

STREET ADDRESS: 39 University Circle
 MAP & PARCEL: 6-85
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: R-1
 ORIGINAL OWNER: Alice G. Wertenbaker
 ORIGINAL USE: Rental Property (Apartments)
 PRESENT USE: Rental Property (Apartments)
 PRESENT OWNER: Harry A. & Clarence Lee Wellons
 ADDRESS: 1616 Leland Avenue
 Springfield, ILL. 62704
 HISTORIC NAME: Miramont Apartments
 DATE/PERIOD: 1916
 STYLE: Colonial Revival
 HEIGHT (TO CORNICE) OR STORIES: 3 Storeys
 DIMENSIONS AND LAND AREA: 100' x 146' (14,600 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Summer 1986
 SOURCES: City/County Records
Holsinger's Charlottesville

ARCHITECTURAL DESCRIPTION

One of the earliest apartment houses built in Charlottesville, the Miramont is a 3-storey, 5-bay, U-shaped building with two apartments on each level and one in the half basement which is above ground at the rear of the building. The high foundation is constructed of brick laid in 6-course American bond. The front yard is filled into the level of the concrete water table. Wall construction is of brick laid in stretcher bond. A parapet conceals a flat roof covered with metal. There are two interior chimneys. A flat-roofed, 3-storey portico covers three bays of the facade. At the first storey level, brick piers with wooden brackets support an entablature. At the second storey level, two-storey Tuscan columns are set on brick pedestal. These support an entablature with large modillions and deeply projecting cornice. This entablature continues around the parapet of the entire building, but without the modillions. There are porches with heavy Colonial Revival balustrade in the side bays of the portico at each level. The balustrade continues across the center bay at the second storey level only. In the central bay of the facade, pilaster with inset panels support a cornice on consoles above a paneled frieze and a pair of ten-light French doors. Most windows throughout the building are double-sash, 6-over-6 light, with plain trim and stone jack arches with keystones. Those on the facade are have end blocks. There are tri-partite window compositions in the end bay at the first storey level of the facade, with 4-over-4 light windows flanking an 8-over-8 light windows, all with a shallow wooden Paladian arched cornice and frieze with keystone. In the second and fourth bays at all levels of the facade, tri-partite window and door compositions give access to the porches. Those at the third storey level have stone jack arches with keystones and end blocks. Windows in the central bay of the facade are on the stair landings and have panels above them so that all openings will be at the same level. Three-storey semi-octagonal brick bay windows, with windows only on the side planes, are centered on the side elevations. The terrazo and multi-color ceramic tile portico floor continues through the entrance vestibule and stair hall. The apartments have fireplaces and nicely detailed woodwork, but the stair hall is quite plain. From the vestibule, matching doors give access to the stair

hall and to a closet under the staircase. At the rear of the building, in the center of the "a", a winding stair rises from basement to third storey level, with rear entrances to all apartments through screened porches with simple balustrades. A new stuccoed elevator tower projects beyond the staircase.

HISTORIC DESCRIPTION

Alice G. Wertenbaker purchased this lot in Univeristy Place subdivision in 1916 (ACDB 160-7), and tax records show that she built this apartment house the same year. Holsinger's Charlottesville includes a picture of new electric ranges being delivered on 8/1/16. The building was known as the Wertenbaker Apartments in the early years, but when John S. Graces and George Gilmer bought it in 1919, the deed referred to it as the Miramont Apartments (City DB 34-287). After their husbands' deaths, Mrs. Gilmer bought Mrs. Graves's share in 1977 (DB 386-506). Myron E. and Betsy G. Tremain bought it from Mrs. Gilmer's estate in 1982 (DB 432-4400 and sold it the following year to Harvey A. and Florence Lee Wellons (DB 444-0324) who are converting it to condominiums.

Additional References: City WB 8-343, 21-227



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WALK UVA — \$50's — Students and parents will enjoy this immaculate 2 bedroom + den nicely furnished condominium near Corner. Only \$58,900.



