

From: Scala, Mary Joy
Sent: Friday, September 25, 2015 8:21 AM
To: 'Richard T. Spurzem'; 'Rick Funk'
Subject: BAR Action – September 15, 2015 – 1109 Wertland Street

September 25, 2015

Richard T. Spurzem
1109 Wertland Street
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 15-09-04
1109 Wertland Street
Tax Parcel 04035000

Richard T. Spurzem, Applicant/Neighborhood Investments UVA LP, Owner
Remove multiple additions that were added to the North elevation, construct a new two-story addition on the North elevation, and remove existing metal horizontal siding from the house and install new painted fiberglass siding.

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 15, 2015. The following action was taken:

The BAR approved the demolition of rear additions and the proposed new rear addition (8-0), but would like to see lighting, trim details, how to resolve siding, windows, roof details, and an investigation of lowering the flat roof. Also the BAR approved replacing the metal siding with Hardi siding, or removing what's there and refinishing the existing siding if possible, with a preference for that option.

Please submit required additional details when you are ready.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 15, 2015**



Certificate of Appropriateness Application

BAR 15-09-04

1109 Wertland Street

Tax Parcel 04035000

Richard T. Spurzem, Applicant/Neighborhood Investments UVA LP, Owner

Remove multiple additions that were added to the North elevation, construct a new two-story addition on the North elevation, and remove existing metal horizontal siding from the house and install new painted fiberglass siding.

Background

This is a contributing building, built c. early 1890's, located in the Wertland Street ADC District. The 1998 survey notes that this is a two-story, double-pile house. An original two-story addition, with a one-story addition behind it, covers the rear elevation, and there is also a small one-story wing on the eastern side. The walls, probably originally weatherboarded, were covered with imitatin brick tar paper siding in the mid 1900's, and that has been replaced or covered with vinyl siding.

May 16, 2006 - The BAR approved demolition of 1115 and 1115 ½ Wertland Street.

July 18, 2006 - The BAR approved demolition of 1107 ½ Wertland Street.

October 17, 2006 - The BAR approved an application for new construction subject to final approval of the colors for the trim, windows, and shingles. Members of the BAR recommended using a darker color for the shingles, expressed a preference for a stone base, and requested that the applicant reconsider the end bays.

May 17, 2011 - The BAR made preliminary comments regarding the approval of a 4- story multi-family building with basement, with 48 apartment units.

Application

The applicant requests approval to:

- Remove the existing additions that were added to the North (rear) elevation of the original house; and
- Construct a new two story addition on that elevation, matching the window and eave detailing on the original house. The side walls of the addition would be inset, and the proposed roof would not extend above the current roof. The foundation would have brick veneer to match the foundation of the main house; and
- Remove the existing metal horizontal siding from the house and install new painted fiber-cement siding throughout.

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Considering Demolitions include:

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

(1) The age of the structure or property;

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

(3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

(4) 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;

5) 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

(6) The degree to which distinguishing characteristics, qualities, features or materials remain;

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control 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.

(c) 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 board;

(d) 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

(e) Any applicable provisions of the city's Design Guidelines

1. The criteria established by the City Code.

The public necessity of the proposed demolition.

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

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

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

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

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.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for New Construction

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. Function and Size

- a. Attempt to accommodate needed functions within the existing structure without building an addition.*
- b. Limit the size of the addition so that it does not visually overpower the existing building.*

2. Location

- a. Attempt to locate the addition on rear or side elevations that are not visible from the street.*
- b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
- c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*

3. Design

- a. New additions should not destroy historic materials that characterize the property.*
- b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

4. Replication of Style

- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*

5. *Materials and Features*

a. *Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*

6. *Attachment to Existing Building*

a. *Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*

b. *The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Pertinent Guidelines for Rehabilitation

J. SYNTHETIC SIDING

A building's historic character is a combination of its design, age, setting, and materials. The exterior walls of a building, because they are so visible, play a very important role in defining its historic appearance. Wood clapboards, wood shingles, wood board-and-batten, brick, stone, stucco or a combination of the above materials all have distinctive characteristics. Synthetic materials can never have the same patina, texture or light reflective qualities.

