

# 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

**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).

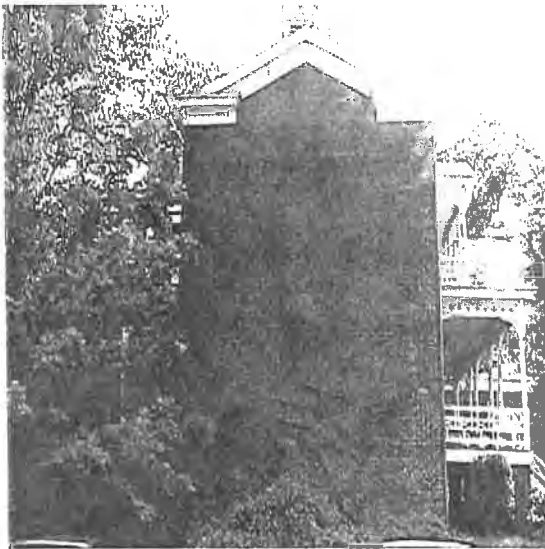
1987: The house was purchased in 1983 by Wertenbaker Associates (DB 442-204, 444-356) and has been rehabilitated and adapted for use as offices. An apartment complex was built on the land behind the house.

### **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 Clarkesville  
Photographer Dan Pezzoni  
Contents 4 ext. views