ROOM FOR ALL in this one-level home with basement, carport, large family room adjacent to country kitchen, 3 bedrooms, study, recreation room and 2 1/2 baths. Only \$79,400.



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Price: \$148,500 and up.

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CHARLOTTESVILLE, VIRGINIA 22906
(804) 973-5393

March 2, 1987

Mrs. Eugenia Bibb
1545 Dairy Road
Charlottesville, Virginia 22903

Dear Mrs. Bibb:

Enclosed is the brochure for the Miramont, 39 University Circle.
I hope the description and the photos give you a feel for this
fine building.

Should you have any further questions, please do not hesitate to
call me.

Sincerely yours,



Kay Robinson

KR/nd

enc.



THE MIRAMONT
39 UNIVERSITY CIRCLE



HOMEOWNERS' ASSOCIATION

This organization established for administering and maintaining the "shared rule" of the Miramont, will set fees for and include the following: electricity, house water for the janitor, insurance, manager's and janitor's salaries, monthly pest control, administrative expenses, elevator, grounds, general cleaning, trash and snow removal, a reserve construction fund and real estate taxes.

PETS

Owners' pets are welcome at the Miramont. Outside the home, owners are responsible for observing Charlottesville's laws and regulations regarding pet conduct.

UTILITIES

Each condominium is separately metered for electricity. And telephone and television cable hookups are built into the walls. Each condominium has its own separate water heater. However, water and sewer charges will be meter read and billed through the condominium association.

SECURITY SYSTEM

The primary security system will connect the front door to the building and the individual front doors. Each condominium owner will be able to release the main front door from inside each unit's front door.

Individualized security systems for the other portions of each condominium can be installed at additional cost.

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VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7217, 7223/
2232

Page 1 of 2

Street address 39 University Circle
Town/City Charlottesville
Historic name Wertenbaker Apartments. Common name Miramount Apartments

Material

wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 brick (bond: Flemish, stretcher, _____-course American, _____)
 stone (random rubble, random ashlar, coursed ashlar, _____)
 log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 stucco cast iron
 concrete block terra cotta
 enameled steel glass and metal
 other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input checked="" type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input checked="" type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

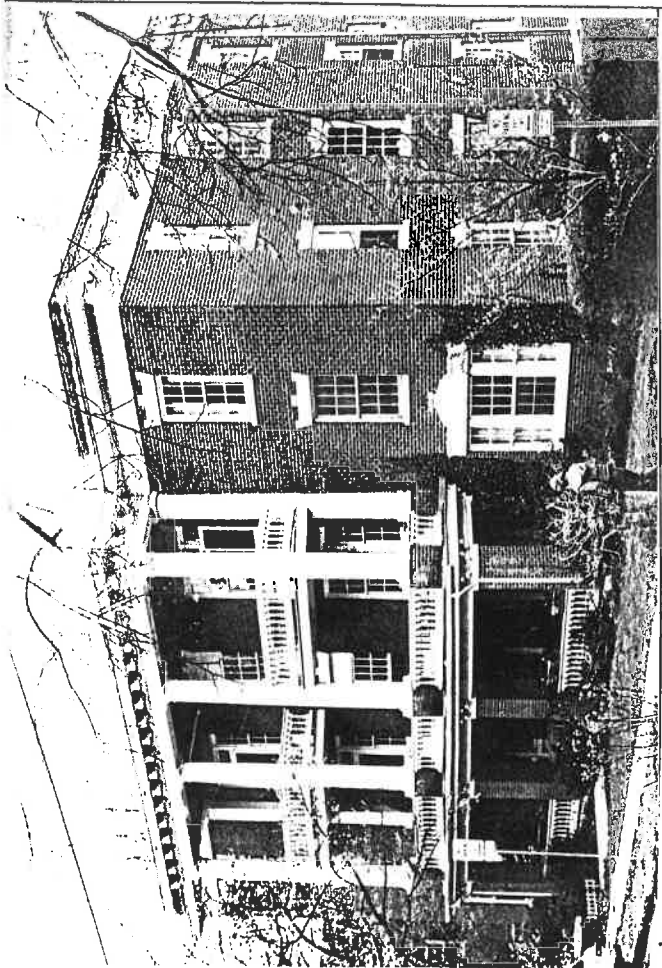
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Three-story front portico, the upper 2 stories of wood and the lower veranda supported by brick piers.