These modern materials have changed over time but have included asbestos, asphalt, vinyl, aluminum, and artificial stucco and have been used to artificially create the appearance of brick, stone, shingle, stucco, and wood siding surfaces.

- 1) Avoid applying synthetic siding. In addition to changing the appearance of a historic building, synthetic siding can make maintenance more difficult because it covers up potential problems that can become more serious. And synthetic siding, once it dents or fades, needs painting just as frequently as wood.*
- 2) Remove synthetic siding and restore original building material, if possible.*

Recommendations

The applicant has done an excellent job documenting the existing building. From the exterior photos, the floor plan, and the 1920 Sanborn Map, it appears that the original 2-story rear addition noted in the historic survey still exists in part. The hipped roof defines the area of that addition, which has been almost completely encapsulated and altered by subsequent additions. In staff opinion, the proposed demolition of all the rear additions, including what remains of the original two-story addition, is appropriate.

The application does not say if exploratory work was done on the siding here at 1109 Wertland, as it was done on 1025 Wertland, and if so, what the condition of the weatherboarding is under the more recent siding. Restoring the weatherboard would be the first choice. If it is not restorable, then painted new wood siding would be the best choice on the original part of the historic building. However, Hardie siding is preferable to metal.

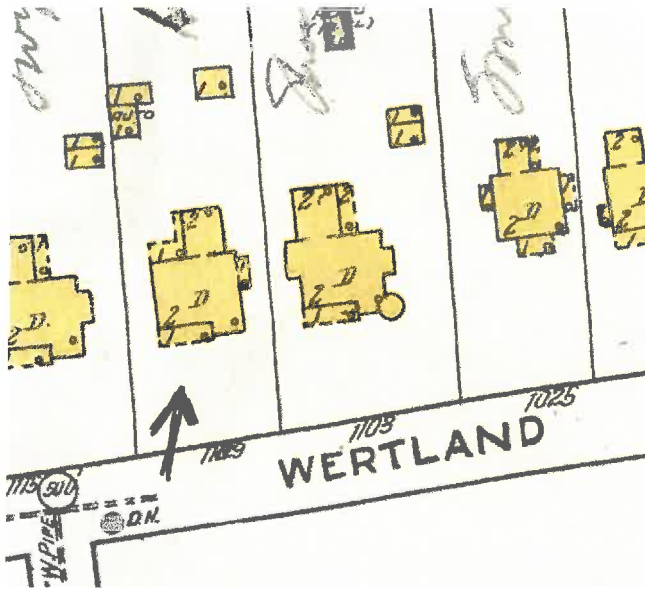
Regarding the new addition, it is generally in character with the historic district and meets the design guidelines for additions. The addition could be sided with Hardie to help distinguish the new work from the old. The Hardie siding should be smooth, rather than wood-grained. Staff recommends that the BAR reviews the new window materials and details, the trim material, and a sample of the roof shingles.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that the proposed demolition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Wertland Street ADC district, and that the BAR approves the application as submitted.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new addition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Wertland Street ADC district, and that the BAR approves the application with the following modifications....

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that replacing the metal siding with Hardie siding satisfies (does not satisfy) the BAR's criteria and guidelines and is (is not) compatible with this property and other properties in the Wertland Street ADC district, and that the BAR approves (denies) the application, or approves the application with the following modifications....



