

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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| DATE ENTERED. |

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ITEM NUMBER 7

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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

Description:

The Wertland Street District is a residential area just north of the University of Virginia; a street worthy of preservation because of its close ties with the history of the University and for the many significant homes that can be found there. The District itself is composed of most of the residential structures fronting on Wertland Street between Tenth Street to the east and Fourteenth Street to the west. An area of about 50 acres, most of the houses in the District are either owner occupied or rented out to University of Virginia students.

The row of houses on the north side of Wertland Street (1001-1213) is perhaps the most undisturbed collected of Victorian vernacular design homes left in Charlottesville. Wertland Street is unique in that its 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 district 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-Cabbage House (1107 Wertland Street) processes interesting Queene Anne qualities, with its 2½ storey octagonal tower. At 1206 Wertland Street, the Watson House, with its imposing Ionic portico, is a mixture of popular designs.

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 parking lot that abuts the District's southern boundary, the Wertland Street Historic District remains relatively unchanged.

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Significance:

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, NW 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 was subsequently built 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 up 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.

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Charlottesville Multiple Resource Area

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District Verbal Boundary Description:

Beginning at a point on the north side of Wertland Street at its intersection with Tenth Street, NW; 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.

Wertland Street District - Building Inventory:

- 1001: brick (6 and 7 course American bond); 2 1/2 storey; hipped roof with asphalt shingles; 2 bay; L-shaped one storey Tuscan porch; double sash two-over-two windows; double jack arches over windows and door; one storey brick addition. Ca 1920. Vernacular.
- 1005: frame (weatherboard); 2 storey; standing seam metal gable roof; two bay; L-shaped one storey Tuscan porch; two-over-two double hung windows; one central chimney; one storey rear addition. Ca 1900. Vernacular.
- 1009: (Ward-Brown-Gay House); frame (weatherboard); 2 storey; 3 gable with partial hip; 3 bay with central entrance; two-over-two double hung windows; one storey bay window on west bay; one central chimney; one storey rear addition. 1889. Victorian Vernacular (see attached survey).

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- 1021: frame (wood shingle); 2 storey; standing seam metal gable roof; two intersecting gables; 3 bay; 3 bay first floor porch and one bay (2nd storey) central porch; two-over-two double hung windows; staggered pattern shingles in pediment; Tuscan columns on porch; 2 storey rear addition. Ca 1900. Vernacular.
- 1023: frame (weatherboard); 2 storey; standing seam metal two hipped roof with small front gable; 3 bays; 3 bay one storey front porch; bay window on side; one storey rear addition; second storey front subsequently altered with smaller double hung windows. Ca 1875. Vernacular.
- 1025: frame (white asbestos siding); 2 1/2 storey; slate hipped roof with 3 dormers; 3 bays; one bay porch with Tuscan columns; projecting central bay above first storey with Palladian doorway; addition to west rear. Ca 1900. Georgian Revival.
- 1100: brick (6 course American bond); 2 storey; hipped roof with front gable dormer; 3 bay; one storey 3 bay Tuscan porch; one-over-one double hung windows on first storey; one-over-three double hung windows on second storey; one central chimney; bricked over opening on second storey central bay. Ca. 1920. Vernacular.
- 1107: (Marshall-Dabney-Cabbage House); frame (asbestos siding); 2 1/2 storey; 5 bay; hipped roof with standing seam metal; one storey 3 bay west porch; 3 storey turret in east bay; central bay entrance; two-over-two double hung windows; 2 west end exterior chimney and one central chimney. 1892. Victorian Vernacular. (see attached survey)
- 1110: brick (stretcher bond); 2 storey; hipped roof with 2 intersecting front gables (asphalt shingles); 3 bay; 2 storey 2 (eastern) bay Tuscan square columned porch; central bay entrance with door above on second storey; one-over-one double hung windows; 1 chimney. Ca 1895. Vernacular.
- 1115: frame (tar paper imitation red brick); 2 1/2 storey; hipped roof with intersecting gable and pedimented dormer; 3 bay; 2 storey 2 bay porch on west end; stairway to second storey porch; 2 side by side double hung one-over-one windows; one and two storey rear additions. Ca 1900. Vernacular.
- 1120: (Marshall-Edwards House); brick (6 course American bond); 2 1/2 storey; high pitched slate hipped roof with intersecting gables and one dormer; 2 bay; L-shaped 1 storey 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)

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- 1121: frame (asbestos shingle siding); 2 1/2 storey; standing seam metal hipped roof with intersecting gable and one dormer; 3 bay; one storey two western bay Ionic porch; 2 separate door entrance with bisected fan light; 3 chimneys; one by one and 2 by 2 double hung windows; one storey rear addition. Ca 1895. Vernacular.
- 1201: (McKennie-Miller House); frame (clapboard); 2 storey; standing seam metal roof with intersecting gable; 3 bay; 1 storey 2 (west) bay Tuscan porch; central bay entrance; six-over-six double hung windows; 2 interior chimneys; one storey 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 storey; metal standing seam, double hip roof with intersecting gable; 3 bay; one storey 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-Lammy House); frame (weatherboard); 2 1/2 storey; partial hipped roof with 2 intersecting gables, one hipped roof dormer; 3 bay; L-shaped 2 bay one storey porch; coupled Tuscan columns on high based porch with turned ballustrades; box cornice with modillion-like dentils on porch; eastern bay has three sided two storey bay; central bay entrance; one-over-one double hung windows; one storey rear addition. 1897. Victorian Vernacular. (see attached survey)
- 1206: (Watson House); brick (stretcher bond); 2 1/2 storey; 3 bay; low frontal gable roof with asphalt shingles; 3 bay two storey Ionic porch with 2nd storey balcony; 4 Ionic columns; off center central bay entrance; Palladian window in pediment; first storey east bay door with transom light; 2nd storey east and west bay french doors; 4 interior chimneys. 1905. Colonial Revival. (see attached survey)
- 1212: (Bryan-Stallings House); brick (five course American and Flemish bonds); 2 storey; 3 bay; standing seam metal hipped roof with intersecting gable; one pedimented dormer; one storey 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); 2 1/2 storey; 3 bay; hipped roof with top flat section, asphalt shingles; hipped front dormer; one storey one bay Ionic porch; full entablature on first storey and at cornice; central bay entrance; six-over-six double hung windows; French doors with transom light on first floor; French doors on second storey with side lights; 2 storey rear addition. Ca 1900. Colonial Revival.
- 1250: brick (stretcher bond); 2 storey with attic; hipped roof with intersecting front gable; asphalt shingles; 2 bay; one storey one bay Tuscan porch, 2 doors in

