

Certificate of Appropriateness  
BAR # 25-0068  
1301 Wertland Street, TMP 040303000  
Wertland Street ADC District  
Owner: 1301 Wertland LLC JSB  
Applicant: Edward Carrington, Seven Development  
Project: Demolition of contributing structure



Mr. Carrington,

The CoA for the above referenced project was denied by the City of Charlottesville Board of Architectural Review on May 20, 2025. The following action was taken:

Motion by Ms. Lewis:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 1301 Wertland Street does not satisfy or the BAR's criteria and guidelines and is not compatible with this property nor other properties in the Wertland Street ADC District [staff corrected that the ADC District was Wertland Street], and for the following reasons the BAR denies the application:

The Board of Architectural Review concurs with staff's summary of the specific criteria within the guidelines to not recommend demolition, and makes these additional comments as to denial of the application:

- There is no public necessity to demolish the structure.
- There is public purpose and interest in preserving the structure.
- Protection of this property against threats has continued for more than half a century.
- No demonstration of intent to move or relocate the structure, or to find an alternative to demolition.
- The applicant is not present to address the BAR, nor available to answer questions.
- The proposed demolition would adversely affect the other contributing structures in the historic district, because this [the Wertenbaker House] is the anchor in the Wertland ADC District.
- There has been no reason stated for demolition which is one part of the ADC Guidelines for which the BAR should be informed, and the applicant did not appear to provide that information. The BAR can only assume it is for redevelopment purposes.
- There has not been an economic feasibility study for rehabilitation or reuse of the structure.
- The applicant has not demonstrated they have exhausted all other alternatives prior to submitting an application for demolition.
- The applicant has not offered to document the building to the Secretary of Interior's Standards if demolition did ever take place.
- This property is significant to the history of the City of Charlottesville and the University of Virginia as being the residence of the University's longest serving librarian who was selected by Thomas Jefferson.

The motion for denial was seconded by Mr. Rosenthal. Vote to deny the application: 7-0.

For specifics of the discussion, the meeting video is on-line at:

<https://youtu.be/8lMrC2b24tA?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUUV>

Per City Code Chapter 34, Division 5.2.7.E (*Action After Decision*), following the denial of a CoA request, the applicant may appeal the decision to City council by filing a written notice of appeal within ten working days of the date of the decision. The date by which staff should receive such notice is June 4, 2025. The appeal shall “set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and any additional information, factors or opinions they deems (sic.) relevant to the [appeal]. The applicant, or their agent, and any aggrieved person, will be given an opportunity to be heard by the City Council on the appeal.” The fee to submit an appeal of a BAR decision is \$125. (Copy of Div. 5.2.7. is attached to this communication.)

If you have any questions, please contact me or Jeff Werner ([wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)).

Sincerely,  
Kate



**Kate Richardson**  
**Historic Preservation & Design Planner II**  
Neighborhood Development Services  
City of Charlottesville  
434.970.3515 | [richardsonka@charlottesville.gov](mailto:richardsonka@charlottesville.gov)

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
May 20, 2025**



**Certificate of Appropriateness Application**

BAR # 25-0052

1301 Wertland Street; TMP 040303000

Wertland Street ADC District

Owner: 1301 Wertland LLC and JSB Development LLC

Applicant: Edward Carrington, Seven Development

Project: Demolition of structure

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**Background**

*Year Built:* 1843 (VDHR #44AB0732, Rivanna Archeological Services, August 2023)

*District:* Wertland Street ADC District

*Status:* Contributing structure

Wertenbaker House: A two-story, three-bay, brick house with a rear ell. (William Wertenbaker was UVa's second librarian, serving from 1826 until 1880.) Built in the Greek Revival style, renovations in the late-1800s included the Victorian porch and ornate cornice. In 1842, Wertenbaker acquired 27-acres from James Dinsmore's estate. He sold all but 6.25-acres, on which the house was built. By 1886, the parcel was 1.4-acres. By the 1980s, it had been reduced to 0.4-acres. See maps in Appendix. Historical surveys attached.

**Prior BAR Reviews**

(See Appendix.)

**Application**

- Applicant submittal: Dunbar Structural Condition Assessment of 1301 Wertland Street, dated April 28, 2025. The applicant also made available measured floor plans for the house (attached) and the Phase I Archeological Investigation of the site completed by Rivanna Archeological Services in August 2023, accessible at: [Wertenbaker House Ph I – RAS Aug 2023](#)

Request CoA for demolition of the existing two-story, brick Wertenbaker House. [At this time, the applicant has not determined if the previously approved, multi-story apartment building will be constructed. See BAR CoA #'s 22-09-03 and 24-10-01 for reference.]

## **Discussion**

From the Structural Condition Assessment submitted by the applicant, the house was determined to be in an adequate condition, with repairs recommended (excerpt below). No value is assigned to the proposed repairs.

While the structure overall is considered adequate, we recommend the following repairs should be considered.

- Patch all holes in the soffit and repair areas of rot and insect damage.
- Replace rotted fascia where necessary.
- Reinstall loose bricks in deteriorated piers.
- Replace all inadequately supported posts with new footings extending below frost depth (minimum 18”).
- Permanently patch holes in bathroom floors.

See staff’s notes (below) under *Criteria for Review and Decision per City Code* and *ADC District Design Guidelines for Considering Demolitions*. In summary, staff suggests application of the review criteria and the design guidelines recommends against approving the requested demolition CoA to raze the structure at 1301 Wertland Street.

Should the BAR deny the requested CoA, staff recommends the motion include the reasons for the decision.

Should the BAR approve the requested CoA, staff recommends a condition requiring that prior to approval of a demolition permit, the structure will be documented thoroughly with photographs and measured drawings according to the Historic American Building Standards, with the documentation submitted for the BAR archives.

Finally, per City Code Chapter 34, Section 5.2.7.E., within 10 business days of the date of the BAR decision, that action can be appealed to City Council.

## **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 1301 Wertland Street satisfies the BAR’s criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application *as* application with the following condition:

- Prior to approval of a demolition permit, the structure will be documented thoroughly with photographs and measured drawings according to the Historic American Building Standards, with the documentation submitted for the BAR archives.

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 1301 Wertland Street does not satisfy or the BAR’s criteria and guidelines and is not compatible with this property and other properties in the Downtown ADC District, and for the following reasons the BAR denies the application as submitted: ...



### **Criteria, Standards, and Guidelines**

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. Major Historic Review. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

### **Review Criteria Generally**

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
  - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
  - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations: [not germane]
- d. Demolition: The BAR, or City Council on appeal, may make such requirements for, and conditions of approval as are necessary or desirable to protect the safety of adjacent buildings, structures, or properties, and of any persons thereon; and, in case of a partial removal, encapsulation or demolition:
  - i. To protect the structural integrity of the portions of a building or structure which are to remain following the activity that is the subject of a building permit; or
  - ii. To protect historic or architecturally significant features on the portions of a building or structure which are to remain following the activity that is the subject of a building permit.

### **Criteria for Review and Decision per City Code**

Chapter 34, Div. 5.2.7. D.1.b.

Review is limited to following factors in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or IPP:

- i. The historic, architectural, or cultural significance, if any, of the specific structure or property, including, without limitation:
  - a) The age of the structure or property;
    - Staff Note: Recent research by Rivanna Archeological Services determined the two-story, brick house was constructed in 1843.

b) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;

