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 summitted, with the following modifications and/or conditions:

- If replacement of potions 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/vabajtzezuyv3iclkx1a?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

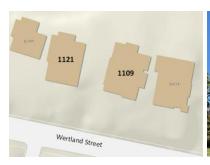
1109 & 1121 Wertland Street (1025-1213), TMP 040305000

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

<u>1109</u>: 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)

<u>1121</u>: House combines Late Victorian or Queen Anne elements such as a complex roofline and woodshingle 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)

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

<u>September 15, 2015</u> – (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.

<u>1109 Wertland Street</u>: 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.

<u>1121 Wertland Street</u>: 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%20ph
 otos.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 <u>replicate</u> 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 potions 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 summited, 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 <u>for the following reasons</u> 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

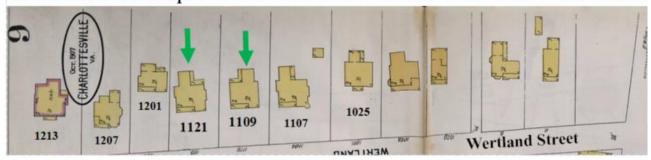
- 1. Repair rotted or missing sections rather than replace the entire element.
 - a. Use epoxies to patch, piece, or consolidate parts.
 - b. Match existing materials and details.
- 2. Replace wood elements only when they are rotted beyond repair.
 - a. Match the original in material and design by substituting 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

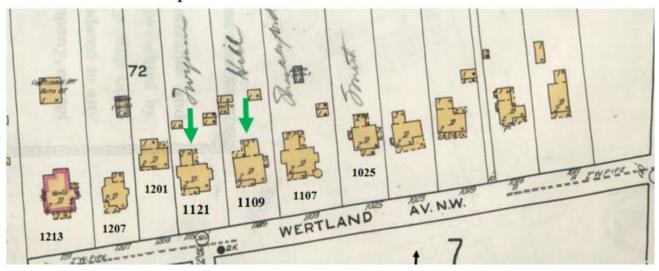
- 1. Avoid applying synthetic siding.
- 2. Remove synthetic siding and restore original building material, if possible.

Appendix

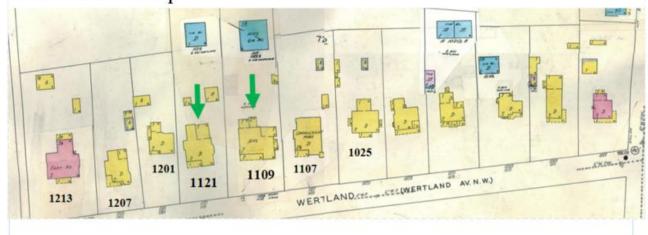
1907 Sanborn Map



1920 Sanborn Map



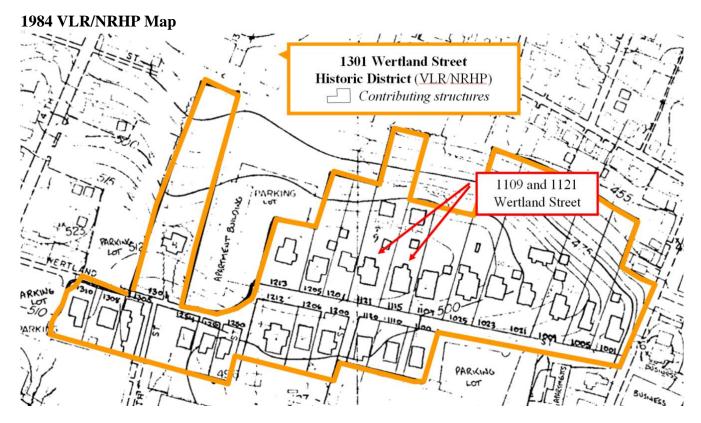
1965 Sanborn Map





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







Prior BAR Reviews related to this parcel.

