

**City of Charlottesville
Board of Architectural Review
Staff Memo
February 15, 2020**



Preliminary Discussion on Requested Certificate of Appropriateness

1301 Wertland Street, TMP 040303000
Wertland Street ADC District
Owner: Jeanne and Roger Davis
Applicant: Kevin Schafer / Design Develop
Project: New residential building



Background

Year Built: 1830 (possibly 1816)
District: Wertland Street ADC District
Status: Contributing

Prior BAR Reviews

n/a

Application

- Submittal: Design Develop drawings *1301 Wertland Street*, dated February 15, 2022:

Proposed construction of apartment building, including parking, landscaping and site improvements.

Discussion

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal.

That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

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* and Chapter III--*New Construction and Additions*. Of particular assistance, as a checklist for the preliminary discussion, are the criteria from Chapter III:

- A. Building Types within the Historic Districts: Residential Infill
- B. Setback
- C. Spacing
- D. Massing and Footprint
- E. Height and Width
- F. Scale
- G. Roof
- H. Orientation
- I. Windows and Doors
- J. Porches
- L. Foundation and Cornice
- M. Materials and Textures
- N. Paint [Color palette]
- O. Details and Decoration

To assist with discussion only:

- Roof:
- Gutters:
- Downspouts:
- Exterior walls:
- Trim:
- Doors and windows:
- Lighting:
- Railings:
- Balcony details:
- Plantings:
- Patios and walks:
- Public spaces:
- Screening of equipment and utilities:

Spatial Elements

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

- 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** 5,000 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 three 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

For a preliminary discussion, the BAR cannot take action on a formal motion.

Criteria, Standards, and Guidelines

Relevant Code provision for Preliminary Discussion

Sec. 34-282. - Application procedures.

(c) A pre-application conference with the entire BAR is mandatory for the following activities proposed within a major design control district: (4) Development having a projected construction cost of three hundred fifty thousand dollars (\$350,000.00) or more;

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 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

Chapter I - Introduction

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.

- a. Wertland Street: 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, cobrahead 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 III – New Construction and Additions

Chapter III – New Construction and Additions

A. Introduction

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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 shades 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.

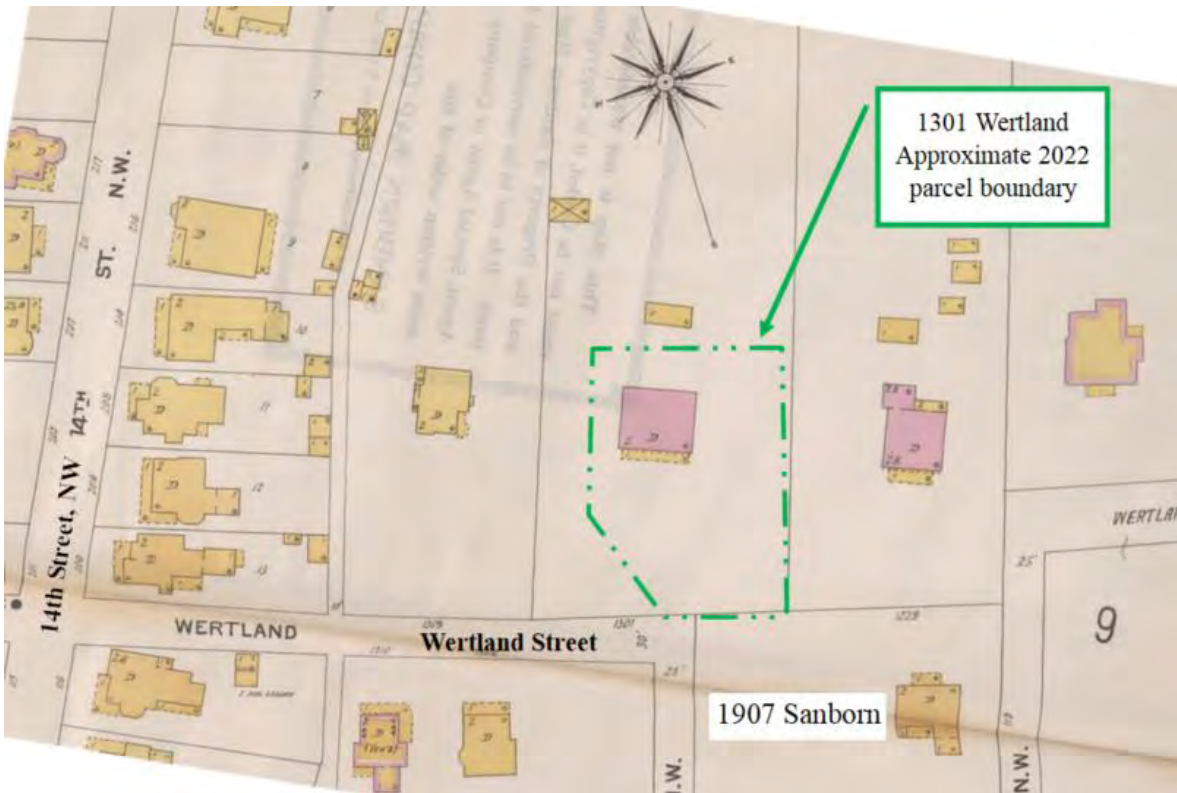
Checklist from section P. Additions

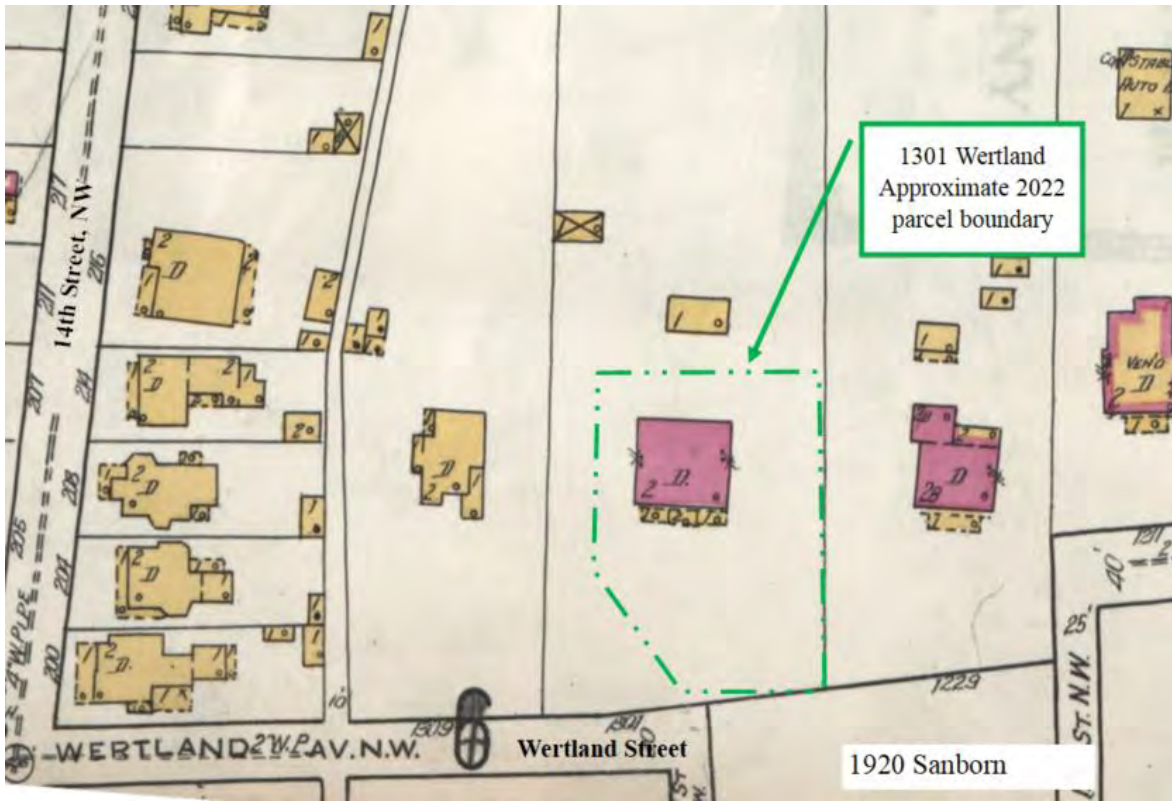
Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding 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.

