

Werner, Jeffrey B

From: Werner, Jeffrey B
Sent: Wednesday, October 19, 2022 4:17 PM
To: Spurzem, Richard
Subject: 1109 and 1121 Wertland Street

Certificate of Appropriateness
BAR # 22-10-01
1109 & 1121 Wertland Street (1025-1213), TMP 040305000
Wertland Street ADC District
Owner: Neighborhood Investments--WS
Applicant: Richard Spurzem
Project: Rehabilitate exterior siding and trim

Mr. Spurzem:

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on October 18, 2022. The following action was taken:

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for ADC Districts, I move to find that the proposed exterior rehabilitations at 1109 and 1121 Wertland Street satisfy the BAR's criteria and are compatible with this property and other properties in the Wertland Street ADC District, and that the BAR approves the application as submitted, with the following modifications and/or conditions:

- If replacement of portions of the exposed siding and trim is necessary, the new will match the dimensions and scale, including the exposure dimension of the siding and general profile of any trim components.
- Owners and contractor shall consult with City staff regarding unsalvageable original materials and selecting appropriate replacement material.
- Applicant to provide for the BAR record progress photos of the work, including the original material and of the project upon completion.

Zehmer, second. Motion passed 6-0.

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzeuzyv3iclkx1a?b=uzjazbhfohchjty5hs6f>

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit.

(Link to Sec. 34-280: [CoA period of validity](#))

If you have any questions, please contact me at wernerjb@charlottesville.gov.

Sincerely,
Jeff

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.gov

**City of Charlottesville
Board of Architectural Review
Staff Report
October 18, 2022**



Certificate of Appropriateness Application

BAR # 22-10-01

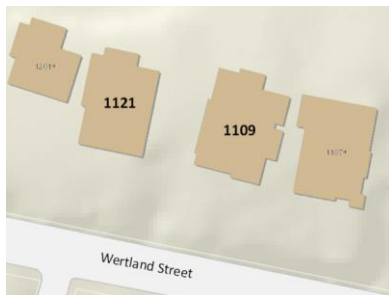
1109 & 1121 Wertland Street (1025-1213), TMP 040305000

Wertland Street ADC District

Owner: Neighborhood Investments—WS

Applicant: Richard Spurzem

Project: Rehabilitate exterior siding and trim



Background

Year Built: 1109 constructed c1890; 1121 constructed c1895.

District: Wertland Street ADC District

Status: Contributing

1109: The basic massing of this Victorian house is similar to that of those on either side of it, with different proportions. Very likely all three were built about the same time, perhaps by the same builder. This is a two-story, three-bay, double-pile house with a projecting bay at the eastern end of the facade. An original two-story addition, with a one-story addition behind it, covers the rear elevation, and there is also a small one-story wing on the eastern side. The walls, probably originally weatherboarded, were covered with imitation brick tar paper siding in the mid-1900's, and that has now been replaced or covered with vinyl siding imitating the original weatherboarding. (See historical survey)

1121: House combines Late Victorian or Queen Anne elements such as a complex roofline and wood-shingle sheathing in the front and side gables and dormer gable with Classical Revival details such as the Ionic columns and dentil molding of the front porch and the elliptical fanlight over the front entry. Other features include turned porch balusters and a double front door. (See historical survey)

Prior BAR Review (Note: This parcel has multiple structures. Related to 1109 & 1121 Wertland St. below. See the Appendix for all reviews related to this parcel.)

September 15, 2015 – (1109 Wertland St.) BAR approved the demolition of rear additions and the proposed new rear addition (8-0), but would like to see lighting, trim details, how to resolve siding, windows, roof details, and an investigation of lowering the flat roof. BAR approved replacing the metal siding with Hardie siding or (as a preference) removing and rehabilitating the existing, if possible.

http://weblink.charlottesville.org/public/0/edoc/647019/BAR_1109%20Wertland%20Street_Sept2015.pdf

Application

- Applicant submittal: Photos of 1109 & 1121 Wertland Street

Request CoA to remove the existing siding and trim to expose original wood below. Then, as needed, repair existing or replace with wood material.

1109 Wertland Street: Remove aluminum siding and aluminum trim/panels at window trim and sills, soffits, and porches. Repair/replace the presumably wood lap siding, wood window trim/sills, wood trim at soffits/eaves, and install beaded-board at porch ceiling.

1121 Wertland Street: Remove the asbestos siding, then repair/replace the presumably wood siding underneath. Remove aluminum on windows, repair/replace trim and sills. Repair/replace any missing or damaged cedar shingles on gable ends. (Soffits and gable trim are not covered with metal.)

Discussion and Recommendations

In 2015, the applicant completed a similar exterior rehabilitation at 1025 Wertland Street.

- BAR review:
http://weblink.charlottesville.org/public/0/edoc/647020/BAR_1025%20Wertland%20Street_Sept2015.pdf
- Project photos:
http://weblink.charlottesville.org/public/0/edoc/656125/BAR_1025%20Wertland%20Street_%20in%20progress%20photos.pdf

Staff recommends approval of the requested CoA and commends the applicant for rehabilitating the historic appearances of these structures. With that approval, staff suggests the BAR consider and include in the motion guidance relative to anticipated unknowns [condition of original material, missing elements, etc.] and establishing reasonable parameters for addressing them via consultation with staff.

[Note: The following is the July 21, 2021 review of 743 Park Street. A request identical to this one.] Staff recommends the BAR allow the applicant to move forward with removing contemporary, non-original siding and trim, allowing an evaluation of the underlying materials, and with that to apply reasonable conditions that allow the rehabilitation and/or replacement of those materials. For example, that the salvageable wood siding be retained and used to the extent possible. In the event that only a portion of the siding can be salvaged—and in lieu of having walls with a mix of new and salvaged siding--the BAR recommends the salvaged material be re-used on complete walls, prioritizing the front elevation. Once the underlying conditions are assessed, the applicant will consult with staff about the extent of old and new material to be used and where, with the understanding that staff may request guidance from the BAR. For any new siding, the applicant will use wood.

Should the existing trim not be salvageable, particularly any profiled components, the applicant will consult with staff regarding the new material to be used and to assure that the new matches or is appropriately similar to the existing, relative to dimension and profile. Again, with the understanding that staff may request guidance from the BAR. More specifically, the BAR should discuss whether any replacement materials should replicate the existing (custom material, if necessary) or if it is acceptable to use available materials that have similar dimensions and profiles.

Proposed conditions of approval.

- If replacement of portions of the exposed siding and trim is necessary, the new will match the dimensions and scale, including the exposure dimension of the siding and general profile of any trim components.
- Owners and contractor shall consult with City staff regarding unsalvageable original materials and selecting appropriate replacement material.
- Applicant to provide for the BAR record progress photos of the work, including the original material and of the project upon completion.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for ADC Districts, I move to find that the proposed exterior rehabilitations at 1109 and 1121 Wertland Street satisfy the BAR’s criteria and are compatible with this property and other properties in the Wertland Street ADC District, and that the BAR approves the application [as submitted.]

or [as submitted, with the following modifications and/or conditions:...]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for ADC Districts, I move to find that the proposed exterior rehabilitations at 1109 and 1121 Wertland Street do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the Wertland Street ADC District, and for the following reasons the BAR denies the application ...

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 Guidelines for Rehabilitation include:

Link: [Chapter 4 Rehabilitation](#)

E. Cornice

- 1) Keep the cornice well sealed and anchored, and maintain the gutter system and flashing.
- 2) Repair rather than replace the cornice.
- 3) Do not remove elements of the original composition, such as brackets or blocks, without replacing them with new ones of a like design.
- 4) Match materials, decorative details, and profiles of the existing original cornice design when making repairs.
- 5) Do not replace an original cornice with a new one that conveys a different period, style, or theme from that of the building.
- 6) If the cornice is missing, the replacement should be based on physical or documented evidence, or barring that, be compatible with the original building.
- 7) Do not wrap or cover a cornice with vinyl or aluminum; these substitute materials may cover up original details and also may hide underlying moisture problems.

