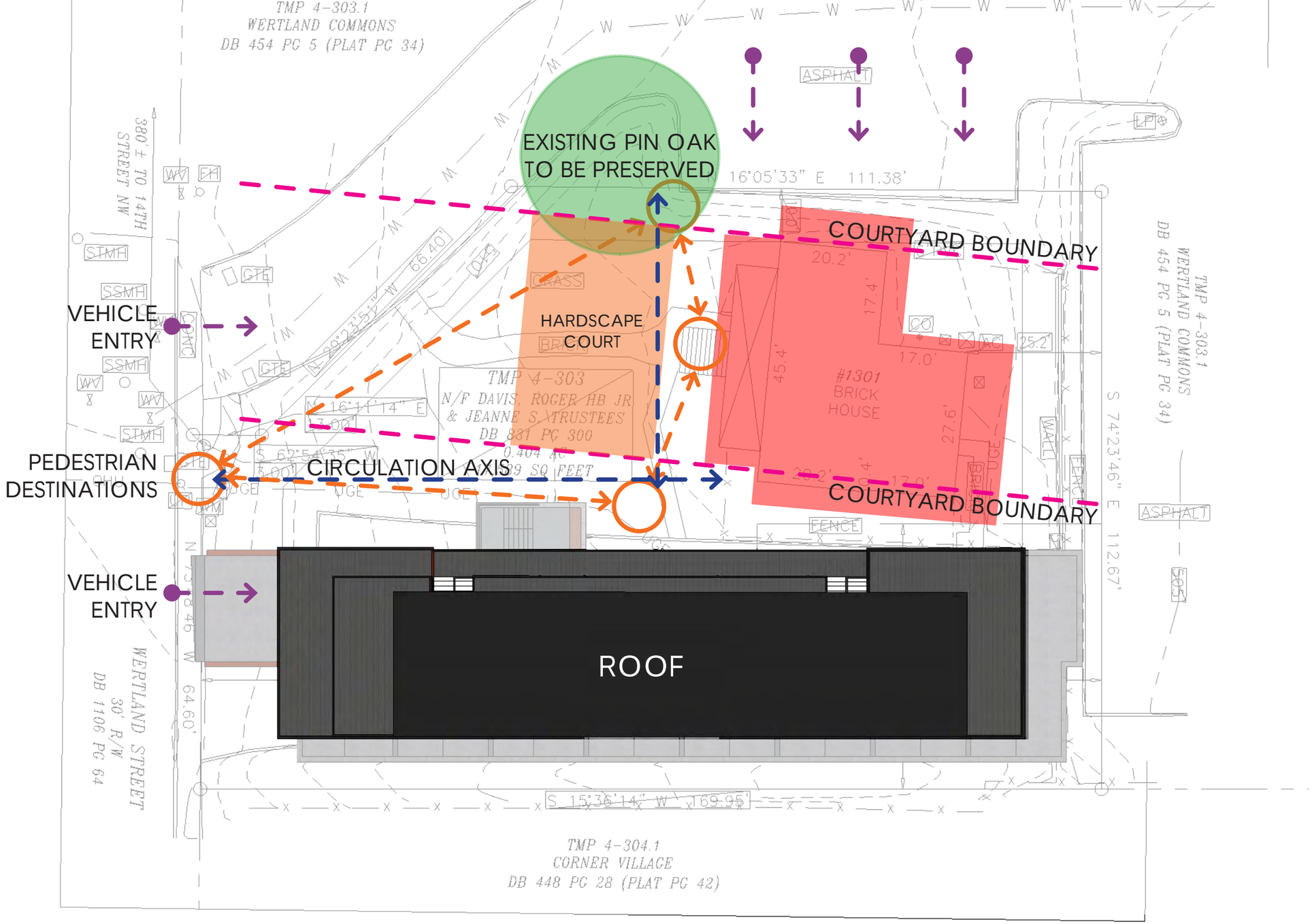
REAR ELEVATION (NORTH)