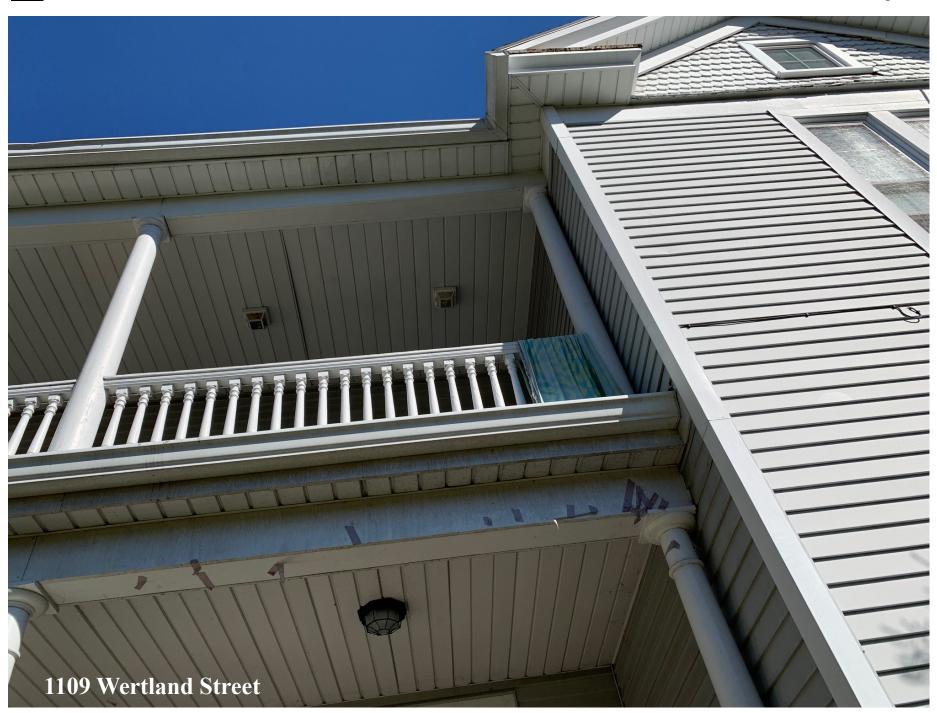
Date	Wertland St	Project	Action
May-06	1115, 1115-1/2	Demolition of buildings on site	Approve
Jul-06	1107-1/2	Demolition of building on site	Approve
Sep-06	1115	New construction	Prelim Discussion
Oct-06	1115	New construction	Approve w/ cond.
Jun-07	1115, 1115-1/2	Demolition of buildings on site	Approve
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















VIRGINIA

HISTORIC LANDMARKS COMMISSION

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

SURVEY FORM

Historic name

County/Town/City Charlottesville, Va.

Street address or route number 1109 Wertland USGS Quad Charlottesville, East, Va

Original owner

Original use Present owner

Present owner address

Present use residence

Acreage

Common name

Date or period 0 1900 Architect/builder/craftsmen

Source of name

Source of date

Stories

Foundation and wall const'n

Roof type

State condition of structure and environs

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.)

> tar paper (imitation red brick). 2½ story. hipped roof with intersecting gable with asphalt shingles and 1 pedimented dormer. 2 story 2 bay (west). Rechistre. 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 1/1DHS on 2nd story; central bay: 1st story has double door with transom and 2nd story has 2 doors; est bay: side by side 1/10HS 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.)



Form No. VHLC-01-004

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

Page No.

IPS (INTEGRATED PRESERVATION SOFTWARE)

05/20/1996

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE RECONNAISSANCE SURVEY FORM

Reviewed by Margaret Peters

DHR Idenfication Number: 104-0136-0009

Other DHR Number:

Property Date(s) 1900

PROPERTY NAMES

House (1109 Wertland St.)

Historic/Location

EXPLANATION

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?