Appendix





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 Wertenkaker
 Original Use: Residential

BASE DATA

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

ARCHITECTURAL DESCRIPTION

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

HISTORICAL DESCRIPTION

This house was built around 1830 (possibly as early as 1816) by William and Louisiana Wertenkaker. The land was generally known as the Wertenkaker property (ACDB 87-385) and previously included a house built by C. C. Wertenkaker (William's son) on one side and on the other side a house built for rental to students. William Wertenkaker 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 Wertenkakers 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 Wertenkaker (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

CITY OF CHARLOTTESVILLE

SEE MAP 5 SEE

MAP

6



SEE MAP

SCALE : 1" = 100'

SECTION 4

104-47

10000000

104-4V

reconnaissance main screen 1 of 7

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

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

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

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

reconnaissance main screen 2 of 7

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

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

Vicinity of: Town/Village/Hamlet

Name of National Register Historic District

Name of VQHR Eligible Historic District

Name of Local Historic District

reconnaissance main screen 3 of 7

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

Site Description/Notable Landscape Features
Landscape of lots w/ mature oaks, lot largely sav'd by p. 100's + mod apt complexes

Ownership, NR Resource Type, B Building, S Site, D District, U Structure, O Object

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

reconnaissance main screen 4 of 7
Primary Resource Exterior Component Description

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

Individual Resource Information

Seq. #, Wuzit, Primary?, Date Built

Individual Resource Superfield Screen

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

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

?

Handwritten notes: vint, 1+2-5 Ar. porch w/ td posts, dec. bal., sawn brackets, integral 2-3 etc w/ top ref + fut down, brick work w/ rot-5, bas't level

Table with columns: Condition, Demolished, Deteriorated, Excellent, Fair, Good, Good-Excellent, N/A, Good-Fair, Poor, Rebuilt, Remodeled, Ruinous

Threats to Resource: Demolition, Development, Neglect, None Known, Relocation, Trans. Expan.

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

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

Interior Description _____

 Relationship of Secondary Resources _____

reconnaissance main screen 5 of 7
 Historic Context

DHR Historic Context(s): 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
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Significance Statement: _____

reconnaissance main screen 6 of 7
 Graphic Documentation

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

Bibliographic Data
 Seq. # _____ Type _____ Citation _____

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

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

reconnaissance main screen 7 of 7
 Cultural Resource Management Events

Date	CRM Event	Agency/Individual	Assoc. ID#
_____	_____	_____	_____

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

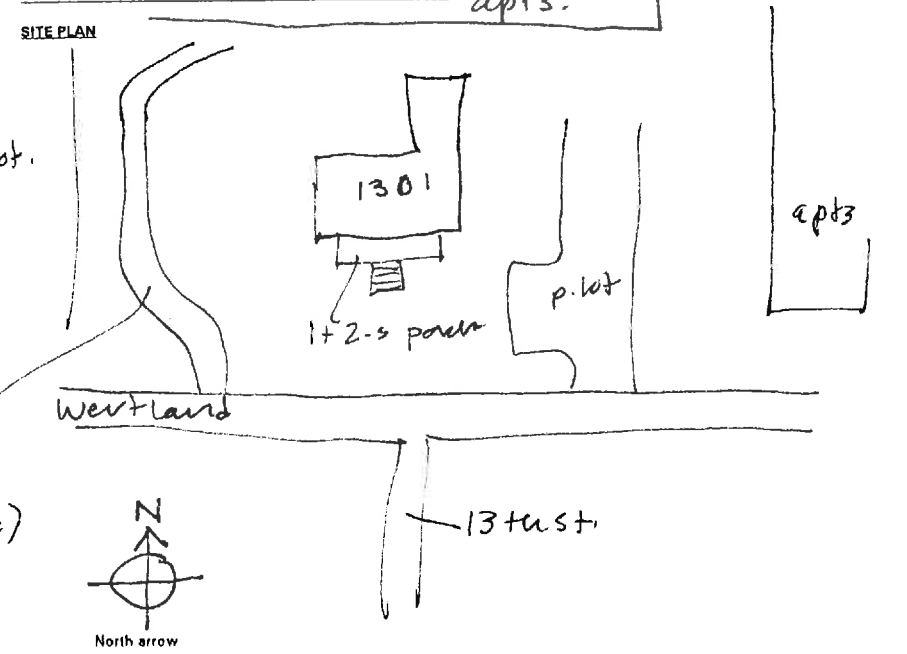
Notes or Comments

Mailing Address Superfield Screen
 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 Event Person



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

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

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

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

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

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

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

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

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

6. Condition of structure (check one):

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

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

1971

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

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

ARCHITECTURAL DESCRIPTION

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

HISTORICAL DESCRIPTION

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

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

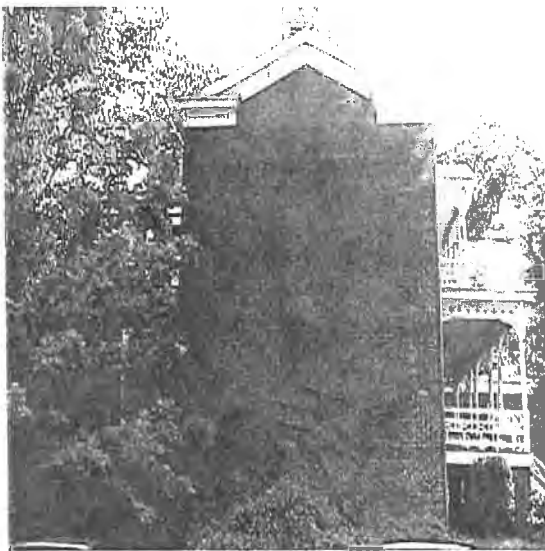
1987: The house was purchased in 1983 by Wertenbaker Associates (DB 442-204, 444-356) and has been rehabilitated and adapted for use as offices. An apartment complex was built on the land behind the house.

STATEMENT OF SIGNIFICANCE

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

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

1301 WERTLAND STREET





14704
14705

Date 3.1996 File No. 104-47

Name Wentzembaker House

Town (1301 Westland St.)