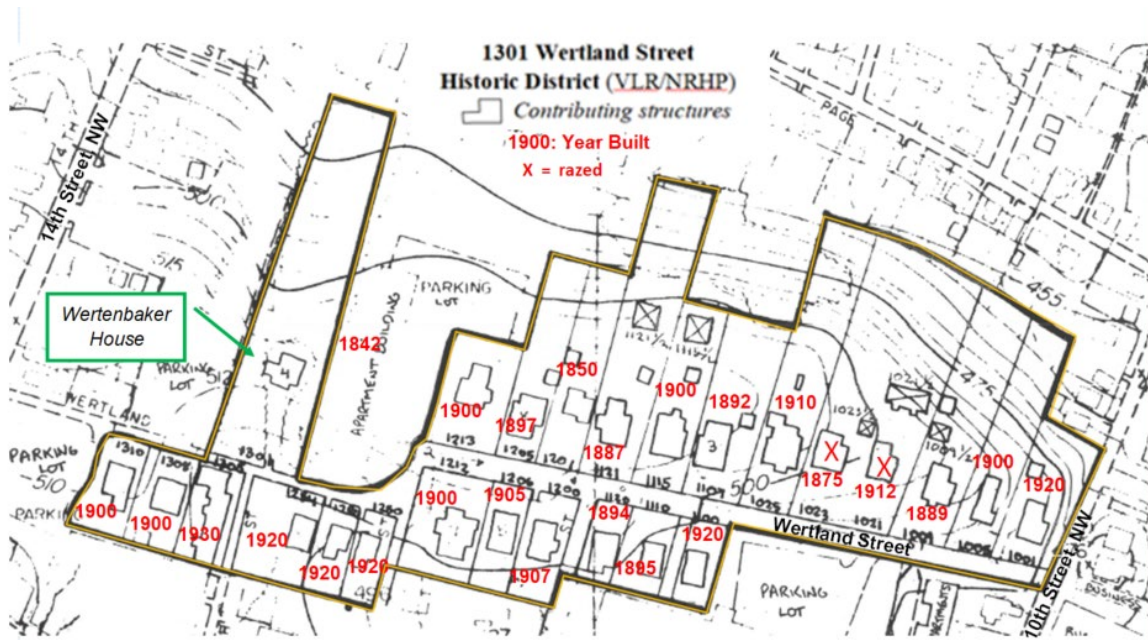
- Staff Note: The Wertenbaker House (VDHR #104-0136-0023 and #104-0047) is a contributing structure in the VLR/NRHP-listed *Wertland Street Historic District* (VDHR #104-136). [www.dhr.virginia.gov/historic-registers/104-0136/](http://www.dhr.virginia.gov/historic-registers/104-0136/)

From the NRHP listing:

1301 Wertland Street (Wertenbaker House): brick (random bond); 2 story with high basement: standing seam metal gable roof: 3 bay: 3 bay one story front porch: one bay second story porch; central bay entrance; six-over-six double hung sash windows; front door with side lights and transom; doors and windows with architrave frames; 2 interior chimneys; 2 story rear addition. Ca 1830. Federal style. Built by William Wertenbaker, chosen by Thomas Jefferson as librarian for the University of Virginia.

The Wertland Street Historic District is significant because of its historic and architectural associations with both Charlottesville and the University of Virginia. Beginning with the 1830 construction of the Wertenbaker House, home of the University's second librarian, through current times as a residential area for faculty and students, the development of Wertland Street has closely paralleled the growth of the University. Containing the most undisturbed and cohesive collection of Victorian vernacular design houses left in Charlottesville, the district has remained relatively unchanged for seventy years, avoiding the forces of change that have altered the area surrounding it and many of the other neighborhoods surrounding the University of Virginia. While the recently listed Rugby Road-University Corner Historic District includes many significant buildings that reflect the history of the University over more than a 100 year period, nowhere else in Charlottesville is the history and architecture of turn-of-the-century Charlottesville as well preserved and self-contained as in the Wertland Street Historic District.

- Additionally:
  - In 1974, the Charlottesville Landmark Commission identified the Wertenbaker House as one of the City's historically and architecturally significant structures.
  - In 1984, the Wertland Street Historic District was listed on the Virginia Landmarks Register. In 1985, the district was listed on the National Register of Historic Places. (For both, 1301 Wertland Street is listed as a contributing resource.)
  - In 1999, City Council established by ordinance the Wertland Street ADC District. (1301 Wertland Street was designated a contributing structure.)



**Note:** The local district's *contributing structures* are designated (shaded) on the City map. Note that the ADC District boundary and the *contributing structures* do not coincide with the NRHP designations.



- c) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
  - Staff Note: The house was constructed in 1843 by and served as the residence of William Wertebaker (1797-1882) and his family. In 1826, Wertebaker was

chosen by [Thomas] Jefferson as the second Librarian of the University of Virginia, serving until 1880.

- d) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the City of a particular architectural style or feature;
  - Staff Note: Within the City, the Wertenbaker House is one of approximately 20 extant buildings constructed prior to 1850. The house is significant due to its association with the early University, and it is the oldest structure within the Wertland Street Historic District. (When the VLR/NRHP district was established, 25 primary structures dating from 1843 to 1930 were identified as *contributing*; of these, 23 remain. (Razed: 1023 Wertland, built 1875, and 1021 Wertland, built 1912).
- e) Whether the building or structure is of such old or distinctive design, texture, or material that it could not be reproduced, or could be reproduced only with great difficulty; and
  - Staff Note: 1301 Wertland Street could be reproduced, physically; however, an accurate reproduction would require period materials and construction methods.
- f) The degree to which distinguishing characteristics, qualities, features, or materials remain;
  - Staff Note: The house was constructed (18143) in a Federal/Greek Revival style. In the late-19<sup>th</sup> century, it was remodeled in a Victorian style, with the addition of the front porch and the ornate cornice. Aside from extensive repairs and the encroachment of nearby development—in 1886 the property was 6.25 acres lot; today it is a 0.4-acre parcel—the house generally retains its original and late-19<sup>th</sup> century appearance. In the 1980s the house required significant repairs, with the necessary rehabilitation partially funded by state/federal Rehabilitation Tax Credits administered by the Virginia Department of Historic Resources. From the VDHR documents: The roof was replaced. The cornice, front porch, and windows were in *fair to poor condition*, requiring repair and replacement. The exterior masonry was in *fair to good condition*, requiring cleaning and repointing.
- ii. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing applicable District, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
  - Staff Note: 1301 Wertland Street is individually unique in its architecture and its association with the early history of the University of Virginia. It is additionally significant as part of a cohesive district of 19<sup>th</sup> century dwellings associated with the University.

- iii. The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant, or other information provided to the BAR;
  - o Staff Note: The applicant has submitted a structural report prepared by Dunbar, dated April 28, 2025.
- iv. Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features, or materials that are significant to the property's historic, architectural, or cultural value; and
  - o Staff Note: The applicant intends to raze the building, entirely.
- v. Any applicable provisions of the City's design guidelines.
  - o Staff Note: See below, under *ADC District Design Guidelines for Considering Demolitions*.

### **ADC District Design Guidelines for Considering Demolitions**

Link to guidelines: [Chapter 7 Demolition and Moving](#)

#### **A. Introduction**

Historic buildings are irreplaceable community assets; and once they are gone, they are gone forever. With each successive demolition or removal, the integrity of a historic district is further eroded. Therefore, the demolition or moving of any contributing building in a historic district should be considered carefully.

Charlottesville's Zoning Ordinance contains provisions that require the property owner to obtain approval prior to demolishing a contributing property in a historic district or an Individually Protected Property (IPP).

The following review criteria should be used for IPP's and (contributing) buildings that are proposed for demolition or relocation.

Plans to demolish or remove a protected property must be approved by the BAR or, on appeal, by the City Council after consultation with the BAR. Upon receipt of an application for demolition or removal of a structure, the BAR has 45 days to either approve or deny the request. If the request is denied and the owner appeals to the City Council, the Council can either approve or deny the request. If Council denies the request, the owner may appeal to the City Circuit Court.

In addition to the right to appeal to City Council or the Circuit Court, there is a process that enables the owner to demolish the building or structure if certain conditions have been met. After the owner has appealed to City Council and has been denied, the owner may choose to make a bona fide offer to sell the building or structure and land.

The property must be offered at a price reasonably related to the fair market value of the structure and land and must be made to the city or to any person or firm or agency that gives reasonable assurance that it is willing to preserve and restore the property. City Council must first confirm that the offering price is reasonably related to the fair market value.

The time during which the offer to sell must remain open varies according to the price, as set out in the State Code and the Zoning Ordinance.

If such a bona fide offer to sell is not accepted within the designated time period, the owner may renew the demolition request to City Council and will be entitled [to a CoA that permits demolition].

## B. Demolition of Historic Structures

### Review Criteria for Demolition

1) The standards established by the City Code, Section 34-278 [now Chapter 34, Div. 5.2.7. D.1.b.]

- Staff Note: See above under *Criteria for Review and Decision per City Code*.

2) The public necessity of the proposed demolition.

- Staff Note: There is no public necessity.

3) The public purpose or interest in land or buildings to be protected.

- Staff Note: Per City Code, the establishment of historic districts and through the designation of individually significant properties is intended to *preserve and protect buildings, structures and properties which serve as important visible reminders of the historic, cultural, and architectural or archaeological heritage of the City, the Commonwealth of Virginia, or this nation.* (Chapter 34, Sec. 2.9.2.A.)

