National Park Service

Wertland Street Historic District (Charlottesville MRA)
VIRGINIA

Working No. 9/7/82-2435
Fed. Reg. Date:
Date Due: 10/7/82 - 10/22/82
Action: ___ ACCEPT
✓ RETURN 10/21/82
___ REJECT
Federal Agency:

___ resubmission
___ nomination by person or local government
___ owner objection
___ appeal

Substantive Review: ___ sample ___ request ___ appeal X NR decision

Reviewer's comments: Significance, description, and photos need improvement. District's cohesive character, integrity, and significance can not be evaluated on present documentation

Recom./Criteria Return
Reviewer L McClelland
Discipline A. Hist
Date 10/21/82
___ see continuation sheet

Nomination returned for: ___ technical corrections cited below
X substantive reasons discussed below

1. Name

2. Location

3. Classification

Category | Ownership | Status | Present Use
Public Acquisition | Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ___ yes ___ no

X 7. Description

Condition: ___ excellent ___ good ___ fair ___ deteriorated ___ ruins ___ unexposed
Check one: ___ unaltered ___ altered
Check one: ___ original site ___ moved date ___

Describe the present and original (if known) physical appearance

Please define the characteristic of Victorian vernacular design that unifies this district. Was this collection part of a larger area of development (other parts no longer possessing integrity) or did it always stand out as an integral and distinctive neighborhood

See #10.

___ summary paragraph
X completeness
___ clarity
___ alterations/integrity
___ dates
X boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect

Statement of Significance (in one paragraph)

X summary paragraph
X completeness
___ clarity
___ applicable criteria
X justification of areas checked
X relating significance to the resource
X context
___ relationship of integrity to significance
___ justification of exception
___ other

X Please expand the statement of significance explaining why this area stands out as a distinctive collection of "Victorian vernacular" architecture having local importance and detailing the "ties" with the history of the University that make it historically important. Evaluate the significance and integrity of this neighborhood in context of Charlottesville's overall residential development of this period.

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UMT References

Verbal boundary description and justification / Please explain what determined boundaries what is located between 1205 and 1301 and opposite 1009 and its adjacent buildings.

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ___ local

State Historic Preservation Officer signature

title _____ date _____

X 13. Other

___ Maps
X Photographs
___ Other

Please provide additional photographs, particularly of the south side of Wertland Street and non-conforming buildings viewed from Wertland

Questions concerning this nomination may be directed to L. McClelland / P. Andrews

Signed Linda McClelland Date 10/21/82 Phone: 202 272-350

Comments for any item may be continued on an attached sheet

CHARLOTTESVILLE MULTIPLE RESOURCE AREA

WERTLAND STREET HISTORIC DISTRICT

Area: 47 Acres

Number of Buildings: @ 30

UTM References: A. 17/719620/4212530
B. 17/719950/4212400
C. 17/719700/4212280
D. 17/719510/4212340

SUMMARY DESCRIPTION

The Wertland Street Historic District is a fifty acre residential area situated in the western section of the City of Charlottesville northeast of the University of Virginia. The district is composed of thirty frame and brick residences that front tree lined Wertland Street between Tenth Street to the east and Fourteenth Street to the west. Only five buildings in the district are considered noncontributing elements. An enclave of mostly turn-of-the century Victorian vernacular structures, the collection of residential architecture is one of the most undisturbed and cohesive turn-of-the century neighborhoods in Charlottesville. Among the more academic architectural styles represented in the district are the Queen Anne and Colonial Revival styles.

Architectural Analysis

The Wertland Street Historic District's development is not tied to any of the areas surrounding it in terms of character and design. To the south lies the commercial area along West Main Street. To the north and east are more modest neighborhoods of smaller homes, while to the west is a residential neighborhood developed primarily at a later date. As a result, the Wertland Street District stands out as distinct and cohesive. The following map shows in greater detail uses surrounding the Wertland Street Historic District.