I. Wood

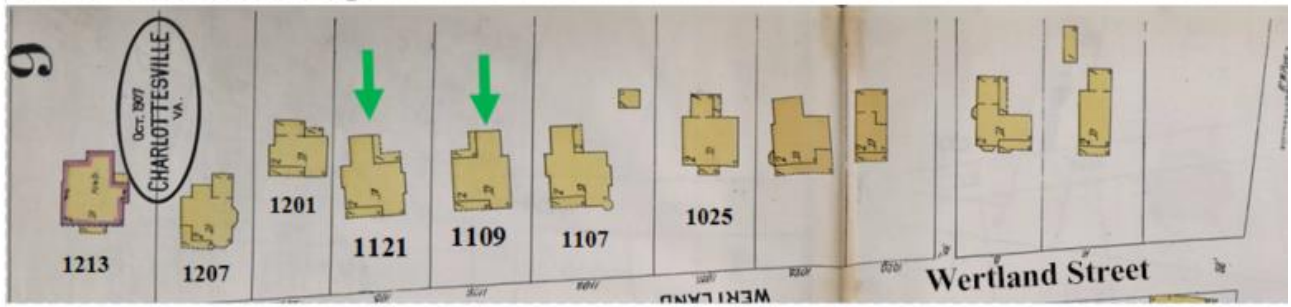
1. Repair rotted or missing sections rather than replace the entire element.
 - a. Use epoxies to patch, piece, or consolidate parts.
 - b. Match existing materials and details.
2. Replace wood elements only when they are rotted beyond repair.
 - a. Match the original in material and design by substituting materials that convey the same visual appearance or by using surviving material.
 - b. Base the design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area.
 - c. Complement the existing details, size, scale, and material.
3. Do not substitute vinyl for wood railing and trim. Some composites, including fiberglass reinforced composite, may be found acceptable as a substitute material for a specific application, but must be painted.

J. Synthetic Siding

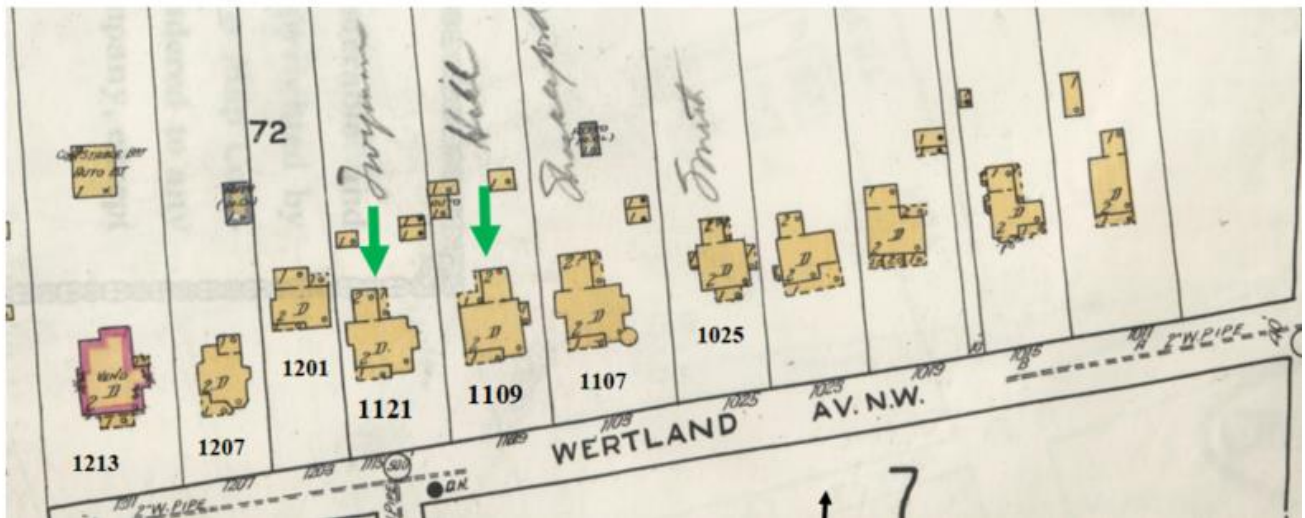
1. Avoid applying synthetic siding.
2. Remove synthetic siding and restore original building material, if possible.