4) The existing character of the setting of the structure or area and its surroundings.

- Staff Note: Of the 25 primary structures listed as contributing to the VLR/NRHP historic district, 23 remain.

5) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.

- Staff Note: Staff is not qualified to comment on the practicability of moving this structure.

6) Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.

- Staff Note: The historic character of a district is the sum of its parts. The incremental loss of historic resources erodes that character.

7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

- Staff Note: The April 28, 2025 report from Dunbar concluded “the structure overall is considered adequate, we recommend [listed repairs] should be considered.”



### Guidelines for Demolition

- 1) Demolish a historic structure only after all preferable alternatives have been exhausted.
- 2) Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.
- 3) If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

### **APPENDIX**

Prior BAR Reviews: Related to proposed apartment building at east side of historic house.

February 15, 2022: BAR held a preliminary discussion for this project.

Meeting video (01:22:00): [BAR Meeting Feb 15 2022](#)

Submittal: [1301 Wertland St - BAR Submittal February 2022](#)

March 15, 2022: BAR held a preliminary discussion for proposed multi-story building.

Meeting video (00:08:46): [BAR Meeting March 15 2022](#)

Submittal: [1301 Wertland St - BAR Submittal March 2022](#)

September 20, 2022: BAR discussion of proposed multi-story building; accepted applicant's request for deferral.

Meeting video (01:22:00): [BAR Meeting Sept 20 2022](#)

Submittal: [1301 Wertland St - BAR Submittal September 2022](#)

October 18, 2022: BAR discussion of proposed multi-story building; accepted applicant's request for deferral.

Meeting video (0:55:00): [BAR Meeting October 18 2022](#)

Submittal: [1301 Wertland St - BAR Submittal October 2022](#)

January 18, 2023: #22-09-03. BAR approved CoA (7-0) for the proposed multi-story building and related alterations to the existing house and property, see motion below.

- Meeting Video: (55:54): [BAR Meeting January 18, 2023](#)
- Submittal: [1301 Wertland St - BAR Submittal January 2023](#)
- Motion to approve: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed new building at, and related alterations to, 1301 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 with the following conditions [as amended by the Chair, with references to the BAR's discussion]:
  - [Complete] a Phase I archeological investigation of the site.
  - [Per staff 's proposed language.] Protect the existing structure by consulting with an engineer to develop a preservation and protection plan for the Wertenbaker House and submit the preservation plan for the BAR record.
  - [Per staff 's proposed language.] Lighting will be dimmable, have a Color Temperature not exceeding 3,000K, and a Color Rendering Index not less than 80, preferably not less than



90. And should there be concerns expressed later related to glare, the owner will work with NDS to find a reasonable solution.

- Landscaping:
  - Final location of plantings be adapted to better frame and ensure visibility of the Wertenbaker House from Wertland Street, which may include the moving or removal of serviceberries;
  - include landscape species selection incorporate a large-scale canopy tree where possible as close to Wertland [Street] as possible;
  - the sweetgum variety replaced with a seedless variety, a an approve tree from the City Tree list, or an appropriate native tree of similar scale;
  - [revised landscape plan will be revised and submitted for BAR record].
- Roof top equipment be screened by a method in accordance with BAR guidelines.

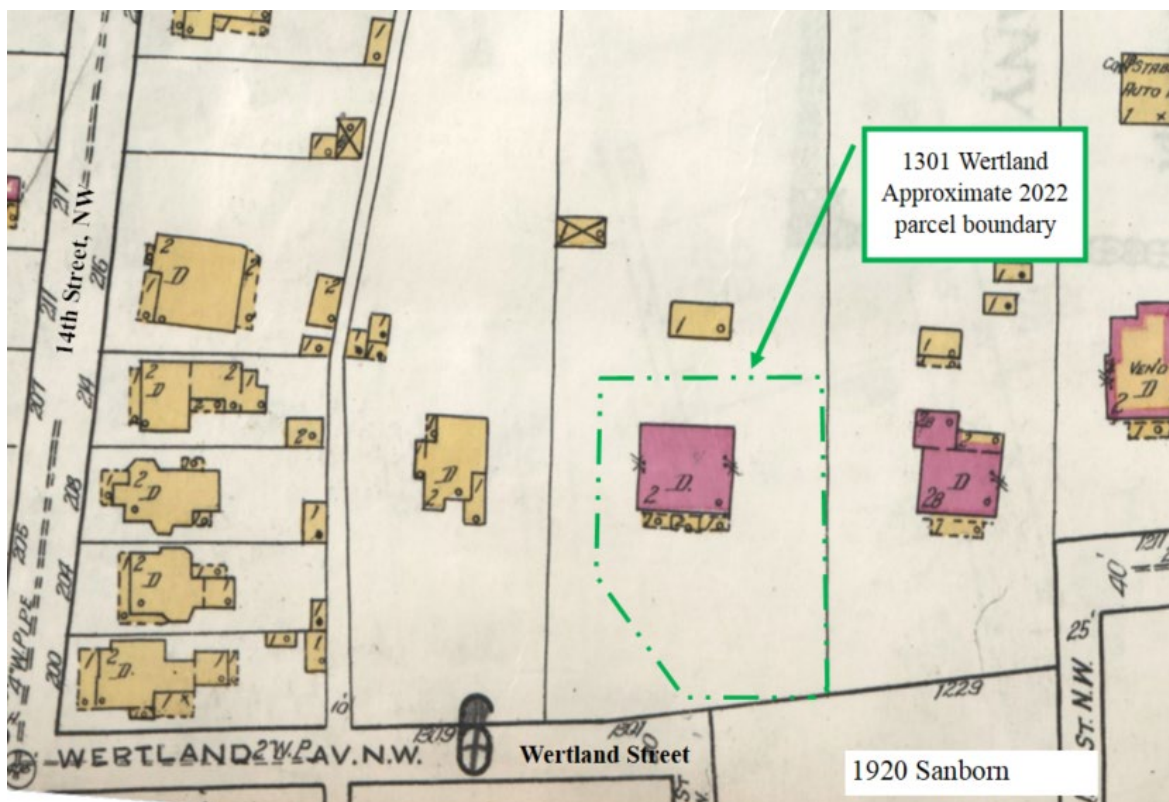
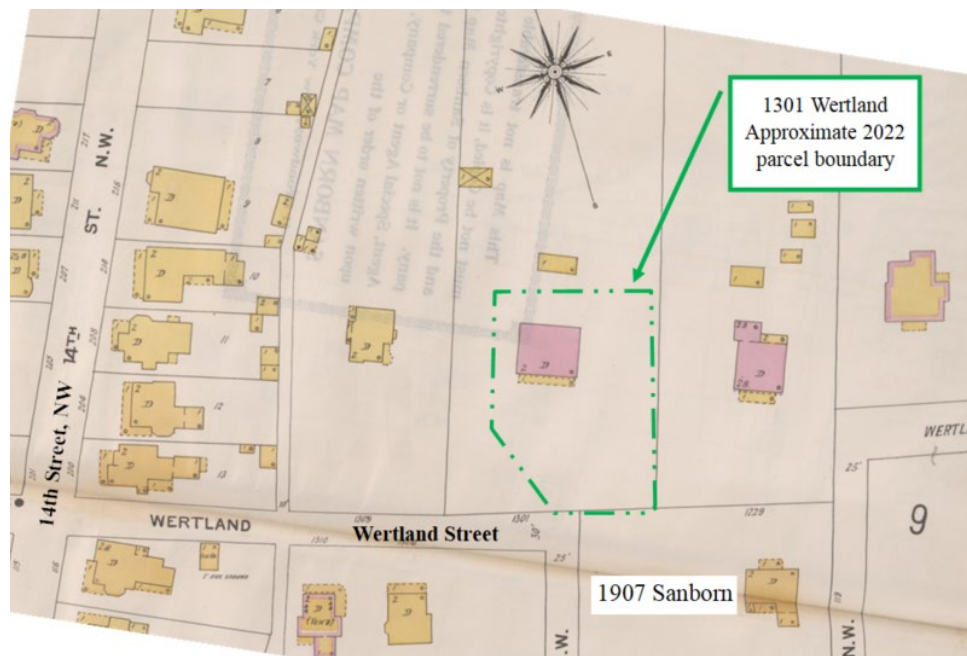
October 15, 2024 – BAR approved (8-0) CoA for modifications to the previous CoA (#22-09-03) related to alternative materials. (Conditions of prior CoA were unchanged.)

