

Architectural And Historic Survey



Identification

STREET ADDRESS: 1200-1202 Wertland Street
 MAP & PARCEL: 10-28
 CENSUS TRACT AND BLOCK: 2-303
 PRESENT ZONING: B-3
 ORIGINAL OWNER: T. W. Bailey
 ORIGINAL USE: Rental Property (2 apartments)
 PRESENT USE: Residence (2 apartments)
 PRESENT OWNER: Grigsby F. Bailey
 ADDRESS: 1202 Wertland Street
 Charlottesville, Virginia

HISTORIC NAME: T. W. Bailey House
 DATE / PERIOD: 1907
 STYLE: Vernacular
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA: 53' x 237' (12,561 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1980
 SOURCES: City Records
 Mrs. T. Dallas Bailey (Grigsby F. Bailey)
 Sanborn Map Co. - 1920

Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

This is a 2-storey, 3-bay, double pile brick house typical of the turn-of-the-century era. It is in the shape of a square with the NW front corner cut out and a projecting bay at the eastern end of the facade. The house is set on a foundation of brick laid in 5-course American bond. The foundation is low at the front of the house, but the basement is above ground at the rear, due to the slope of the land. Walls above the foundation are brick veneered in stretcher bond. The high-pitched, L-shaped hip roof is covered with standing-seam metal, painted green, with Philadelphia gutters, boxed cornice and dentiled frieze. There is a gable over the semi-octagonal projecting bay on the facade, with brackets supporting the overhanging corners of the roof. Its wall is faced with vertical wooden siding above the cornice, and it contains a 1-light circular-headed casement window with moulded rail. The roof is pierced by three interior capped chimneys and by hip-roofed, weatherboarded dormers on the rear and west side each with two small 2-over-2 light double-sash windows. Windows are segmental-arched, double-sash, 1-over-1 light, with wooden sills and moulded surrounds at the 1st and 2nd levels and the above-ground section of the basement; other basement windows are paired 2-light casement. There is a 2-storey semi-octagonal bay window on the west side. A 1-storey veranda covers two bays of the facade. It has a hip roof covered with standing-seam metal, boxed cornice, dentiled frieze, and Tuscan columns. There is no balustrade. The entrance door in the center bay has six horizontal panels and is flanked by wide sidelights over panels, with a 3-light rectangular transom overall. A separate entrance in the western bay gives access to the stair hall. It is segmental-arched with a rectangular transom and no sidelights. This arrangement appears to be original and the stepping back of this western bay affords both entrances more privacy. A 4-flight open-well stair rises from the stair hall. There is a small 2-storey porch on the east side with matching frieze, Tuscan columns, and simple balustrade.

HISTORICAL DESCRIPTION

T. W. Bailey bought this lot in 1905 (City DB 18-264) and built this house the same year. He was a partner with H. M. Gleason in the firm of Gleason & Bailey which owned grocery stores on Main Street and at the Corner. He died soon after the house was built, however, and his family continued to live downtown and used this house as rental property until the early 1930's when Mrs. Bailey moved into the first storey apartment and her son T. Dallas Bailey moved into the second storey apartment. Mrs. T. Dallas Bailey now owns the house and continues to live in the second storey apartment. Additional Deed References: City DB 179-115 and 116.

LANDMARK



SURVEY

Bibb / Spring 1980

IDENTIFICATION

Street Address: *1200 Woodland St*
Map and Parcel: *10-28*
Census Tract & Block:
Present Owner: *Grigsby F. Bailey*
Address: *same*
Present Use: *residence (3 apartments)*
Original Owner: *T. W. Bailey*
Original Use: ~~residence~~ *Rental Property*

BASE DATA

Historic Name: *T. W. Bailey House*
Date/Period: *1907*
Style: *Victorian Vernacular*
Height to Cornice:
Height in Stories: *2*
Present Zoning:
Land Area (sq. ft.): *53 x 237 (12,561)*
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

HISTORICAL DESCRIPTION

GRAPHICS

CONDITIONS

SOURCES

City Records
Mrs. T. Dallas Bailey (Grigsby F. Bailey)
Ch'ville City Directories
Sanborn Map Co - 1920

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Masonry	Brick	Stretcher Bond
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	5-course Amer. Bond
Dormer	2	Hipped	Wood	Shingle
Chimney	4	Masonry	Brick	Stretcher Bond

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling
 Primary Resource? Yes
 Estimated Date of Construction: 1907
 Source of Date: Written Data
 Architectural Style: Queen Anne

Description:
 Queen Anne massing and roofline. Two-story bay windows on front and east side elevations, former with gable overhang and decorative brackets. Two-story two-tier side porch. All porches and house have dentil moldings in cornice. Round-arched window in front gable, segmental-arched door and window openings, front entry with sidelights and transom.