Appendix

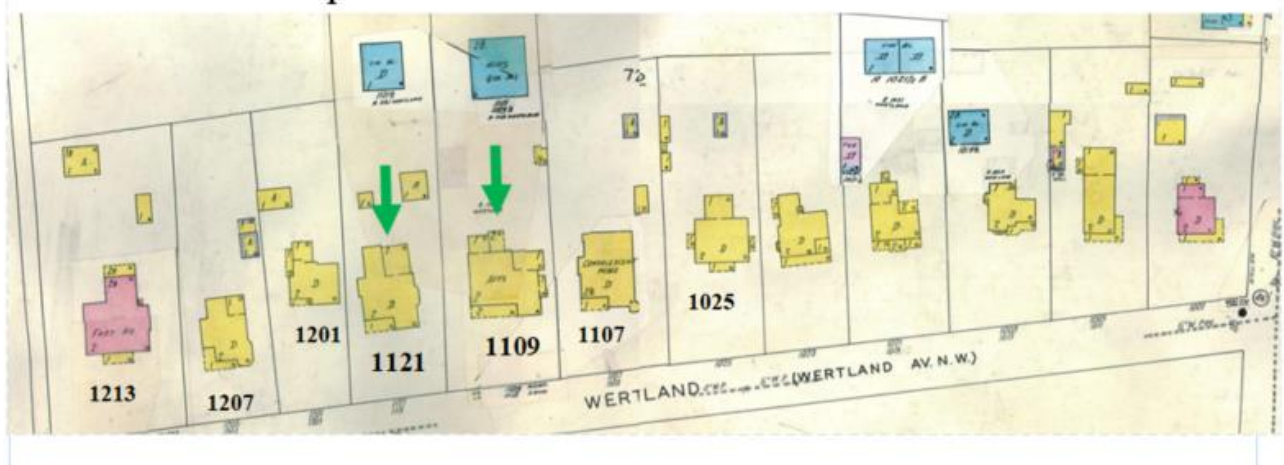
1907 Sanborn Map



1920 Sanborn Map



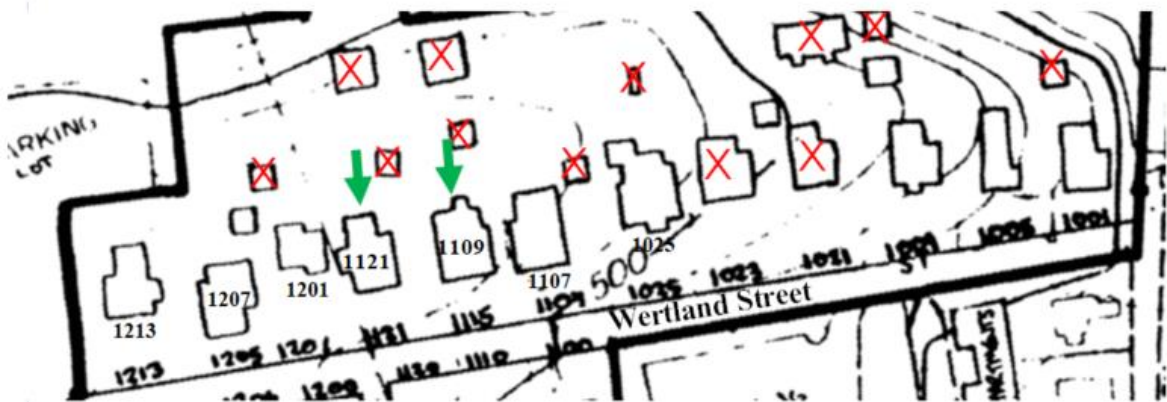
1965 Sanborn Map



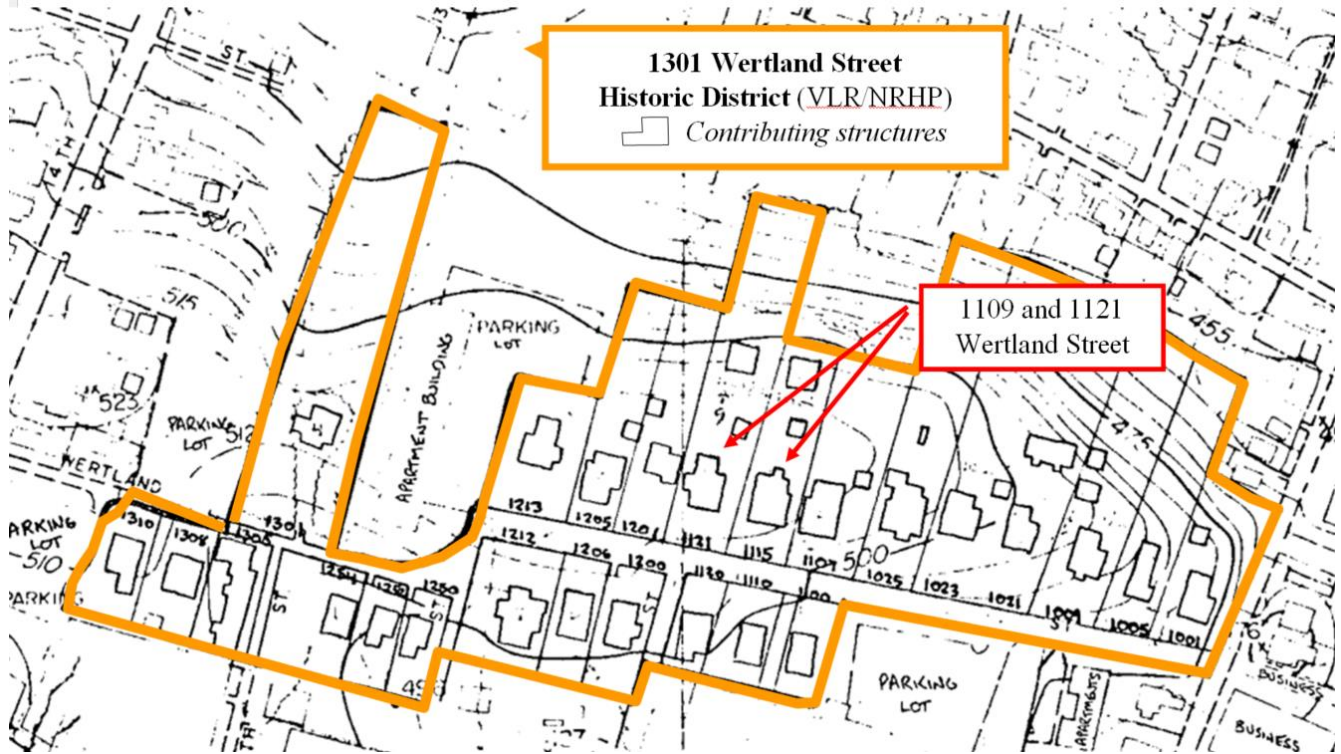
City GIS



NRHP Historic District 1984 (partial): *Contributing structures.*
X = razed since 1984



1984 VLR/NRHP Map



2011 City ADC District Map



Prior BAR Reviews related to this parcel.

Date	Wertland St	Project	Action
May-06	1115, 1115-1/2	Demolition of buildings on site	Approve
Jul-06	1107-1/2	Demolition of building on site	Approve
Sep-06	1115	New construction	Prelim Discussion
Oct-06	1115	New construction	Approve w/ cond.
Jun-07	1115, 1115-1/2	Demolition of buildings on site	Approve
May-11	1025-1213	Proposed 48-unit, four-story apartment complex built over a 52-space, below-grade, parking garage	Prelim Discussion
Jun-11	1025-1213	Proposed 48-unit, four-story apartment complex built over a 52-space, below-grade, parking garage	Approve
Sep-15	1025	Remove two decks and refinish the original wood siding by removing the asbestos siding	Approve
Sep-15	1109	Remove multiple additions on North elevation, construct two-story addition on the North elevation, and remove existing metal horizontal siding from the house and install new painted fiberglass siding.	Approve - demolition
Sep-15	1109	Remove multiple additions on North elevation, construct two-story addition on the North elevation, and remove existing metal horizontal siding from the house and install new painted fiberglass siding.	Details to come back to the BAR
Nov-15	1213	Remove two decks that connect to one original covered front entry porch, replace porch decking with mahogany tongue and grooved decking. New Azek rails installed to enclose the porch.	Approve
May-16	1107	Exterior renovations, including removing concrete patio and construction of a two-story addition on rear of original house	Approve w/ modifications
May-16	1201	Demolition of existing addition	Approve
May-16	1201	Construction of a new 2-story addition	Approve with modifications



1109 Wertland Street



1109 Wertland Street



1109 Wertland Street



1109 Wertland Street



1109 Wertland Street



1109 Wertland Street



1121 Wertland Street



1121 Wertland Street



1121 Wertland Street



1121 Wertland Street



1121 Wertland Street



1121 Wertland Street



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-71
Negative no(s). 5059 (17)

SURVEY FORM

Historic name	Common name
County/Town/City Charlottesville, Va.	
Street address or route number 1109 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

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.)

1109: tar paper (imitation red brick). 2½ story. hipped roof with intersecting gable with asphalt shingles and 1 pedimented dormer. 2 story 2 bay (west). ~~wood shingle~~ ^{COLONY} shingle. c. 1900. fish scale wooden shingles in front gable. central bay 2 door entrance and western bay doorway. west bay: door with side and transom lights on 1st story, 2 side by side 1/1 DHS on 2nd story; central bay: 1st story has double door with transom and 2nd story has 2 doors; est bay: side by side 1/1 DHS on both floors; 1 4-pane fixed window in gable; dormer: 2 3/1. 2 interior chimneys. stairway to 2nd story porch added, also 1 story and 2 story rear additions.

Interior inspected?