While a majority of the homes along Wertland Street are of Victorian vernacular design origins, there are representatives of other styles. The Wertenbaker House (1301 Wertland Street) is the oldest house in the district, and is a good example of local Federal vernacular style. The Marshall-Dabney-Cubbage house (1107 Wertland Street) possesses interesting Queen Anne qualities, with its 2½ story octagonal tower. At 1206 Wertland Street, the Watson House, with its imposing Ionic portico, is reminiscent of Jeffersonian Revival architecture. Many of the Victorian vernacular design homes found on Wertland Street have common characteristics, including two story frame construction, wrap around front porches with decorative sawn work, and hipped roofs.

The streetscape of the Wertland Street Historic District reflects the street's development pattern. The earliest houses, between Tenth Street and Thirteenth Street on the north side, are located on large lots with a standard setback, creating a spacious and orderly arrangement not found anywhere else in the University area. The houses on the south side, generally being of later construction, have smaller lots and are closer to the street. With the exception of the apartment complex at 1215 Wertland Street and the old Sears Department Store parking lot that abuts the District's southern boundary, both of which are excluded from the district, the Wertland Street Historic District remains relatively unchanged since the early 20th century.

STATEMENT OF SIGNIFICANCE

Period: 1800-1899
1900-

Areas of Significance: Architecture
Education

Significance Statement:

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.

Historical Background

Wertland Street takes its name from the family of William Wertenbaker, the second librarian appointed by Thomas Jefferson at the University of Virginia. Mr. Wertenbaker built his home in 1830 at what is now 1301 Wertland Street. The property originally fronted on West Main Street, at that time the old "Three Notched Road." What is now Thirteenth Street, N. W. was originally the Wertenbaker House driveway. In later years, Wertenbaker built houses on either side of his own for his two daughters, but neither of these homes is still standing.

Another of the early houses still standing is the McKennie-Miller House (1201 Wertland Street). C. P. McKennie was a well known Charlottesville figure in the mid 1800's and was the publisher of Charlottesville's first newspaper, the "Central Gazette." Mr. McKennie purchased 7½ acres of this property in 1842, later adding 58 acres north of it.

Wertland Street began to be developed as one of the fashionable University area residential neighborhoods in the 1880's when the owners of four large tracts subdivided their land. One of these owners was William Jeffries, one time owner of the Jeffries House at 909 West Main Street (nomination #91). After his death in 1885, his property

in the Wertland Street area was subdivided for development. In 1892, George B. Marshall purchased the McKennie-Miller property and also subdivided. Other property acquisitions involved land on the Tenth Street and Fourteenth Street ends of what is now Wertland Street. Wertland Street arose in the early 1900's. By 1910, more than fifteen houses had been built.

The Wertland Street District today is bordered by commercial uses to the south, and different, more dense, residential uses to the north, east and west. For years the area was deteriorating as more and more once stately houses were bought and cheaply divided into numerous apartments for University students. In recent years, however, this trend has been reversed as more of the homes are acquired by owners who are rehabilitating them because of their unique architectural value.

District Verbal Boundary Description:

Beginning at a point on the north side of Wertland Street at its intersection with Tenth Street, N. W.; thence running west about 400 feet along the northern right-of-way of Wertland Street to the southeastern boundary line of 1100 Wertland Street (tax map and parcel number: 10-33); thence in a southerly direction along the eastern property line of 1100 Wertland Street (10-33) to its southeast corner; thence in a westerly direction along the rear property lines of all properties facing Wertland Street, about 900 feet, to the southwest corner of 1310 Wertland Street (10-10); thence in a northerly direction along the western boundary of 1301 Wertland Street to the property's northwestern corner; thence in an easterly direction along Wertland Street to a point adjacent to the southwestern corner of the property at 1301 Wertland Street (4-303); thence around the property at 1301 Wertland Street to its southeast corner; thence in an easterly direction along the northern right-of-way of Wertland Street to its intersection with the southwestern corner of 1213 Wertland Street (4-305); thence along the western boundary of the property at 1213 Wertland Street to its northwestern corner; thence in an easterly direction along the rear property lines of all properties fronting on Wertland Street to the northeastern corner of the property at 1101 Wertland Street (4-317); thence in a southerly direction along the eastern boundary of the property at 1101 Wertland Street to the point of origin.