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- west bay; large first storey forty pane picture window; 2nd storey two-over-two double hung windows with segmental arches; first storey doors and picture windows later addition replacing L-shaped porch. Ca 1920. Vernacular.
- 1252: brick (stretcher bond); 2 1/2 storey; asphalt shingle gable roof; 2 bay; brackets under gable; west bay entrance; first storey triple one-over-one double hung sash; second storey one-over-one double hung windows with segmental arches. Ca 1920. Vernacular.
- 1254: brick (stretcher bond); 2 1/2 storey; hipped asphalt shingle roof with front and side hipped dormers; two bays; one bay one storey gable roof 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: (Wertebaker House); brick (random bond); 2 storey with high basement; standing seam metal gable roof; 3 bay; 3 bay one storey front porch; one bay second storey porch; central bay entrance; six-over-six double hung sash windows; front door with side and transom lights; doors and windows with architrave frames; 2 interior chimneys; 2 storey rear addition. Ca 1830. Federal style. Built by William Wertebaker, chosen by Thomas Jefferson as librarian to the University of Virginia. (see attached survey)
- 1306: brick (six course American bond); 3 storey five bay apartment building; wooden string course between first and second storey, one small rectangular panel between second and third storey; central bay entrance; six-over-six double hung windows; Tuscan pilaster pedimented doorway. Ca 1930. Federal style.
- 1308: frame (clapboard siding); 2 1/2 storey; slate hipped roof, one front and one side hipped dormer; 2 bay; one storey 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); 2 1/2 storey; steep standing seam metal gable roof, intersecting side gable; pedimented east side dormer; 2 bay; one storey L-shaped Ionic porch; fluted Ionic columns and full Ionic entablature with turned balustrade on porch; east bay entrance; two-over-two segmental arch windows; double door with oval fanlight; one interior chimney; one storey rear addition. Ca 1900. Georgian Revival.

Nonconforming 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 nonconforming.

FHR-8-300A
(11/78)

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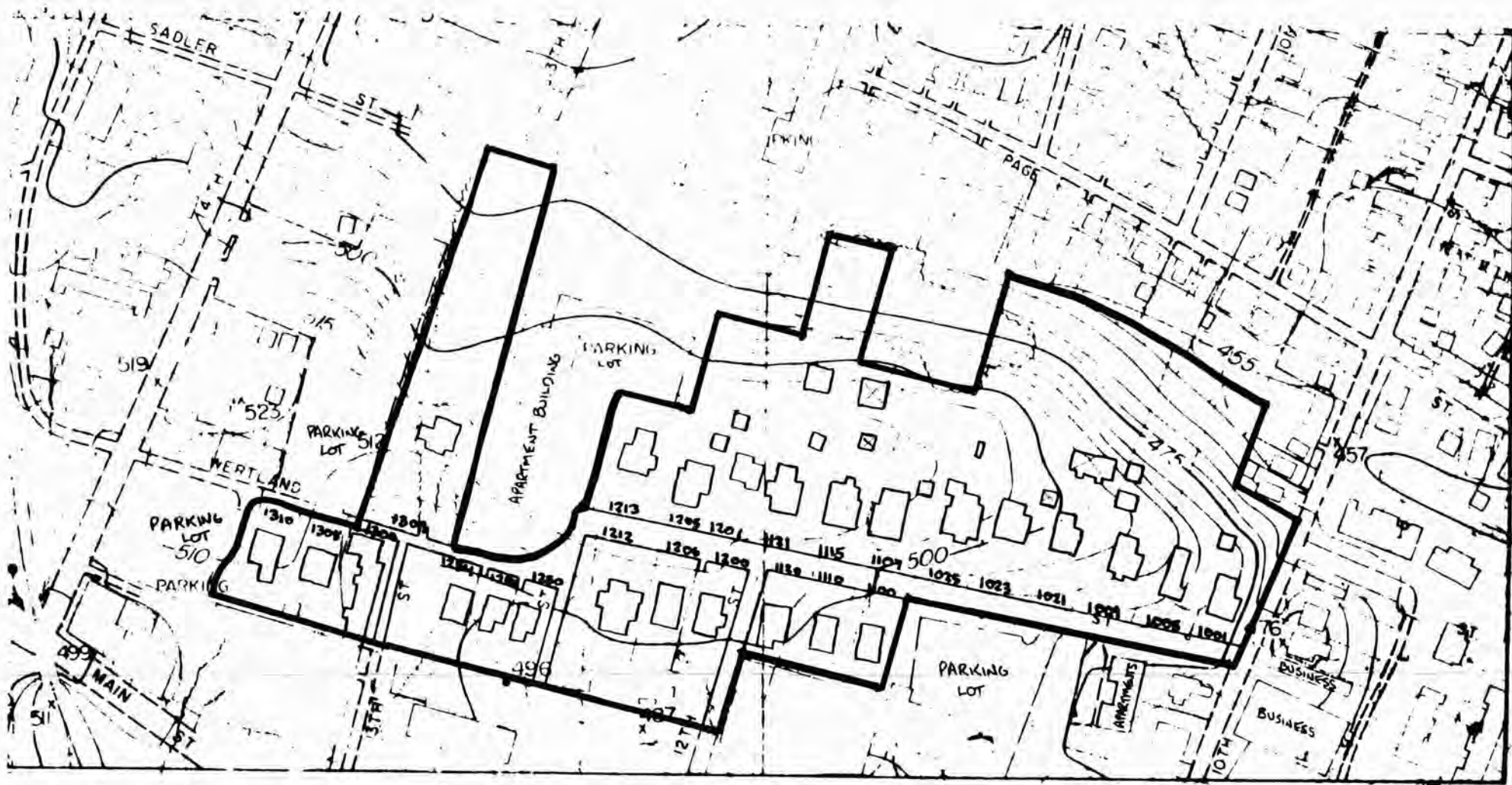
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1009 1/2: concrete block; 2 storey. Ca 1960.
1115: concrete block; 2 storey. Ca 1950.
1115 1/2: concrete block; one storey. Ca 1950.
1021 1/2: concrete block; one storey. Ca 1960.
1023 1/2: concrete block; one storey. Ca 1960.