- Meeting Video: [BAR Meeting October 15 2024](#)
- Submittal: [1301 Wertland St - BAR Submittal Oct 2024](#)
- Motion to approve: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed modifications to the approved design (ref CoA #22-09-03) for new construction at 1301 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.

## Misc. maps and information

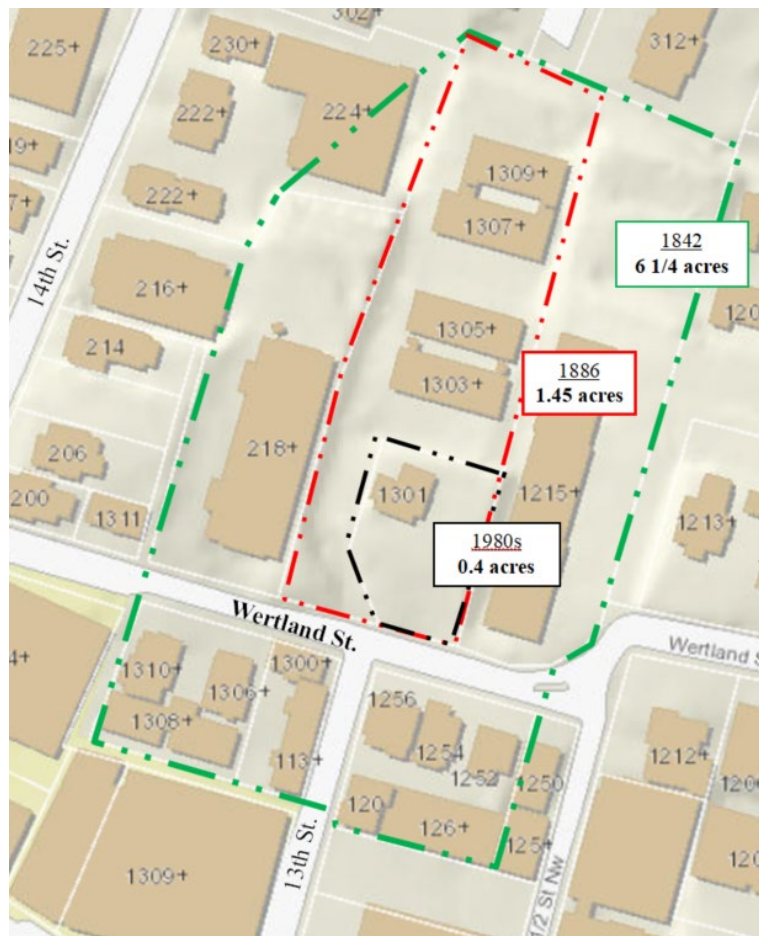
City GIS







Wm. Wertenbaker Property  
 Approx. parcel lines, based on historical survey notes





c1920 Hollsinger photos



April 28, 2025

Edward (Bo) Carrington ([edward@sevendevelopment.com](mailto:edward@sevendevelopment.com))  
Principal  
Seven Development  
310 Old Ivy Way Suite 204  
Charlottesville, VA 22903  
434-962-1449

RE: 1301 Wertland, Charlottesville VA  
Structural Condition Assessment  
Dunbar Project 2504-33

Dear Mr. Carrington,

As requested, we recently visited the 1301 Wertland St to review the condition of the structure. Following is a summary of our initial observations and recommendations.

### Summary

Overall, the building appears to be in generally adequate condition. However, several areas require maintenance and localized repairs. These items are detailed in the Recommendations section.

*Photo 1: Front of the building*





## Observations

The structure is a two-story brick house, originally constructed around 1830, with approximate exterior dimensions of 45 ft x 37 ft. It features multi-wythe brick masonry walls and wood floor framing. The roof is a gable-style wood-framed system. A front porch and second-story balcony are present, with the balcony supported by pressure-treated lumber and brick piers, along with additional pressure-treated wood posts.

- The **brick exterior** is in fair condition. There is a vertical crack on the front wall running from ground floor to the right window (South East Corner). Also, Along the East side of the building, several window openings show signs of the brick warping indicating the East corner of the building might have settled more relative to the rest of the building. All visible repairs appear to be old so it is not apparent that any movement is a recent event.

*Photo 2: South East side window with vertical crack in brick. Signs of a previous older repair in the crack.*







*Photo 3: East side of the building with some warping of the window frame and evidence of previously older repair to the brick under the windows.*



- The **front porch** is in fair condition. The brick pier to the left of the porch stairs (West of the stairs) has some of the bricks loose at the top of pier. There are several pressure treated posts added to the deck in a ad hoc manner. Some posts are sitting on the brick wall. Others are sitting on solid CMU blocks. The piers on CMU block foundations are not set below the frost line and are prone to frost heave. The posts should be set on solid blocks extending below the frost depth of 18" minimum.
  - The **porch floor framing** generally appears adequate except for areas of water and weather deterioration. The fascia board is rotten and insect damaged and should be replaced.
-





*Photo 4: Brick Pier with loose brick.*



*Photo 5: Front porch with wood posts and CMU foundations.*





- The **roof overhangs** show significant rot and damage with several holes in the ceiling overhang that allow animal intrusion. These should be sealed up or repaired.

*Photo 6: Front balcony with damaged soffit.*



- The **interior stairs** show vertical displacement between stair treads and wall baseboards.
- **Floor framing** was not visible, but no significant concerns were noted. Some floor boards show minor cracking and splitting, but overall, appeared to be sound. The bathrooms have some ad hoc patches at holes and should be considered for more permanent methods. The ceilings in multiple rooms are water stained.

## Recommendations

While the structure overall is considered adequate, we recommend the following repairs should be considered.

- Patch all holes in the soffit and repair areas of rot and insect damage. Replace rotted fascia where necessary.
  - Reinstall loose bricks in deteriorated piers.
  - Replace all inadequately supported posts with new footings extending below frost depth (minimum 18").
  - Permanently patch holes in bathroom floors.
-



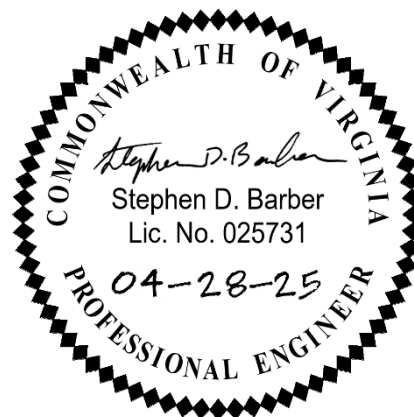
Please note that our observations were limited to visible portions of the structure during the site visit. We appreciate the opportunity to support this assessment. Please feel free to contact us with any questions or if we can be of further assistance.