1920 Sanborn Map for 1109 Wertland Street

STREET ADDRESS: 1109 Wertland Street
MAP & PARCEL 4-309
VDHR FILE NUMBER: 104-0136-0009
CITY FILE NUMBER:
PRESENT ZONING: R-3
ORIGINAL OWNER:
ORIGINAL USE: Residence
PRESENT USE: Apartments
PRESENT OWNER: Wade Apartments Land Trust
ADDRESS: c/o Wade Apartments
 University Circle, #4
 Charlottesville, VA 22903

HISTORIC NAME:
DATE/PERIOD: c. early 1890's
STYLE: Victorian Vernacular
HEIGHT IN STORIES: 2 Stories
DIMENSIONS AND LAND AREA: 72.7' x 240' (20,844 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1998
SOURCES: City Records
 Sanborn Map Co. - 1907, 1920, 1929-57
 Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

The basic massing of this Victorian house is similar to that of those on either side of it, but the proportions are different. Very likely all three were built about the same time, perhaps by the same builder. This is a two-story, three-bay, double-pile house with a projecting bay at the eastern end of the facade. An original two-story addition, with a one-story addition behind it, covers the rear elevation, and there is also a small one-story wing on the eastern side. The walls, probably originally weatherboarded, were covered with imitation brick tar paper siding in the mid-1900's, and that has now been replaced or covered with vinyl siding imitating the original weatherboarding. The asphalt-shingled hipped roof has gables over the projecting bay on the facade and centered on both side elevations. It has a boxed cornice with returns. One pedimented gable dormer is centered on the facade. There are two interior chimneys. The tall windows are single-paned, double-sash. Those in the projecting side bay are paired. A two-story verandah with slender columns and a Victorian turned balustrade covers two bays of the facade. An exterior stair projects to the west of the verandah. At the first story level, there are double entrance doors with a transom in the central bay and a single door with transom and sidelights in the western bay. At the second story level, there is a single door without a transom in the central bay. A quartzite retaining wall runs along the sidewalk.

HISTORICAL DESCRIPTION

This house was probably built in the early 1890's. It was purchased in 1918 by Lizzie F. & J. Hercules Hill, one of the partners in the Irwing-Way-Hill Company, now Hill & Wood Funeral Service (City DB 32-222). The Hill family moved next door to 1121 Wertland Street c. 1930 and thereafter used this house as rental property for a half century before finally selling it in 1980 (DB 409-319). Future governor John S. Battle lived there in the early 1930's. The house was divided into four apartments in the mid-1930's.

STATEMENT OF SIGNIFICANCE

This house is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places. For several years, it was the home of a future Virginia governor and a future u. S. Ambassador to Australia.

1109 WERTLAND STREET





14636

Date 2.1996 File No. 104-136-9

Name House (1109 Westland St.)

Town _____

County Charlotteville

Photographer Dan Pezzani

Contents 3 ext. views



**Board of Architectural Review (BAR)
Conservation District - Certificate of Appropriateness**

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

RECEIVED
AUG 25 2015
NEIGHBORHOOD
DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Project Name/Description 1109 Wertland St. Apartments Addition Parcel Number 004035000
Address/Location 1109 Wertland Street, Charlottesville, VA 22903
Owner Name 40 Neighborhood Properties Applicant Name Richard T. Spurzem
NEIGHBORHOOD INVESTMENTS - UVA, LP

Applicant Information

Address: 1025 Wertland Street
Charlottesville, VA 22903
Email: richard@neighborhoodprops.com
Phone: (W) 923-8900 (H) 923-8900
FAX: 971-8020

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (H) _____
FAX: _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature] 8/25/15
Signature Date
Richard T. Spurzem 8/25/15
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature _____ Date _____
Print Name _____ Date _____

Do you intend to apply for Federal or State Tax Credits for this project? No

Description of Proposed Work (attach separate narrative if necessary): See Attachment

List All Attachments (see reverse side for submittal requirements):

Site Survey, Floor Plans & Exterior Elevations (Existing)
Floor Plans & Exterior Elevations (Proposed), Photographs

For Office Use Only

Received by: [Signature]
Fee paid: \$125.00 Cash/Ck. # 00000
Date Received: 8/25/2015

P15-0129

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

CONSERVATION DISTRICT ORDINANCE: For more information, please refer to *Section 34-335 through 34-348 Historic Conservation Overlay Districts* in the City of Charlottesville Zoning Ordinance online at www.charlottesville.org

DESIGN GUIDELINES: You may obtain a copy of the current Historic Conservation District *Design Guidelines* at the Department of Neighborhood Development Services in City Hall or online.