County Clarke County

Photographer Dan Pezzoni

Contents 4 ext. views



1301 WERTLAND ST.
PARCEL 040303000
BAR SUBMISSION

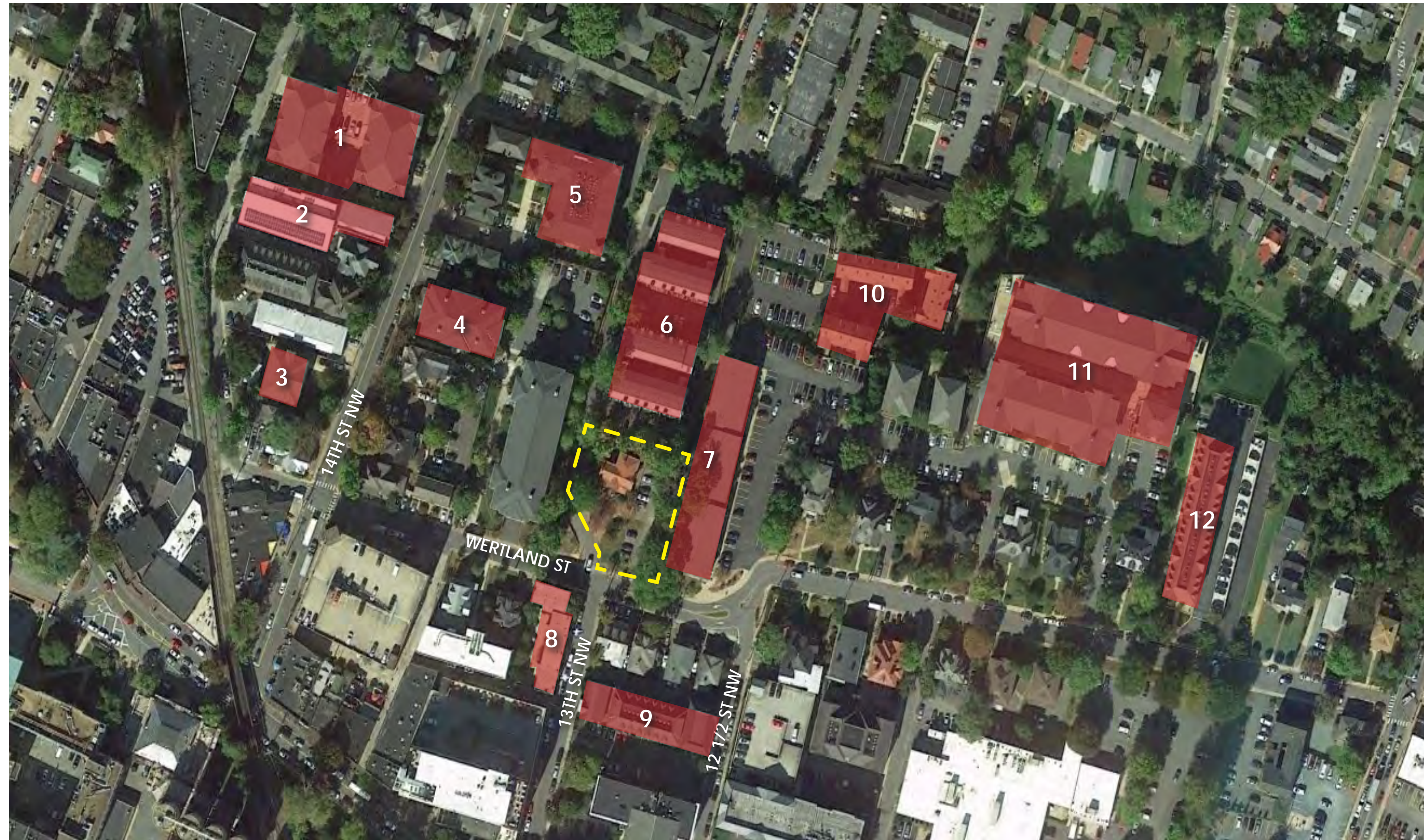
PRESENTED BY



DESIGN
DEVELOP

02 | 15 | 2022

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NEIGHBORHOOD MAP
4

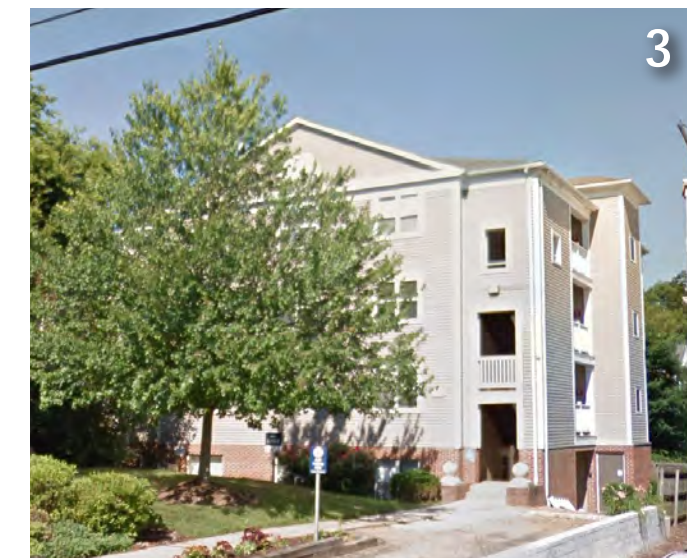
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1989