Single Dwelling Historic 1.0

> TOTAL: 1

Historic: 1

Non-Historic:

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System Roof Window(s) Porch Foundation Dormer Chimney		Frame Hipped Sash, double-hung 2-story, 3-bay Masonry Gable Interior	Vinyl Asphalt Wood Wood Brick Vinyl Brick	Shingle 1/1 Classical Not visible 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 B&W 35mm Photos	14636	30 - 32	2/ /1996 / /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

/ /1996 Date:

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

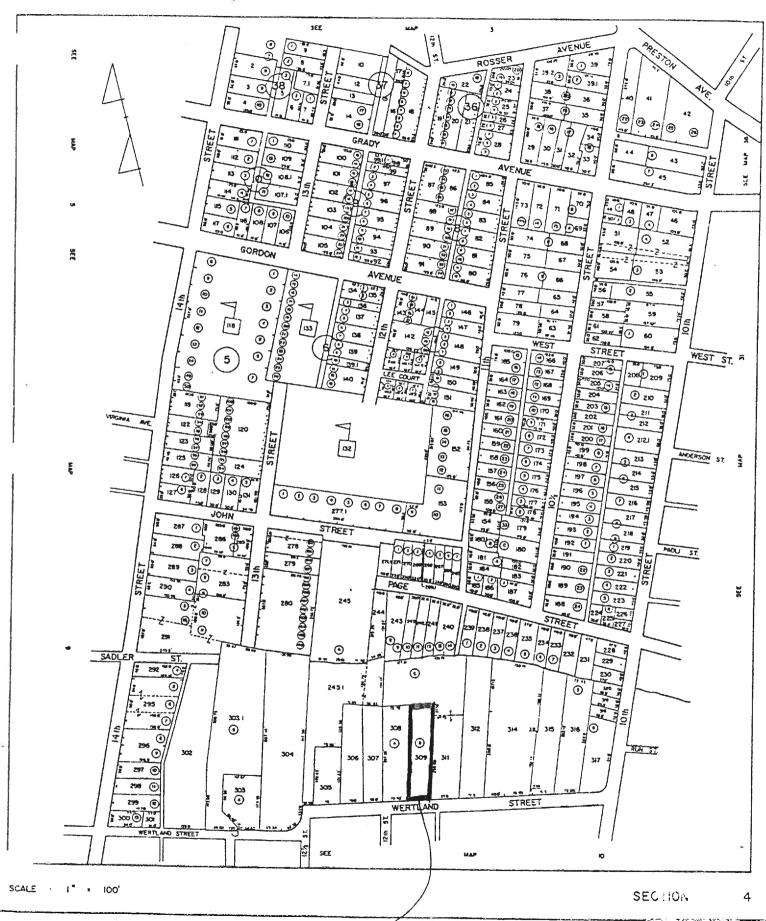
Zip : 22903- Country: USA

Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:



104-136-9-

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Bungalow/Crafteman			Mid-19th C.		
Chicago	Gothic		Mission/Spanish		Renaissance
Classical Revival	Gothic	Revival	Colonial Revival		Romanasque
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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 **Apartments**

PRESENT USE: 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:

Bihh Fall 1998

DATE OF SURVEY:

City Records

SOURCES:

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

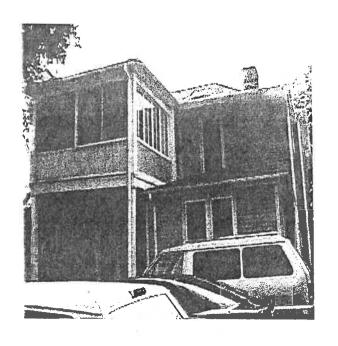
This house was probably built in the early 1890's. It was purchased in 1918 by Lizzie F. & J. Hercules Hill, one of the partners in the Irwing-Way-Hill Company, now Hill & Wood Funeral Service (City DB 32-222). The Hill family moved next door to 1121 Wertland Street c. 1930 and thereafter used this house 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:

BM R-3

ORIGINAL OWNER:

ORIGINAL USE:

Residence **Apartments**

PRESENT USE: 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: SOURCES:

Fall 1998

City Records

Sanborn Map Co. - 1907, 1920, 1929-57

Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

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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 Wertland Street Historic District, listed on the significance. see allached

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Historical Description

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

At was purchased in 1915

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four apartments in the mid-1950's.

Statement of Significance

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For several years, it was the home of a

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U.S. ambassador to australia.