Boundary Justification

The Wertland Street Historic District as defined is a distinct area because of historical development patterns. It is not tied to any of the areas surrounding it in terms of character and design. To the north (Page Street) and east (Page Street) is a more modest traditionally black neighborhood of smaller houses. To the west is a residential neighborhood (Fourteenth Street) developed at a later date. The West Main Street commercial area lies directly to the south of Wertland Street.

Wertland Street District - Building Inventory

1001: brick (6 and 7 course American bond); 2½ stories; hipped roof with asphalt shingles; 2 bay L-shaped 1 story Tuscan porch; double sash two-over-two windows; double jack arches over windows and door; 1 story brick addition. Ca 1920. Vernacular.

1005: frame (weatherboard); 2 stories; standing seam metal gable roof; two bay; L-shaped 1 story Tuscan porch; two-over-two double hung windows; one central chimney; 1 story rear addition. Ca 1900. Vernacular.

1009: (Ward-Brown-Gay House); frame (weatherboard); 2 stories; 3 gable with partial hip; 3 bay with central entrance; two-over-two double hung windows; 1 story bay window on west bay; one central chimney; 1 story rear addition. 1889. (see attached survey).

1021: frame (wood shingle); 2 stories; standing seam metal gable roof; two intersecting gables; 3 bay; 3 bay first floor porch and one bay (2nd story) central porch; two-over-two double hung windows; staggered pattern shingles in pediment; Tuscan columns on porch; 2 story rear addition. 1912. Vernacular.

1023: frame (weatherboard); 2 stories; standing seam metal two hipped roofs with small front gable; 3 bays; 3 bay 1 story front porch; bay window on side; 1 story rear addition; second story front subsequently altered with smaller double hung windows. Ca 1875. Vernacular.

1025: frame (white asbestos siding); 2½ stories; slate hipped roof with 3 dormers; 3 bays; one bay porch with Tuscan columns; projecting central bay above first story with Palladian doorway; addition to west rear. Ca 1910. Georgian Revival.

1100: brick (6 course American bond); 2 story; hipped roof with front gable dormer; 3 bay; 1 story 3 bay Tuscan porch; one-over-one double hung windows on first story; one-over-three double hung windows on second storey; one central chimney; bricked over opening on second story central bay. Ca 1920. Vernacular.

1107: (Marshall-Dabney-Cubbage House); frame (asbestos siding); 2½ story; 5 bay; hipped roof with standing seam metal; 1 story 3 bay west porch; 2 stories turret in east bay; central bay entrance; two-over-two double hung windows; 2 west interior end chimneys and one central chimney. 1892. Victorian vernacular. (see attached survey).

1110: brick (stretcher bond); 2 story, hipped roof with 2 intersecting front gables (asphalt shingles); 3 bay; 2 story 2 (eastern) bay square columned porch; central bay entrance with door above on second story; one-over-one double hung windows; 1 chimney. Ca 1895. Vernacular.

1115: frame (tar paper imitation red brick); 2½ story; hipped roof with intersecting gable and pedimented dormer; 3 bay; 2 story; 2 bay porch on west end; stairway to second story porch; 2 side by side double hung one-over-one windows; one and two story rear additions. Ca 1900. Vernacular.

1120: (Marshall-Edwards House); brick (6 course American bond); 2½ story; high pitched slate hipped roof with intersecting gables and one dormer; 2 bay L-shaped 1 story one bay porch; two-over-two double hung windows, paired one-over-one in east bay; 3 interior chimneys. Ca 1894. Victorian Vernacular. (see attached survey)

1121: frame (asbestos shingle siding); 2½ story; standing seam metal hipped roof with intersecting gable and one dormer; 3 bay; one story two western bay Ionic porch; 2 separate door entrances with bisected fan light; 3 chimneys; one-over-one and 2-over-2 double hung windows; one story rear addition. 1887. Vernacular.

1201: (McKennie-Miller House); frame(clapboard); 2 story; standing seam metal roof with intersecting gable; 3 bay; 1 story 2 (west) bay Tuscan porch; central bay entrance; six-over-six double hung windows; 2 interior chimneys; one story rear addition. Ca 1850. Victorian Vernacular. Built by Clement McKennie, publisher of Charlottesville's first newspaper (see attached survey).