SUBMITTAL REQUIREMENTS: Per Sec 34-345, the applicant shall submit sufficient information to make a determination whether further review and a certificate of appropriateness is required. If the director determines that review and approval by the BAR is required, then the applicant shall submit a complete application that includes the following information:

- (1) A written description of proposed exterior changes;
- (2) A general sketch plan of the property including: the location of existing structures; property and setback lines; and any proposed new construction, additions or deletions, parking areas, and fences;
- (3) The total gross floor area of the existing building and of any proposed additions;
- (4) Elevation drawings depicting existing conditions and proposed exterior changes;
- (5) Photographs of the subject property in context of the buildings on contiguous properties;
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer. The director may waive the requirement for a structural evaluation and cost estimates in the case of an emergency, or if the building is the primary residence of the applicant.

1109 Wertland Street

Description of Proposed Work

The proposed Scope of Work for 1109 Wertland Street is as follows:

- Remove the existing multiple additions that were added to the rear (North) elevation of the original house.
- Construct a new two-story addition on the rear (North) elevation of the original house, matching the window and eave detailing on the original house.
- Remove the existing metal horizontal siding from the house and install new painted fiber-cement siding.

The rear of the existing house currently has a hodge-podge series of structures that are proving difficult to maintain and are aesthetically unsightly. We propose to remove these back to the original house. Per the 1930 Sanborn maps, the original house is as shown on the enclosed plat, and it had small porches off the rear.

Due to the historic nature of Wertland Street, we propose a two-story Addition, located on the rear (North) elevation of the house. The East and West side walls of the Addition would be inset, so that they do not extend out beyond the existing Main House side walls. This will make the Addition less visible from Wertland Street than the current configuration. The proposed roof also would not extend vertically above the existing hip roof ridge of the Main House, and would be much simpler than the random roofs that currently exist.