1109 Wertland Street STREET ADDRESS: 4-309 MAP & PARCEL: 104-0136-0009 VDHR FILE NUMBER: CITY FILE NUMBER: PRESENT ZONING: 8-1 ORIGINAL OWNER: Residence ORIGINAL USE: Waste Oga PRESENT USE: PRESENT OWNER: ADDRESS: 10 drie besty Could, #4 **HISTORIC NAME:** e, early 1890's DATE/PERIOD: Victorian Vernacular STYLE: HEIGHT IN STORIES: 2 stokes DIMENSIONS AND LAND AREA: 72,7' x 240' (20 Good CONDITION: Bible SURVEYOR: Fall 1998 DATE OF SURVEY: City Records **SOURCES:** Ganborn Map Co. - 190 Charlottesville lity Di

1109 Wertland Street

Architectural Description

Victorian

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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 Historic Listed

on the National Register of Historic Places.

Its long association with the Hill family adds to

its significance



Date 2.1996 File No. 104-136-9
Name House (1109 Wentland 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 Charlottesville, Va.

Street address or route number 11121 Wertland St.

USGS Quad Charlottes ville, East, Va Original owner

Original owner Original use

Present owner

Present owner address

Present use residence

Acreage

Common name

Date or period 0 1895

Architect/builder/craftsmen

Source of name Source of date

Source or

Stories

Foundation and wall const'n

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 _X_

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. $2\frac{1}{2}$ story. hipped roof with intersecting gable with 1 pedimented dormer, standing seam metal roof. 3 bay. 1 story 2 (western) bay Ionic porch. Colonal Revisal Queen Anne. c. 1895. full Ionic entabliture 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.)



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Sources and bibliography Published sources (Books, articles, etc., with bibliographic data.) RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE RECONNAISSANCE SURVEY FORM

Reviewed by Margaret Peters

DHR Idenfication Number: 104-0136-0012

Other DHR Number:

Property Date(s) 1895

ca

PROPERTY NAMES

Baker House (1121 Wertland St.)

EXPLANATION

Historic/Location

County/Independent City: Charlottesville

State: Virginia

Magisterial District: N/A

Tax Parcel: 4-308

USGS Quad Map Name: CHARLOTTESVILLE EAST

TITMS OF BOUNDARY.

5 talement of Significance			
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- Ms long association	with the	Hill family	
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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)	Q	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: 2.85