1200: (T. W. Bailey House); brick (stretcher bond); 2 story; metal standing seam, (double hip)roof with intersecting gable; 3 bay; one story 2 bay Tuscan L-shaped porch; all openings have segmental arches; one-over-one windows; 4 interior chimneys. 1907. Vernacular. (see attached survey)

1205: (Lewis-Lammey House); frame (weatherboard); 2½ story; partial hipped roof with 2 intersecting gables, one hipped roof dormer; 3 bay; L-shaped 2 bay one story porch; coupled Tuscan columns on high based porch with turned ballustrade; box cornice with modillion-like dentils on porch; eastern bay has three sided two story bay; central bay entrance; one-over-one double hung windows; one story rear addition. 1897. Victorian Vernacular. (see attached survey)

1206: (Watson House); brick (stretcher bond); 2½ story; 3 bay; temple form; gable roof with asphalt shingles; 3 bay two story Ionic porch with 2nd story gallery; 4 Ionic columns; off center central bay entrance; Palladian window in pediment; first story east bay door with transom; 2nd story east and west bay French doors; 4 interior chimneys. 1905. Colonial Revival. (see attached survey)

1212: (Bryan-Stallings House); brick (five course American with Flemish variant); 2 story 3 bay; standing seam metal hipped roof with intersecting gable; one pedimented dormer; one story 3 bay L-shaped porch; eastern bay projecting with brackets under pediments; central bay entrance; two-over-two double hung windows; 4 interior chimneys. 1900. Victorian Vernacular. (see attached survey)

1213: brick (stretcher bond); 2½ story; 3 bay; hipped roof with top flat section, asphalt shingles; hipped front dormer; one story one bay Ionic porch; full entablature on first story and at cornice; central bay entrance; six-over-six double hung windows; French doors with transom light on first floor; French doors on second story with side lights; 2 story rear addition. Ca 1900. Colonial Revival.

1250: brick (stretcher bond); 2 story with attic; hipped roof with intersecting front gable; asphalt shingles; 2 bay; one story one bay Tuscan porch, 2 doors in west bay; large first story forty-light window; 2nd story two-over-two double hung windows with segmental arches; first story doors and windows later additions replacing L-shaped porch. Ca 1920. Vernacular.

1252: brick (stretcher bond); 2½ story asphalt shingle gable roof; 2 bay; brackets under gable; west bay entrance; first story triple sash one-over-one double hung sash; second story one-over-one double hung windows with segmental arches. Ca 1920. Vernacular.

1254: brick (stretcher bond); 2½ story; hipped asphalt shingle roof with front and side hipped dormers; two bays; one bay, one story gable roofed porch with brick piers; west bay entrance; six-over-six double hung windows under segmental arches; one interior chimney. Ca 1920. Vernacular.

1256: Vacant lot.

1301: (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. (see attached survey)

1306: brick (six course American bond); 3 story five bay apartment building; wooden string course between first and second story, one small rectangular panel between second and third story; central bay entrance; six-over-six double hung windows; pedimented doorway with Tuscan pilasters. Vernacular.

1308: frame (clapboard siding); 2½ story; slate hipped roof, one front and one side hipped dormer; 2 bay; one story 2 bay Tuscan porch; east bay entrance; one-over-one double hung windows; 2 interior chimneys. Ca 1900. Vernacular.