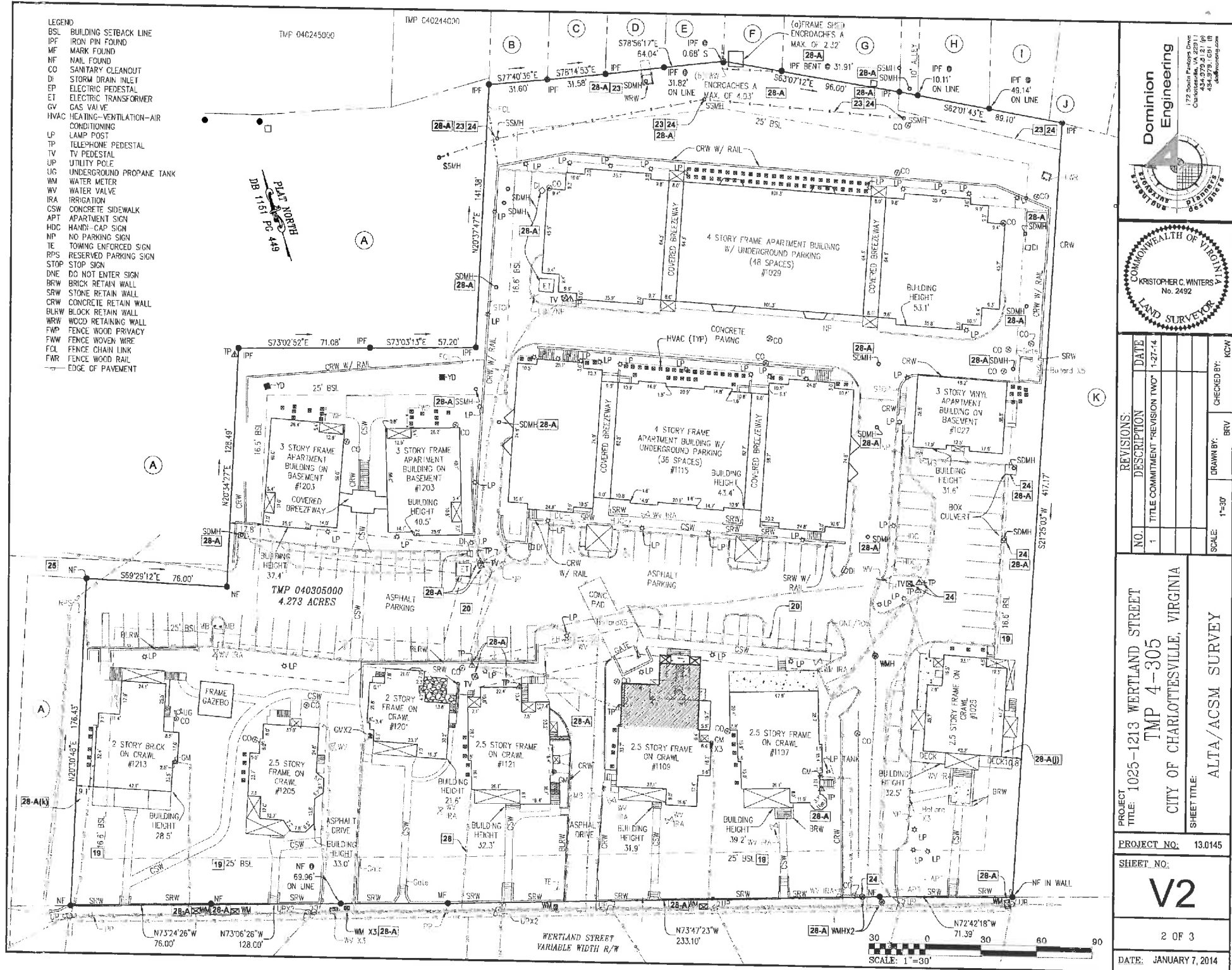
The foundation of the proposed Addition would have brick veneer, matching the existing brick foundation of the Main House. The current rear additions have exposed concrete foundations and metal horizontal siding – it appears that the entire house had the metal siding installed when these additions were added. As noted above, we propose to remove the metal siding and install new painted fiber-cement horizontal lap siding.

- LEGEND
- BSL BUILDING SETBACK LINE
 - IPF IRON PIN FOUND
 - MF MARK FOUND
 - NF NAIL FOUND
 - CO SANITARY CLEANOUT
 - DI STORM DRAIN INLET
 - EP ELECTRIC PEDESTAL
 - ET ELECTRIC TRANSFORMER
 - GV GAS VALVE
 - HVAC HEATING-VENTILATION-AIR CONDITIONING
 - LP LAMP POST
 - TP TELEPHONE PEDESTAL
 - TV TV PEDESTAL
 - UP UTILITY POLE
 - UG UNDERGROUND PROPANE TANK
 - WM WATER METER
 - WV WATER VALVE
 - IRA IRRIGATION
 - CSW CONCRETE SIDEWALK
 - APT APARTMENT SIGN
 - HDC HAMB- CAP SIGN
 - NP NO PARKING SIGN
 - TE TOWING ENFORCED SIGN
 - RPS RESERVED PARKING SIGN
 - STOP STOP SIGN
 - DNE DO NOT ENTER SIGN
 - BRW BRICK RETAIN WALL
 - SRW STONE RETAIN WALL
 - CRW CONCRETE RETAIN WALL
 - BLRW BLOCK RETAIN WALL
 - WRW WOOD RETAINING WALL
 - FWP FENCE WOOD PRIVACY
 - FWW FENCE WOVEN WIRE
 - FCL FENCE CHAIN LINK
 - FWR FENCE WOOD RAIL
 - EDGE OF PAVEMENT