Condition: Good
 Threats to Resource: None Known

Additions/Alterations Description:

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. T. W. Bailey had the house built in 1905. Bailey was a partner with H. M. Gleason in several grocery stores. He died shortly after the house was completed and the residence was used thereafter as a rental property. In the early 1930s, the Bailey family moved back into the house.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14637	18 -	3/ /1996
B&W 35mm Photos	14637	20 - 21	3/ /1996

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

Reviewed by Margaret Peters

DHR Identification Number: 104-0136-0013

Other DHR Number: Property Date(s) 1907

PROPERTY NAMES	EXPLANATION
Bailey House (1200 Wertland St.)	Historic/Location

County/Independent City: Charlottesville
 State: Virginia
 Magisterial District: N/A Tax Parcel: 10-28

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
1200 -	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, house occupies a corner lot, stone retaining wall along 12th St., landscaped front and rear parking lots.

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

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Report
Author: City of Charlottesville Dept. of Community Devt.
Citation Abbreviation:
Historic Resources of Charlottesville, Virginia
Notes:

Sequence #: 2.0 Bibliographic Record Type: Oral History
Author: Wagnon, Homer V., Jr.
Citation Abbreviation:
Interview, Charlottesville, VA, March 1996.
Notes:

CULTURAL RESOURCE MANAGEMENT EVENTS

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

MAILING ADDRESS

Honorif:
First : Homer V., Jr. & Darl
Last : Wagnon
Suffix :
Title :
Company:

Address: 1206 Wertland St.

City : Charlottesville State: VA
Zip : 22903- Country: USA
Phone/extension: 804-293-2274

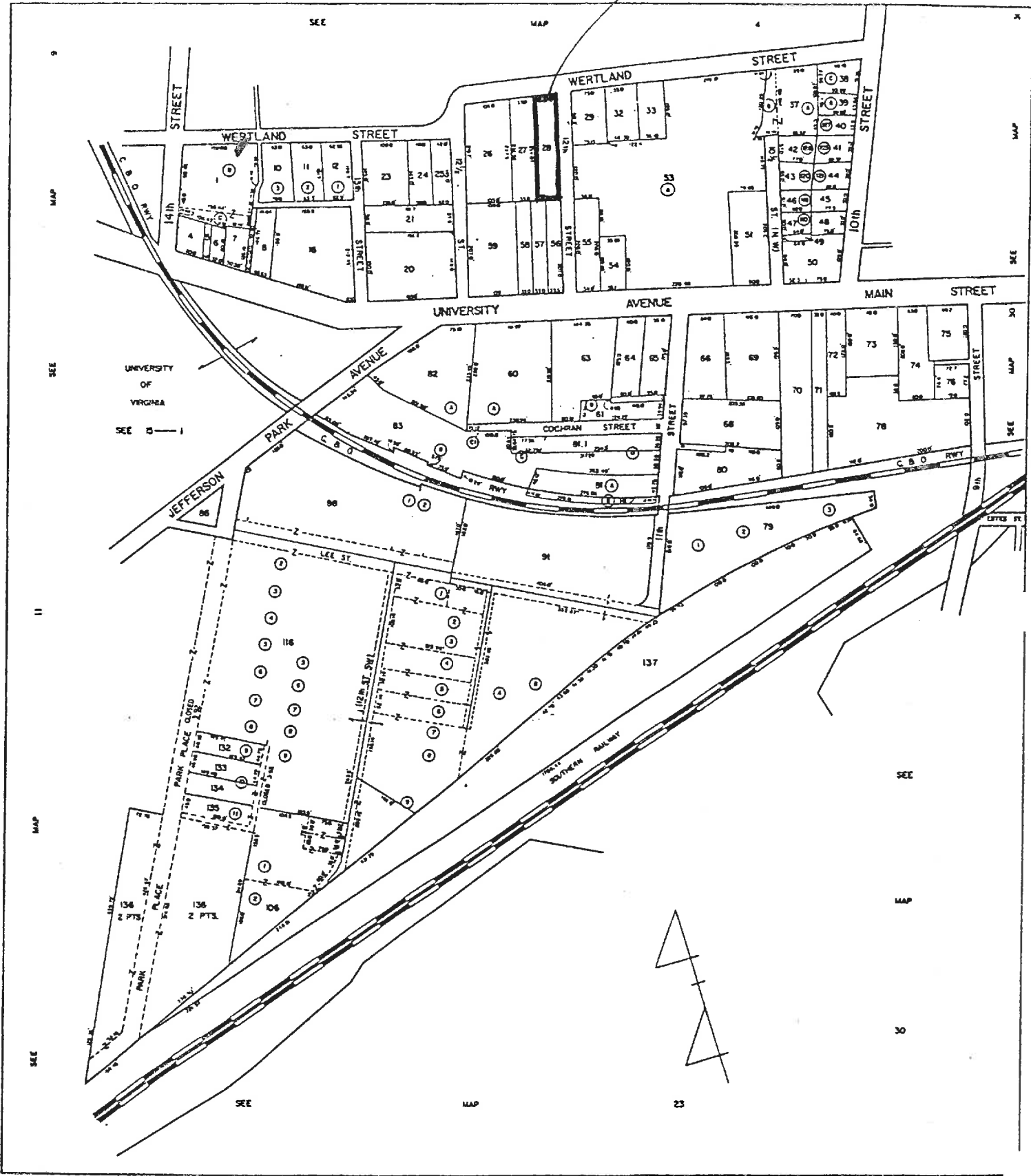
Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