WERMLAND STREET HISTORIC DISTRICT

Scale: 1" = 100'

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1009 Wertland Street
 Map and Parcel: 4-315
 Census Track & Block: 2-314
 Present Owner: Albert E. & Lucille R. Gay
 Address: 1009 Wertland Street
 Present Use: Residence
 Original Owner: Aaron W. Ward
 Original Use: Residence

BASE DATA

Historic Name: Ward-Brown-Gay House
 Date/Period: 1889
 Style: Victorian Vernacular
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: B-1 and R-2
 Land Area (sq.ft.): 71.5' x 372.5' (26,634 sq. ft.)
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

The central block of this two-storey white weatherboarded house is two bays wide and double pile with projecting bays on the facade and rear, and a side hall. It has an original one-storey rear wing, and a two-storey wing on the east side which does not appear to be original, but if not, was an early addition. It makes the facade three bays wide with the entrance bay projecting beyond the wing and the west side bay projecting beyond that. The medium-pitched gable roof, covered with light green asphalt shingles, is cross-shaped, with gables on all four sides of the main section. The ridge of the roof over the side wing is not quite in line with the eastern ridge of the main roof. The roof has a boxed cornice and projecting eaves and verges. It is pierced by a central brick chimney. The one-storey rear wing has a low-pitched gable roof covered with standing-seam tin, continuing over a back porch, now enclosed, at the end of the central hall. There is a small semi-octagonal porch projecting from the west side of the rear wing. Windows are double-sash, two-over-two light, with architrave trim. Those on the first level are somewhat taller. There is a one-storey semi-octagonal bay window on the facade with a tin hip roof with boxed cornice and one two-over-two and two one-over-one windows over paneled spandrels. There is another bay window on the left side, differing in that it has three two-over-two windows without spandrels. A one-storey veranda covers two bays of the facade. It has a nearly-flat roof with boxed cornice, plain frieze, square pillars,

HISTORICAL DESCRIPTION

and sawn slat balustrade. The four-paneled entrance door has a three-light rectangular transom above three-light sidelights over panels. Another door from the east wing onto the veranda has been replaced with a window. A single flight of open stairs rises from the central hall. There is one fireplace with Colonial Revival mantel in the second room of the central section.

 This house has been occupied by only three families during its 90-year history. Aaron W. Ward bought Lot #4 in the subdivision of the William Jeffries estate in 1889 (City DB 1-223) and built his house the same year. Because of the roofline, the east wing appears to have been added at a later date. Tax records give no indication of the year, but it appears on the 1907 Sanborne Insurance Co. map. It is possible that it was added later in the same year in which the rest of the house was built. The house was sold in 1900, after Ward's death, to Mosie H. Brown (Mrs. B.A. Brown). (DB 10-398) The present owners bought it from her heirs in 1937 (DB 91-377).

GRAPHICS

CONDITIONS

Good

SOURCES

City Records
 Mrs. Albert E. Gay
 Sanborne Insurance Company Maps, 1907 & 1920

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1107 Wertland Street
 Map and Parcel: 4-311
 Census Track & Block: 2-314
 Present Owner: Richard H. & Marie J. deButts
 Address: Clifton, Shadwell, VA
 Present Use: Rental Property (apartments)
 Original Owner: George B. Marshall
 Original Use: Residence