TMF 046245000

IMP C40244030

PLAT NORTH
JB 1161 PG 449



Dominion Engineering

177 South Parkways Drive
Charlottesville, VA 22902
434.979.1210
434.979.1051
info@dominioneng.com

COMMONWEALTH OF VIRGINIA
LAND SURVEYOR
KRISTOPHER C. WINTERS
No. 2492

| NO. | REVISIONS: | DATE | CHECKED BY: |
|-----|-------------------------------|---------|-------------|
| 1 | TITLE COMMITMENT-REVISION TWO | 1-27-14 | KCW |
| | DESCRIPTION | | |
| | | | |

SCALE: 1"=30'

DRAWN BY: BRV
CHECKED BY: KCW

PROJECT TITLE: 1025-1213 WERTLAND STREET
TMP 4-305
CITY OF CHARLOTTESVILLE, VIRGINIA

SHEET TITLE: ALTA/ACSM SURVEY

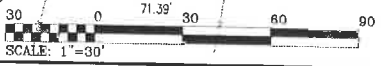
PROJECT NO.: 13.0145

SHEET NO.:

V2

2 OF 3

DATE: JANUARY 7, 2014





S1-1



S1-2



S1-3



S1-4



S2-1



S2-2



S2-3



S2-4



S3-1



S3-2



S3-3



S3-4



S4-1



S4-2



S4-3