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

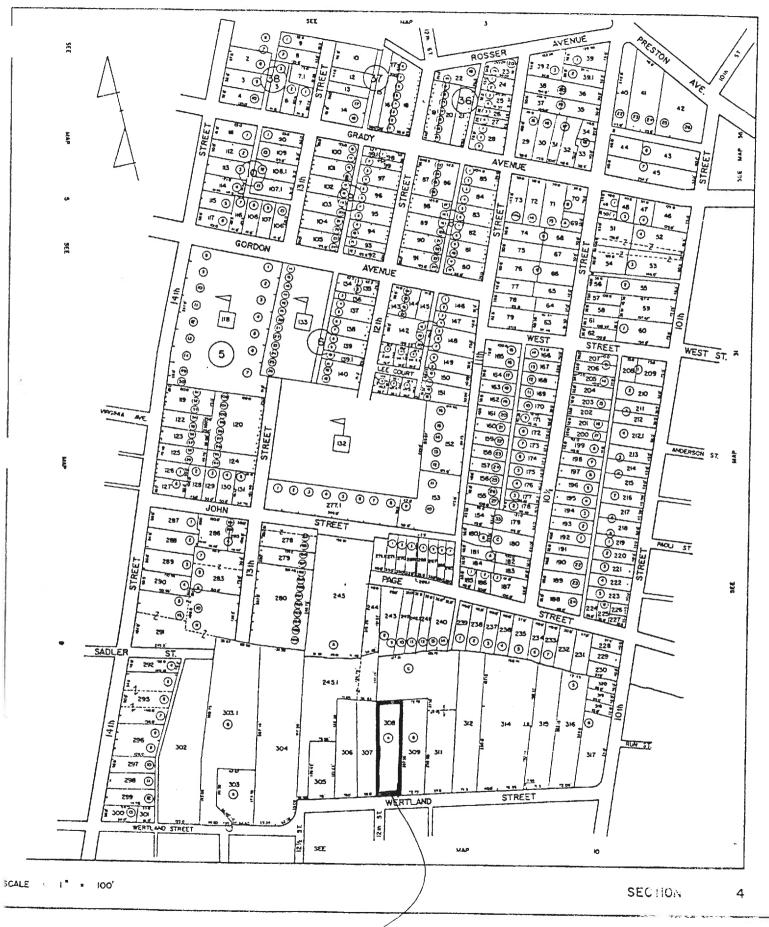
Zip : 22903- Country: USA

Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:



104-136-12

136-12

IPS RECONNAISSANCE SURVEY FIELD FORM - IPS 95

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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 2½ Stories

HEIGHT IN STORIES:

DIMENSIONS AND LAND AREA: 72.7' x 450' (20,844 sq. ft.)

CONDITION:

Good

SURVEYOR:

Bibb

DATE OF SURVEY:

Fall 1998 City Records

SOURCES:

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 on 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 P-3

ORIGINAL OWNER:

ORIGINAL USE: PRESENT USE:

Residence

PRESENT OWNER:

Apartments Wade Apartments Land Trust

ADDRESS:

c/o Wade Apartments University Circle, #4

Charlottesville, VA 22903

HISTORIC NAME:

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DATE/PERIOD: STYLE:

Vernacular 2½ Stories

HEIGHT IN STORIES:

DIMENSIONS AND LAND AREA: 72.7' x 450' (20,844 sq. ft.)

CONDITION:

Good Bibb

SURVEYOR: DATE OF SURVEY:

Fall 1998

SOURCES:

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HISTORICAL DESCRIPTION

twentieth

me attacked Probably built in the early 1890's, this house was purchased e, 1920 by I Hereules Hill, one of the partners in the Ivwing-Way-Hill Company, now Hill and Wood Functal Services. Members of the trill 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.

Those are paired, half-willh windows in the A Striveway on Santon side of house leads to a one-story wooden-chingled garage with an asphalt-shingled hipped raff a stone rathing wall palong sidewalk. Frobably bailt in the early 1890's this house was purchased a transfer for jurkage on early a 1830 by J. Herrales Hill, one of the partners in the Dewing - Way - Hill Funeral Squire The He divided it into apartments and Hist Descrip This house was probably built in the early 1870's. It was purchased to from F. W. Twyman in 1929 by I. Hercules Hill, one of the partners in the arving - the Way -Hill Company, now Hill & Wood Funeral Sowice (city DS 64-317). His family occupied the house until e, 1953 and then divided it into four apartments and used it as rental property before finally celling, it in 1980 (DB 409-319).

1121 & Wertland Street STREET ADDRESS: MAP & PARCEL: 4-305

VDHR FILE NUMBER: 104-0136-0012

CITY FILE NUMBER:

PRESENT ZONING:

R-2 & B-1

ORIGINAL OWNER: ORIGINAL USE:

Residence.

PRESENT USE-

PRESENT OWNER:

ADDRESS:

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HISTORIC NAME:

01895

DATE/PERIOD: STYLE:

Vernacular

HEIGHT IN STORIES: 2/4 stories DIMENSIONS AND LAND AREA: 72,7' x450' (20,844 eq ft)

SURVEYOR:

Bill

DATE OF SURVEY:

Fall 1998

SOURCES:

City Records

Sanborn May Co. - 1909, 1920, 1928-57, Charlottearille City Directorices

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Date 2 · 1996 File No. 104-136-12
Name Baken Honse
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County Clearlo Hosville
Photographer Dan Pezzoni
Contents 3 ext, views







Date 2.1996 File No. 104-136-12
Name Baken Homes
Town (1121 westland St.)
County Clearlo Hosville
Photographer Dan Pezzoni
Contents 3 ext, views