104-136-13

CITY OF CHARLOTTESVILLE



SCALE : 1" = 100'

SECTION 10

Where is data filed at DHR? _____
 DHR Iden. # _____ Property date(s) 1907
 Other DHR no. _____
 Seq. # _____ Name Barbey Hs Property Names _____ Explanation * _____

Address _____ Alternate spelling _____ Former/current _____ Historic/location _____ Original _____
 Address-current _____ Current _____ Function/location _____ Location _____ VLA listing _____
 Alleged _____ Descriptive _____ Historic _____ NHL listing _____
 Alternate name _____ Former _____ Historic/current _____ NAHP listing _____

County/Ind. City _____ Tax Parcel Number 10-28
 State VA Virginia
 Magal District _____
 USGS Quad Map Name _____ UTMx of Boundary _____
 Center UTM-Zone/East/North _____

Restrict Location and UTM data? _____
 # _____ # Suffix Thoroughfare Name 1200 West Address _____ Explanation _____
 Address Superfield Screen _____
 Address Explanation _____
 Sequence Number _____
 Main Street Number _____ Alternate _____ Name Change _____
 Number Suffix _____ Current _____ Number Change _____
 Street Name _____
 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 _____
resid. have vet walk along 1200 St.
1.5 acres fr + rear p. 1018.

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 _____ Historic? * _____
 _____ # of _____ Wuzit Types _____
 _____ # of _____ Wuzit Types _____
 * Historic Non-Historic Undetermined

Component	#	Comp Type/Form	Material	Material Treatment
columns		inf	br	chert
cornice				
door(s)	2	side + rear	wd	shing
foundation		concr	br	See Am Jb and class
porch		13 76	wd	class
roof		hip + gable	metal	S.S.
walls		mas	br	stretch
windows		dbl	wd	1/1

Seq. #	Wuzit	Individual Resource Information	Date Built
		Primary?	
Individual Resource Superfield Screen			
Sequence Number			Wuzit
Primary Resource?			Source of Date
Estimated Date of Construction			
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	Modern Movement	Shingle Style
Commercial Style	Italian Renaissance	Modern Movement	Skyscraper
Dutch Colonial	Italian Villa	Modern	Spanish Colonial
Early Class. Rev.	Italianate	No Style Listed	Stick/Eastlake
Early Republic	Late 19th & 20th C. Revivals	Octagon Mode	Tudor Revival
Exotic Revival	Late 19th & Early 20th C. Amer. Movements	Other	
Federal		Postmedieval English	