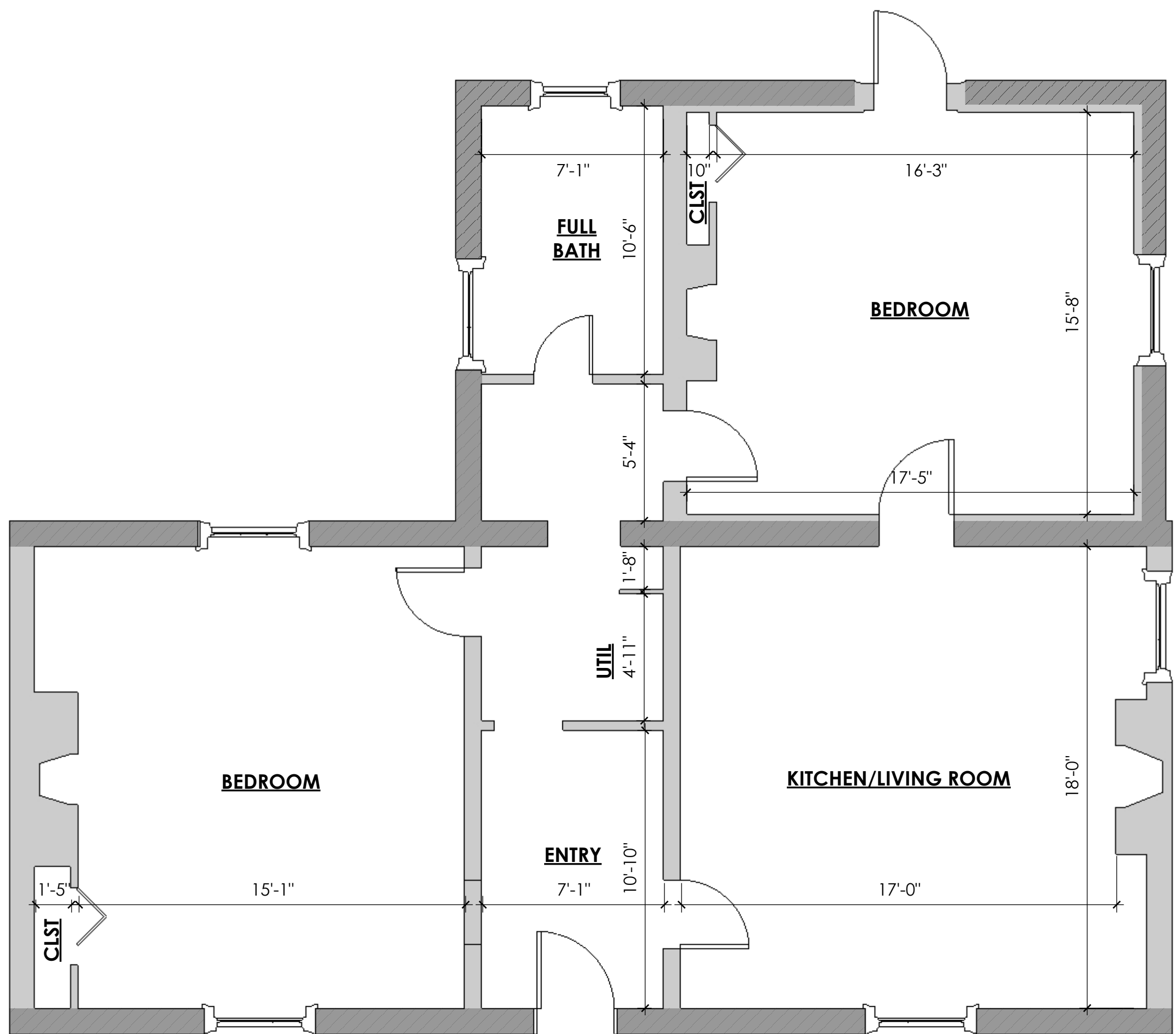
Very truly yours,

A handwritten signature in dark ink, appearing to read 'R. P. Krumpen', with a stylized flourish at the end.