2011



1992



2006



2005



1984



1965



1930



1997



1987



2010



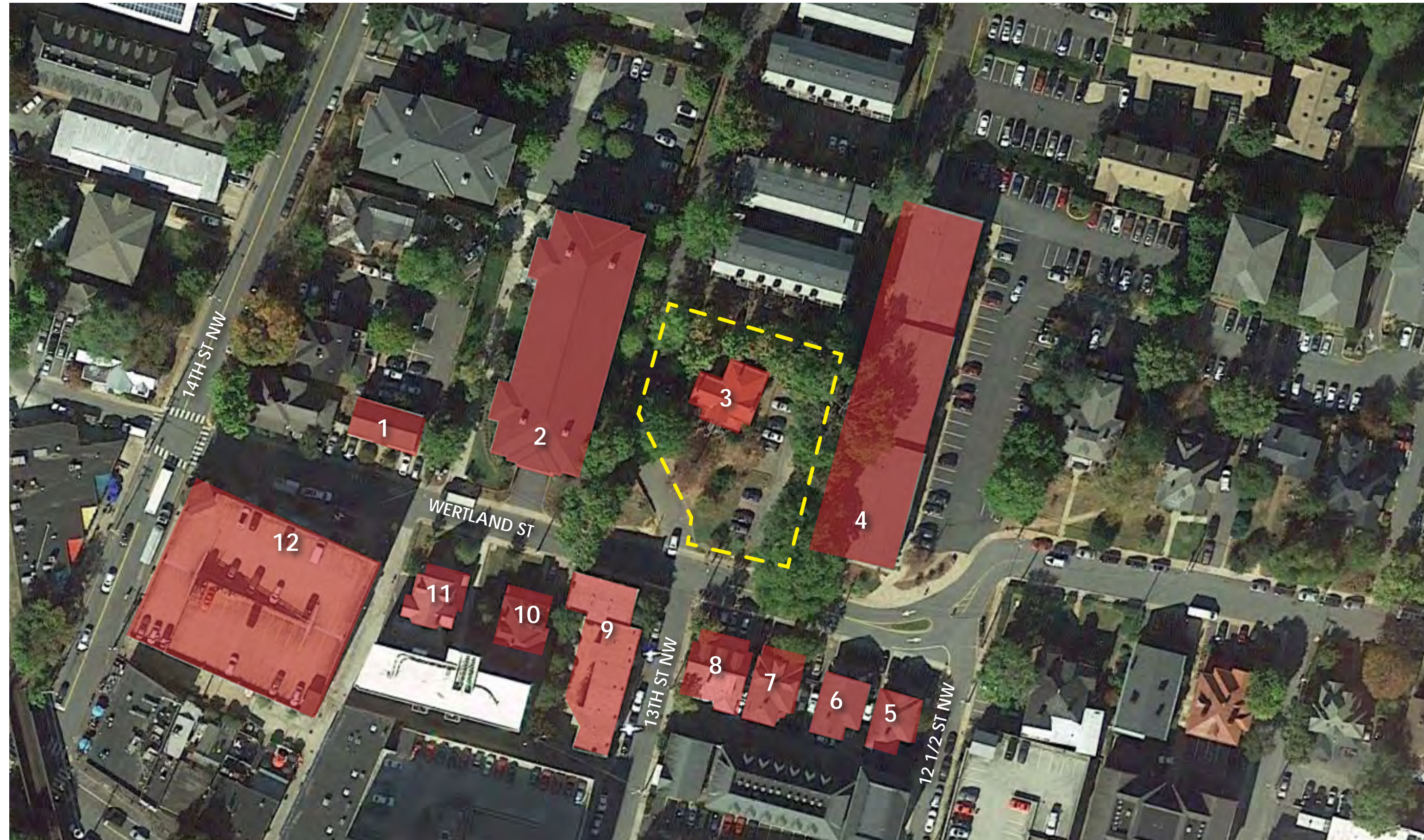
1999

* DENOTES A CONTRIBUTING STRUCTURE

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CONTEXT PHOTOS
5

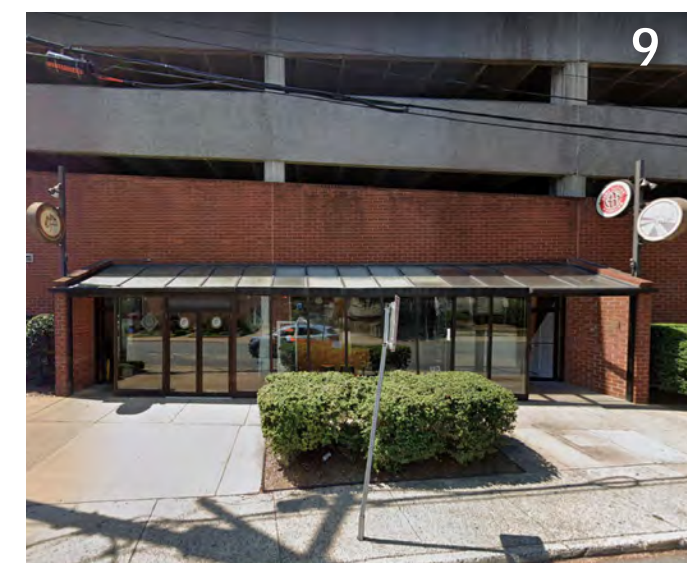
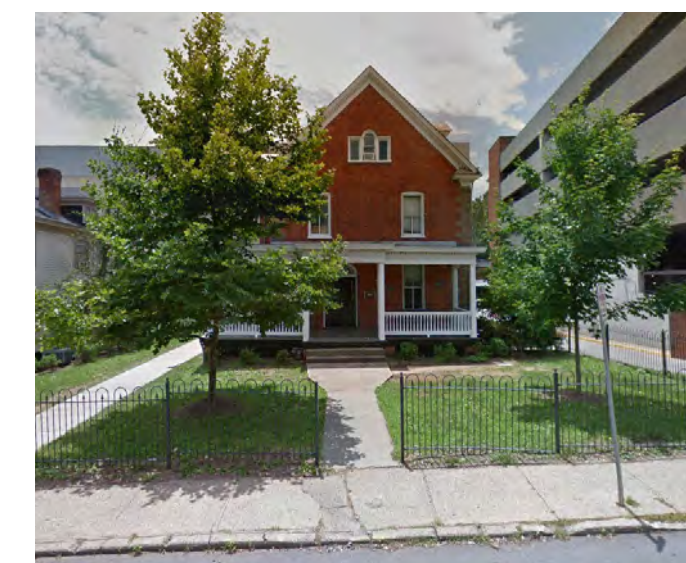
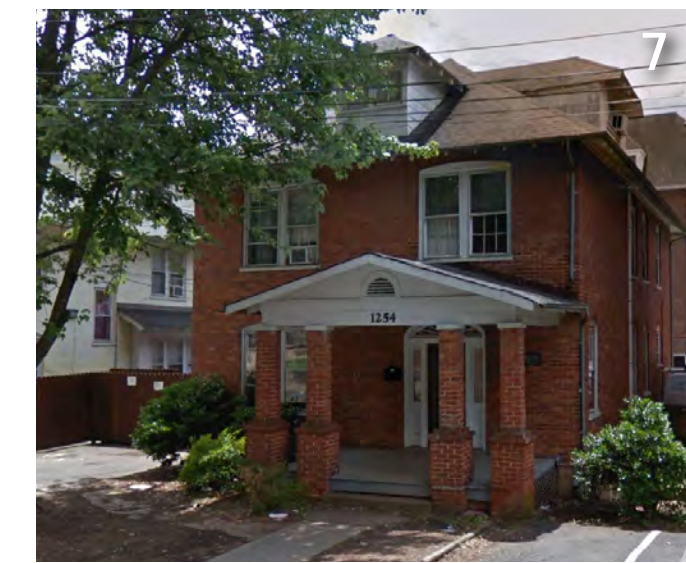
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STREETWALL CONSIDERATIONS
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CONTEXT PHOTOS
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ZONING MAP
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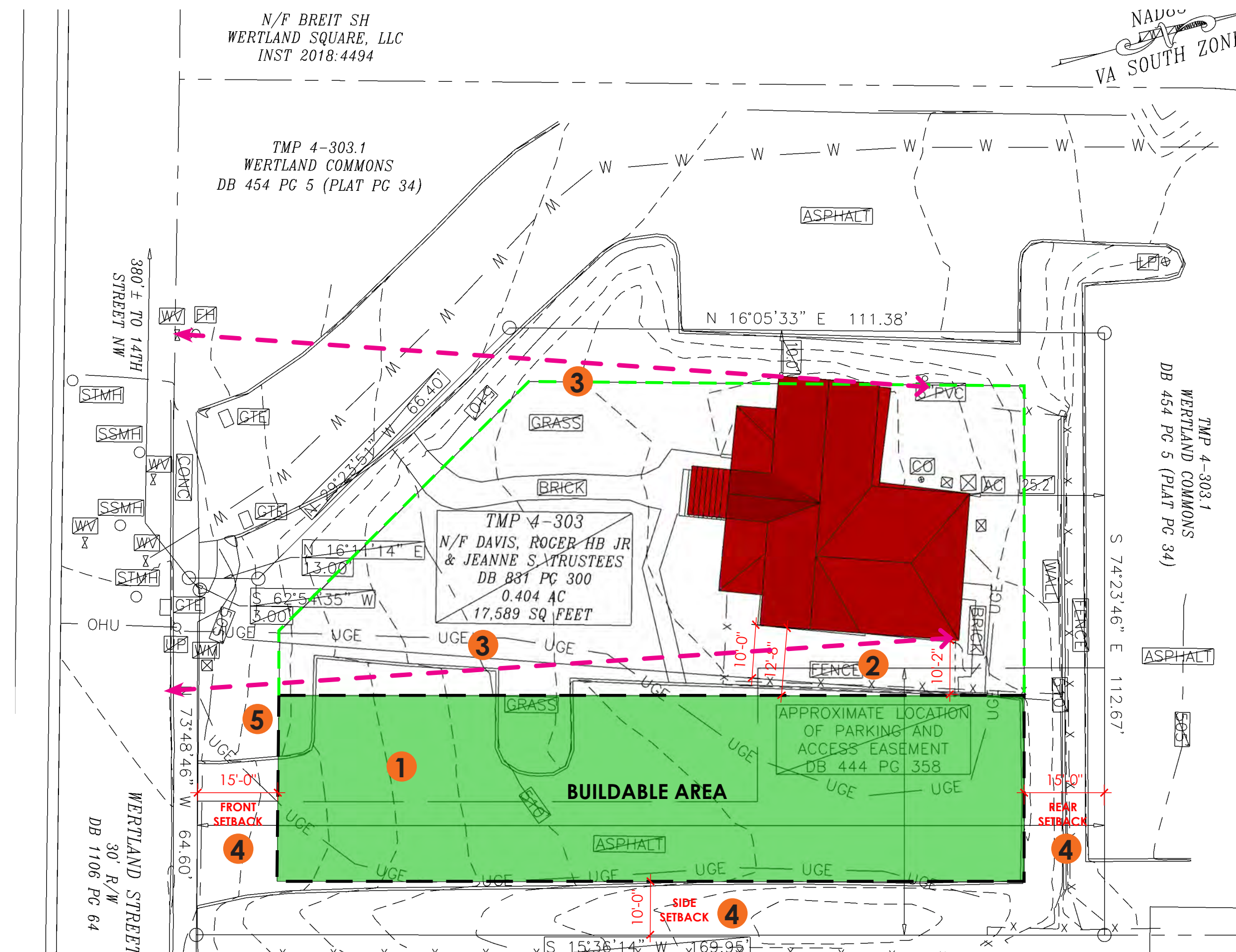


EXISTING STREET CONDITIONS
9

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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.
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.
3. THE DESIGN OF THE FRONT COURTYARD SHOULD INFORM THE DESIGN OF THE STRUCTURE.
4. THE LANDSCAPING ON SITE HAS DEFERRED MAINTENANCE THAT SHOULD BE ADDRESSED DURING THE PROJECT.
5. THE EXISTING GRADE PROVIDES OPPORTUNITIES FOR SUB-GRADE PARKING.