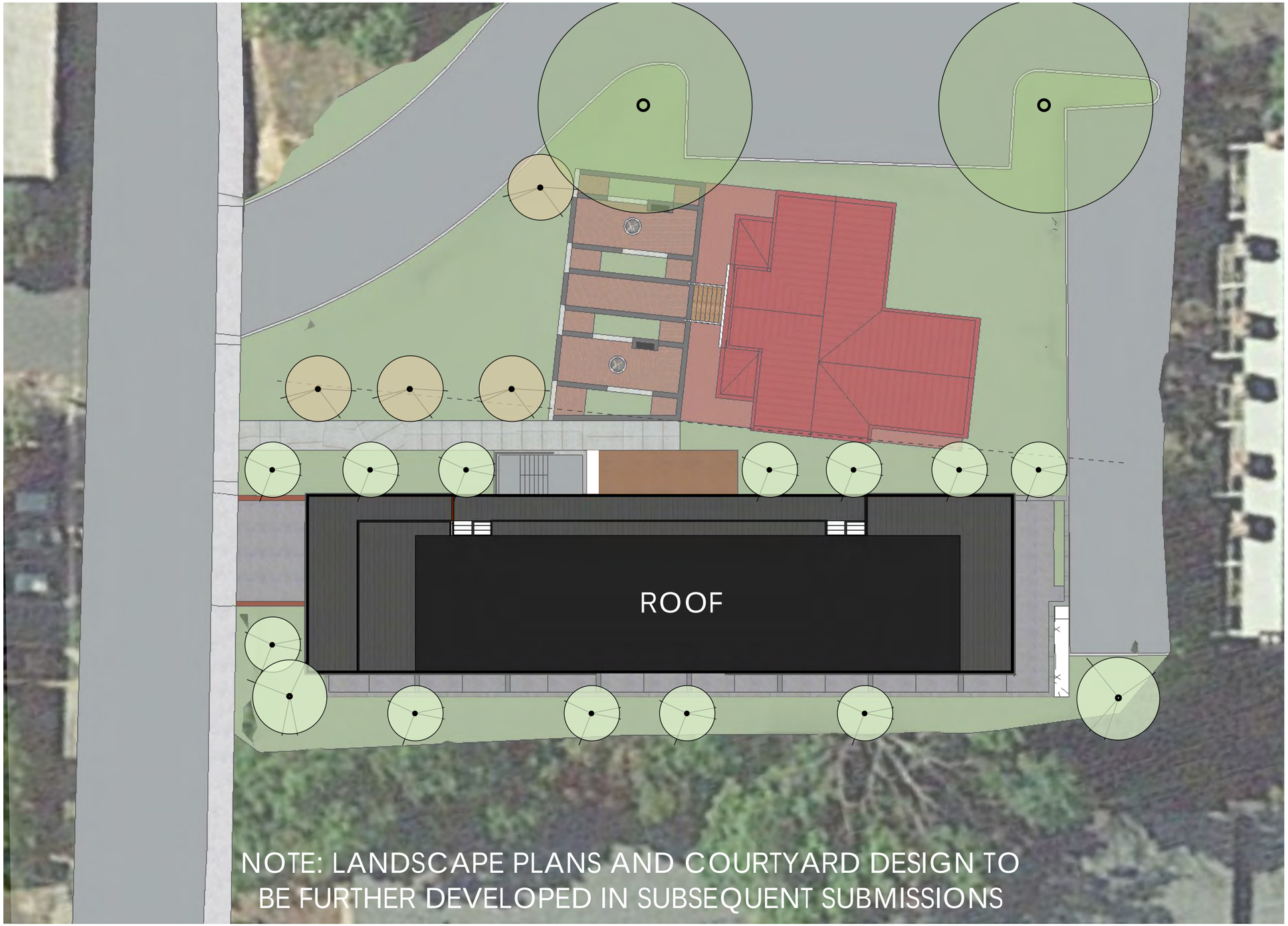
BAR SUBMISSION
AUGUST 30TH, 2022

1301 WERTLAND ST.
CHARLOTTESVILLE, VA

PROPOSED PERSPECTIVE ON WERTLAND ST.