Robert P. Krumpen, PE

Stephen D. Barber, PE

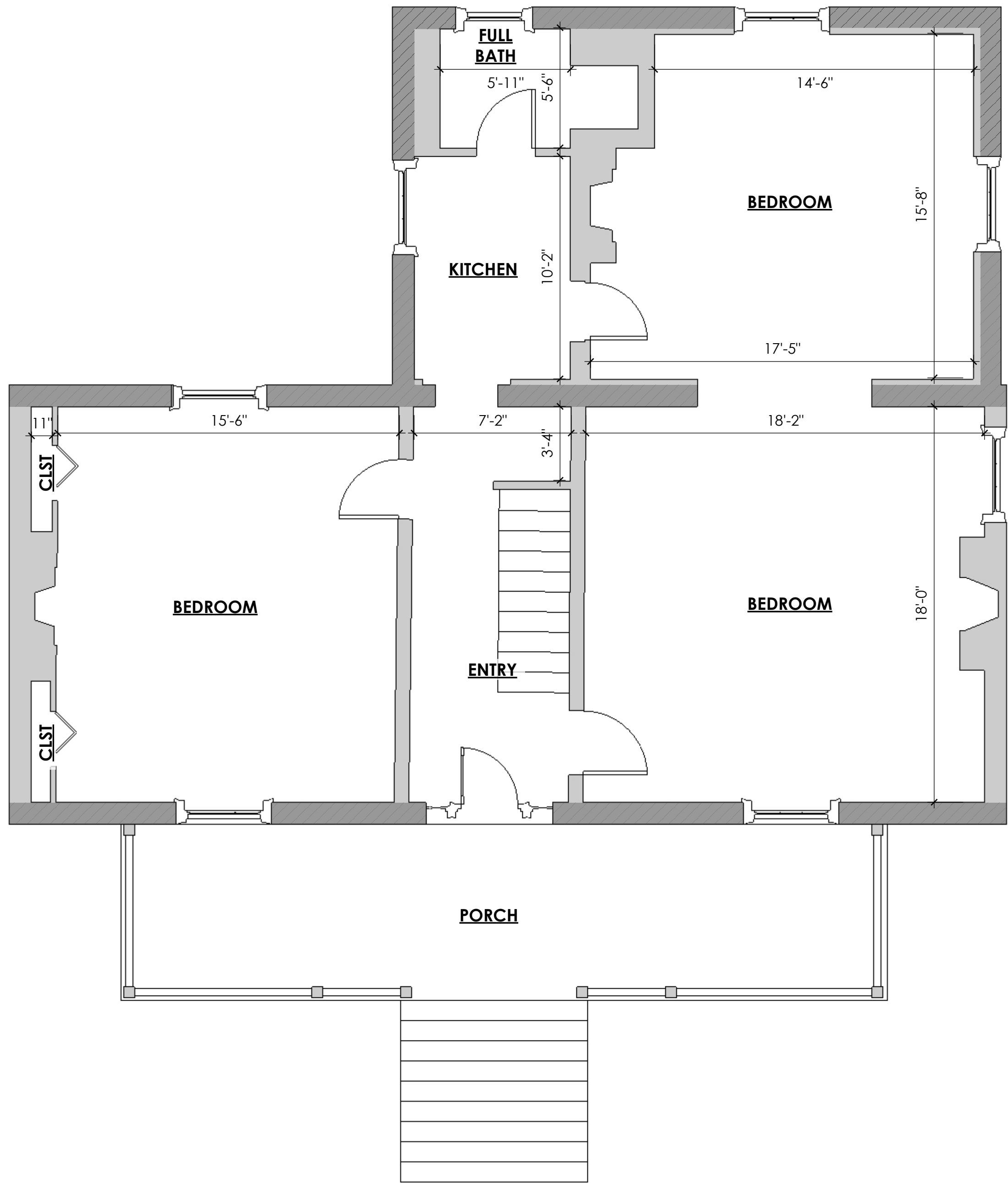




1  
SK1

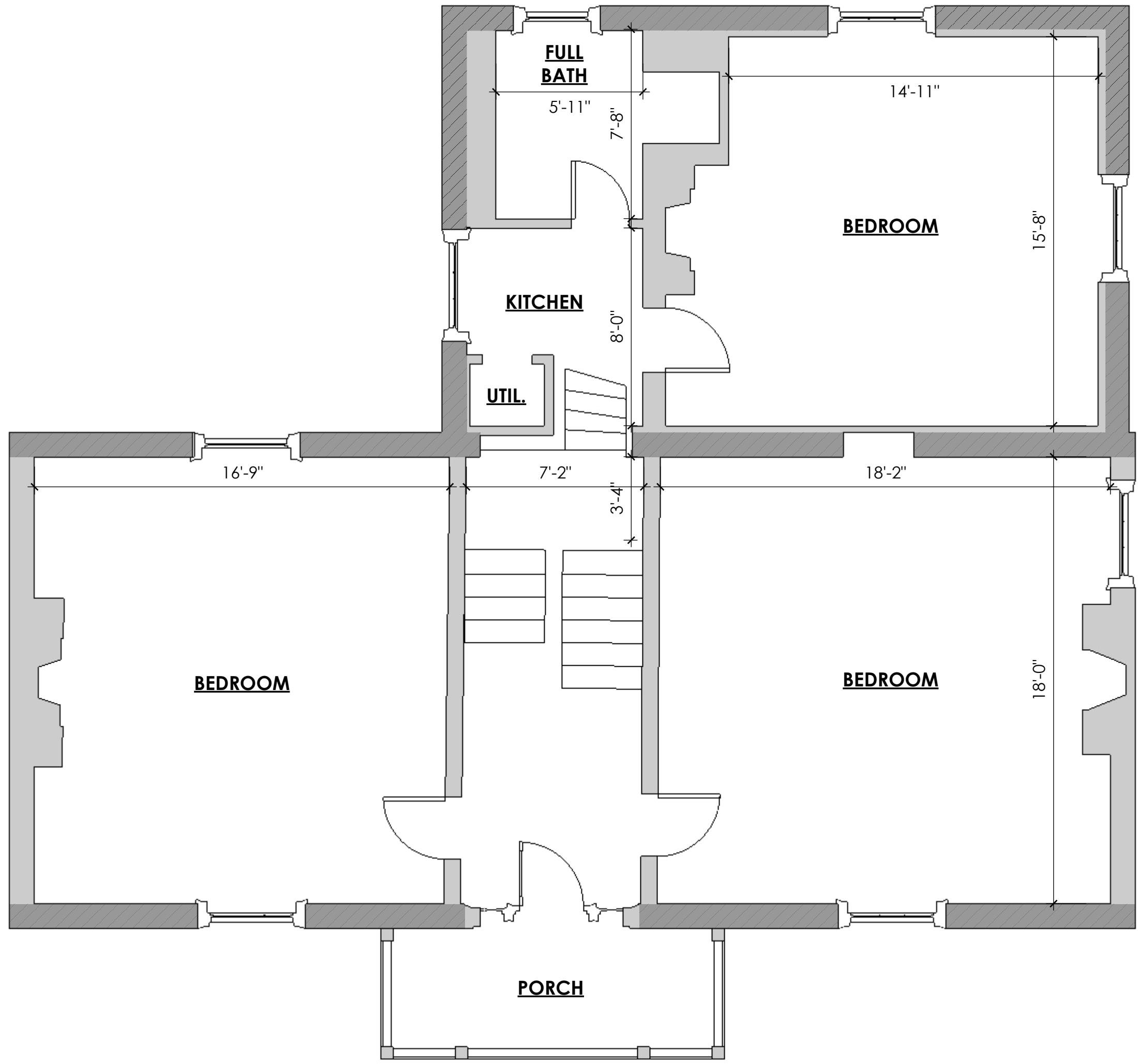
EXISTING - LOWER FLOOR

1/4" = 1'-0"



1  
SK2  
EXISTING - MIDDLE FLOOR  
1/4" = 1'-0"





1  
SK3

EXISTING - UPPER FLOOR

1/4" = 1'-0"

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 1301 Wertland Street  
 Map and Parcel: 4-303  
 Census Tract & Block:  
 Present Owner: Dyer, Anne F. Humphrey's et. al.  
 Address: P.O. Box 3114, University Station  
 Present Use: Residential  
 Original Owner: William Wertenbaker  
 Original Use: Residential

## BASE DATA

Historic Name: Wertenbaker 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 Wertenbaker. The land was generally known as the Wertenbaker property (ACDB 87-385) and previously included a house built by C. C. Wertenbaker (William's son) on one side and on the other side a house built for rental to students. William Wertenbaker 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 Wertenbakers 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 Wertenbaker (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



## RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

Reviewed by Margaret Peters

DHR Identification Number: 104-0047

Other DHR Number: Property Date(s) 1830 ca

## PROPERTY NAMES

Wertenbaker House (1301 Wertland St.)

## EXPLANATION

Historic/Location

County/Independent City: Charlottesville

State: Virginia

Magisterial District: N/A

Tax Parcel: 4-303

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

## ADDRESSES

Number	Thoroughfare Name	Explanation
--------	-------------------	-------------

1301 -	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:

1301 Wertland Ave. Minor Design Control District

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

Landscaped lot with mature oaks completely surrounded by parking lots and modern apartment buildings.

Ownership: Private

NR Resource Type: Building

## WUZITS

Seq. #	# of	Wuzit Types	Historic?
--------	------	-------------	-----------

1.0	1	Single Dwelling	Historic
-----	---	-----------------	----------

TOTAL: 1

Historic: 1

Non-Historic: 0

# PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Masonry	Brick	Flemish Bond
Roof	0	Gable: side	Metal	Standing Seam
Window(s)	0	Sash, double-hung	Wood	6/6
Porch	0	2-story, 5-bay	Wood	Victorian
Chimney	2	Interior	Brick	Stretcher Bond

## INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1830 ca

Source of Date: Written Data

Architectural Style: Late Victorian

Description:

Believed to have been built about 1830, the Wertenbaker House is a Federal/Greek Revival residence that was made-over in the Victorian style towards the end of the 19th c. Early exterior features include a symmetrical three-bay front elevation with center entries on both the first and second stories. The first-story entry has a transom, sidelights, and an ornamental surround; the upper entry has sidelights. Victorian features include the front porch, which has five bays on the first story and three on the second, with turned posts, sawn brackets and friezes, an intricate balustrade, and a pedimented gable. The house also has a bracketed cornice that extends to a rear two-story ell. Pre-existing surveys show that the house has Greek Revival and Victorian mantels, paneled pocket doors, and a stair with turned newels and scrolled tread brackets on the interior.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

The chimney tops have been repaired, otherwise there are virtually no post-1900 changes to the exterior.

Number of Stories: 2.0

Interior Plan Type:

Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Architecture/Community Planning  
Domestic  
Education

Significance Statement:

The building is a contributing resource in the Wertland Street Historic District, listed in the National Register of Historic Places. This house--the oldest building in the Wertland Street district--was apparently built about 1830 for William and Louisiana Wertenbaker. William was the second librarian of the University of Virginia, and he served in the post for over fifty years. The house has considerable architectural as well as historical

interest.

#### GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14704	37 -	3/ /1996
B&W 35mm Photos	14705	26 - 27	3/ /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: Report  
Author: O'Dell, Jeffrey M.  
Citation Abbreviation:  
VDHR file on the Wertenbaker House  
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 :  
Last :  
Suffix :  
Title :  
Company: Wertenbaker Associates

Address: c/o Davis--PO Box 5384

City : Charlottesville State: VA  
Zip : 22905- Country: USA  
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

CITY OF CHARLOTTESVILLE

SEE MAP 5 SEE

MAP

0



SCALE : 1" = 100'

SECTION

4

104-47

13020775

104-41

## IPS RECONNAISSANCE SURVEY FIELD FORM - IPS 95

## reconnaissance main screen 1 of 7

Where is data filed at DHR?

DHR Iden. #

Property date(s)

Other DHR no.

Seq. #

Name

Property Name

Explanation

Hist

Address

Alternate spelling

Former/current

Historic/location

Original

Address-current

Current

Function/location

Location

VLR listing

Alleged

Descriptive

Historic

NHL listing

Alternate name

Former

Historic/current

NRHP listing

County/Ind. City

Tax Parcel Number

State VA Virginia

Mages' District

USGS Quad Map Name

Center UTM-Zone/East/North

UTMs of Boundary

## reconnaissance main screen 2 of 7

Restrict Location and UTM data?

# Suffix Thoroughfare Name

Address

Explanation

Address Superfield Screen

Address Explanation

Sequence Number

Main Street Number

Number Suffix

Street Name

Alternate

Name Change

Current

Number Change

Vicinity of: Town/Village/Hamlet

Name of National Register Historic District

Name of VDH 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 100% w/ mature trees, lot mostly sav'd  
by p. 100% + mod apt complexes

Ownership

F Public-Federal

P Private

L Public-Local

S Public-State

NR Resource Type

B Building

S Site

D District

U Structure

O Object

Seq. #

# of

Wuzit Count

Wuzit Types

Historic?

Total

Historic

Non-Historic

Historic

Non-Historic

Undetermined

reconnaissance main screen 4 of 7

Primary Resource Exterior Component Description

Component

Conn. Type/Form

Material

Material Treatment

chimney(s)

columns

cornice

dormer(s)

foundation

porch

roof

walls

windows

25 5x5

gab (side)

4x6

4x6

4x6

br

wd

met

br

wd

Vizt

SS

Flair

4/6

## Individual Resource Information

Seq. # Wuzit

Primary?

Date Built

## Individual Resource Superfield Screen

Sequence Number

Wuzit

Primary Resource?

Estimated Date of Construction

Source of Data

Architectural Style

Art Deco

Beaux Arts

Bungalow/Craftsman

Chicago

Classical Revival

Colonial

Colonial Revival

Commercial Style

Dutch Colonial

Early Class. Rev.

Early Republic

Exotic Revival

Federal

French Colonial

French Renaissance

Georgian

Gothic

Gothic Revival

Greek Revival

International Style

Italian Renaissance

Italian Villa

Italianate

Late 19th &amp;

20th C. Revivals

Late 19th &amp; Early

20th C. Amer.

Movements

Late Gothic Revival

Late Victorian

Mid-19th C.