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



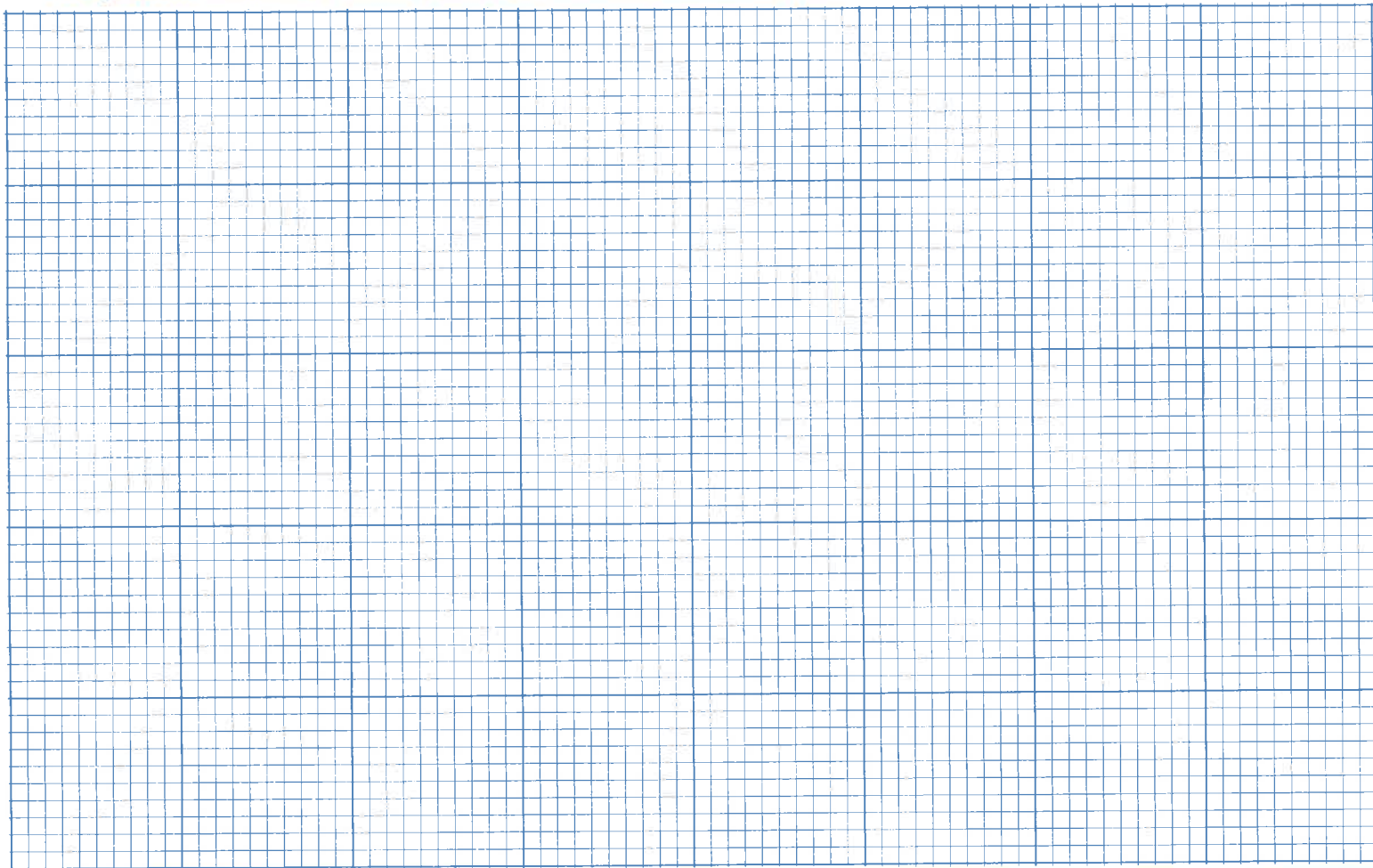
Sources and bibliography

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

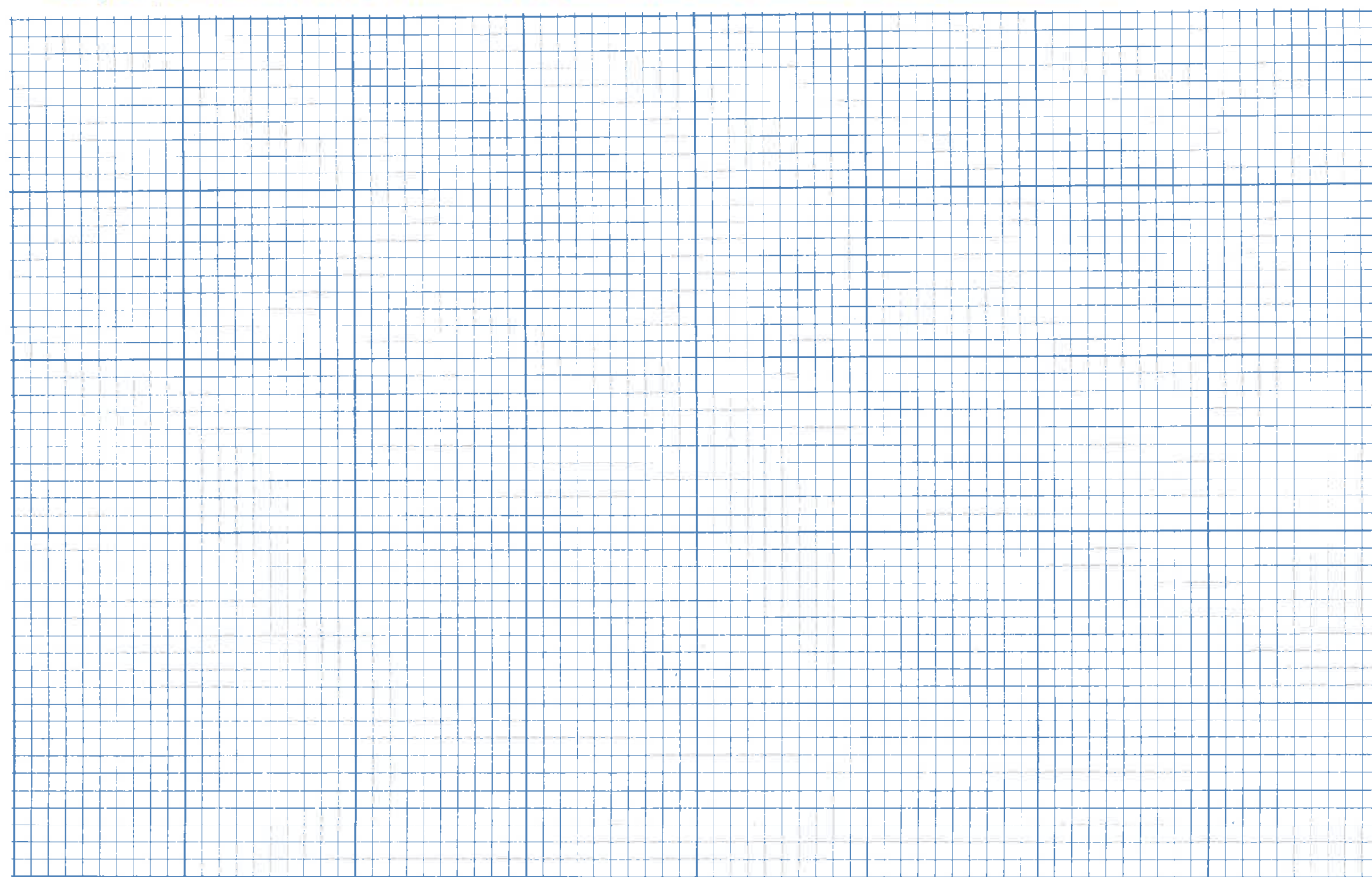
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

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



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



Name, address and title of recorder

Date

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

Reviewed by Margaret Peters

DHR Identification Number: 104-0136-0009

Other DHR Number: Property Date(s) 1900 ca

PROPERTY NAMES	EXPLANATION
House (1109 Wertland St.)	Historic/Location

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

Tax Parcel: 4-309

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
1109 -	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, quartzite retaining wall along sidewalk.

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	Frame	Vinyl	
Roof	0	Hipped	Asphalt	Shingle
Window(s)	0	Sash, double-hung	Wood	1/1
Porch	0	2-story, 3-bay	Wood	Classical
Foundation	0	Masonry	Brick	Not visible
Dormer	1	Gable	Vinyl	
Chimney	2	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: Late Victorian

Description:

Two-story front gabled projection, front and side gables with sawtooth wood-shingle sheathing and small square windows, two-tier porch with slender round columns and turned balusters, dual front entries, one with transom and sidelights, the other with transom alone.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

House has been made into apartments and an exterior stair added to the front porch.

Number of Stories: 2.0

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	14636	30 - 32	2/ /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 : ME & JK Taggart

Last : Gibson

Suffix :

Title : trustee Wade Apt.

Company:

Address: 10 UN CL-4 Raleigh Ct.

City : Charlottesville

State: VA

Zip : 22903- Country: USA

Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

136-9

IPS RECONNAISSANCE SURVEY FIELD FORM - IPS 95

Where is data filed at DHR? _____
 DHR Idem. # _____
 Other DHR no. _____
 Property date(s) ca 1900

Seq. #	Name	Property Names	Explanation*
--------	------	----------------	--------------

Address _____ Alternate spelling _____
 Address-current _____ Current _____
 Alleged _____ Descriptive _____
 Alternate name _____ Former _____
 Former/current _____
 Function/location _____
 Location _____
 NHL listing _____
 NRHP listing _____
 Tax Parcel Number 4-309
 Country/Ind. City _____
 State VA Virginia
 Magis'l District _____
 USGS Quad Map Name _____
 Center UTM-Zone/East/North 1 1
 UTM's of Boundary _____

Restrict Location and UTM data? _____
 Restrict Location _____
 UTM data _____

#	Suffix	Thoroughfare Name	Address	Explanation
109	Wart			

Vicinity of: _____ Town/Village/Hamlet _____

Name of National Register Historic District _____
 Name of VDHR Eligible Historic District _____
 Name of Local Historic District _____

Physical Character of General Surroundings _____
 City _____ Hamlet _____ Rural _____ Suburban _____ Town _____ Village _____

Site Description/Notable Landscape Features
resil, quartzite vet and on street

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

Seq. #	# of	Wuzit Count	Wuzit Types	Historic?
7		113		H

Total _____
 Historic _____
 Non-Historic _____

RECONNAISSANCE (with section 4 of 2)
 Primary Resource Exterior Component Description

Component	#	Common Type/Form	Material	Material Treatment
columns				stretcher
cornice				
dormer(s)	1	front	vinyl	
foundation		concr.	wd	NY chert shing
porch		2s = 3b	wd	
roof		hip	wd	
walls		fr.	wd	
windows		double	wd	

Individual Resource Information
 Seq. # _____ Wuzit _____ Primary? _____ Date Built _____

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

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

Description
2-s projecting fr. gable with fr + side gables
w/ subdivided wd shingles + small sq win. cl
2-tray porch w/ f.d. cols + balc.
Equal entries, 1 w/ trans, 1 w/ riles + trans.