BAR SUBMISSION
AUGUST 30TH, 2022


EXISTING PIN OAK
TO BE PRESERVED
COURTYARD BOUNDARY
HARDSCAPE
COURT
VEHICLE
ENTRY
PEDESTRIAN
DESTINATIONS
CIRCULATION AXIS
COURTYARD BOUNDARY
VEHICLE
ENTRY
ROOF
#1301
BRICK
HOUSE
TMP 4-303.1
WERTLAND COMMONS
DB 454 PG 5 (PLAT PG 34)
380' ± TO 14TH
STREET NW
TMP 4-303
N/F DAVIS, ROGER HB JR
& JEANNE S, TRUSTEES
DB 831 PG 300
WERTLAND STREET
30' R/W
DB 1106 PG 64
TMP 4-304.1
CORNER VILLAGE
DB 448 PG 28 (PLAT PG 42)
S 15°36'14" W 169.95'
16°05'33" E 111.38'
S 74°23'46" E 112.67'
N 29°23'54" W 66.40'
N 73°18'46" W 64.60'

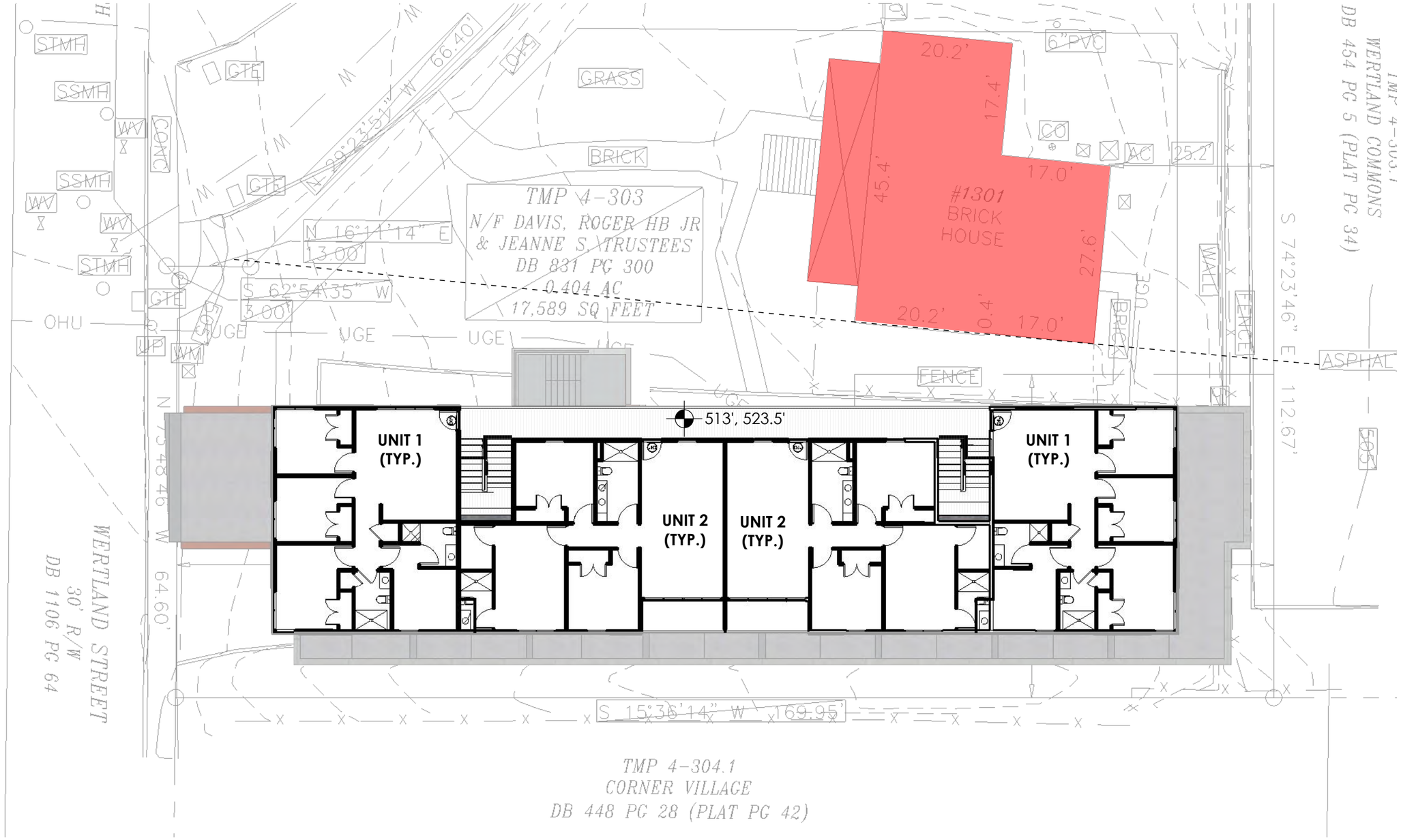

ROOF
NOTE: LANDSCAPE PLANS AND COURTYARD DESIGN TO
BE FURTHER DEVELOPED IN SUBSEQUENT SUBMISSIONS


NOTE: LANDSCAPE PLANS AND COURTYARD DESIGN TO
BE FURTHER DEVELOPED IN SUBSEQUENT SUBMISSIONS


NOTE: LANDSCAPE PLANS AND COURTYARD DESIGN TO
BE FURTHER DEVELOPED IN SUBSEQUENT SUBMISSIONS

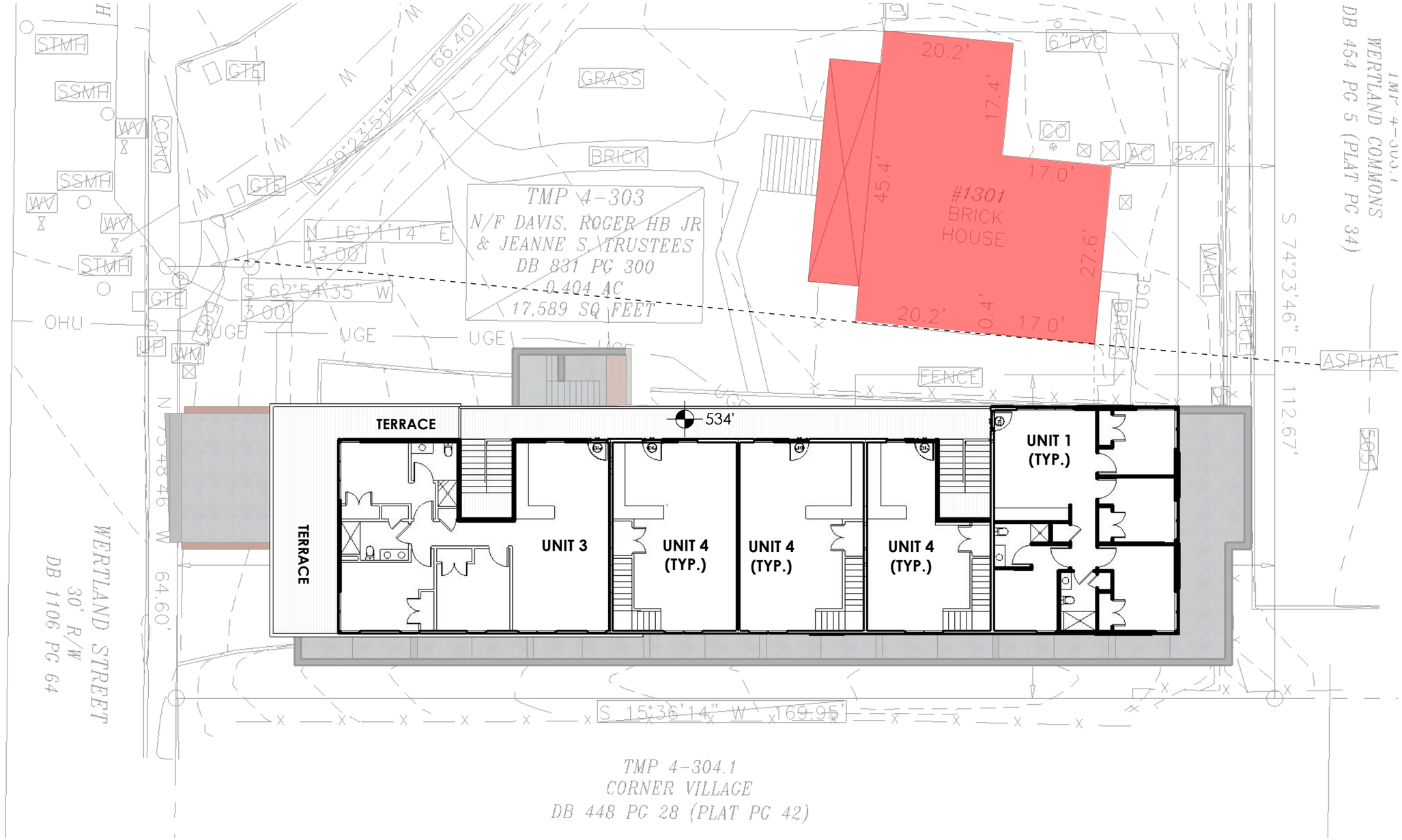
1 / A1.2 PARKING PLAN

1/16" = 1'-0"