Mission/Spanish

Colonial Revival

Mixed (more than 3 styles

from different periods)

Modern Movement

Moderne

No Style Listed

Octagon Mode

Other

Postmedieval English

Prairie School

Pueblo

Queen Anne

Renaissance

Romanesque

Second Empire

Shingle Style

Skyscraper

Spanish Colonial

Stick/Eastlake

Tudor Revival

Description

1+2-5 Ar. porch w/ 4d posts, dec. bal., sawn brackets,  
+ hip + gable roof.  
integral 2-5 ell w/ hip roof + full dorm.  
brd roof w/ 10x10, 2x4 b&f level

Condition

Demolished

Deteriorated

Excellent

Fair

Good

Good-Excellent

Good-Fair

N/A

Poor

Rebuilt

Remodeled

Ruinous

Threats to Resource

Demolition

Deterioration

Development

Major Alteration

Neglect

None

None Known

Public Util. Expan.

Relocation

Structural Failure

Trans. Expan.

Vacant

Additions/Alterations Description

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	Ethnicity/Immigration	Recreation/Arts
Architecture/Landscape Architecture/	Funerary	Religion
Community Planning	Health Care	Settlement Patterns
Commerce/Trade	Industry/Processing/Extraction	Social
Domestic	Landscape	Traffic Engineering
Education	Military/Defense	Transportation
		Other

Significance Statement:

*reconnaissance main screen 6 of 7*  
Graphic Documentation

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

Bibliographic Data

Seq. # \_\_\_\_\_ Type \_\_\_\_\_ Citation \_\_\_\_\_

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 \_\_\_\_\_ 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: \_\_\_\_\_ Last Updated: \_\_\_\_\_

SUFFIX: \_\_\_\_\_

TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ PHONE/EXTENSION: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ STATE: \_\_\_\_\_

CITY: \_\_\_\_\_ COUNTRY: \_\_\_\_\_

ZIP: \_\_\_\_\_

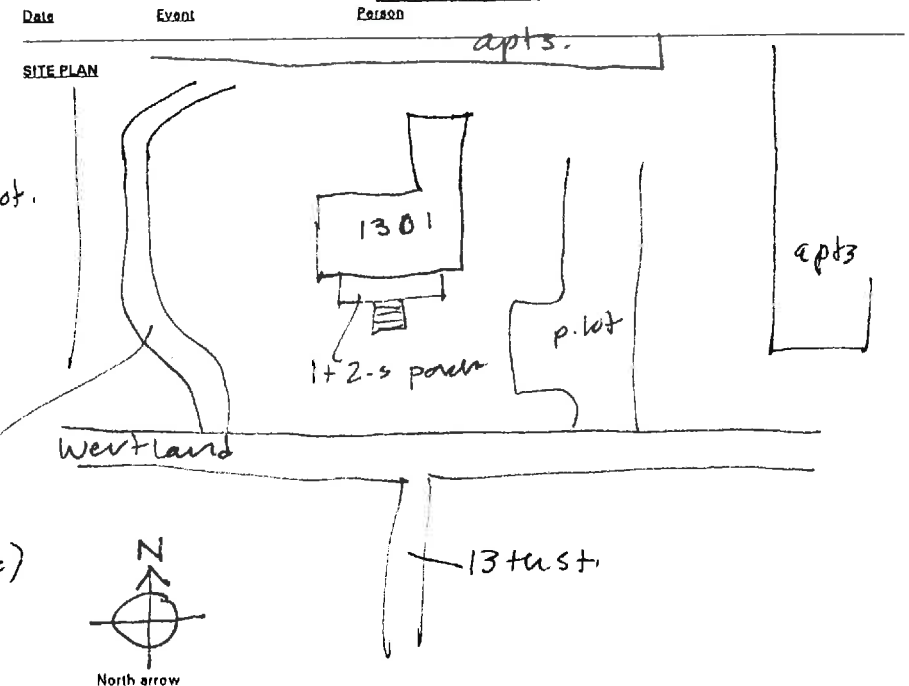
Individual's Category Codes

Informant \_\_\_\_\_ Occupant \_\_\_\_\_ Owner \_\_\_\_\_ Specimens (owner of specimens) \_\_\_\_\_ Tenant \_\_\_\_\_

Notes \_\_\_\_\_

Surveyor's Notes

Date Processing Events



N.T.S.  
Date: \_\_\_\_\_  
SES - 2/96

Drawn by: \_\_\_\_\_  
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):  
~~Ten~~ 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 X (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).

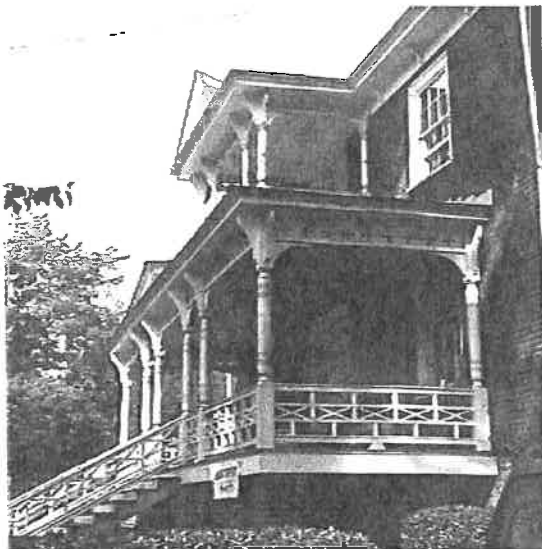
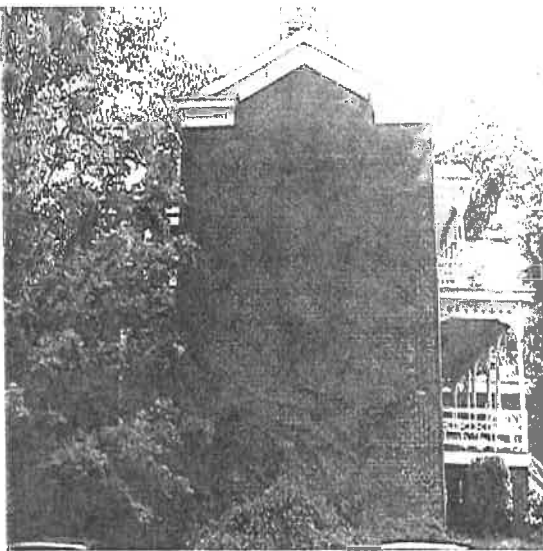
1987: The house was purchased in 1983 by Wertenbaker Associates (DB 442-204, 444-356) and has been rehabilitated and adapted for use as offices. An apartment complex was built on the land behind the house.

### **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



all DB

36-319 Andrew Leitch → Wm Wertenbaker

8/13/1838

M<sup>rs</sup> Mary & Ann Dimmore vs Leitch, Wertenbaker, et al:

Jama Dimmore's land on N side rd town → about  $\frac{3}{4}$  acre  
 "on which are a brick store & dwelling house & other  
 impts (k, smoke, etc)

bounded on S by Tpk, on E by st bet it & Alex. St C,  
 Heiskell (for Dimmore → Peter Heiskell - Alex. Heiskell),  
 on N by Wm Garland (for Dimmore et al), & on W by  
 Alex. St C Heiskell (for John Borman <sup>1835</sup> for Dimmore

39-454 V S Southall <sup>comm</sup> → Wm Wertenbaker

7/20/1842

Andrew Temple, et al vs Wm Dimmore vs Ann Garland (wid Wm)  
 27 acres, part of land sold to Wm Garland by Temple  
 W side rd ch'v → Ann

City DB Geo Perkins, comm'r in chancery cause of Watson & Perkins  
 1-314 vs Wertenbaker, & Mrs Louisiana ~~vs~~ Wertenbaker →

8/17/1889

James D. Jones

2 undivided  $\frac{1}{2}$  int in  $1\frac{17}{20}$  acres, Lot 1 on ~~the~~ plat A & DB

87-385

contract 1886 to Jones &amp; Charles Venable, Jones paid all

see 1847 deed of trust A &amp; DB 45-200

~~see~~

AEDB Wm & Louisiana Wertenbaker → Eva Everett

45-200 deed of trust

7/8/1847 c. 6  $\frac{3}{4}$  acres bounded on N by Opie Norris est., on E & S by C P McKemie, on S also by st fr Univ to Ch'co, on W by B H Timberlake, ~~then~~ a St C Hinkell, McKemie, " & being same land on which sd Wm Wertenbaker now resides"