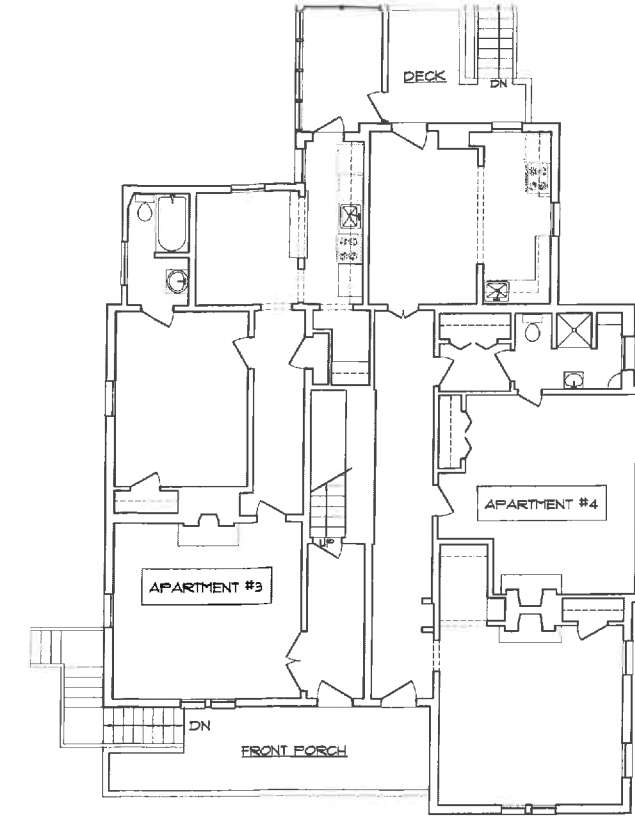
S4-4



1 FRONT ELEVATION



2 SIDE ELEVATION



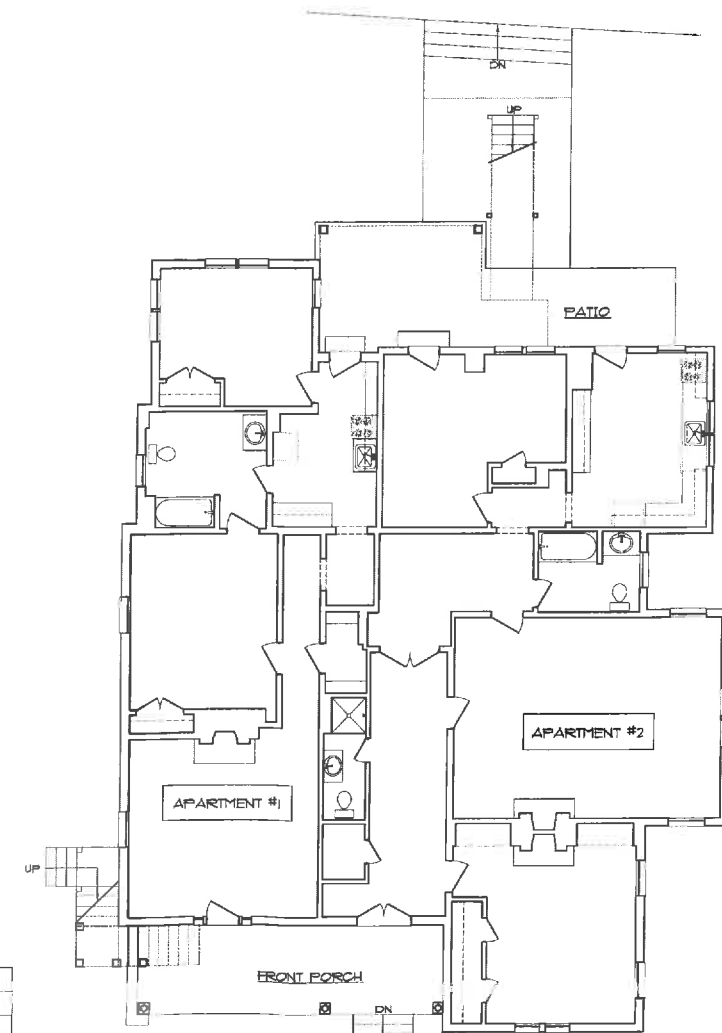
6 UPPER FLOOR PLAN



3 REAR ELEVATION



4 SIDE ELEVATION



5 MAIN FLOOR PLAN

| AREA SUMMARY- EXISTING | |
|------------------------|-----------|
| | EXISTING |
| MAIN FLOOR | 2,556 SF. |
| UPPER FLOOR | 2,203 SF. |
| TOTAL | 4,759 SF. |

dBF
Associates
Architects

P.O. Box 78
Charlottesville, VA 22902
(434) 977-2791
(434) 977-0593 (FAX)

**1109 WERTLAND STREET
APARTMENTS - ADDITION**
CHARLOTTESVILLE, VIRGINIA

| NO | DESCRIPTION | DATE |
|-----------------------------------|-------------|------|
| REVISIONS | | |
| EXISTING ELEVATIONS & FLOOR PLANS | | |
| SCALE 1/8" = 1'-0" | | |
| DATE 8-24-15 | | |
| DWN BY CMB | | |
| CHECKED BY RJFJR | | |
| PROJECT NO V1418 | | |
| DRAWING NO A1 | | |