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

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

Additional/Alterations Description
spds, mod ext stain on panels

Number of Stories 2 **Conditional Individual Resource Superfield Screen**
 Interior Plan Type _____
 Accessed? _____ If not, why not? _____
 Denied _____ No Trespassing _____ Not Accessible _____

Interior Description

Relationship of Secondary Resources
To rear is a 2-5 conc. bl. apt. w/ stopped p-net ref. (locks 194105)

reconnaissance main screen 5 of 7
Historic Context

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

Significance Statement

reconnaissance main screen 6 of 7
Graphic Documentation

Medium*	Medium ID #	Frames	Date
2 x 2 B & W photos	B & W 35 mm photos	Historic photos	Slides
4 x 5 B & W photos	Color 35 mm photos	Measured drawings	

Bibliographic Data

Seq. # _____ Type _____ Citation _____
Bibliographic Superfield Screen
 Sequence #: _____ Bibliographic Record Type: _____ Author: _____
 Citation Abbreviation: _____
 Notes: _____

Bibliographic Superfield Screen
 Sequence #: _____ Bibliographic Record Type: _____ Author: _____
 Citation Abbreviation: _____
 Notes: _____

reconnaissance main screen 7 of 7
Cultural Resource Management Events

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

Individual's Category Codes

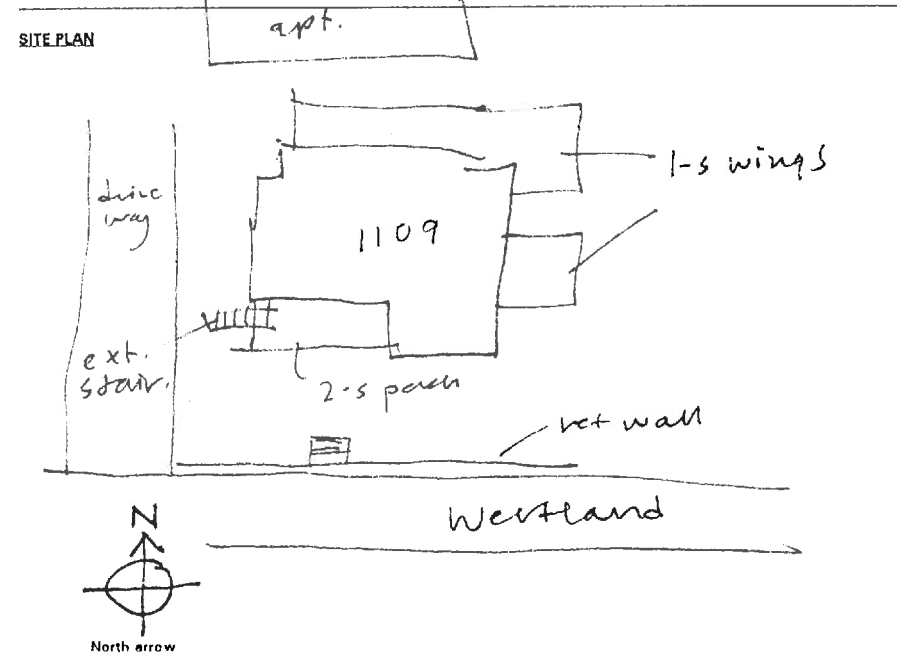
Informant	Occupant	Owner	Specimens (owner of specimens)	Tenant
_____	_____	_____	_____	_____

Notes

Surveyor's Notes

Date Processing Events

Date	Event	Person
_____	_____	_____



N.T.S.
 Date: _____
 SES - 2/98

Drawn by: _____
 Agency: _____

STREET ADDRESS: 1109 Wertland Street
MAP & PARCEL 4-309
VDHR FILE NUMBER: 104-0136-0009
CITY FILE NUMBER:
PRESENT ZONING: R-3
ORIGINAL OWNER:
ORIGINAL USE: Residence
PRESENT USE: Apartments
PRESENT OWNER: Wade Apartments Land Trust
ADDRESS: c/o Wade Apartments
 University Circle, #4
 Charlottesville, VA 22903

HISTORIC NAME:
DATE/PERIOD: c. early 1890's
STYLE: Victorian Vernacular
HEIGHT IN STORIES: 2 Stories
DIMENSIONS AND LAND AREA: 72.7' x 240' (20,844 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1998
SOURCES: City Records
 Sanborn Map Co. - 1907, 1920, 1929-57
 Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

The basic massing of this Victorian house is similar to that of those on either side of it, but the proportions are different. Very likely all three were built about the same time, perhaps by the same builder. This is a two-story, three-bay, double-pile house with a projecting bay at the eastern end of the facade. An original two-story addition, with a one-story addition behind it, covers the rear elevation, and there is also a small one-story wing on the eastern side. The walls, probably originally weatherboarded, were covered with imitation brick tar paper siding in the mid-1900's, and that has now been replaced or covered with vinyl siding imitating the original weatherboarding. The asphalt-shingled hipped roof has gables over the projecting bay on the facade and centered on both side elevations. It has a boxed cornice with returns. One pedimented gable dormer is centered on the facade. There are two interior chimneys. The tall windows are single-paned, double-sash. Those in the projecting side bay are paired. A two-story verandah with slender columns and a Victorian turned balustrade covers two bays of the facade. An exterior stair projects to the west of the verandah. At the first story level, there are double entrance doors with a transom in the central bay and a single door with transom and sidelights in the western bay. At the second story level, there is a single door without a transom in the central bay. A quartzite retaining wall runs along the sidewalk.

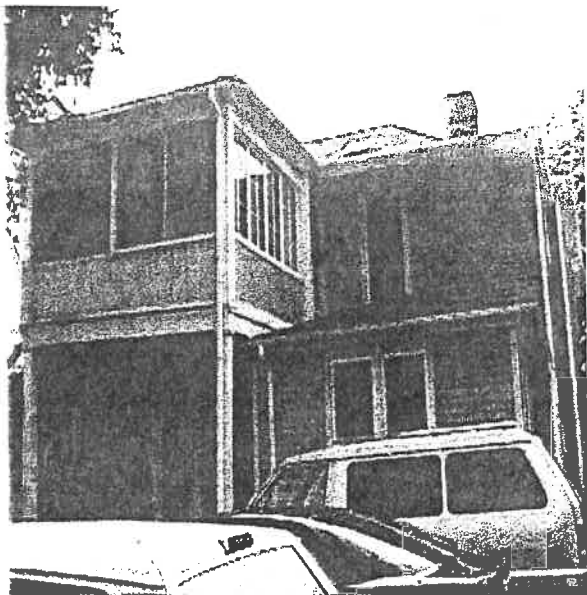
HISTORICAL DESCRIPTION

This house was probably built in the early 1890's. It was purchased in 1918 by Lizzie F. & J. Hercules Hill, one of the partners in the Irwing-Way-Hill Company, now Hill & Wood Funeral Service (City DB 32-222). The Hill family moved next door to 1121 Wertland Street c. 1930 and thereafter used this house as rental property for a half century before finally selling it in 1980 (DB 409-319). Future governor John S. Battle lived there in the early 1930's. The house was divided into four apartments in the mid-1930's.

STATEMENT OF SIGNIFICANCE

This house is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places. For several years, it was the home of a future Virginia governor and a future u. S. Ambassador to Australia.