1 SITE PLAN WITH BUILDABLE AREA
A1.1 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.

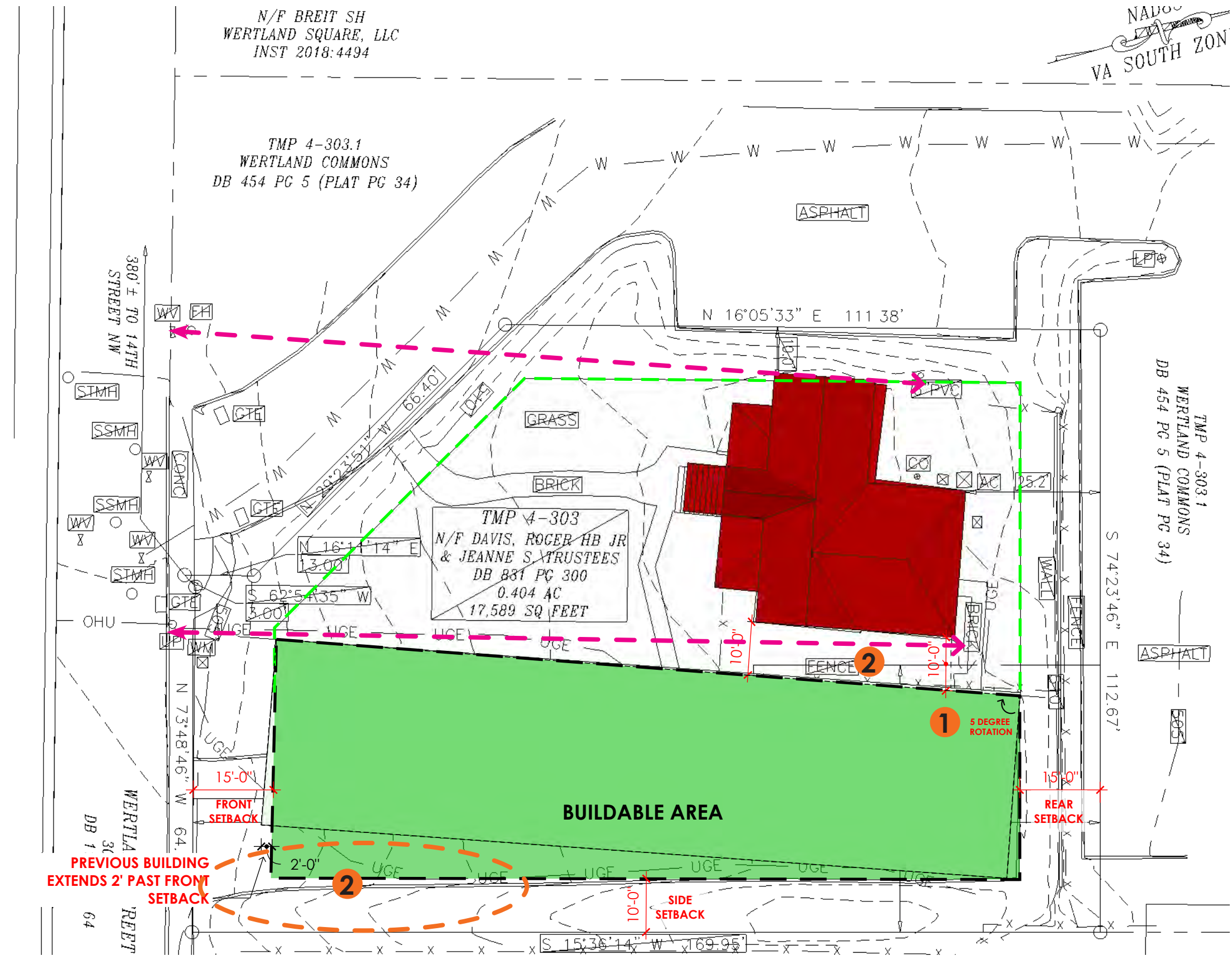


EXISTING TREES AT PROPERTY LINE

GIVEN BAR AND PC'S RECENT RECOMMENDATIONS TO PRESERVE MATURE TREES, THE APPLICANT PROACTIVELY SOUGHT OUT THE OPINION OF A RESPECTED LOCAL ARBORIST.

THE ARBORIST'S OPINION WAS THAT TREES IN VERY POOR CONDITION (THE ASH IN THE FRONT AND THE OAK IN THE REAR) BRACKET SEVERAL REASONABLY HEALTHY TREES (THE OAKS IN THE MIDDLE). HOWEVER, THE MIDDLE OAKS ARE TOO CLOSE TOGETHER TO FLOURISH.

THE ARBORIST ADVISED THAT PRESERVING THE TREES WOULD REQUIRE A 16' BUFFER FROM THE TRUNK OF EACH TREE.



1 SITE PLAN WITH BUILDABLE AREA
A1.1 1" = 20'-0"

KEY:

1. ROTATE PROPOSED BUILDABLE AREA 5 DEGREES TO BE PARALLEL WITH HISTORIC HOUSE
2. PROVIDE SPACE TO PROTECT EXISTING TREE ROOT SYSTEM

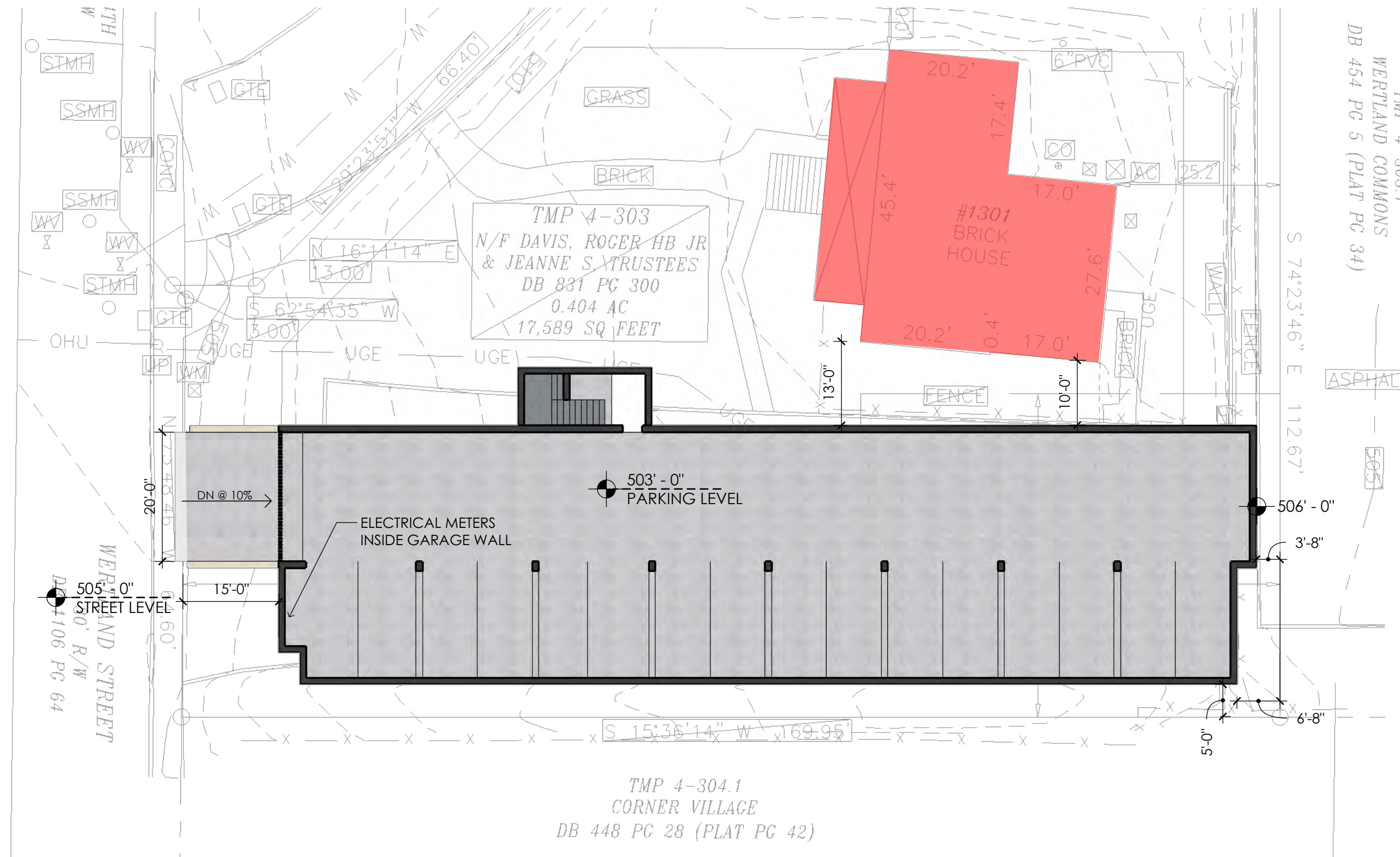
PROS:

- EXISTING TREES MAY BE RETAINED.

CONS:

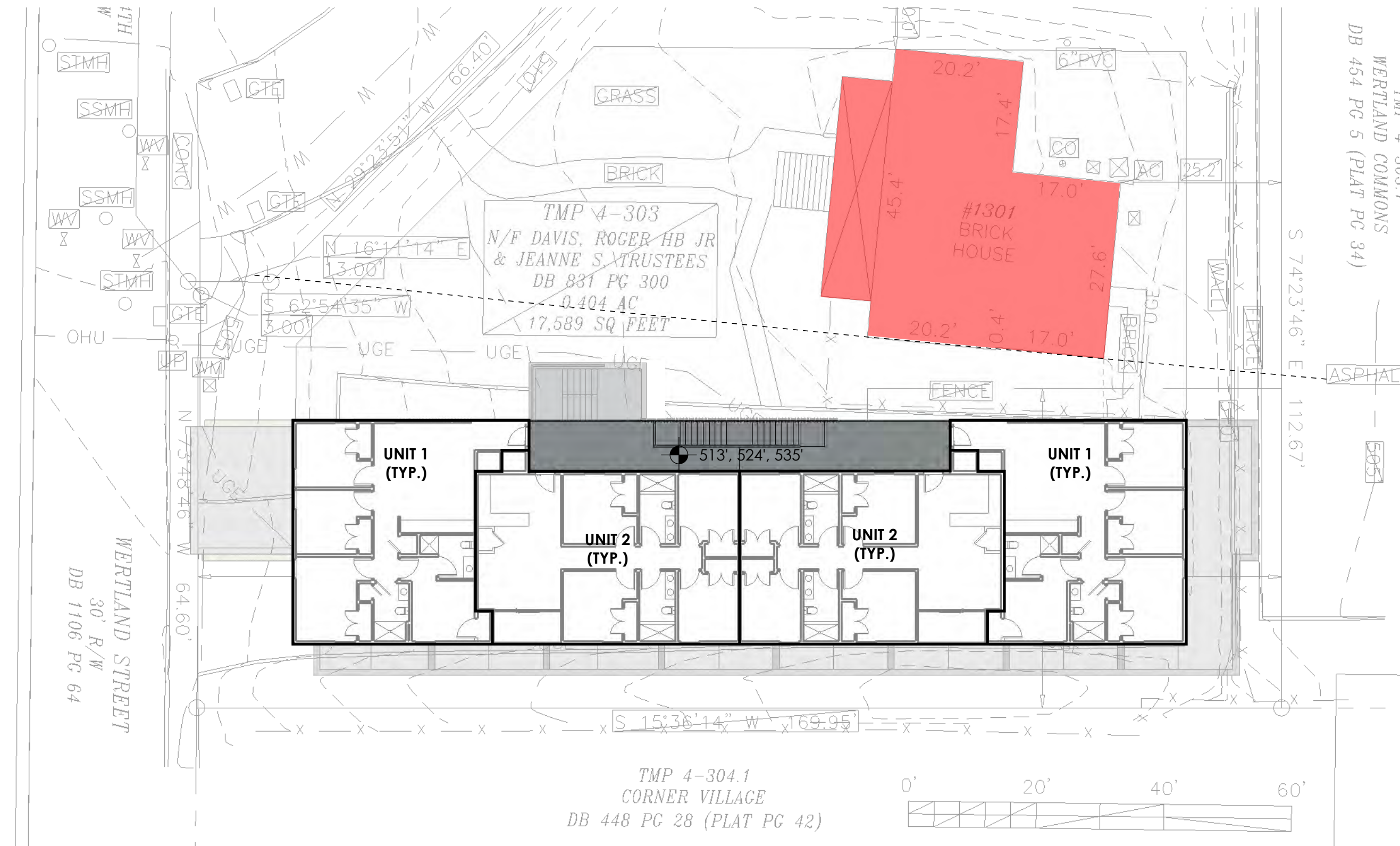
- PROPOSED BUILDABLE AREA RESPONDS TO HISTORIC HOUSE AND NOT EXISTING STREETWALL. THIS RELATIONSHIP REDUCES THE IMPACT OF THE HISTORIC HOUSE TO THE STREET (STREETWALL).
- THE NEW BUILDING WOULD ENCROACH ON THE VIEW SHED OF THE HISTORIC HOUSE FROM WERTLAND STREET.
- THE SKEW IS AWKWARD ON SITE
- TREES ARE OF QUESTIONABLE BENEFIT.

ULTIMATELY, FROM OUR PERSPECTIVE, THE NEGATIVE CONSEQUENCES OUTWEIGH THE BENEFITS OF RETAINING THE TREES.