Building type

<input type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input checked="" type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period **Georgian Revival** Date **19/6** Architect/builder _____

Location and description of entrance **Three entrances on ground floor: two private and one public.**



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This three-story brick apartment building is articulated by a rather clumsy front portico divided into six private balconies; a heavy wooden cornice below the parapet roof; and projecting three-sided bays at the center of the side facades. Main floor windows contain triple sash, and all windows are surmounted by decorative jack arches in contrasting painted masonry.

Historical information

This building was originally known as the Wertenbaker Apartments. It has been known as the Miramount Apartments since 19__.

Source *Real Estate Dept. Sanborn maps*

Surveyed by **Jeff O'Dell, VHLC** Date **4-83; 9-83**

6-85 ✓

1616 Leland Ave
Springfield, Ill 62704

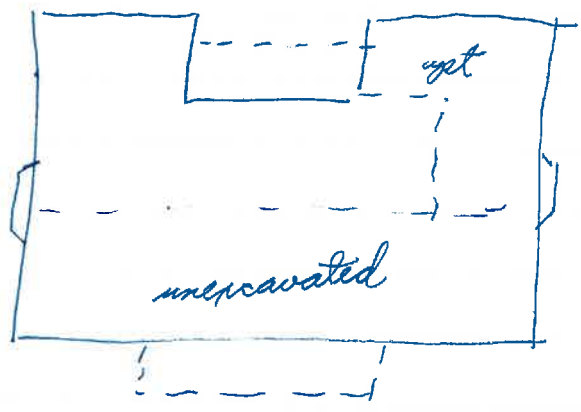
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100 x 146
R-1

The Miramont Apt - 39 Unit Cl

444-324	Harvey A & Florence Lee Wellons	1983	\$280,000	
432-440	Myron E & Betty C. Trenden	1982	\$170,750	plat 432-442
WB 21-227 ⁴²³⁰ ₁	Ruth D. Gilmer estate	1977		
386-506	" "	"	\$40,000	ACDB 144-417
WB 8-343	Martha D Brauer & Geo Gilmer	1960		lead DB 214-293
	John S Brauer & "			

7 apt, 35 + 1/2 base
 brick walls, flat metal roof
 built 1916
 9-car garage
 1956 - new roof
 1973 - basement apt & bath



Miramont Apts

386-506 Martha D. Graves (wid) → Ruth D. Gilmer #40,000
7/21/1977 her 1/2 int in Miramont Apts at 59 Union St (formerly
Maple St), Lot 6 on plat ACDB 144-417
same as 34-287
John S. Graves da 1960 (WB 8-343)
Geo Gilmer dec 1977 (WB 21-227)

34-287 Alice G. Wootenbaker (wid) → John S. Graves & Geo
1/28/1919 Gilmer #31,850
100' on S side Maple St x 146.1' back, Lot 6...
"Miramont Apartments"
same as ACDB 160-7 fr EA Alderman et al, 2/8/1916

ACDB
162-7
2/8/1916

#2500

Tax

1917
1918 #2 Alice J. Watenbaker 26 APR 300 + 11,000 = 11,300

1917
1918
1919

APR 2

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Mirament

3-5, 5-bay,

very high found (6-8 am), cone water table, front yard filled in

brick, stretcher

flat? roof, concealed by brick parapet w/ ^{wooden} entab below top of deeply proj cornice

facade dom, by ~~the~~ 3-5 ~~to~~ 3-bay portico:

~~terrace & colored~~ ^{terrace & colored} ~~concrete~~ ^{concrete} ~~tile~~ ^{tile}
case floor at 1st level