Description (entry me to street), 1.5 acres + 1/2 acre (ex stables)
 notes, arched window in front + gable,
 1/2 acre wms + drs, fr entry w/ sidelets + 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 _____

Number of Stories 2 Conditional Individual Resource Superfield Screen

Interior Plan Type _____
 Accessed? _____

If not, why not? _____
 Denied _____ No Trespassing _____ Not Accessible _____

Interior Description _____

Relationship of Secondary Resources _____

reconnaissance main screen 5 of 7
 Historic Context

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

Date: _____ Cultural Resource Management Event: _____
 Organization or Person: _____
 ID# Associated with Event: _____

Wag. Britt 1907, I think ³
 add. used to be 1202 - I changed it to 1200
 prev. ownr. was ^{Mrs. Griggsby F.} Bailey
 I think Mr. Bailey (salesman?) bought h.s.
 was used as a rental prop'y (1st fl) Mrs. B. lived up stairs.
 I made it into a rming h.s for stud. 5

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
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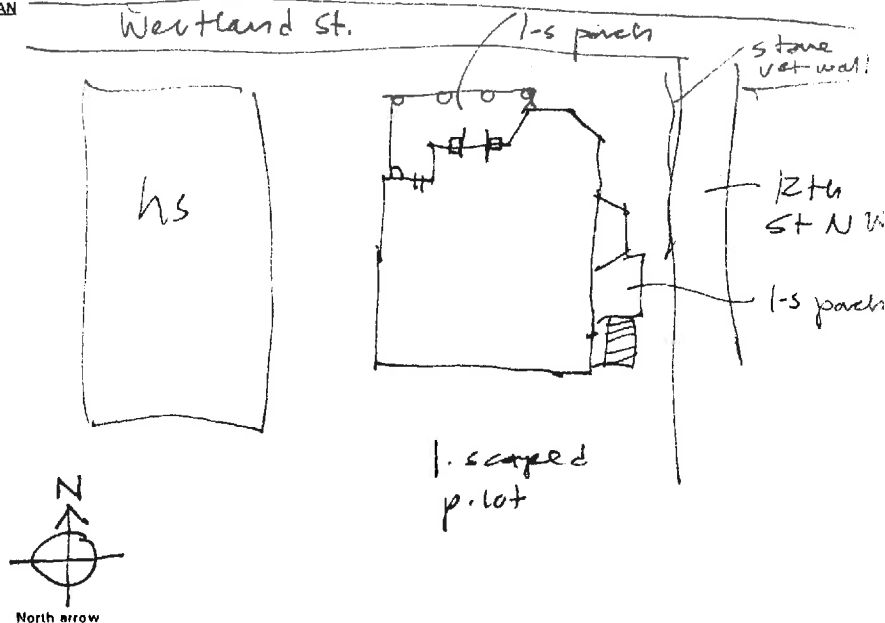
Notes

Surveyor's Notes

Date Processing Events

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

SITE PLAN



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

Drawn by: _____
 Agency: _____

⁴
 Homer V. Wagner:
 all h.s. built on this block are duplexes

1200 Westland St

✓

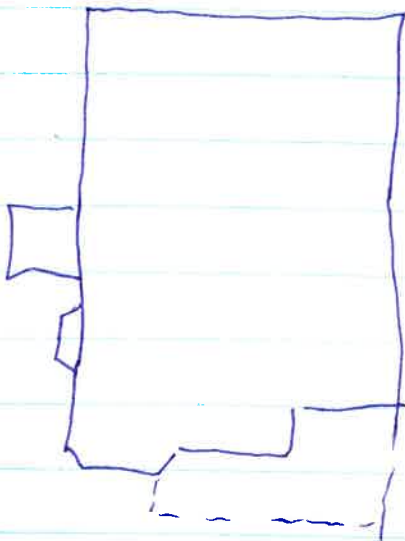
	Grigsby, F. Bailey	1967	(Dalla ^{Bailey} Grigsby da 1956-57)
179-116	T. Dalla Grigsby & " " "	1954	
179-115	" " "	" et al, Tr	