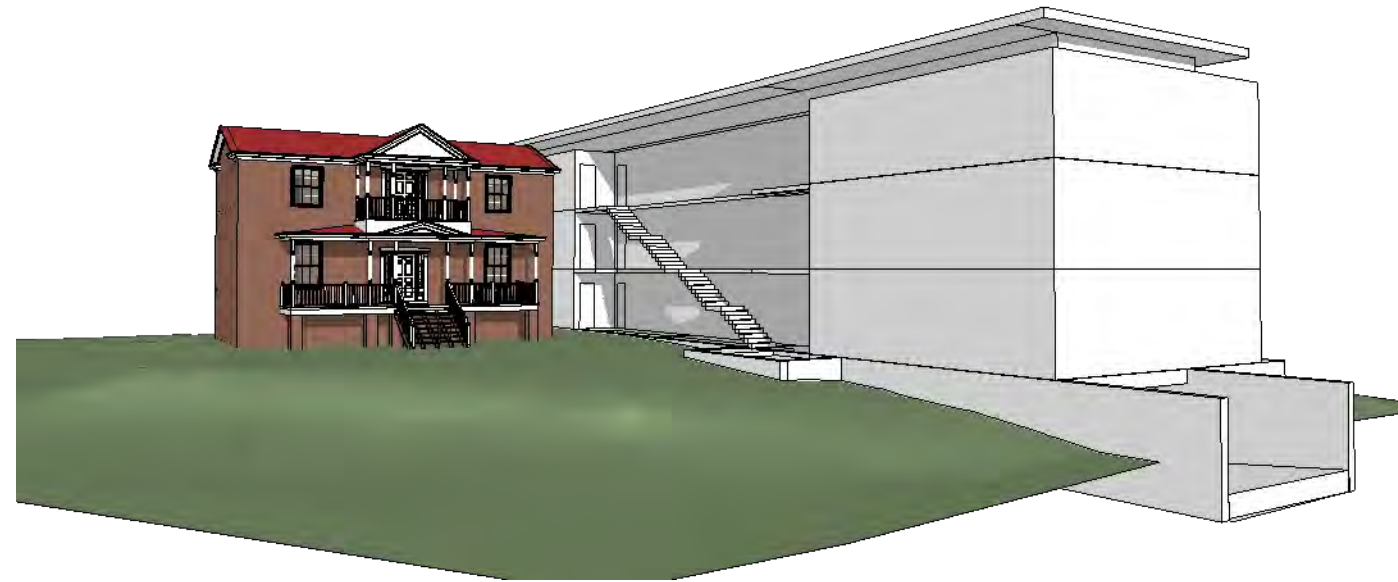
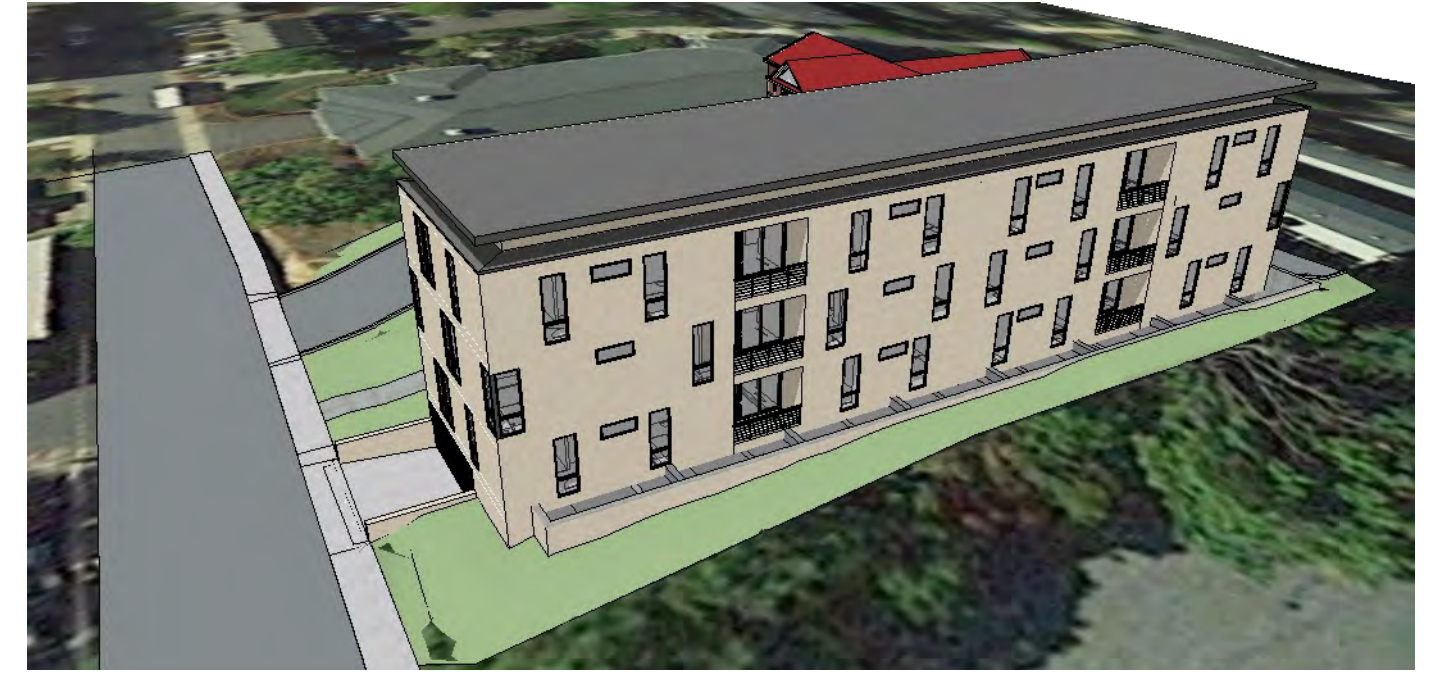
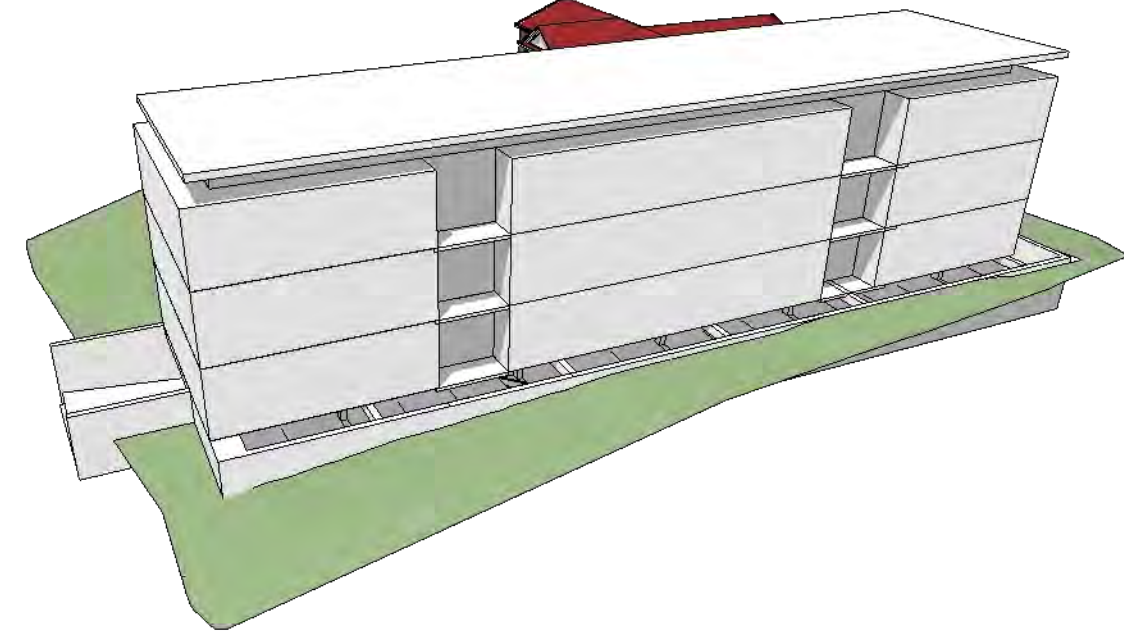
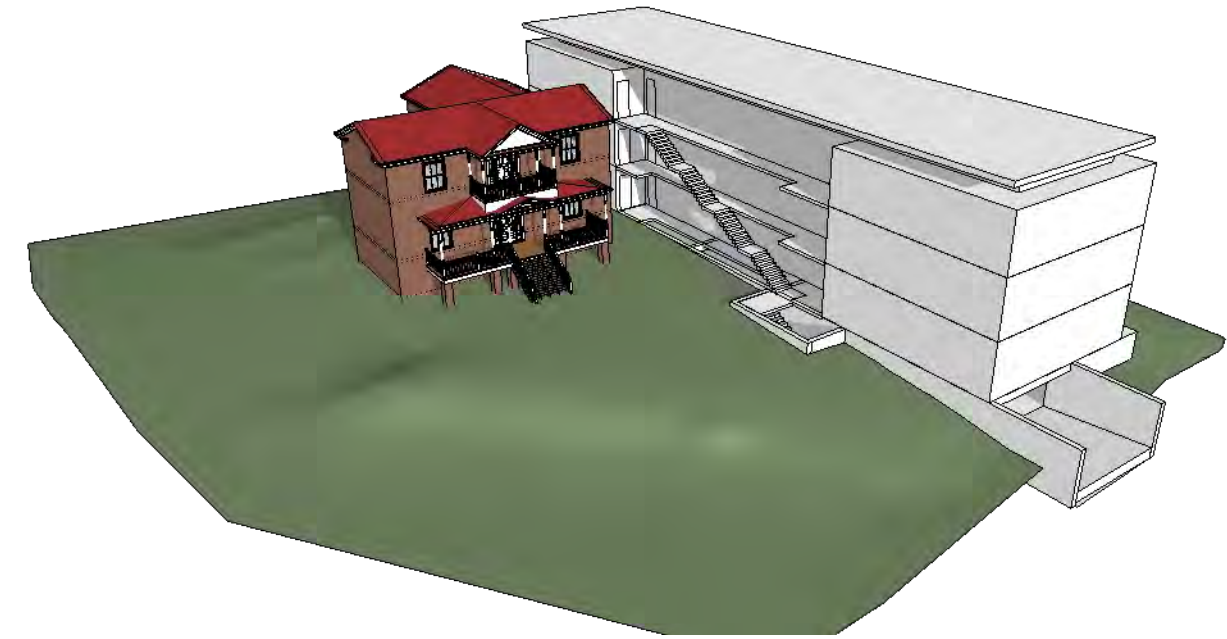
1 PARKING PLAN
A1.2 1/16" = 1'-0"