BASE DATA

Historic Name: Marshall-Dabney-Shackleford-Cubbage House
 Date/Period: c. 1892
 Style: Victorian
 Height to Cornice:
 Height in Stories: 2½
 Present Zoning: B-1 and R-2
 Land Area (sq. ft.): 87.5' x 250' (21,875 sq. ft.)
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is a very large, 2½-storey house set on a high foundation. It was originally L-shaped but has been made roughly rectangular by a two-storey addition filling in the NE corner. It is four bays wide and triple pile, with very shallow projections on both sides and a projecting side pavilion with corner tower on the facade. The very high hip roof is covered with standing seam-tin and has a steep gable over each projecting bay. Two of the gables have small, double-sash attic windows. The roof has boxed cornice and projecting eaves and verges. A two part hip roof covers the original rear wing and later addition. There is one large gable-roofed dormer, with two nearly-full-sized windows, on the facade. There are two interior end chimneys, with string courses and corbelled caps, on the west side, and a newer, large, plain, square, interior chimney centered in the eastern half of the house. The original weatherboarding has been covered with asbestos shingles which continue above the cornice into the gables. The double-sash, two-over-two light windows are numerous and quite large, those on the second level as tall as those on the first. Windows and doors have plain trim. The dominant feature of the house is the slender 2½ storey octagonal tower projecting from the SE corner. It has tall and narrow one-over-one windows on five sides at the first and second storey levels and a very steep pyramidal tin roof, ornamented only by a lightning rod. A one-storey Colonial Revival veranda covers three bays of the facade. It has a nearly-flat tin hip roof with boxed

HISTORICAL DESCRIPTION

cornice, plain frieze, fluted Doric columns, and simple balustrade. The present entrance door, beneath a wider two light rectangular transom, probably replaces original double doors. The wide central hall has a herringbone parquet floor. The single-flight open staircase is closed-string and has a huge turned newel and short, fat, turned balusters. There is an enclosed attic staircase above it. The back hall, originally an open porch, has a single-flight back staircase with simple balustrade, and enclosed basement stairs beneath.

George B. Marshall purchased the McKennie-Miller house and 15 acres in 1892 and subdivided it (City DB 3-176). Tax records indicate that he probably built this house at 1107 (formerly 1103) Wertland Street in 1892. In 1895 he sold the lot with "dwelling house, stables, wood house..." to Walter D. Dabney, Professor of Law at the University (DB 6-300). After Dabney's death, his heirs sold the house in 1919 to Gertrude McS. Shackleford, wife of Judge C.D. Shackleford (DB 47-114). Mrs. Shackleford's heirs sold it in 1946 to Stuart R. and Lillian W. Middleton

GRAPHICS

(DB 128-237), who sold it the next year to Malcolm Taylor, Ann H. Cubbage, et al (DB 134-239). Mrs. Cubbage operated a convalescent home there for awhile, and later the house was divided into four apartments. It was probably during this period that the addition filling in the NE corner was built and the house was covered with asbestos shingles. In 1974 Ann Cubbage, et al, sold the house to the present owners who use it as rental property (DB 353-598). Additional Deed References: City DB 160-344, 319-418, 322-214.

CONDITIONS

Good

SOURCES

City Records
 Richard H. deButts
 Sanborne Insurance Co. maps, 1907 & 1920

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1120 Wertland Street
Map and Parcel: 10-29
Census Track & Block: 2-302
Present Owner: Wertland Partnership
Address: P.O. Box 1585 City 22902
Present Use: Rental Property (2 apartments)
Original Owner: George B. Marshall
Original Use: Residence

BASE DATA

Historic Name: Marshall-Edwards House
Date/Period: c. 1894
Style: Victorian
Height to Cornice:
Height in Stories: 2
Present Zoning:
Land Area (sq.ft.): 75' x 125' (9375 sq. ft.)
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This two-storey, two-bay, double-pile brick house is irregularly shaped with projecting bays on three sides and a one-storey rear wing. Brick is laid in six-course American bond with penciled mortar joints on the facade. The rear plane of the complex, high-pitched slate hip roof continues into hip-roofed extensions over the projecting bays on both sides. There are small, steep gables over the center of each projecting bay and another on the rear of the building. The projecting bay on the facade has chamfered corners, and the cornice follows its semi-octagonal shape. There is no extension of the hip roof to cover it, and short, tin-covered slopes fill in the space around the narrow gable. The roof has projecting eaves and verges and rounded exposed rafter ends. Each wooden-shingled gable has a small attic window, one triangular-headed. There is a steep gable-roofed dormer on the facade with slate sides and a pair of attic windows. The roof is also pierced by three interior chimneys with string courses and corbelled caps, serving six fireplaces. The eastern one has an inset panel of herringbone brick; the stacks of the western pair are joined at right angles. Windows are double-sash, two-over-two light, with wooden sills and moulded surrounds. The first level of the projecting bay on the facade has paired one-over-one windows with a rather steep triangular pediment decorated with applied sawn work. There is a matching decorated pediment over the entrance bay of the one-storey veranda that wraps around the NE corner of the house. It has a medium-pitched tin hip roof with a boxed cornice, a decoratively-shaped frieze above a turned rail, tapering square posts, and turned balustrade.

HISTORICAL DESCRIPTION

There is a single-light rectangular transom above four-paneled double doors with moulded rails. There is also a triple-sash window opening onto the side portion of the veranda. The floor plan is irregular. There is a three-flight, open-well staircase with rounded corners, almost a spiral staircase, with a square newel and turned balusters. Windows and doors have moulded trim with corner blocks. The original one-storey rear wing has a low-pitched tin hip roof and matching windows and brick work. A shallower, shed-roofed addition was later extended across the width of the building.

George B. Marshall purchased the McKennie-Miller House and 15 acres in 1892 and subdivided it (City DB 3-176). Tax records indicate that he probably built this house at 1120 (formerly 1114) Wertland Street in 1894. In 1901 he sold the lot "with brick dwelling house and other improvements" to Mrs. Annie W. McFarland (DB 12-46). Her heirs sold the house in 1917 (DB 31-84), and it then changed hands five times in two years before being purchased in 1919 by A.