1st level brick piers support entab w/ brackets over piers at 2nd", " pedestals above piers support 2-5

Tuscan(?) columns

columns support entab cont w/ roof entab, but w/ large modillions

porches of heavy red fer balustrades in side bays of portico at each level; " cont across center bay only at 2nd level

also basement (only rear 1/2)

windows 6/6 w/ plain trim & stone jack arches w/ keystones; ^{end blocks} those on facade also have ^{end blocks} keystones (2nd & 3rd level, end bays)

~~shallow~~ ^{shallow} semi-ort projection centered on ~~the~~ ^{ends}, windows (full eye) at sides only facade -

end bays, 1st level - tripartite 4/4-8/8-4/4, shallow Palladian arched, ^{fridge} cornice of keystone (wooden)

2nd & 4th bays, all levels - door (9L/2 panels) w/ 3-2 transom, flanked by 4/4 windows w/ spandrels; 3rd level has stone jack arch w/ keystone & end blocks

cent, 2nd & 3rd levels - 6/6 ^{on landing} w/ panel above ^{keystones & end blocks}

cent ent: pr 10-2 for door into vestibule, ^{2 doors} ^{closet} stair hall
pilasters w/ inset panels, cornice on consoles over ^{inset} ^{spandrel} frieze

porch floor cont into stair hall
2- fl stair w/ turned balusters

rear: screened porches w/ simple bal. for all 6 apt's,
winding stair bet

elevator tower (stuccoed) now in front of stair
corridor cont, also jack arches

2 basement apt's have 7/8 panel doors, 0 porch
at to sides

" " 1 door to service area



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THE MIRAMONT
39 UNIVERSITY CIRCLE

THE MIRAMONT

This charming, restored all brick apartment complex built early in this century combines the ambience of yesteryear with the technology of today.

STYLE, SPACE, GRACIOUSNESS - -

All live at the Miramont. The team breathing new life into this older apartment building consists of superbly qualified experts. Noted for their excellence of design, the architectural firm of Brown, Eichman, Dalglish and Gilpin is one of Charlottesville's best. Jaime Gibson and Jim Magerfield, the builders, top the area's list for quality construction and specialized restoration expertise. Virginia McFadden of Designer Kitchens through her creativity blends today's modern conveniences with the decoration and design from the past.

All these talented people and their staffs have together revitalized and renewed the Miramont. Phoenix-like, the Miramont lives again.

LIFE ON UNIVERSITY CIRCLE

Living on University Circle places you in the residential heart of the older, graceful residences surrounding the University of Virginia. A short walk and you are at the Bayly Museum, the Culbreth Theatre, the Rotunda and the Lawn, Cabell Hall, Alderman Library, the Corner, the Gordon Avenue Library. Stroll just to Rugby Road to catch a city or University bus, providing access to area shopping and community activities.

Living on University Circle places you in a residential city neighborhood, secluded from heavily traveled streets, yet minutes from the heartbeat and cultural activities of one of our nation's great universities.



LIVING IN THE MIRAMONT

Living in the Miramont finds you surrounded with the elegance and space of a bygone era. With tiled entrance, individual porches both front and rear, the original mantels and tile, and freshly finished wood floors, these stylish and distinctive homes provide a warm welcome and ample room for the enjoyment of all your treasured possessions.

The G.E. appliances and Kohler fixtures in the entirely new kitchens and baths, the economical heat pump heating and cooling system, and the new elevator entered from the covered parking area, provide the latest in comfort, ease and technology.

Living in the Miramont is a pleasure and a joy.