1109 WERTLAND STREET



STREET ADDRESS: 1109 Wertland Street
MAP & PARCEL 4-309
VDHR FILE NUMBER: 104-0136-0009
CITY FILE NUMBER:
PRESENT ZONING: *M R-3*
ORIGINAL OWNER:
ORIGINAL USE: Residence
PRESENT USE: Apartments
PRESENT OWNER: Wade Apartments Land Trust
ADDRESS: c/o Wade Apartments
University Circle, #4
Charlottesville, VA 22903

HISTORIC NAME:
DATE/PERIOD: c. early 1890's
STYLE: Victorian Vernacular
HEIGHT IN STORIES: 2 Stories
DIMENSIONS AND LAND AREA: 72.7' x 240' (20,844 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1998
SOURCES: City Records
Sanborn Map Co. - 1907, 1920, 1929-57
Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

The basic massing of this Victorian house is similar to that of those on either side of it, but the proportions are different. Very likely all three were built about the same time, perhaps by the same builder. This is a two-story, three-bay, double-pile house with a projecting bay at the eastern end of the facade. An original two-story addition, with a one-story addition behind it, covers the rear elevation, and there is also a small one-story wing on the eastern side. The walls, probably originally weatherboarded, were covered with imitation brick tar paper siding in the mid-1900's, and that has now been replaced or covered with vinyl siding imitating the original weatherboarding. The asphalt-shingled hipped roof has gables over the projecting bay on the facade and centered on both side elevations. It has a boxed cornice with returns. One pedimented gable dormer is centered on the facade. There are two interior chimneys. The tall windows are single-paned, double-sash. Those in the projecting side bay are paired. A two-story verandah with slender columns and a Victorian turned balustrade covers two bays of the facade. An exterior stair projects to the west of the verandah. At the first story level, there are double entrance doors with a transom in the central bay and a single door with transom and sidelights in the western bay. At the second story level, there is a single door without a transom in the central bay. A quartzite retaining wall runs along the sidewalk.

HISTORICAL DESCRIPTION

(see attached)
This house was probably built in the early 1890's. It was divided into four apartments in the mid-1930's.

STATEMENT OF SIGNIFICANCE

This house is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places. ~~Its long association with the Hill family adds to its significance.~~
(see attached)

behind it, covers the rear elevation, and there is also a small one-story wing on the eastern side. The walls, probably originally weatherboarded, were covered with imitation-brick tar paper siding in the mid-1900's, and that has now been replaced or covered with vinyl siding imitating the original weatherboarding. The asphalt-shingled hipped roof has gables over the projecting bay on the facade and centered on both side elevations. It has a boxed cornice with returns. One pedimented gabled dormer is centered on the facade. ~~There are~~ There are two interior chimneys. The tall windows are ~~double~~ single-paned, double-sash. Those in the projecting side bay are paired. A two-story verandah with slender columns and a Victorian turned balustrade covers two bays of the facade. An exterior stair projects to the west of the verandah. At the first story level, there are double entrance doors with a transom in the central bay and a single door with transom and sidelights in the western bay. At the second story level, there is a single door without a transom in the central bay. A quartzite retaining wall runs along the sidewalk.

Historical Description

This house was probably built in the early 1890's. ~~It was divided into four apartments in the mid-1930's.~~

It was purchased ^{in 1915} ~~in 1920~~ by ^{Lizzie F. &} J. Hercules Hill, one of the partners in the Swing-Way-Hill Company, now Hill & Wood Funeral Service (City DB 32-222). The Hill family moved next door to 1121 Woodland St. c. 1930 and thereafter used this house as rental property ~~before~~ for a half century before finally selling it in 1980 ^(DB 407-319). A future governor John S. Battle lived there in the early 1930's. The house was divided into four apartments in the mid-1930's.

Statement of Significance

This house is a contributing resource in the Westland Street Historic District, listed on the National Register of Historic Places. For several years, it was the home of a future Virginia governor and a future U.S. Ambassador to Australia.

STREET ADDRESS: 1109 Westland Street
MAP & PARCEL: 4-309
VDHR FILE NUMBER: 104-0136-0009
CITY FILE NUMBER:
PRESENT ZONING: B-1
ORIGINAL OWNER:
ORIGINAL USE: Residence
PRESENT USE: Apartments
PRESENT OWNER: Wade Lynn
~~Wade Lynn~~
ADDRESS: 10 University Circle, #4
CR 10 22903

HISTORIC NAME:
DATE/PERIOD: c. early 1890's
STYLE: Victorian Vernacular
HEIGHT IN STORIES: 2 stories
DIMENSIONS AND LAND AREA: 72.7' x 240' (20
CONDITION: Good
SURVEYOR: Bible
DATE OF SURVEY: Fall 1998
SOURCES: City Records
Sanborn Map Co. - 190
Charlottesville City Dir

1109 Wertland Street

Architectural Description

Victorian

The basic massing of this house is similar to that of those on either side of it, but the proportions are different. Very likely all three were built about the same time, perhaps by the same builder. This is a two-story, three-bay, double-pile house with a projecting bay at the eastern end of the facade. ~~At two-story addition~~ An original two-story addition, with a one-story addition behind it, covers the rear elevation, and there is also a small one-story wing on the eastern side. The walls, probably originally weatherboarded, were covered with imitation-brick tar paper siding in the mid-1900's, and that has now been replaced or covered with vinyl siding imitating the original weatherboarding. The asphalt-shingled hipped roof has gables over the projecting bay on the facade and centered on both side elevations. It has a boxed cornice with returns. One pedimented gabled dormer is centered on the facade. ~~There is one~~ There are two interior chimneys. The tall windows are ~~double~~ single-paned, double-sash. Those in the projecting side bay are paired. A two-story verandah with slender columns and a Victorian turned balustrade covers two bays of the facade. An exterior stair projects to the west of the verandah. At the first story level, there are double entrance doors with a transom in the central bay and a single door with transom and sidelights in the western bay. At the second story level, there is a single door without a transom in the central bay. A quartzite retaining wall runs along the sidewalk.

Historical Description

This house was probably built in the early 1890's. It was divided into four apartments in the mid-1930's.

Statement of Significance

This house is a contributing resource in the Westland Street Historic District, listed on the National Register of Historic Places. Its long association with the Hill family adds to its significance.



14636

Date 2.1996 File No. 104-136-9

Name House (1109 Westland St.)

Town _____

County Charlottesville

Photographer Dan Pezzani

Contents 3 ext. views



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-71
Negative no(s). 5059 (16)

SURVEY FORM

Historic name County/Town/City <u>Charlottesville, Va.</u> Street address or route number <u>1121 Wertland St.</u>	Common name Date or period <u>c. 1895</u> Architect/builder/craftsmen Source of name Source of date Stories Foundation and wall const'n Roof type
USGS Quad <u>Charlottesville, East, Va</u> Original owner Original use Present owner Present owner address Present use <u>residence</u> Acreage	

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

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.)

1121: asbestos shingle siding. 2½ story. hipped roof with intersecting gable with 1 pedimented dormer, standing seam metal roof. 3 bay. 1 story 2 (western) bay Ionic porch. *Colonial Revival Queen Anne.* c. 1895. full Ionic entablature and turned ballustrade on porch, shingles in pediment of dormer and gable, pent roof in front gable. central bay entrance. east bay: 1/1DHS on both stories with thin 1/1DHS in pediment; central bay: 2 separate door entrance with bisected oval fan light, 2/2DHS; west bay: 2 side by side 1/1DHS on both floors, 2 2/2DHS in dormer. 2 interior end chimneys and 1 interior chimney. 1 story rear addition.

Interior inspected?

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



Sources and bibliography

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

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

Names and addresses of persons interviewed

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

A large grid of graph paper, approximately 30 units wide by 40 units high, intended for drawing a plan of a site.

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

A large grid of graph paper, approximately 30 units wide by 40 units high, intended for drawing a site plan. There are some faint marks on the right side of the grid.

Name, address and title of recorder

Date

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

Reviewed by Margaret Peters

DHR Identification Number: 104-0136-0012

Other DHR Number: Property Date(s) 1895 ca

PROPERTY NAMES	EXPLANATION
Baker House (1121 Wertland St.)	Historic/Location

County/Independent City: Charlottesville

State: Virginia

Magisterial District: N/A

Tax Parcel: 4-308

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Statement of Significance

This house is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places. Its long association with the Hill family adds to its significance.