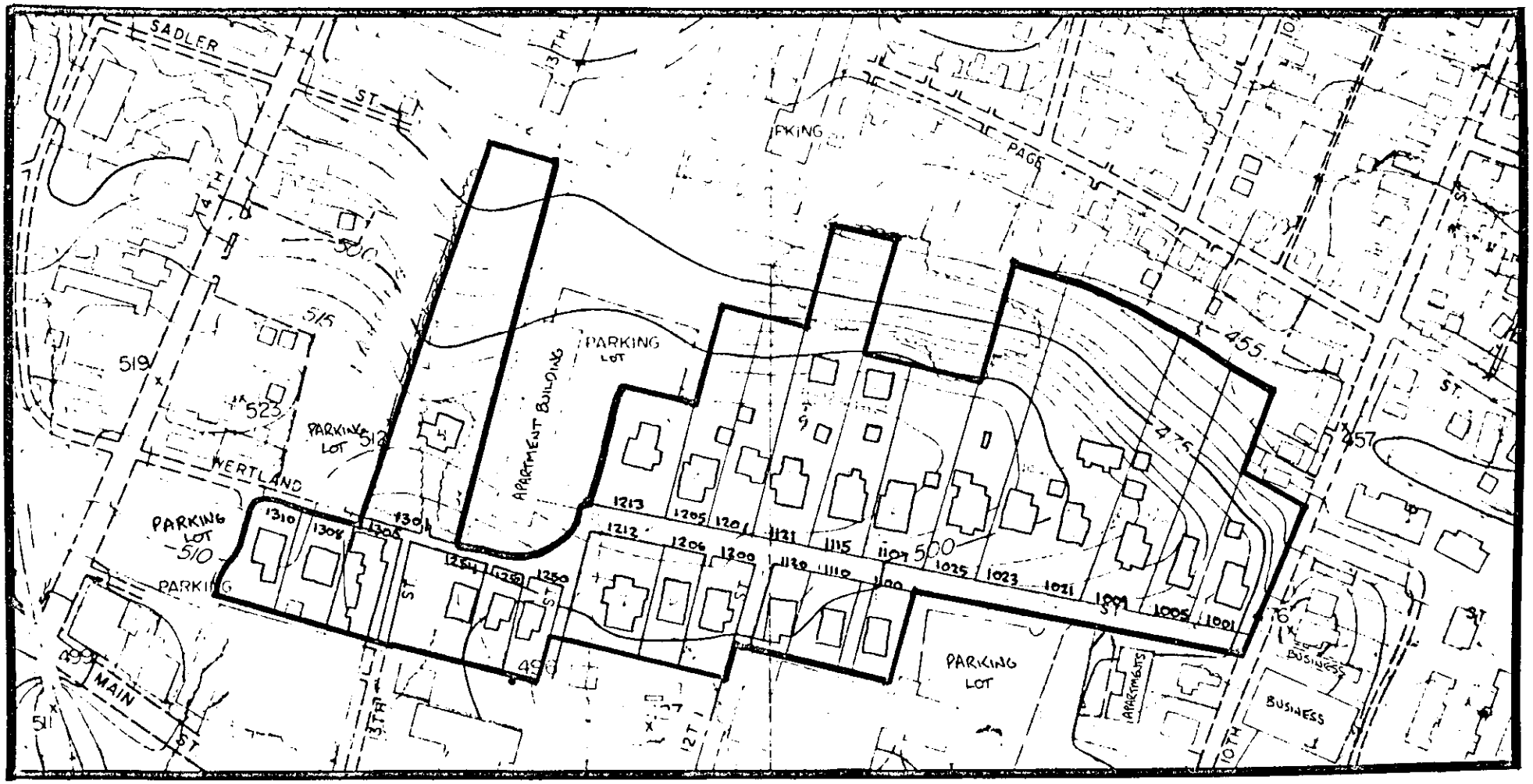
1310: brick (stretcher bond with limestone quoins); 2½ story steep standing seam metal gable roof, intersecting side gable; pedimented east side dormer; 2 bay; one story L-shaped Ionic porch; fluted Ionic columns and full Ionic entablature with turned balustrade on porch; east bay entrance; two-over-two segmental-arched windows; double door with elliptical fanlight; one interior chimney; one story rear addition. Ca 1900. Georgian Revival.

Noncontributing Structures: The buildings listed below, even though in the boundaries of the Wertland Street District, do not face on Wertland Street and are considered to be noncontributing.