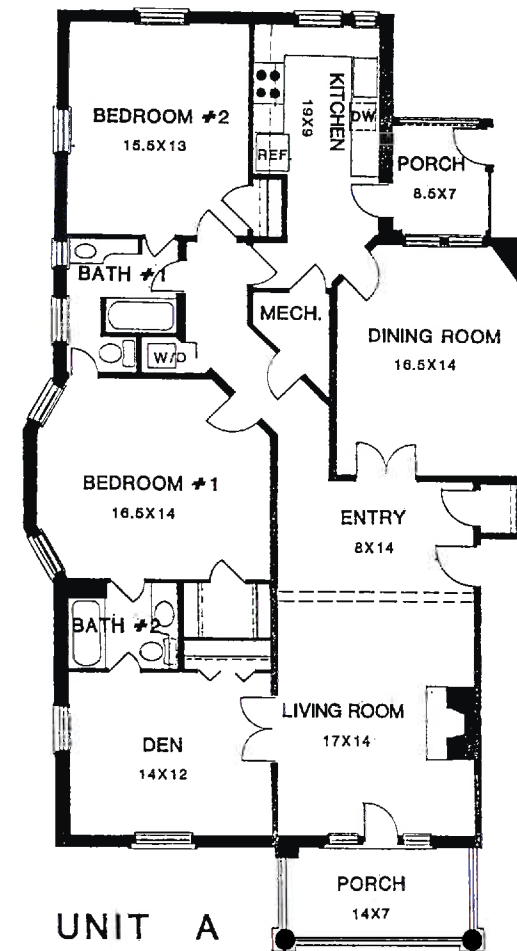
SPECIAL FEATURES

Kitchen: All new
G.E. appliances
Custom designed cabinets

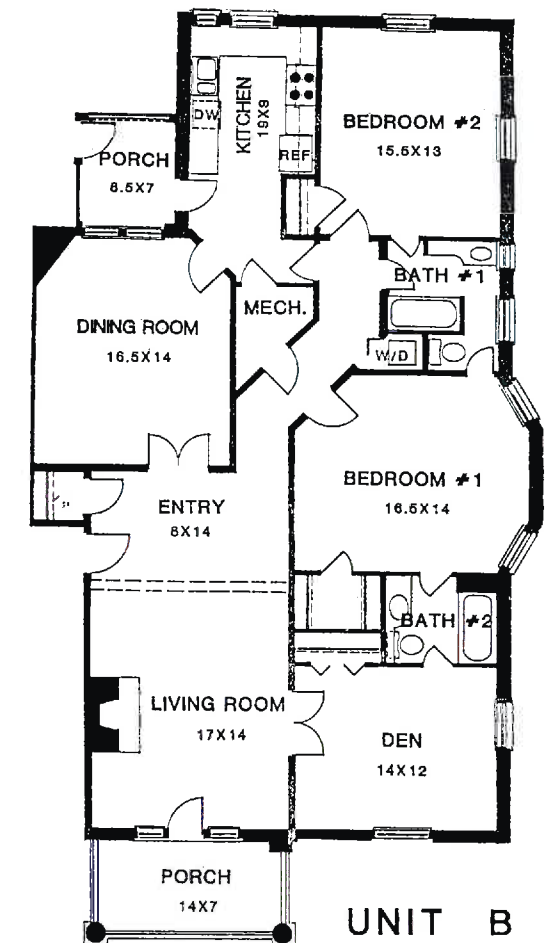
Baths: 2 full baths
Kohler fixtures
Man-made marble vanities
Heat/fan lights
Custom designed cabinets

Basement:
Individual storage rooms

Fireplaces, with original tile and mantels
Original built-in cabinets and columns
Heat pump heating-cooling system
Quarter-sawn heart pine wood floors, refinished
Cable TV hookups
Storm windows
Security system, main doors
Private screened porch
Residential elevator
Covered parking
1600+ sq. ft., each unit



UNIT A



UNIT B

Unit #1 — \$148,500
Unit #3 — \$148,500
Unit #5 — Reserved

Unit #2 — \$148,500
Unit #4 — \$148,500
Unit #6 — \$154,500

The Miramont is in the process of being but as yet has not been registered by the Virginia Real Estate Commission. A condominium unit may be reserved on a non-binding reservation agreement but no final contract of sale may be entered into prior to registration.