GRAPHICS

Evelyn Scribner who later married Samuel W. Edwards (DB 34-68). She apparently enlarged the rear wing soon after buying the house. Henry B. Gordon, William J. deButts, and Richard H. deButts bought the house in 1974 after Mr. and Mrs. Edwards's death (DB 282-372). It has been used as rental property since that time. Additional deed references: City DB 31-86, 31-266, 32-203, 144-409.

CONDITIONS

Good

SOURCES

City Records
Richard F. deButts

Architectural And Historic Survey



Identification

STREET ADDRESS: 1200-1202 Wertland Street
 MAP & PARCEL: 10-28
 CENSUS TRACT AND BLOCK: 2-303
 PRESENT ZONING: B-3
 ORIGINAL OWNER: T. W. Bailey
 ORIGINAL USE: Rental Property (2 apartments)
 PRESENT USE: Residence (2 apartments)
 PRESENT OWNER: Grigsby F. Bailey
 ADDRESS: 1202 Wertland Street
 Charlottesville, Virginia

HISTORIC NAME: T. W. Bailey House
 DATE / PERIOD: 1907
 STYLE: Vernacular
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA: 53' x 237' (12,561 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1980
 SOURCES: City Records
 Mrs. T. Dallas Bailey (Grigsby F. Bailey)
 Sanborn Map Co. - 1920

Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

This is a 2-storey, 3-bay, double pile brick house typical of the turn-of-the-century era. It is in the shape of a square with the NW front corner cut out and a projecting bay at the eastern end of the facade. The house is set on a foundation of brick laid in 5-course American bond. The foundation is low at the front of the house, but the basement is above ground at the rear, due to the slope of the land. Walls above the foundation are brick veneered in stretcher bond. The high-pitched, L-shaped hip roof is covered with standing-seam metal, painted green, with Philadelphia gutters, boxed cornice and dentiled frieze. There is a gable over the semi-octagonal projecting bay on the facade, with brackets supporting the overhanging corners of the roof. Its wall is faced with vertical wooden siding above the cornice, and it contains a 1-light circular-headed casement window with moulded rail. The roof is pierced by three interior capped chimneys and by hip-roofed, weatherboarded dormers on the rear and west side each with two small 2-over-2 light double-sash windows. Windows are segmental-arched, double-sash, 1-over-1 light, with wooden sills and moulded surrounds at the 1st and 2nd levels and the above-ground section of the basement; other basement windows are paired 2-light casement. There is a 2-storey semi-octagonal bay window on the west side. A 1-storey veranda covers two bays of the facade. It has a hip roof covered with standing-seam metal, boxed cornice, dentiled frieze, and Tuscan columns. There is no balustrade. The entrance door in the center bay has six horizontal panels and is flanked by wide sidelights over panels, with a 3-light rectangular transom overall. A separate entrance in the western bay gives access to the stair hall. It is segmental-arched with a rectangular transom and no sidelights. This arrangement appears to be original and the stepping back of this western bay affords both entrances more privacy. A 4-flight open-well stair rises from the stair hall. There is a small 2-storey porch on the east side with matching frieze, Tuscan columns, and simple balustrade.

HISTORICAL DESCRIPTION

T. W. Bailey bought this lot in 1905 (City DB 18-264) and built this house the same year. He was a partner with H. M. Gleason in the firm of Gleason & Bailey which owned grocery stores on Main Street and at the Corner. He died soon after the house was built, however, and his family continued to live downtown and used this house as rental property until the early 1930's when Mrs. Bailey moved into the first storey apartment and her son T. Dallas Bailey moved into the second storey apartment. Mrs. T. Dallas Bailey now owns the house and continues to live in the second storey apartment. Additional Deed References: City DB 179-115 and 116.

021 1982 64

Architectural And Historic Survey



Identification

| | |
|--|--|
| <p>STREET ADDRESS: 1201 Wertland Street MAP & PARCEL: 4-307 CENSUS TRACT AND BLOCK: 2-313 PRESENT ZONING: R-2 and B-0 ORIGINAL OWNER: Clement P. McKennie ORIGINAL USE: Residence PRESENT USE: Residence PRESENT OWNER: Richard G. Miller, Jr. ADDRESS: 1201 Wertland Street Charlottesville, VA</p> | <p>HISTORIC NAME: McKennie-Miller House DATE / PERIOD: circa 1850 STYLE: Vernacular HEIGHT (to cornice) OR STORIES: 2 storeys DIMENSIONS AND LAND AREA: 58' x 300' (17,400 sq. ft.) CONDITION: Fair SURVEYOR: Bibb DATE OF SURVEY: Fall 1977 SOURCES: City/County Records Richard G. Miller, Jr. Sanborn Map Co. - 1907</p> |
|--|--|

ARCHITECTURAL DESCRIPTION

This is a very simple two-storey vernacular farmhouse with some Greek Revival details. It is three bays wide with a projecting end pavillion. A two-storey addition was built onto the rear before 1893, and a one-storey addition was buildt behind the first between 1893 and 1907. Both additions are poorly constructed and have nearly flat shed roofs. A seam in the buff-colored weatherboarding on the facade, just to the left of the central bay on the upper level, would seem to indicate that the main section was not all constructed at one time. The brick foundation is low, and the basement was never completely excavated, although there is an interior stairway to it. The very low pitched gable roof is covered with standing-seam metal and has rafter ends exposed behind cornice fascia. There are two interior chimneys. The metal shed roof of the veranda is supported by three Tuscan columns. Its brick floor is at ground level. The entrance door is four-panels with rectangular transom. The windows are all double sash, six-over-six light, with architrave trim, those at the first level being much taller and reaching almost from floor to ceiling. The single flight open stair in the central hall has winders at the top. Most of the rooms were originally heated by stoves. The only fireplace has a simple Greek Revival mantel.