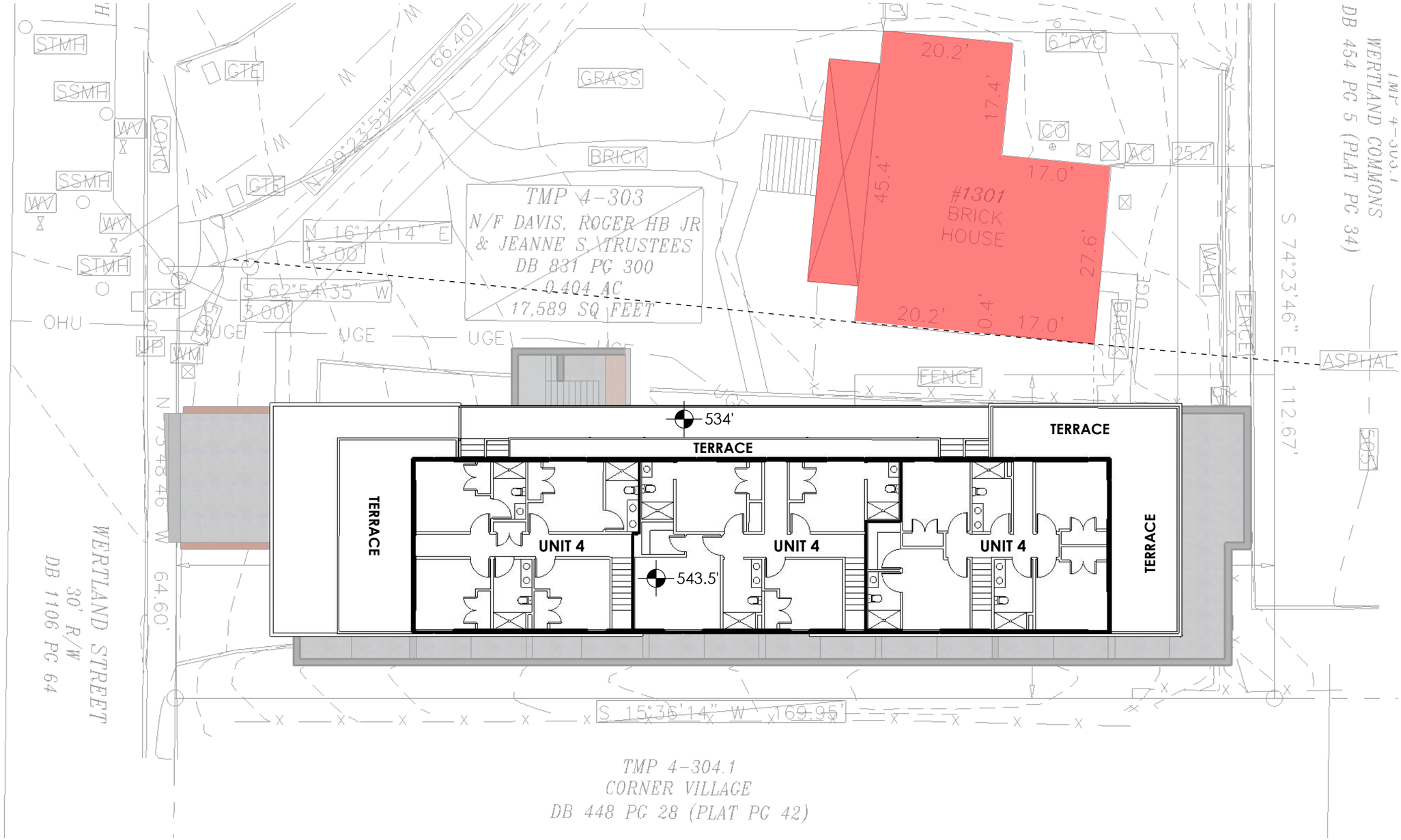


1 / A1.3 FIRST AND SECOND RESIDENTIAL LEVELS

1/16" = 1'-0"



1
A1.4
THIRD LEVEL RESIDENTIAL
1/16" = 1'-0"



1 / A1.5 FOURTH LEVEL RESIDENTIAL

1/16" = 1'-0"