1009 1/2: concrete block; 2 story. Ca. 1960
1115 1/2: concrete block; 2 story. Ca. 1950
1109 1/2: concrete block; one story. Ca. 1950
1021 1/2: concrete block; one story. Ca. 1960
1023 1/2: concrete block; one story. Ca. 1960

WERTLAND STREET HISTORIC DISTRICT

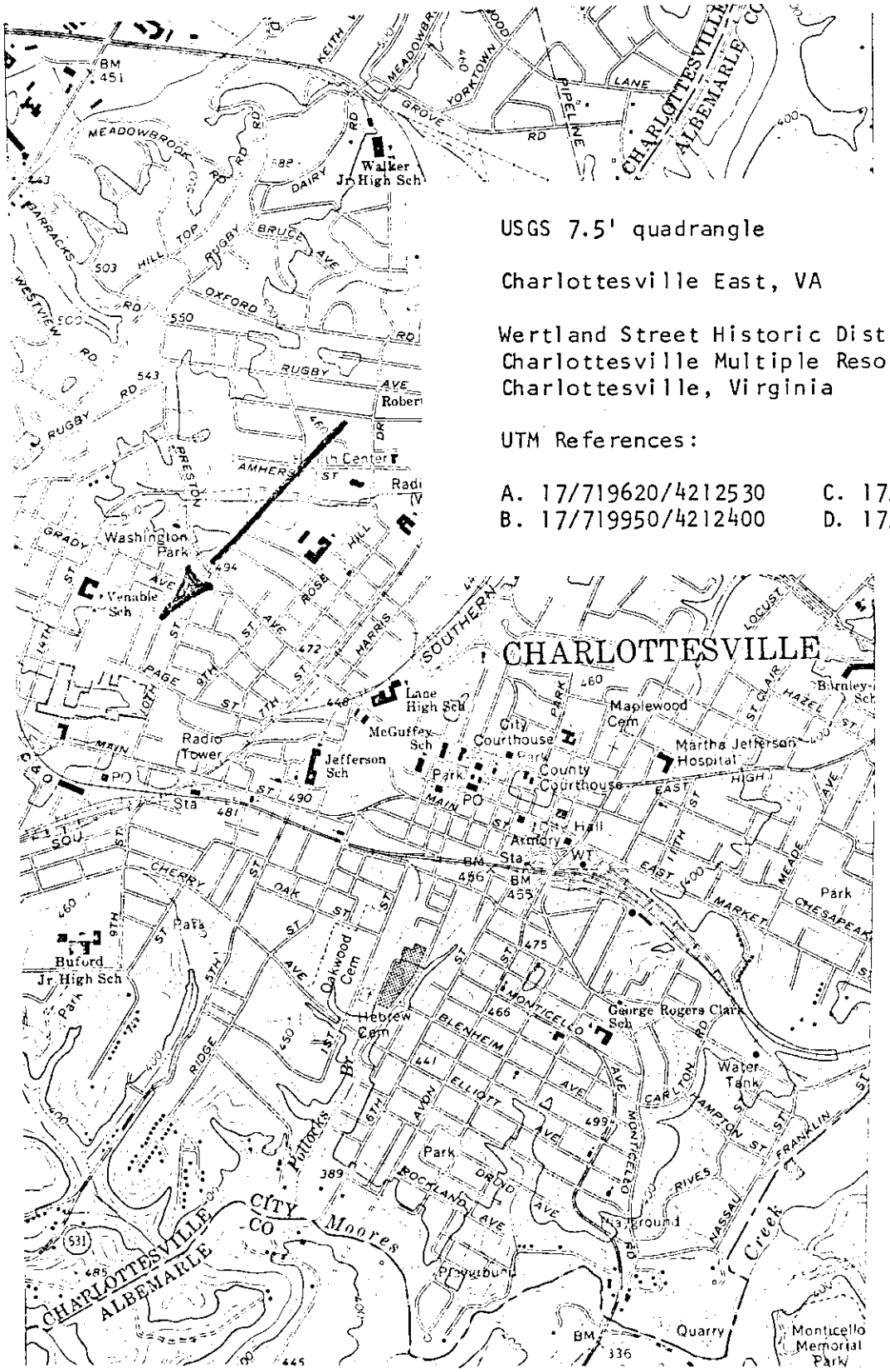
Scale: 1"=100'