HISTORICAL DESCRIPTION

In 1842 C. P. McKennie purchased 7½ acres beind his home at 1211 West Main Street (ACDB 40-13). Tax records show that there was no building on this tract before the late 1840's. After that, the tax records do not differentiate between McKennie's several properties, but the 1851 reappraisal indicates construction activity somewhere since the last appraisal. Tradition says that this was a farmhouse. If so, it may have been built about the time that McKennie bought 58 acres north of it from the estate of Opie Norris in the early 1850's (ACDB 60-335). McKennie's granddaughters sold this house and fifteen acres to George B. Marshall in 1892 (ACWB 23-495, 29-552; ACDB 87-332; City DB 3-170, 3-176). He sold the house and 1.6 acres to William E. Peters the next year (DB 6-500). It changed hands five times in the next 26 years and was further subdivided before being purchased by Mrs. Mozeille Williams Miller in 1919 (DB 32-478). It has remained in the Miller family for 58 years, and the present owner is restoring it.

Additional References: City DB 10-249, 14-41, 21-338, 23-429, 290-44 & 46, 371-350; City WB 329)

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1205 Wertland Street
 Map and Parcel: 4-306
 Census Track & Block: 2-313
 Present Owner: Gladys D. Lamney
 Address: 1205 Wertland Street
 Present Use: Residence
 Original Owner: Alice Cochran Lewis
 Original Use: Residence

BASE DATA

Historic Name: Lewis-Lamney House
 Date/Period: 1897
 Style: Victorian
 Height to Cornice:
 Height in Stories: 2½
 Present Zoning: B-1 and R-3
 Land Area (sq.ft.): 70' x 300' (21,000 sq. ft.)
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This large and handsome 2½-storey white weatherboarded Queen Anne house with Colonial Revival veranda illustrates the transition between the two styles. The house is irregularly shaped with a projection three bays wide on the west side and semi-octagonal projecting side bays on the facade and east sides. Curved brackets support the overhanging corners of the gables above them. There is also an original shallow two-storey rear wing with a complex of smaller one- and two-storey additions beyond it. The high-pitched slate hip roof has metal ornamentation at each end of its short ridge, projecting eaves and verges, and a boxed cornice. There are steep gables over all three projections, their peaks decorated with spools in a Palladian window motif. The roof is pierced by three interior capped chimneys and by one hip-roofed, slate-sided dormer on the facade. The original rear wing has a matching slate hip roof with a small shed-roofed dormer. The later additions have nearly-flat roofs, probably of tin. Windows are single-paned, double-sash, with plain trim. Those on the facade have louvered shutters. The attic windows in the gables are of nearly equal size. The one-storey veranda, reached by a flight of three steps, wraps around the SW corner. It has a medium-pitched hip roof covered with standing-seam tin, boxed cornice with dentil moulding, plain frieze, slender coupled Tuscan columns on square pedestals with inset panels, and Colonial Revival balustrade. There is a single-paned rectangular transom above the wide entrance door.

HISTORICAL DESCRIPTION

Alice B. Cochran Lewis bought this lot from William E. Peters in 1897 (City DB 8-154) and built the house the same year. When she died in 1917 (City WB 2-97), she left it to her daughter Julia who sold it to W.P. Lipscomb in 1919 (DB 32-270). Nannie P. and William M. Johnson bought it in 1924 (DB 49-104), and their heirs sold it to Percie E. Cummings in 1939 (DB 100-213). The present owner bought it from Cummings in 1944 (DB 118-408).

Additional Deed References: City DB 144-67, 185-139.

GRAPHICS

CONDITIONS

Very Good

SOURCES

City Records
 Sanborne Insurance Co. maps, 1907 & 1920

Architectural And Historic Survey



Identification

| | |
|--|---|
| <p>STREET ADDRESS: 1206 Wertland Street MAP & PARCEL: 10-27 CENSUS TRACT AND BLOCK: 2-303 PRESENT ZONING: B-3 ORIGINAL OWNER: Jennie J. Watson ORIGINAL USE: Residence (2 apartments) PRESENT USE: Beauty Salon and Residence PRESENT OWNER: H. Vaughan Wagnon, Jr., & Darlene R. Wagnon ADDRESS: 1206 Wertland Street Charlottesville, Virginia</p> | <p>HISTORIC NAME: Watson House DATE / PERIOD: 1905 STYLE: Colonial Revival HEIGHT (to cornice) OR STORIES: 2 stories DIMENSIONS AND LAND AREA: 53' x 232' (12,296 sq. ft.) CONDITION: Good SURVEYOR: Bibb DATE OF SURVEY: Spring 1980 SOURCES: City Records Mrs. H. Vaughan Wagnon, Jr.</p> |
|--|---|