1301 WERTLAND ST.  
PARCEL 040303000  
BAR SUBMISSION

PRESENTED BY



**DESIGN**  
DEVELOP

03 | 15 | 2022

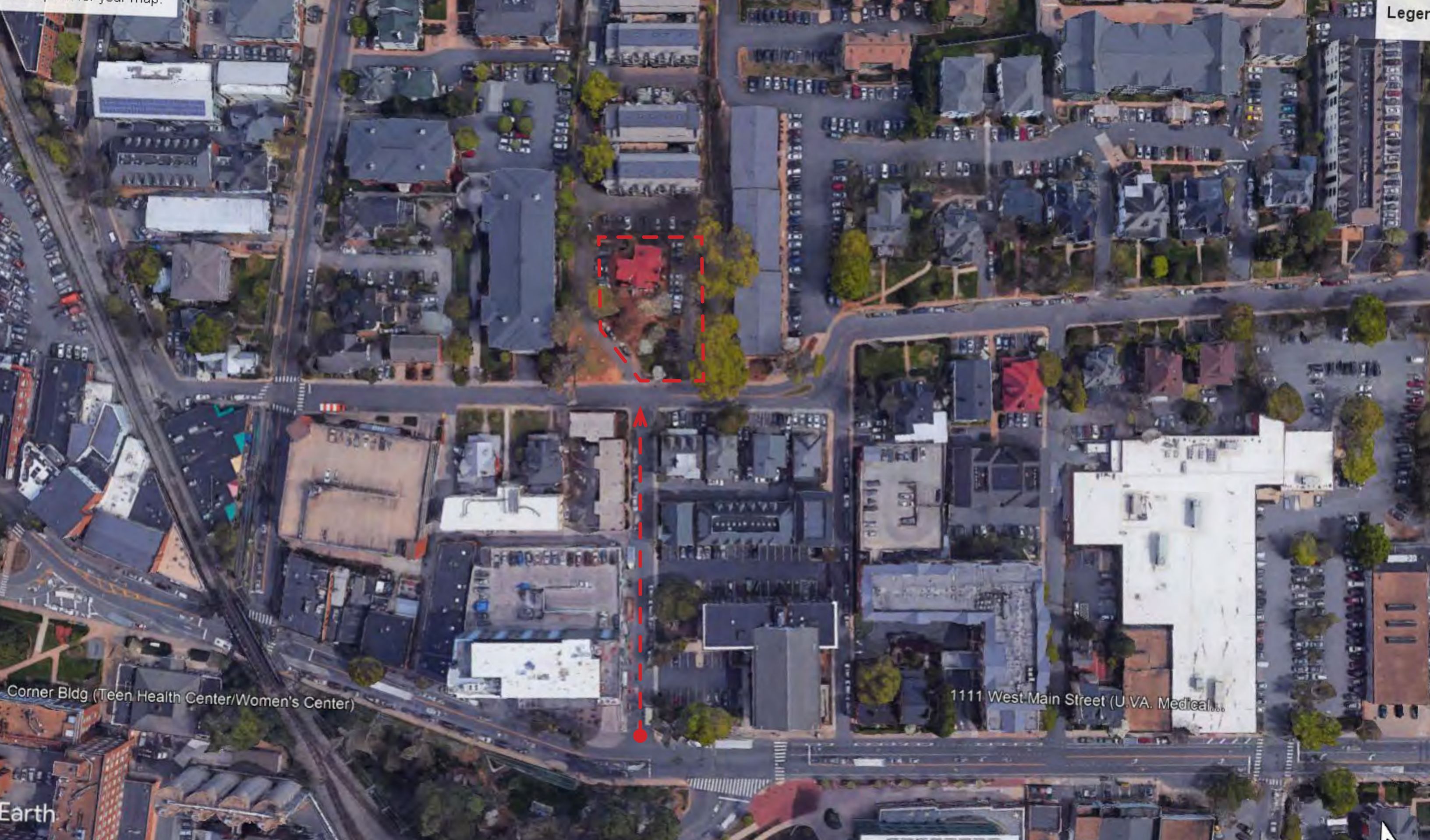


1301 WERTLAND ST.  
CHARLOTTEVILLE, VA

1907 SANBORN MAP  
2

BAR SUBMISSION  
MARCH 15, 2022



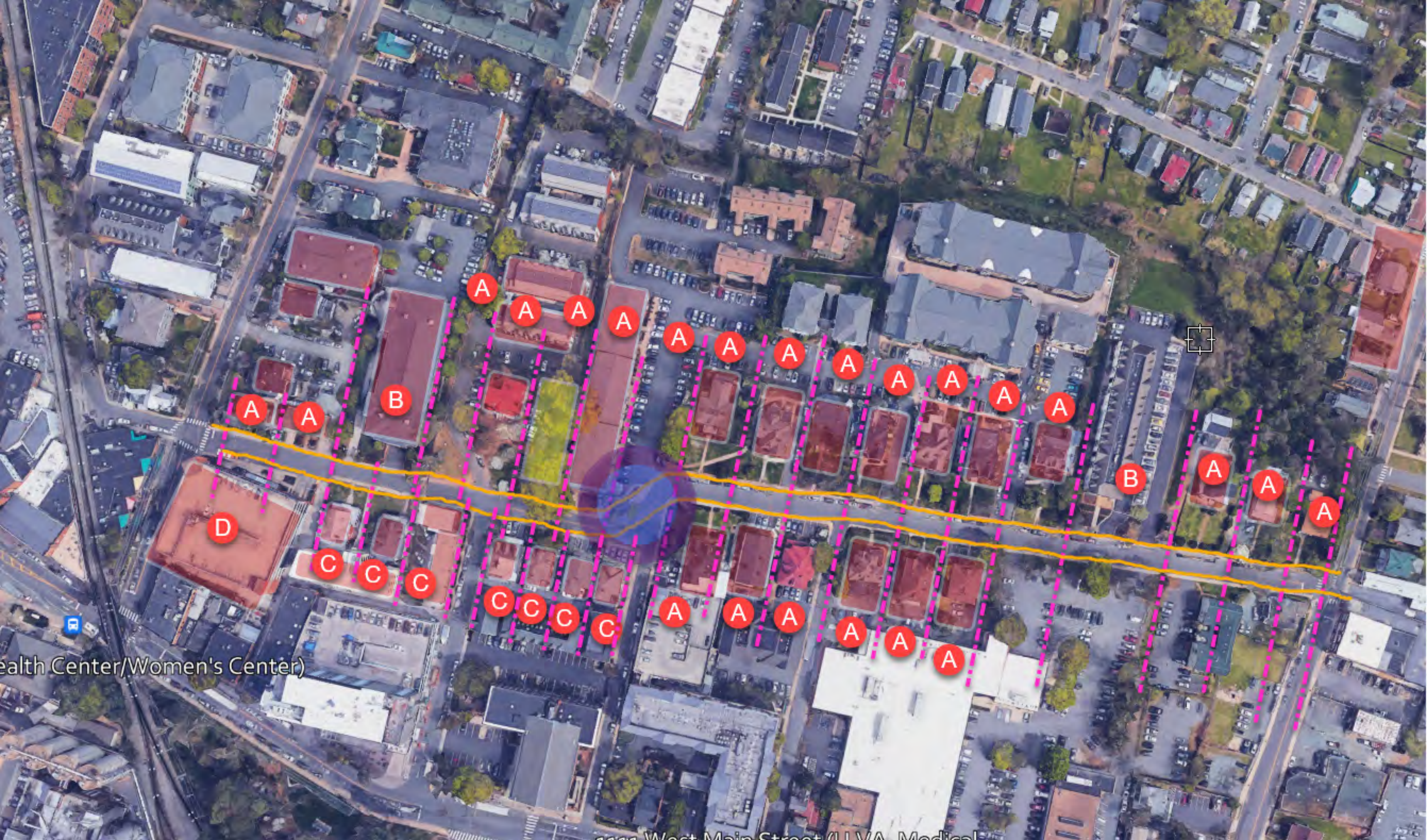


1301 WERTLAND ST.  
CHARLOTTESVILLE, VA

EXISTING CONDITIONS  
3

BAR SUBMISSION  
MARCH 15, 2022









**NEW DRIVE AISLE DISRUPTS  
RELATIONSHIP FROM 13TH STREET  
TO WERTENBAKER HOUSE**



HOW DO CITIES CHANGE OVER TIME?

HOW DO WE INCREASE DENSITY APPROPRIATELY AS POPULATION INCREASES?

WHAT HAPPENS WHEN RURAL AREAS BECOME URBAN?