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Frame	Asbestos	Shingle
Roof	0	Hipped	Metal	Standing Seam
Window(s)	0	Sash, double-hung	Wood	1/1
Porch	0	1-story, 3-bay	Wood	Classical
Foundation	0	Masonry	Brick	Not visible
Dormer	1	Gable	Asbestos	Shingle
Chimney	3	Interior	Brick	Stretcher Bond

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1895 ca

Source of Date: Written Data

Architectural Style: Late Victorian

Description:

House combines Late Victorian or Queen Anne elements such as a complex roofline and wood-shingle sheathing in the front and side gables and dormer gable with Classical Revival details such as the Ionic columns and dentil molding of the front porch and the elliptical fanlight over the front entry. Other features include turned porch balusters and a double front door.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

Number of Stories: 2.0/5

Interior Plan Type:

Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

At the end of the driveway behind the house stands a one-story frame garage with wood-shingle siding and an asphalt-shingled hip roof.

DHR Historic Context: Architecture/Community Planning
Domestic

Significance Statement:

The building is a contributing resource in the Wertland Street Historic District, listed in the National Register of Historic Places. Several members of the Baker family lived at 1121 Wertland in 1895, presumably in the present house. The house's classical details may represent an early alteration.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14636	27 - 29	2/ /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:

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

CULTURAL RESOURCE MANAGEMENT EVENTS

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

MAILING ADDRESS

Honorif:
First : ME & JK Taggart
Last : Gibson
Suffix :
Title : trustee Wade Apt.
Company:

Address: 10 UN CL-4 Raleigh Ct.

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

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

CITY OF CHARLOTTESVILLE

33E MAP 3 SEE 10 MAP 10 SEE



SCALE 1" = 100'

SECTION 4

104-136-12

136-12

Where is data filed at DHR? reconnaissance main screen 1 of 7
 DHR Id. # _____ Property date(s) ca. 1895
 Other DHR no. _____

Seq. #	Name	Property Names	Explanation*
	<u>Baker HS</u>		

County/Ind. City _____ State VA Virginia
 Magis'l District _____ USGS Quad Map Name _____
 Center UTM-Zone/East/North _____
 Tax Parcel Number 4-308
 UTMs of Boundary _____

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

#	Suffix	Thoroughfare Name	Address	Explanation
	<u>121</u>	<u>Went</u>		

Sequence Number _____ Address Superfield Screen _____
 Main Street Number _____ Address Explanation _____
 Number Suffix _____ Alternate Name Change _____
 Street Name _____ Current Number Change _____

Vicinity of: _____ Town/Village/Hamlet _____
 Name of National Register Historic District _____
 Name of VDHR Eligible Historic District _____
 Name of Local Historic District _____

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

Site Description/Notable Landscape Features
resil, 1.5 acre, w/ mature arborescens, stone set wall on st.

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

Seq. #	# of	Wuzit Count	Wuzit Types	Historic?*	Total
	<u>1</u>	<u>hs</u>	<u>hs</u>	<u>H</u>	
	<u>1</u>	<u>gar</u>	<u>gar</u>	<u>H</u>	
					Historic Non-Historic Undetermined

Component (chimney)	Comp Type/Form	Material	Material Treatment
columns	<u>1st</u>	<u>br</u>	<u>scratch</u>
cornice	<u>Aspd</u>	<u>asb</u>	<u>gale string</u>
dormer(s)	<u>1</u>	<u>asb</u>	<u>scr</u>
foundation	<u>concr</u>	<u>wd</u>	<u>class</u>
porch	<u>1-3-6</u>	<u>metal</u>	<u>ss.</u>
roof	<u>hip</u>	<u>metal</u>	<u>string</u>
walls	<u>br</u>	<u>asb</u>	<u>VI</u>
windows	<u>2 6 6</u>	<u>wd</u>	

Individual Resource Information
 Seq. # Wuzit Primary? _____ Date Built _____

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

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

Description
HS combines QA + classical elements, fr gabled wing, fr porch w/ 10m2 cols, 1st bats, 2nd story w/ dble doors + elliptical porch.
stepped wd string in fr, 1 side gables + dormer pedt.

Condition _____
 Demolished _____ Excellent _____ Good _____ Good-Fair _____ Poor _____ Remodeled _____
 Deteriorated _____ Fair _____ Good-Excellent _____ N/A _____ Rebuilt _____ Ruinous _____

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

Additions/Alterations Description

Number of Stories 2 Conditional Individual Resource Superfield Screen
 Interior Plan Type _____
 Accessed? _____ If not, why not? _____
 Denied _____ No Trespassing _____ Not Accessible _____
 Interior Description _____

Relationship of Secondary Resources
*To rear is a 1-1/2 ft gap w/ wd string siding
 1' high d asph string ret.*

reconnaissance main screen 5 of 7
 Historic Context

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

Significance Statement

reconnaissance main screen 6 of 7
 Graphic Documentation

Medium*	Medium ID #	Frames	Date
2 x 2 B & W photos	B & W 35 mm photos	Historic photos	Slides
4 x 5 B & W photos	Color 35 mm photos	Measured drawings	

Bibliographic Data

Seq. # _____ Type _____ Citation _____

Bibliographic Superfield Screen

Sequence #: _____ Bibliographic Record Type: _____ Author: _____
 Citation Abbreviation: _____

Notes: _____

Bibliographic Superfield Screen

Sequence #: _____ Bibliographic Record Type: _____ Author: _____
 Citation Abbreviation: _____

Notes: _____

reconnaissance main screen 7 of 7
 Cultural Resources 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

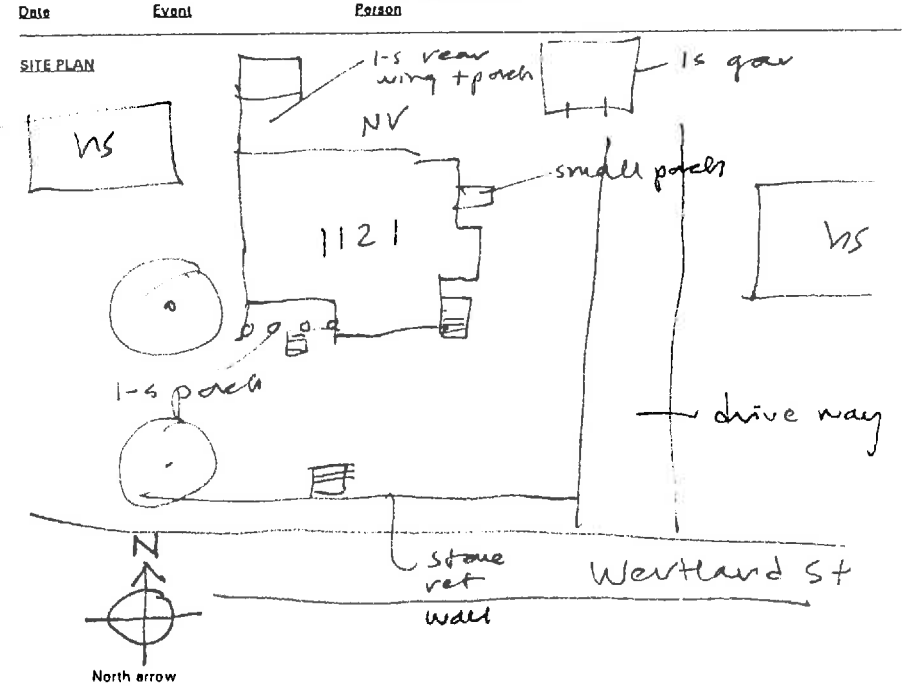
HONORIF: _____ Record Created: _____
 FIRST: _____ Last Updated: _____
 LAST: _____
 SUFFIX: _____
 TITLE: _____
 COMPANY: _____ PHONE/EXTENSION: _____
 ADDRESS: _____ STATE: _____
 CITY: _____ COUNTRY: _____
 ZIP: _____

Individual's Category Codes

Informant _____ Occupant _____ Owner _____ Specimens (owner of specimens) _____ Tenant _____
 Notes _____