1842 7  $\frac{1}{2}$  → McKemie 40-13 w/ notes & bonds

" 13  $\frac{1}{4}$  → N. Garland 40-14 (E of 40-13)

$$\begin{array}{r} 6 \frac{3}{4} \\ \hline 27 \frac{1}{2} \end{array}$$





$$\frac{9/20}{2} = 4\frac{3}{20} \text{ acres}$$

# Wootenbaker

1836, 37, 38 John Dinmore 28 1/2 a 1/2 W Ch'o + 1337.50 = 2310.17  
 " Jas " est 31 a + 200 = 309 155 ac off  
 1838 " " " " 1 W " + - = " tag AGD

1842 John Dinmore est 30 a 1/2 W + 1500 = 2529  
 1843 " " " " " "

1842, 43 Wm Wootenbaker 3/4 a 1/4 NW + 500 = 526  
 1843 " " 6 1/4 a 1/4 W + 2000 = 2812

for Jno Dinmore est  
 1/2 7 1/2 ac 13 1/4 ac  
 \$2000 added for sample

## Wootenbaker

steep gable roof, proj eaves + cornice, cornice w/ returns, pl fringe, simple brackets

int end chim

Flem facade, 5-c dm found, 5-c dm w/ Flem  
E w, rear

all wind 6/6, ~~moulded trim~~, shorter end & base,

ent; 3 horiz/3 vert panels; moulded pillars but carry cornice; dec ~~is~~ sidelights + base, corner lights closed

~~bracketed~~  
Eastlake (turned) posts, pierced fringe, proj eaves, cornice,

very high Eng. base,

rear 5-c dm w/ Flem sides, rear, found.

int chim

cornice + wind match  
roof low-pitched hips.



narrow ent hall  
2-fl dog-leg stair w/ single Fed bal  
der. wall  
arch, trim, 6-panel doors  
fireplaces have coal grates

444-356	Wootenbaker Assoc	1983
442-204	The First Service Corp. of SC,	"
WB 25-84		1981
<del>442-20</del>		





14704  
14705

Date 3.1996 File No. 104-47  
 Name Wentenbaek House  
 Town (1301 Wentland St.)  
 County Charlottesville  
 Photographer Dan Pezzoni  
 Contents 4 ext. views





## Property Information

### Property Names

Name Explanation	Name
Function/Location	Dwelling, 1301 Wertland Street
Historic	Wertenbaker House
Historic	Wertland-Wertenbaker House

### Property Evaluation Status

Not Evaluated

This Property is associated with the Wertland Street Historic District.

### Property Addresses

Current - 1301 Wertland Street

County/Independent City(s):	Charlottesville (Ind. City)
Incorporated Town(s):	No Data
Zip Code(s):	22903
Magisterial District(s):	No Data
Tax Parcel(s):	040303000
USGS Quad(s):	CHARLOTTESVILLE EAST

## Additional Property Information

Architecture Setting: Urban

Acreage: 50

### Site Description:

DHR Staff July 2019: Dwelling is located to the north of, and set back from Wertland Street. A driveway and parking areas surround the home on the eastern, northern, and western sides. Front yard with large and small trees.

### Surveyor Assessment:

Charlottesville Landmark Survey - September, 1974: This house was built around 1830 (possibly as early as 1816) by William and Louisiana Wertenbaker. The land was known as the Wertenbaker property (ACDB 87-385) and previously included a house built by C.C. Wertenbaker (William's son) on one side and on the other side a house built for rental to students. William Wertenbaker 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 Wertenbakers 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 Wertenbaker (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.

-----  
1980: Built by William Wertenbaker, chosen by Thomas Jefferson as librarian for the University of Virginia.

-----  
This house - the oldest building in the Wertland Street district - was apparently built about 1830 for William and Louisiana Wertenbaker. William was the second librarian of the University of Virginia, and he served in the post for over fifty years.

-----  
DHR Staff July 2019: The building is a contributing resource in the Wertland Street Historic District, listed in the National Register of Historic Places.

Surveyor Recommendation: Recommended Not Eligible

### Ownership

Ownership Category	Ownership Entity
Private	No Data

## Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Historic District Status:	Contributing
Date of Construction:	Ca 1830
Date Source:	Site Visit/Written Data
Historic Time Period:	Antebellum Period (1830 - 1860)
Historic Context(s):	Architecture/Community Planning, Domestic

**Other ID Number:** *No Data*  
**Architectural Style:** Mixed (more than 3 styles from different periods, 0)  
**Form:** *No Data*  
**Number of Stories:** 2.0  
**Condition:** N/A  
**Threats to Resource:** None Known  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

Charlottesville Landmark Survey - September, 1974: 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.

1980: Brick (random bond); 2-story with high basement; standing seam metal gable roof; 3 bay; 3 bay, 1-story front porch; one bay second story porch; central bay entrance; six-over-six double-hung sash windows; front door with sidelights and transom; doors and windows with architrave frames; 2 interior chimneys; 2-story rear addition. Ca.1830. Federal style.

1996: Believed to have been built about 1830, the Wertenbaker House is a Federal/Greek Revival residence that was made-over in the Victorian style towards the end of the 19th century. Early exterior features include a symmetrical three-bay front elevation with center entries on both the first and second stories. The first-story entry has a transom, sidelights, and an ornamental surround; the upper entry has sidelights. Victorian features include the front porch, which has five bays on the first story and three on the second, with turned posts, sawn brackets and friezes, an intricate balustrade, and a pedimented gable. The house also has a bracketed cornice that extends to a rear two-story ell. Pre-existing surveys show that the house has Greek Revival and Victorian mantels, paneled pocket doors, and a stair with turned newels and scrolled tread brackets on the interior. The chimney tops have been repaired, otherwise there are virtually no post-1900 changes to the exterior.

March 1996

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable w/Central Front Gable	Metal	<i>No Data</i>
Porch	2-Story Partial Width	Wood	Turned
Windows	Double-hung	Wood	<i>No Data</i>
Chimneys	Interior End	Brick	Not Visible

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** Wertland Street Historic District

**Local Historic District Name:** *No Data*

**Historic District Significance:** A genteel residential quarter between the University of Virginia and downtown Charlottesville, this compact district is defined by approximately thirty, mostly ca. 1900, free-standing dwellings. Wertland Street takes its name from the family of William Wertenbaker, appointed by Thomas Jefferson to serve as the university's second librarian, a post he held for over fifty years. Wertenbaker's 1830 brick I-house at 1301 Wertland Street is the oldest house in the district. Its grounds originally extended to Main Street. The formerly semi-rural area began to be developed in the 1880s as one of several neighborhoods serving members of the university community. By the early 1900s more than fifteen houses had been built, primarily on Wertland Street. Today, though adjacent to the bustle of a huge university and a commercial corridor, the neighborhood preserves a hint of the quiet, reassuring ambiance of pre-World-War I America.

The buildings and districts listed under the Charlottesville Multiple Resource Area nomination represent a cross section of all the City's historic periods, from the founding of Charlottesville in the 1760's through the advent of the automobile and the impact it had on the City's expansion. Also included are structures that have played an important part in the history of Charlottesville's black community.  
[Original VLR Listing of the Wertland Historic District: 10/20/1981]

## CRM Events

### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** *No Data*  
**Investigator:** J. Daniel Pezzoni  
**Organization/Company:** Landmark Preservation Associates  
**Photographic Media:** Film  
**Survey Date:** 3/1/1996  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**  
March 1996 survey for the Wertland Street Historic District (104-0136)

### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** *No Data*  
**Investigator:** Jonathan Valalik  
**Organization/Company:** DHR  
**Photographic Media:** Digital  
**Survey Date:** 3/1/1996  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**  
*No Data*  
**Project Bibliographic Information:**  
DHR Staff 2020: Data based on 1996 survey forms.

### Event Type: Rehabilitation Tax Credit

**DHR ID:** 104-0047  
**Staff Name:** DHR  
**Event Date:** 8/23/1983  
**Staff Comment**  
*No Data*

## Bibliographic Information

### Bibliography:

*No Data*

### Property Notes:

*No Data*



**Legend**

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
- Archaeological Resources
- Archaeology Labels
- DHR Easements
- County Boundaries



Feet

0 50 100 150 200  
1:2,500 / 1"=208 Feet

**Title: Architecture Labels****Date: 3/10/2023**

*DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.*

*Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.*