| NO | DESCRIPTION | DATE |
|-----------|-------------|------|
| REVISIONS | | |

DATE 8-24-15
DWN BY CMB
CHECKED BY RJFJR

PROJECT NO
V1418

DRAWING NO

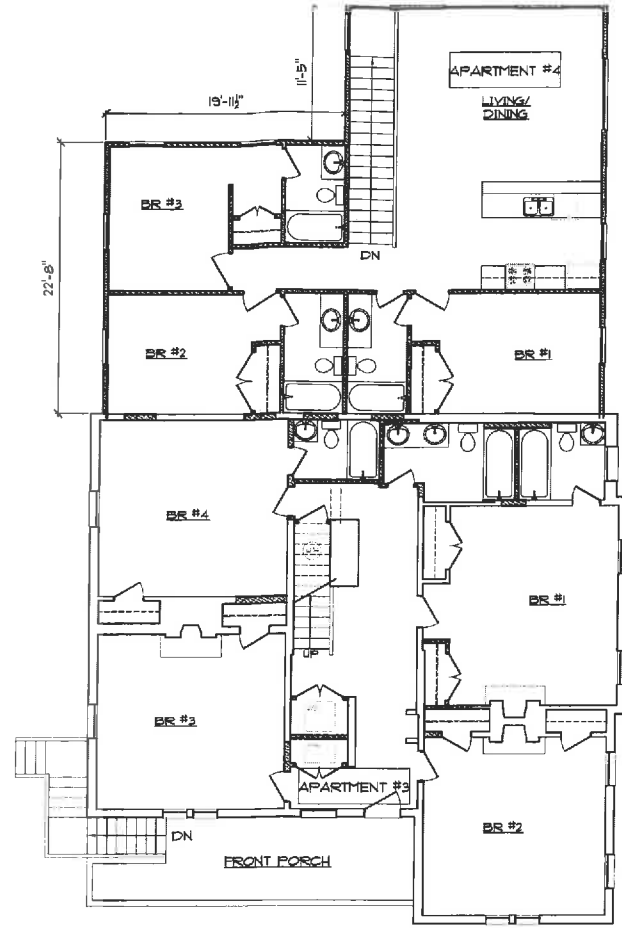
A2



1 FRONT ELEVATION



2 SIDE ELEVATION



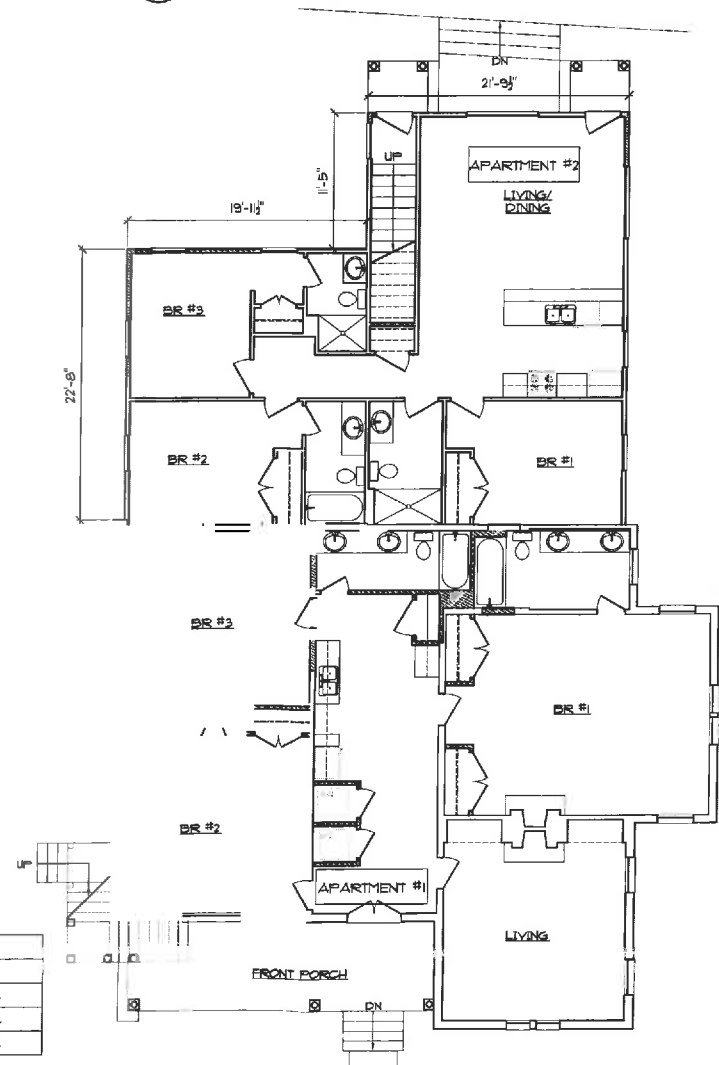
6 UPPER FLOOR PLAN



3 REAR ELEVATION



4 SIDE ELEVATION



5 MAIN FLOOR PLAN

| AREA SUMMARY - EXISTING | | | |
|-------------------------|-----------|-----------|-----------|
| | EXISTING | PROPOSED | TOTAL |
| MAIN FLOOR | 1,736 SF. | 1,211 SF. | 2,947 SF. |
| UPPER FLOOR | 1,648 SF. | 1,977 SF. | 2,845 SF. |
| TOTAL | 3,384 SF. | 2,408 SF. | 5,792 SF. |