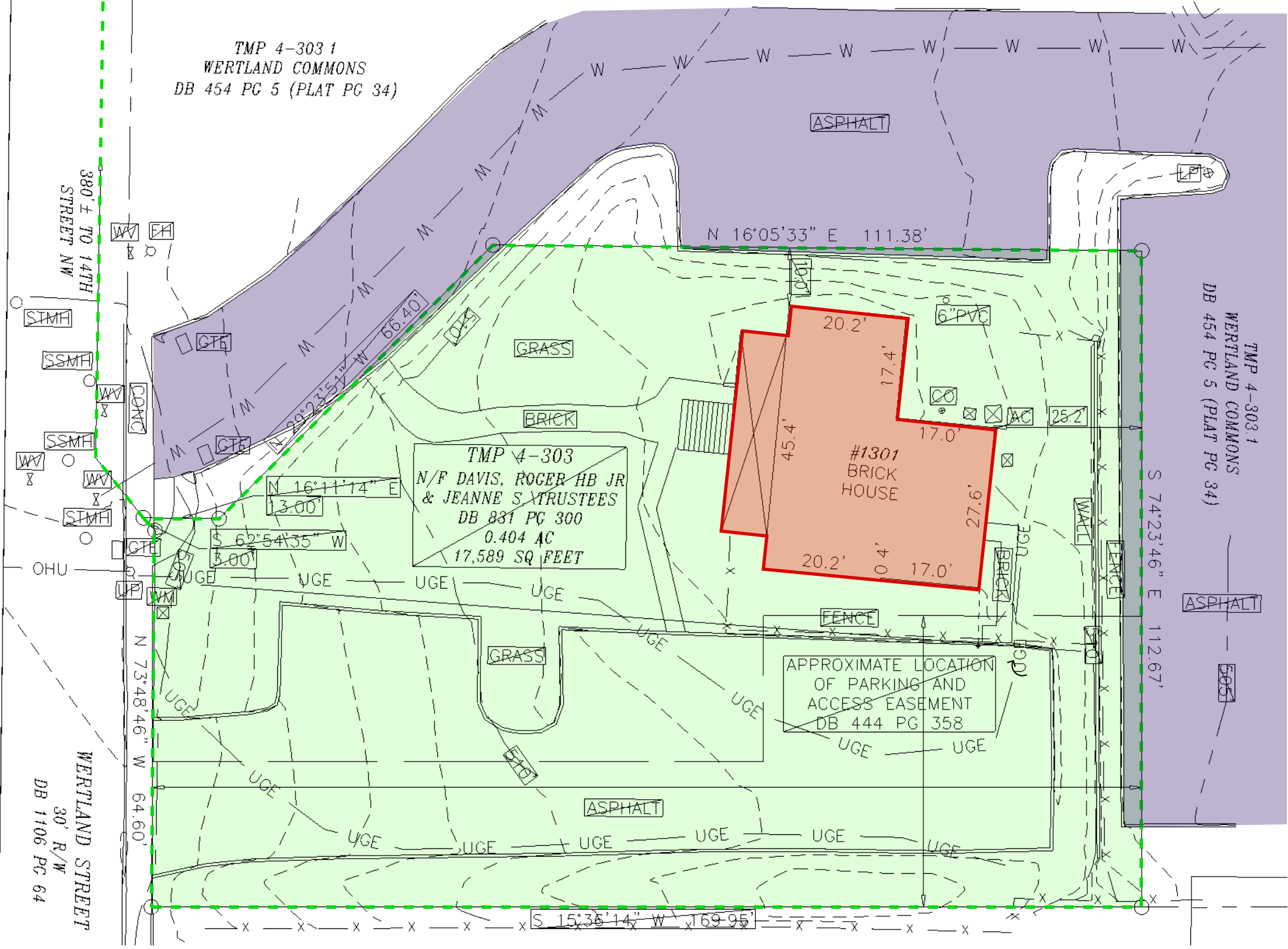
HOW DO WE PROTECT AND PRESERVE HISTORIC STRUCTURES AS CONTEXT ERODES?



TMP 4-302  
N/F BREIT SH  
WERTLAND SQUARE, LLC  
INST 2018:4494

NAD83  
VA SOUTH ZONE

TMP 4-303 1  
WERTLAND COMMONS  
DB 454 PG 5 (PLAT PG 34)