2 apts, 3 baths, $\frac{3}{4}$ basement, 12 rooms
 built 1901-50 ; 1890

brick found. & walls, metal gable roof

1956 - basement apt & gen renovation ; already 2-apt

TW Bailey 1907-



STREET ADDRESS: 1200 Wertland Street
MAP & PARCEL 10-28
VDHR FILE NUMBER: 104-0136-0013
CITY FILE NUMBER: 339
PRESENT ZONING: B-3
ORIGINAL OWNER: T. W. Bailey
ORIGINAL USE: Residence (2 apartments)
PRESENT USE: Apartments
PRESENT OWNER: Barron, L.L.C.
ADDRESS: P. O. Box 3344
 Charlottesville, VA 22903
HISTORIC NAME: T. W. Bailey House
DATE/PERIOD: 1907
STYLE: Vernacular
HEIGHT IN STORIES: 2 Stories
DIMENSIONS AND LAND AREA: 53' x 237' (12,561 sq. ft.)
CONDITION:
SURVEYOR: Bibb
DATE OF SURVEY: 1980/1998
SOURCES: City Records
 Mrs. T. Dallas Bailey (Grigsby F. Bailey)
 Sanborn Map Co. - 1907, 1920, 1929-57
 Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

This is a 2-story, 3-bay, double-pile brick house typical of the turn-of-the-century era. It is in the shape of a square, with the northwestern front corner cut out, and a projecting bay at the eastern end of the facade. The house is set on a foundation of brick laid in 5-course American bond. The foundation is low at the front of the house, but the basement is above ground at the rear, due to the slope of the land. Walls above the foundation are brick veneered in stretcher bond. The high-pitched, L-shaped hip roof is covered with standing-seam metal, painted green, with Philadelphia gutters, boxed cornice, and dentiled frieze. There is a gable over the semi-octagonal projecting bay on the facade, with brackets supporting the overhanging corners of the roof. Its wall is faced with vertical wooden siding above the cornice, and it contains a one-light circular-headed casement window with moulded rail. The roof is pierced by three interior capped chimneys and by hip-roofed, weatherboarded dormers on the rear and west side, each with two small 2-over-2 light, double-sash windows. Windows are segmental arched, double-sash, 1-over-1 light, with wooden sills and moulded surrounds at the first and second levels and the above-ground section of the basement; other basement windows are paired 2-light casement. There is a 2-story semi-octagonal bay window on the west side. A one-storey veranda covers two bays of the facade. It has a hipped roof covered with standing-seam metal, boxed cornice, dentiled frieze, and Tuscan columns. There is no balustrade. The entrance door in the center bay has six horizontal panels and is flanked by wide sidelights over panels, with a 3-light rectangular transom overall. A separate entrance in the western bay gives access to the stair hall. It is segmentally-arched with a rectangular transom and no sidelights. This arrangement appears to be original and the stepping back of this western bay affords both entrances more privacy. A four-flight open-well stair rises from the stair hall. There

is a small 2-story porch on the east side with matching frieze, Tuscan columns, and simple balustrade. There is a stone retaining wall along Twelfth Street.

HISTORICAL DESCRIPTION

T. W. Bailey bought this lot in 1905 (CityDB 18-264) and built this house the same year. He was a partner with H. M. Gleason in the firm of Gleason & Bailey which owned grocery stores on Main Street and at the Corner. He died soon after the house was built, however, and his family continued to live downtown and used this house as rental property. Future Governor John S. Battle was a tenant in the 1920's. In the early 1930s, Mrs. Bailey moved into the first story apartment, and her son T. Dallas Bailey moved into the second storey apartment. Mrs. T. Dallas Bailey now owns the house and continues to live in the second story apartment. Additional Deed References: City DB 179-115 and 116.

1998: Mrs. Bailey sold the house in 1984 (DBd 446-317), and it is now owned by Baron, L. L. C. (DB 709-470).

STATEMENT OF SIGNIFICANCE

This house is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places. A nicely detailed Queen Anne building, it has the added significance of having been the home for several years of a future Virginia governor and the childhood home of a future U. S. Ambassador to Australia.

1200 WERTLAND STREET



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MAP & PARCEL 10-28
VDHR FILE NUMBER: 104-0136-0013
CITY FILE NUMBER: 339
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standing-seam metal,

one-light

northwestern

There

first second

pierced by

2-story

1-story

covered

pair

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Architectural And Historic

104-136-13



Survey Date of Survey:

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There is a stone retaining wall along the Twelfth St.