Surveyor's Notes

Date Processing Events



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

STREET ADDRESS: 1121 Wertland Street
MAP & PARCEL 4-308
VDHR FILE NUMBER: 104-0136-00012
CITY FILE NUMBER:
PRESENT ZONING: R-3
ORIGINAL OWNER:
ORIGINAL USE: Residence
PRESENT USE: Apartments
PRESENT OWNER: Wade Apartments Land Trust
ADDRESS: c/o Wade Apartments
 University Circle, #4
 Charlottesville, VA 22903
HISTORIC NAME: Hill House
DATE/PERIOD: c. 1895
STYLE: Vernacular
HEIGHT IN STORIES: 2½ Stories
DIMENSIONS AND LAND AREA: 72.7' x 450' (20,844 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1998
SOURCES: City Records
 Sanborn Map Co. - 1907, 1920, 1929-57
 Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

The Hill House is a 2½-story, 3-bay Victorian house with a projecting bay at the eastern end of the facade. The walls are faced with asbestos shingles, probably over original weatherboarding. The high-pitched standing-seam metal hipped roof has gables over the projecting bays on the facade and east side and centered over the western elevation. There is an over-sized, pedimented dormer on the facade, and there are three interior chimneys. Windows are tall, double-sash, one-over-one light. There are paired, half-width windows in the western bay of the facade. The massing and most details of the building are Victorian, but the Ionic columns and entablature and turned balustrade of the one-story, two-bay verandah are Colonial Revival, suggesting that it might represent an early twentieth century remodeling. A driveway on the eastern side of the house leads to a one-story wooden-shingled garage with an asphalt-shingled hipped roof. A stone retaining wall runs along the sidewalk.

HISTORICAL DESCRIPTION

This house was probably built in the early 1890's. It was purchased from F. W. Twyman in 1929 by J. Hercules Hill, one of the partners in the Irving-Way-Hill Company, now Hill & Wood Funeral Services (City DB 64-317). His family occupied the house until c. 1953 and then divided it into four apartments and used it as rental property before finally selling it in 1980 (DB 409-319).

STATEMENT OF SIGNIFICANCE

This house is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places. Its long association with the Hill family adds to its significance.

1121 WERTLAND STREET



STREET ADDRESS: 1121 Wertland Street
MAP & PARCEL 4-308
VDHR FILE NUMBER: 104-0136-00012
CITY FILE NUMBER:
PRESENT ZONING: ~~R-2 & B-1~~ *B-3*
ORIGINAL OWNER:
ORIGINAL USE: Residence
PRESENT USE: Apartments
PRESENT OWNER: Wade Apartments Land Trust
ADDRESS: c/o Wade Apartments
 University Circle, #4
 Charlottesville, VA 22903
HISTORIC NAME: Hill House
DATE/PERIOD: c. 1895
STYLE: Vernacular
HEIGHT IN STORIES: 2½ Stories
DIMENSIONS AND LAND AREA: 72.7' x 450' (20,844 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1998
SOURCES: City Records
 Sanborn Map Co. - 1907, 1920, 1929-57
 Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

The Hill House is a 2½-story, 3-bay Victorian house with a projecting bay at the eastern end of the facade. The walls are faced with asbestos shingles, probably over original weatherboarding. The high-pitched standing-seam metal hipped roof has gables over the projecting bays on the facade and east side and centered over the western elevation. There is an over-sized, pedimented dormer on the facade, and there are three interior chimneys. Windows are tall, double-sash, one-over-one light. There are paired, half-width windows in the western bay of the facade. The massing and most details of the building are Victorian, but the Ionic columns and entablature and turned balustrade of the one-story, two-bay verandah are Colonial Revival, suggesting that it might represent an early 20th century remodeling. A driveway on the eastern side of the house leads to a one-story wooden-shingled garage with an asphalt-shingled hipped roof. A stone retaining wall runs along the sidewalk.

HISTORICAL DESCRIPTION

see attached
in 1928
in 1965
 Probably built in the early 1890's, this house was purchased c. 1920 by J. Hercules Hill, one of the partners in the Iwring-Way-Hill Company, now Hill and Wood Funeral Services. Members of the Hill Family occupied the house until 1965 and then used it as rental property before finally selling it in 1980.

STATEMENT OF SIGNIFICANCE

This house is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places. Its long association with the Hill family adds to its significance.

one light.
There are paired, half-width windows in the ~~the~~ western bay of the facade.

A driveway on ^{the} eastern side of ^{the} house leads to a one-story wooden-shingled garage with an asphalt-shingled tipped roof. ~~There~~ a stone retaining wall ^{runs} along sidewalk.

Hist. Descr.

~~Probably built in the early 1890's, this house was purchased ~~c. 1929~~ for ~~perhaps~~ an early ~~c. 1930~~ by J. Hercules Hill, one of the partners in the Dwing-Way-Hill Company, now Hill & Wood Funeral Service. ~~His~~ family ~~occupied~~ occupied the house until ~~c. 1953~~ and then used it as rental property before finally selling it in 1980.~~

divided it into apartments and

Hist. Descr.

This house was probably built in the early 1890's. It was purchased ~~to~~ from F. W. Tugman in 1929 by J. Hercules Hill, one of the partners in the Dwing-Way-Hill Company, now Hill & Wood Funeral Service (City DB 64-317). His family occupied the house until c. 1953 and then divided it into four apartments and used it as rental property before finally selling it in 1980 (DB 409-319).

STREET ADDRESS: 1121 ~~E~~ Westland Street
MAP & PARCEL: 4-305
VDHR FILE NUMBER: 104-0136-0012
CITY FILE NUMBER:
PRESENT ZONING: R-2 & B-1
ORIGINAL OWNER: Residence
ORIGINAL USE: Apartments
PRESENT USE:
PRESENT OWNER: ~~Wade Apartments Land Trust~~
ADDRESS: ~~10 University Circle, apt~~
10 University Circle, apt
Sp. 22905
Hill House
HISTORIC NAME: Hill House
DATE/PERIOD: c. 1895
STYLE: Vernacular
HEIGHT IN STORIES: 2 1/2 stories
DIMENSIONS AND LAND AREA: 72.7' x 450' (20,844 sq ft)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1998
SOURCES: City Records
Sanborn Map Co. - 1904, 1920, 1929-57
Charlottesville City Directories

Hill House

1121

The Hill House is a ^{Victorian} 2 1/2-story, 3-bay house with a projecting bay at the eastern end of the facade. The gables are faced with asbestos shingles, probably over original weatherboarding. The high-pitched standing-seam metal hipped roof ~~with~~ has gables over the projecting bays on the facade & east side & centered over the western elevation. There is one ~~over-sized~~ pedimented dormer on the facade, & three interior chimneys.

~~The house is a two-story, three-bay house with a projecting bay at the eastern end of the facade. The gables are faced with asbestos shingles, probably over original weatherboarding. The high-pitched standing-seam metal hipped roof has gables over the projecting bays on the facade & east side & centered over the western elevation. There is one pedimented dormer on the facade, & three interior chimneys.~~

The massing & ~~some~~ ^{most} details of the building ~~are~~ ~~asbestos shingles in the gables~~ are Victorian, but ~~the~~ the Ionic columns & entablature & turned balustrade of the ^{one-story} two-bay veranda are Colonial Revival, suggesting that it might represent an early 20th century remodeling.

Windows are tall, double-sash, one-over-one light. There are paired, half-width windows in the ~~the~~ western bay of the facade.

A driveway on the eastern side of the house leads to a one-story wooden-shingled garage with an asphalt-shingled hipped roof. ~~There~~ a stone retaining wall runs along sidewalk.

Hill House

Probably built in the early 1890's, this house was purchased ^{c. 1920} ~~in 1920~~ (or perhaps an earlier ~~date~~) by J. Hercules Hill, one of the partners in the Sewing-Way-Hill Company, near Hill & Wood Funeral Service. ^{Members of} The Hill family ~~occupied~~ occupied the house until ~~the~~ and then used it as rental property before finally selling it in 1980.



14636

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County Charlottesville

Photographer Dan Pezzoni

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