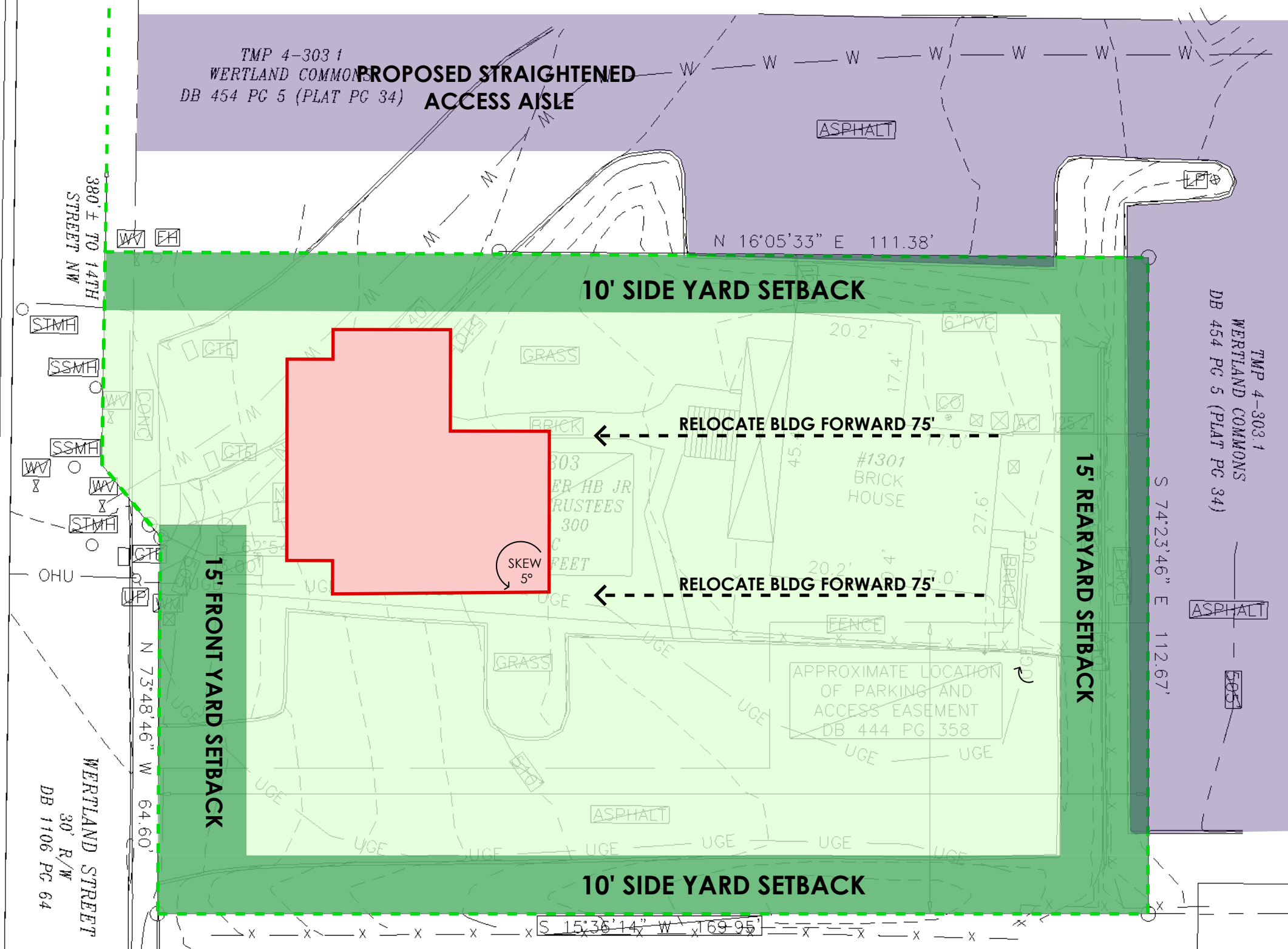
2010



TMP 4-302  
N/F BREIT SH  
WERTLAND SQUARE, LLC  
INST 2018:4494

NAD83  
VA SOUTH ZONE

TMP 4-303 1  
WERTLAND COMMONS  
DB 454 PG 5 (PLAT PG 34)  
**PROPOSED STRAIGHTENED  
ACCESS AISLE**





TMP 4-302  
N/F BREIT SH  
WERTLAND SQUARE, LLC  
INST 2018:4494

NAD83  
VA SOUTH ZONE

TMP 4-303 1  
WERTLAND COMMONS  
DB 454 PG 5 (PLAT PG 34)

ASPHALT  
VEHICULAR  
ENTRANCE

N 16°05'33" E 111.38'

10' SIDE YARD SETBACK

380' ± TO 14TH  
STREET NW

FRONT YARD  
& LANDSCAPING

INTERIOR  
COURT

15' REARYARD SETBACK

TMP 4-303 1  
WERTLAND COMMONS  
DB 454 PG 5 (PLAT PG 34)