HISTORICAL DESCRIPTION

T. W. Bailey bought this lot in 1905 (City DB 18-264) and built this house the same year. He was a partner with H. M. Gleason in the firm of Gleason & Bailey which owned grocery stores on Main Street and at the Corner. He died soon after the house was built, however, and his family continued to live downtown and used this house as rental property until the early 1930's when Mrs. Bailey moved into the first storey apartment and her son T. Dallas Bailey moved into the second storey apartment. Mrs. T. Dallas Bailey now owns the house and continues to live in the second storey apartment. Additional Deed References: City DB 179-115 and 116.

1998: Mrs. Bailey sold the house in 1984 (DB 446-317), & it is now owned by Baron, L.L.C. (DB 709-470).

*Future Governor John S. Battle was a tenant in the 1920's.
 In the early 1930's,*

Mrs Bailey ~~is~~ built by fa-in-law (owner)
6-6468 of Oleson & Bailey
built by Vandegrift (builder)
c1900 ^{maybe} or a little before
in a walker

City Directories:	1200	1202	
1910-11	-	-	(Bailey's downtown)
1914-15	-	-	
1924	J. S. Battle		
1927	"		
1929	vacant	vacant	
1931	"	"	
1936	Lute Bailey	Dallas Bailey	
1953			

1200 Westland

- 179-115
4/26/1954
Edw Thos & Pet D. Wade "waive all rights, if any, in estate of Lutee A. Bailey"
& release int to Marg. W. Adams
Lillian Bailey Wade die 1950 owning undivided int in estate of her mother Lutee A. Bailey & leaving a ^(who was removed) share Edw Thos Wade & dau. Marg. W. Adams
- 18-264
9/19/1905
J.C. & Lynn R Chancellor -> T W Bailey \$1500
same as 15-366
- 15-366
10/11/1904
Geo B Marshall (wid) -> J.C. Chancellor \$1050
53' lot at corner Westland & 12th
part of 3-176 fr McKennie

Tax

1905,06	4th	Bailey n l		
1905		Marshall n l		
1908		T W Bailey		800 + 3200 = 4000
1911	4th	Mrs L A Bailey	5th cor Westland & 11th	1000 + 3000 = 4000

for 50 Chancery
Bld added

1200⁻¹²⁰² Westland

2-storey, 3-bay?, double pile

low found front, above ground rear

stretcher bond (brick veneer) facade; 5-c km rear

mod. steep hip roof, Phila gutters, green 55 m,
boxed cornice, modillioned frieze

gable over semi-act proj bay on facade

dentiled frieze cont into gable above cornice

vert. wood siding

window: circular-headed, 1-l, casement, moulded sill

~~hip roofed.~~

brackete support corners

extension of hip roof over semi-act proj bay on E

(or lower bay window)

hip-roofed w 3 dormer center rear, 2 on wind 3/2

also W

windows seg-arched, 1/1, moulded surrounds, wooden sills

basement match rear, pr 2-l casement, sides

³
~~3~~ capped int ~~and~~ chin \rightarrow

2-story E side porch, 1-bay
matching frieze; Tuscan columns, simple bal,
no steps

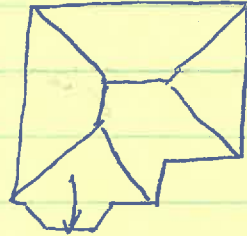
2-bay veranda - 5.5m hip roof; matching cornice & frieze;
Tuscan columns, no bal, ground level

ent - 6 horiz panels
wide sidelight over panel, 3-l rect transom over all

door at W side facade (1202) - seg arched, rect trans,
no sidelights

4-fl open-well stair, E side
orig, prob

bite out of NW corner



Statement of Significance

This house is a contributing resource in the Westland Street Historic District, listed on the National Register of Historic Places. A nicely detailed Queen Anne building, it has the added significance of having been the home for several years of a future Virginia governor and the childhood home of a future ^{U.S.} Ambassador to Australia.



14637

Date 3.1996 File No. 104-136-13

Name Bailey House

Town (1200 Wertland St.)

County Charlottesville

Photographer Dan Pezzoni

Contents 3 ext. views