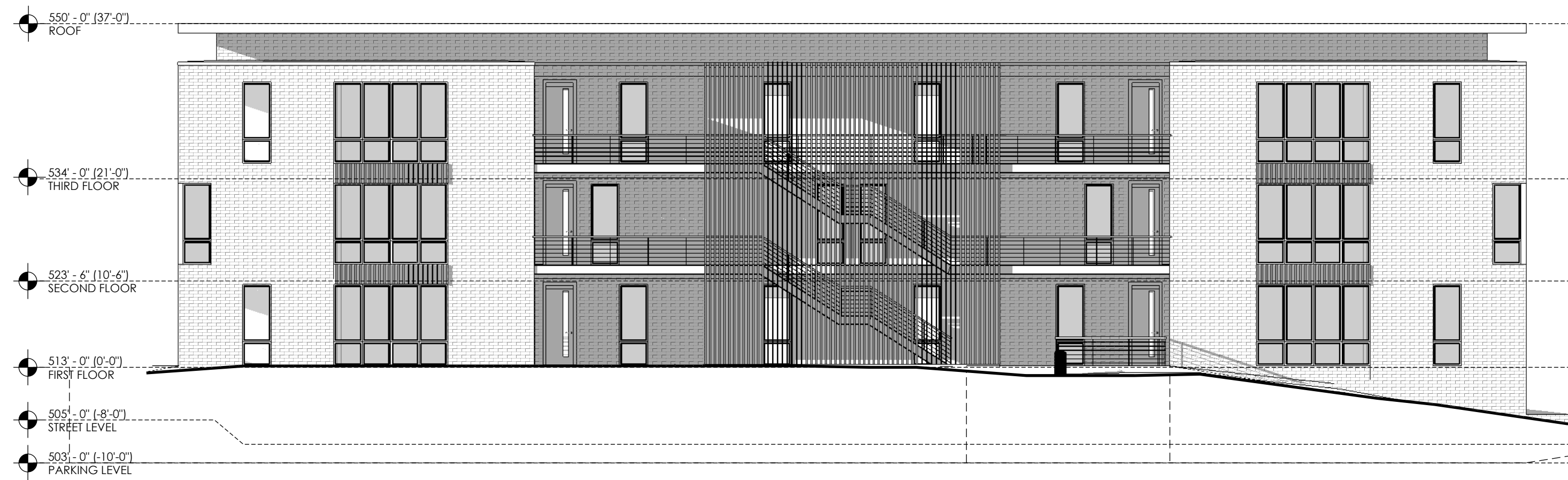
PROPOSED PARKING LEVEL PLAN



1 TYPICAL RESIDENTIAL LEVEL
A1.3 1/16" = 1'-0"

PROPOSED TYPICAL RESIDENTIAL LEVEL PLAN







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EXISTING PERSPECTIVE FROM 13TH STREET
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PROPOSED PERSPECTIVE FROM 13TH STREET
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EXISTING PERSPECTIVE FROM WERTLAND STREET
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PROPOSED PERSPECTIVE FROM WERTLAND STREET
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PROPOSED PERSPECTIVE ON WERTLAND ST.
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AERIAL ABOVE WERTLAND
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COURTYARD PERSPECTIVE
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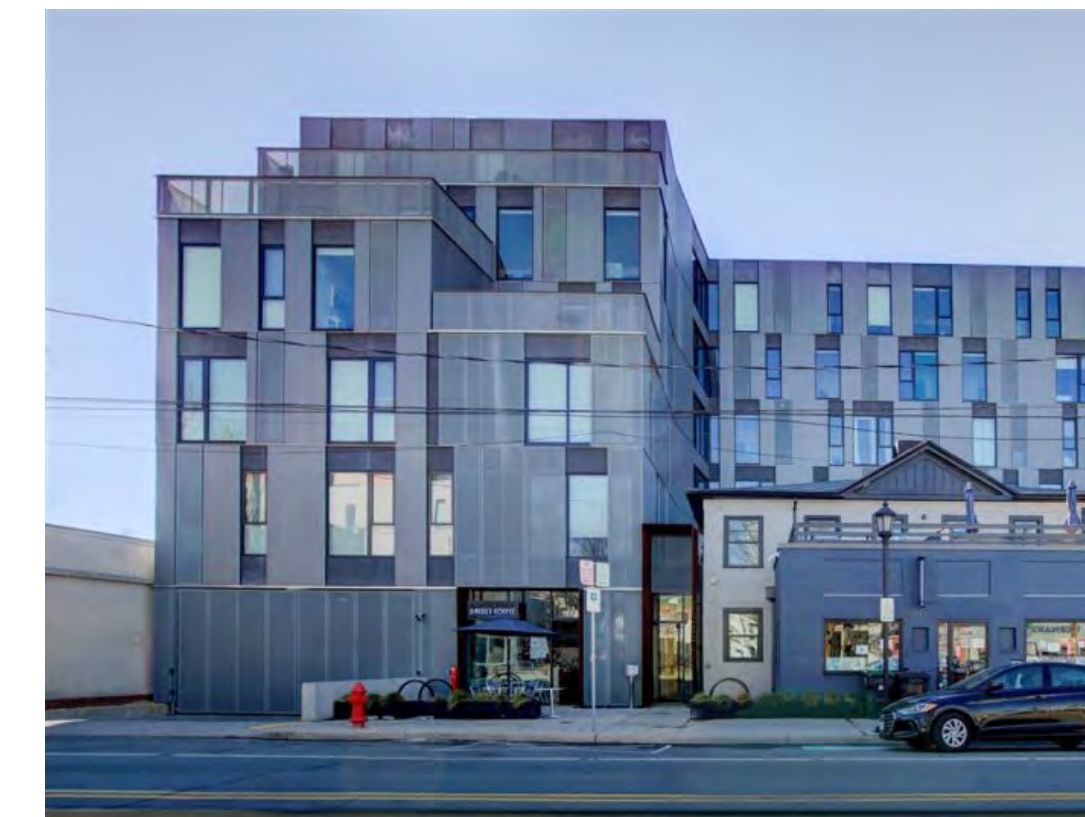
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RENDERED SITE PLAN
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1. UTILIZE EXISTING CURB CUTS AND REDUCE THE DRIVE-AISLE WIDTH TO CITY MINIMUM REQUIREMENTS.
2. DESIGN SITE WALLS TO BE MINIMAL AND EXTENSIONS OF THE BUILDING FORM.
3. SCREEN WITH LANDSCAPING.
4. INCORPORATE BUILDING ELEMENTS TO DESIGN A UNIQUE GARAGE DOOR THAT IS RATIONAL AND THOUGHTFULLY COORDINATED WITH THE BUILDING ELEVATION ABOVE WHILE SCREENING A MORE UTILITARIAN PARKING LEVEL ENTRANCE.



LOCAL PRECEDENTS



ALUMINUM WOODGRAIN PRODUCT: LONGBOARD PRODUCTS / KNOTWOOD