Noncontributing Structures

Prepared By
Charlottesville Dept. of Community Development
October, 1984

N



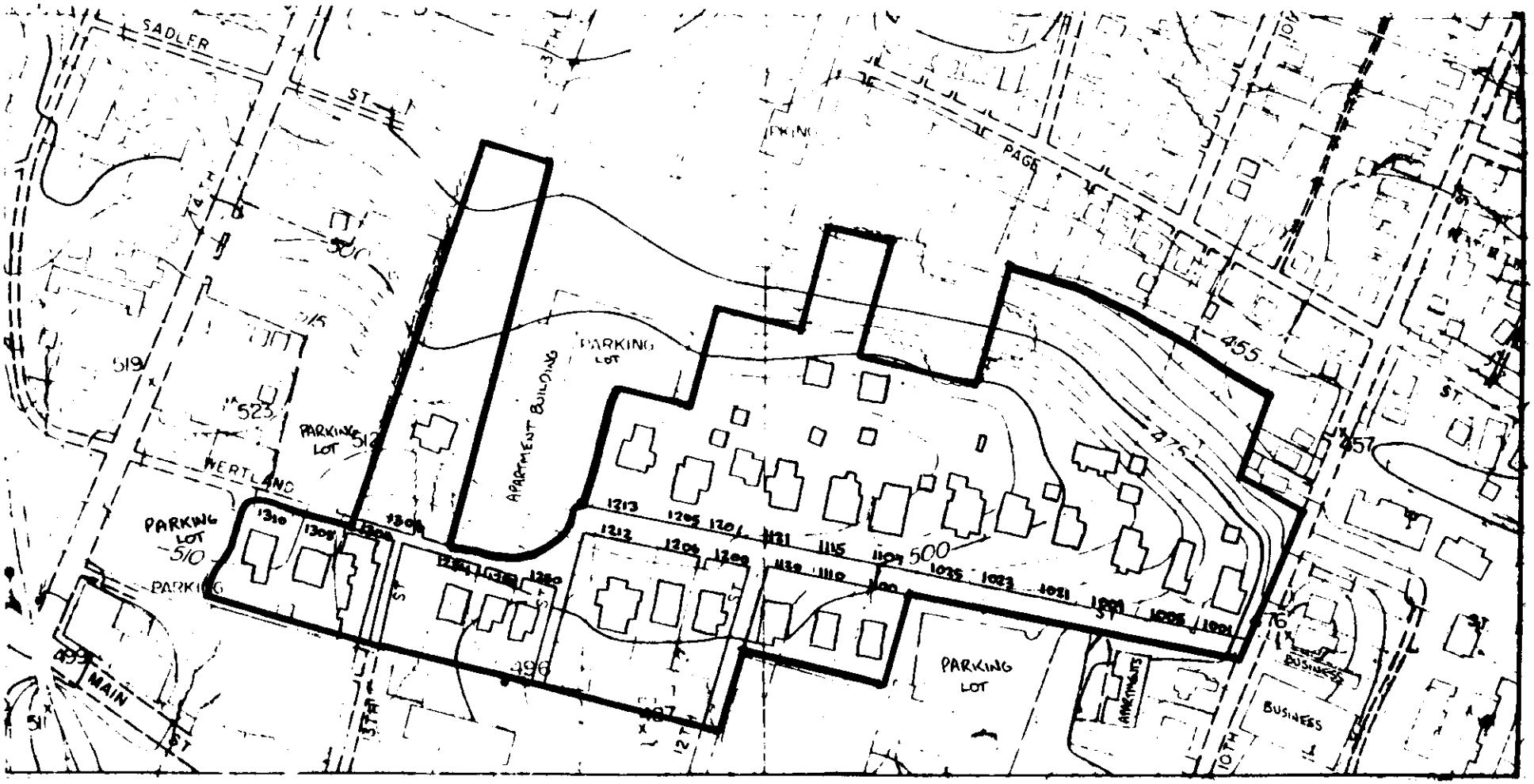
USGS 7.5' quadrangle

Charlottesville East, VA 1973 PR 1978

Wertland Street Historic District
Charlottesville Multiple Resource Area
Charlottesville, Virginia

UTM References:

A. 17/719620/4212530
B. 17/719950/4212400
C. 17/719700/4212280
D. 17/719510/4212340



WERTLAND STREET HISTORIC DISTRICT

Scale: 1" = 100'