ARCHITECTURAL DESCRIPTION

This imposing house, with its monumental Ionic portico, is two stories tall, three unequal bays wide, and triple pile. It is set on a low foundation of brick laid in 3-course American bond. The foundation is low at the front of the house, but the basement is above ground at the rear, due to the slope of the land. Above the foundation, walls are brick veneered in stretcher bond. The medium-pitched gable roof is covered with standing-seam metal and has a boxed cornice and plain frieze. It continues over the portico. There are three large interior chimneys with corbeled caps and stringcourses and one smaller interior end chimney. Windows are double-sash, 1-over-1 light, with architrave trim. Those at the first level are slightly taller and are segmental-arched. Basement windows are half-sized, segmental-arched, 2-over-2 light. A full height Ionic portico covers the facade. Its wooden floor is at ground level. There is a Palladian window in the pediment, its center window having a single Gothic sash, and its side windows having been replaced with air vents. There is a matching pedimented gable on the rear elevation. The irregular fenestration of the facade interrupts the symmetry of the classical portico. The western bay is almost twice the width of the eastern one, throwing the entrance in the center bay far off center. The entrance door has five horizontal panels and a tall rectangular transom. Regular windows with paneled spandrels serve as sidelights. Their upper sashes have leaded decorative glazing. A secondary entrance door in the eastern bay of the facade gives access to a stair hall with a 2-flight dog-leg stair with turned balustrade. A hanging balcony within the portico covers the second level of the facade. It has a Chinese Chippendale balustrade. The central entrance is similar to the one at the first level, but with triple-sash, 1-over-1-over-1 light windows as sidelights. There are paired 3-light French doors with louvered shutters in the side bays. There is a projecting side bay (east) at the rear. A 2-storey porch covers the other two bays. It has chamfered square posts and Eastlake balustrade. Interior trim is symmetrically moulded with corner blocks. Behind the off-center entrance hall, the house follows the central hall plan.

HISTORICAL DESCRIPTION

Jennie J. Watson, widow of W. A. Watson, purchased this lot in 1904 (City DB 15-354) and built this house the next year. At one time she kept a rooming house there. At her death in 1930, she willed a life interest in the property to her daughter Hallie V. Watson (City WB 3-382) who lived in the second storey apartment until her death in 1960. The heirs sold the house in 1962 to Walter W. and Nancy H. Reynolds (DB 232-472) who conducted their interior decoration business from the first level and lived above. The present owners bought the house from them in 1971 (DB 330-244). Mrs. Wagnon operates a beauty salon on the first level, and they live above. Additional References: City DB 223-376.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1212 Wertland Street
 Map and Parcel: 10-26
 Census Tract & Block: 2-303
 Present Owner: Richard deButts, et al
 Address: 1250 Wertland Street
 Present Use: Rental Property (apartments)
 Original Owner: Mary R. Bryan
 Original Use: Residence

BASE DATA

Historic Name: Bryan-Stallings House
 Date/Period: 1900
 Style: Victorian
 Height to Cornice:
 Height in Stories: 2
 Present Zoning:
 Land Area (sq.ft.): 105.5' x 223.6' (23,590 sq. ft.)
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is a very large, two-storey brick house, three bays wide and triple-pile, with a basement that is above ground in the rear. The high hip roof, with gables over projecting bays on all four sides, is covered with standing-seam tin. It has projecting eaves and verges, boxed cornice, and a wide cornice board. The gables are covered with pressed tin and once had small attic windows, now boarded up. The roof is pierced by four interior chimneys. Centered on the facade is a pedimented dormer with a small porch with bracketed square pillars and sawn slat balustrade. There are semi-octagonal projecting side bays on the facade and east side. Large, solid, triangular brackets support the overhanging corners of the gables above them. Brick is laid in five-course American-with-Flemish bond with penciled mortar joints on the facade, and in seven-course American bond above a five-course American bond foundation on the other three sides. Windows are double-sash, two-over-two light, and some one-over-one light, with plain surrounds and louvered shutters. The window above the entrance has been replaced with a pair of windows with architrave trim. A broad one-storey veranda covers the facade and wraps around the NW corner, its corner clipped to conform to the semi-octagonal bay. Its tin hip roof is supported by square pillars with Stick-style brackets in the entrance bay only. There is no balustrade. The entrance has a tall six-light rectangular transom and eight-light sidelights over panels. A two-storey shed-roofed porch covers the rear of the building,

HISTORICAL DESCRIPTION

the original western half still open, with square posts and Chinese Chippendale railing, and the later eastern half enclosed. A two-storey brick wing now projects from the SE corner. The interior has been divided into apartments, but much original fabric remains. Windows and doors have symmetrically moulded trim with corner blocks. A two-flight open-well staircase with square newels and turned balusters rises from the formerly spacious entrance hall in the west-center of the house. There is an open single-flight back stair with open attic stair above, both now floored over.

In 1893 Mary R. Bryan, who was living in the Livers House, purchased the lot directly behind it on Wertland Street "for the purpose of building a residence thereon for herself" (City DB 3-489). Tax records show that she built her house in 1900. Mrs. Bryan sold the house in 1917 to R.T. Minor (DB 31-205), who sold it to Betty Stallings in 1920 (DB 35-162). Miss Stallings sold it the next year (DB 38-343), but bought it back in 1931 (DB 74-346). In 1956

GRAPHICS

she deeded it to F. Irene Lambeth who had loaned her the money to purchase it 25 years before (DB 196-136). The house was extensively renovated and divided into apartments in 1957, and the SE wing was probably added at that time. Mrs. Lambeth or members of her family owned it until the present owner bought in in 1966 (DB 282-438). The house has been used as rental property for many years and has been divided into apartments. A porch on the west side, added after 1920, has recently been removed. Additional Deed References: City DB 47-8, 47-491, 74-300, 201-465, 264-74, 353-254; ACWB 44-163.

CONDITIONS

Fair

SOURCES

City Records
 Richard H. deButts
 Sanborne Insurance Co. maps, 1907 & 1920

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1301 Wertland Street
Map and Parcel: 4-303
Census Tract & Block:
Present Owner: Dr. E. R. Dyer
Address: 3626 Davis St., Washington D.C. 20007
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.