ASPHALT

S 74°23'46" E 112.67'

OHU

WERTLAND STREET  
30' R/W  
DB 1106 PG 64

N 73°48'46" W 64.60'

15' FRONT YARD SETBACK

PED.  
ENTRANCE

10' SIDE YARD SETBACK



PROVIDE NEW FOUNDATIONS FOR HISTORIC HOUSE AND PROVIDE STRUCTURE STABILITY FOR THE NEXT 200 YEARS

GIVE PROMINENCE TO THE HISTORIC HOUSE BY BRINGING FORWARD IN IT'S STREETWALL CONTEXT

MAINTAIN AXIAL RELATIONSHIP WITH 13TH STREET

RELOCATE VEHICULAR ENTRANCE TO PROPERTY REAR

ELIMINATE A CURB CUT AND SURFACE PARKING LOT

MASK BACKGROUND BUILDING WITH HISTORIC HOUSE

PROVIDE A SMALLER SCALE OF NEW BUILDING ON THE STREET





Varsity Hall as the Delta Tau Delta Fraternity House, circa 1910 (Photo credit: Special Collections, University of Virginia Library)

**Varsity Hall**

The Infirmary at the University of Virginia

William A. Christmas, MD; James C. Turner, MD

In the past 5 years, an important treasure for the field of college health was rediscovered and has been completely renovated. It is the original student infirmary, now called Varsity Hall, at the University of Virginia in Charlottesville. In 2011, the sesquicentennial of college health in the United States will be celebrated. What better way to begin the celebration than to recognize this remarkable building and to congratulate the University of Virginia leadership on their decision to undertake and complete this project?

Thomas Jefferson founded the University of Virginia in 1819, and students first enrolled in 1825. During the middle decades of the 19th century, many institutions of higher education, including the University of Virginia, were plagued with outbreaks of typhoid fever. These outbreaks often carried a risk of mortality for students. At the time, the etiology of the disease was unknown, though lack of proper hygiene, poor ventilation, and problems with water supply were thought to be associated with this ailment. The leading theories during most of the 19th century pitted supporters

*Dr Christmas is the historian of the American College Health Association, and Dr Turner is the Executive Director of the Department of Student Health and Professor of Internal Medicine at the University of Virginia.*  
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of the miasmatic theory against those who believed that "specific contagia were the sole causes of infectious and epidemic diseases."<sup>1,2,3,4</sup> This debate was not resolved in the favor of the contagionists until late in the century when the field of bacteriology was firmly established by Pasteur, Koch, and others.

Florence Nightingale, founder of trained nursing as a profession for women, was very influential in defining the proper care of patients during this period and clearly subscribed to the miasmatic theory of disease. In her *Notes on Nursing*, written in the mid-1850s, she wrote:

*The very first canon of nursing, the first and last thing upon which a nurse's attention must be fixed, the first essential to a patient, without which all the rest you can do for him is as nothing, with which I had almost said you may leave all the rest alone, is this: TO KEEP THE AIR HE BREATHEs AS PURE AS THE EXTERNAL AIR WITHOUT CHILLING HIM.<sup>5,6</sup>*

In the early 1850s several serious outbreaks of typhoid fever were reported at the University of Virginia. By June 1857, after an outbreak resulted in the deaths of 5 students, the Board of Visitors began to find itself in a desperate situation. To address it and assuage the concerns of parents of students, they authorized up to \$7,500 to be spent on the construction of an infirmary.<sup>3</sup> In November, another wave







1301 WERTLAND ST.  
CHARLOTTESVILLE, VA

PRECEDENT: NEW AND OLD  
12

BAR SUBMISSION  
MARCH 15, 2022









1301 WERTLAND ST.  
CHARLOTTESVILLE, VA

EXISTING PERSPECTIVE FROM 13TH STREET

14

BAR SUBMISSION  
MARCH 15, 2022