SIGNIFICANCE

This was the home of William Wertenbaker, Librarian at the University. It is a Virginia I-house with Federal details and an elaborate 2-storey stick style porch.

CONDITIONS

Poor

SOURCES

Mrs. Alice Flinn, 12 Elliewood Ave., Charlottesville
Mrs. J. Rawlings Thomson, 729 Northwood Ave., Charlottesville
County Records, City Records

PROPERTY OWNER LISTING
WERTLAND STREET HISTORIC DISTRICT

| Wertland Street Number | Owner's Name | Mailing Address |
|------------------------|---|--|
| 1001 | Doris Holloway and Lorraine Quarles | 1001 Wertland St., Charlottesville, VA 22903 |
| 1005 | BFW Enterprises Land Trust | 30 University Cr., Charlottesville, VA 22903 |
| 1009 | Albert E. Gay | 1009 Wertland St., Charlottesville, VA 22903 |
| 1021 | George McCallum, Trustee, Wertland Land Tr. | P. O. Box 1333, Charlottesville, VA 22902 |
| 1023 | George McCallum, Trustee, Wertland Land Tr. | P. O. Box 1333, Charlottesville, VA 22902 |
| 1025 | J. Harry Michael | 1025 Wertland St., Charlottesville, VA 22903 |
| 1100 | Wade Apartments Land Trust | University Circle, Charlottesville, VA 22903 |
| 1107 | Richard H. deButts | 1250 Wertland St., Charlottesville, VA 22903 |
| 1110 | Lloyd Smith, Trustee, Wale Apts. Land Tr. | 105 East High Street, Charlottesville, VA 22901 |
| 1115 | Richard H. deButts, et.al. | 1250 Wertland St., Charlottesville, VA 22903 |
| 1120 | Wertland Partnership | P. O. Box 1585, Charlottesville, VA 22902 |
| 1121 | Richard H. deButts, et.al. | 1250 Wertland St., Charlottesville, VA 22903 |
| 1201 | Richard G. Miller, Jr. | 900 River Road, Charlottesville, VA 22901 |
| 1200 | Grigsby F. Bailey | 1200 Wertland St., Charlottesville, VA 22903 |
| 1205 | Gladys D. Lamme | 1205 Wertland St., Charlottesville, VA 22903 |
| 1206 | Vaughan Wagnon | 1206 Wertland St., Charlottesville, VA 22903 |
| 1212 | Richard H. deButts, et. al. | 1250 Wertland St., Charlottesville, VA 22903 |
| 1213 | Lloyd Smith, Trustee, Wale Apts. Land Tr. | 105 East High Street, Charlottesville, VA 22901 |
| 1250 | Richard Rosenberger | 126 West Park Drive, Charlottesville, VA 22901 |
| 1252 | Hilton R. Gratsy | 321 Alderman Road, Charlottesville, VA 22903 |
| 1254 | Oscar B. Hunter, Trustee | P. O. Box 1300, Arlington, VA 22210 |
| 1301 | Dr. E. R. Dyer | 3626 Davis St., Washington, D.C. 20007 |
| 1308 | University of Virginia | |
| 1310 | Oscar B. Hunter | 6935 Arlington Boulevard, Washington, D.C. 20014 |
| 1009 1/2 | Albert E. Gay | 1009 Wertland St., Charlottesville, VA 22903 |
| 1115 | Richard H. deButts, et.al. | 1250 Wertland St., Charlottesville, VA 22903 |
| 1115 1/2 | Richard H. deButts, et.al. | 1250 Wertland St., Charlottesville, VA 22903 |

United States Department of the Interior
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 NR decision

Reviewer's comments:

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

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

Nomination returned for: technical corrections cited below
 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 | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

Please define the characteristics of Victorian vernacular design that unifies this district. Was this collection part of a larger area of development (other parts now no longer possessing integrity) or did it always stand out as an integral and distinctive neighborhood? See #10.

X **8. Significance**

Period _____ Area of Significance—Check and justify below _____

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- 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

Acres of nominated property _____
 Quadrange name _____
 UBT 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
- Photographs Please provide additional photographs, particularly of the south side of Westland Street and non-conforming buildings viewed from Westland.
- Other

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

Signed Linda McClelland Date 10/21/82 Phone: 202 272-3504

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

Wertland Street Historic District (Charlottesville, nra)
Charlottesville (Ind. City)
VA

Working No. 9-7-82
Fed. Reg. Date: _____
Date Due: 1/15/84
Action: ACCEPT
 RETURN 1/10/84
 REJECT
Federal Agency: _____

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

Substantive Review: sample request appeal NR decision

Reviewer's comments: Area appears to be a cohesive group of frame & brick late 19th + early 20th century residences - but the statement of significance, although expanded with historical information, does not analyze the significance of the area.

Recom./Criteria RETURN
Reviewer DUBIE
Discipline HIST.
Date 1/10/84
see continuation sheet

Nomination returned for: technical corrections cited below
 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

7. Description

| | | | |
|------------------------------------|---------------------------------------|------------------------------------|---|
| Condition | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance (in one paragraph)

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

The four paragraph statement of significance is a factual discussion that does not analyze the significance of the area either in terms of its historical associations or architectural values. See earlier return sheet.

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
 Quadrangle name _____
 UTM References _____

Verbal boundary description and justification

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 _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to CAROL DOBIE

Signed Carol Dobie Date 1/10/84 Phone: 202-3343-9541