

From: Scala, Mary Joy
Sent: Friday, September 25, 2015 8:14 AM
To: 'Richard T. Spurzem'
Cc: 'Rick Funk'
Subject: BAR Action – September 15, 2015 – 1025 Wertland Street

September 25, 2015

Richard T. Spurzem
1025 Wertland Street
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 15-09-03
1025 Wertland Street
Tax Parcel 04035000
Richard T. Spurzem, Applicant/Neighborhood Investments UVA LP, Owner
Remove two decks and refinish the original wood siding by removing the asbestos 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 application as submitted (8-0).

This certificate of appropriateness shall expire in 18 months (March 15, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. 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 15-09-03

1025 Wertland Street

Tax Parcel 04035000

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

Remove two decks and refinish the original wood siding by removing the asbestos siding

Background

This is a contributing structure built c. 1900 located in the Wertland Street ADC District.

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 is requesting approval to remove two decks that connect to three original covered porches, and to remove the asbestos siding that was installed over the original wood siding, and to refinish the original wood siding.

The decks are located on the southeast and southwest (front) corners of the house. The decks are not original, per the 1930 Sanborn maps, but the three porches (located South, West and East elevations) will remain. New painted metal rails matching the existing rails will be added to enclose the porches after the decks are removed.

Original wood lap siding was found under the asbestos siding. The applicant proposes to remove asbestos siding and repair and finish the existing wood lap siding. This involves stripping and painting the wood siding, repairing and replacing where necessary. The wood siding is painted white and the applicant proposes matching the color on the repaired material.

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 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 Rehabilitation

I. WOOD

The flexibility of wood has made it the most common building material throughout much of America's building history. Because it can be shaped easily by sawing, planing, carving, and gouging, wood is used for a broad range of decorative elements, such as cornices, brackets, shutters, columns, storefronts, and trim on windows and doors. In addition, wood is used in major elements such as framing, siding, and shingles.

- 1. Repair rotted or missing sections rather than replace the entire element.
 - a. Use epoxies to patch, piece, or consolidate parts.*
 - b. Match existing materials and details.**
- 2. Replace wood elements only when they are rotted beyond repair.
 - a. Match the original in material and design by substituting materials that convey the same visual appearance or by using surviving material.*
 - b. Base the design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area.*
 - c. Complement the existing details, size, scale, and material.**
- 3. Do not substitute vinyl for wood railing and trim. Some composites, including fiberglass reinforced composite, may be found acceptable as a substitute material for a specific application, but must be painted.*

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.*

Discussion and Recommendations

Staff recommends approval and commends the applicant for restoring the building's original appearance.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed removal of asbestos siding and decks and restoration to original wood siding satisfies the BAR's criteria and guidelines and are compatible with this property and other properties in the Wertland Street ADC district, and that the BAR approves the application as submitted.

STREET ADDRESS: 1025 Wertland Street
MAP & PARCEL 4-312
VDHR FILE NUMBER: 104-0136-0006
CITY FILE NUMBER:
PRESENT ZONING: R-3
ORIGINAL OWNER: G. D. Smith?
ORIGINAL USE: Residence
PRESENT USE: Residential Rental Property
PRESENT OWNER: James Harvey Michael, Jr., & Warren T. Michael
ADDRESS: 900 Rugby Road
 Charlottesville, VA 22903
HISTORIC NAME: Smith-Michael house
DATE/PERIOD: c. 1900
STYLE: Colonial Revival
HEIGHT IN STORIES: 2½ Stories
DIMENSIONS AND LAND AREA: 71.5' x 422' (30,173 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1998
SOURCES: City Records
 Sanborn Map Co. - 1920, 1929-57
 Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

The walls of this 2½ story, 3-bay Colonial Revival house have been covered with asbestos shingles over the original weatherboarding. It has a slate hipped roof. There is one interior chimney. There is a one-story central entrance porch with coupled Doric columns and a wrought iron replacement balustrade and roof balustrade. The entrance has sidelights and transom. The central bay of the facade projects slightly at the second story level and has a Palladian doorway which gives access to the roof of the entrance porch. A prominent wall dormer above it has a bellcast gabled roof and a round-arched window with a fanlight. There are smaller, pedimented gabled dormers over the side bays of the facade and centered on each of the side elevations. All of the dormers are slate-walled. There is a one-story, one-bay porch, similar to the entrance porch, on each side elevation. Windows are single-paned, double-sash, with louvered shutters.

There is a metal garage in the back yard. The landscaped yard features a large magnolia tree. A stone retaining wall runs along the street.

HISTORICAL DESCRIPTION

This house was occupied by the G. D. Smith family c. 1905- c. 1935, and they may have been the original owners. It was purchased in 1939 by J. H. Michael, Sr., father of Judge James H. Michael, Jr. The Michaels lived there for half a century, and their heirs now use the house as rental property.

STATEMENT OF SIGNIFICANCE

This house is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places. Its long association with the Michael family adds to its significance.



14636
14637

Date 2. + 3. 1996 File No. 104-136-6

Name House (1025 Werthand St.)

Town _____

County Charlottesville

Photographer Dan Pezzoni

Contents 3 ext. views



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

RECEIVED

AUG 25 2015

NEIGHBORHOOD
DEVELOPMENT SERVICES

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

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	1025 Wertland St. siding removal	Parcel Number	004035000
Address/Location	1025 Wertland Street, Charlottesville, VA 22903		
Owner Name	% 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

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, Photographs

For Office Use Only

Received by: *A. Barnore*
Fee paid: \$125.00 Cash/Ck. # 0000
Date Received: 8/25/2015
P15-0128

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

1025 Wertland Street

Description of Proposed Work

The proposed Scope of Work for 1025 Wertland Street is as follows:

- Remove two (2) Decks that connect to the three (3) original Covered Porches
- Remove the asbestos siding that was installed over the original wood siding, and refinish the original wood siding.

The two Decks are located on the Southeast and Southwest corners of the house. Per the 1930 Sanborn maps, these Decks were not part of the original house, and were added at some point after this date. The three Covered Porches, located on the South (Front), West and East Elevations, shall remain as they currently exist. After the Decks are removed, new painted metal rails matching the existing rails will be installed to enclose the Porches

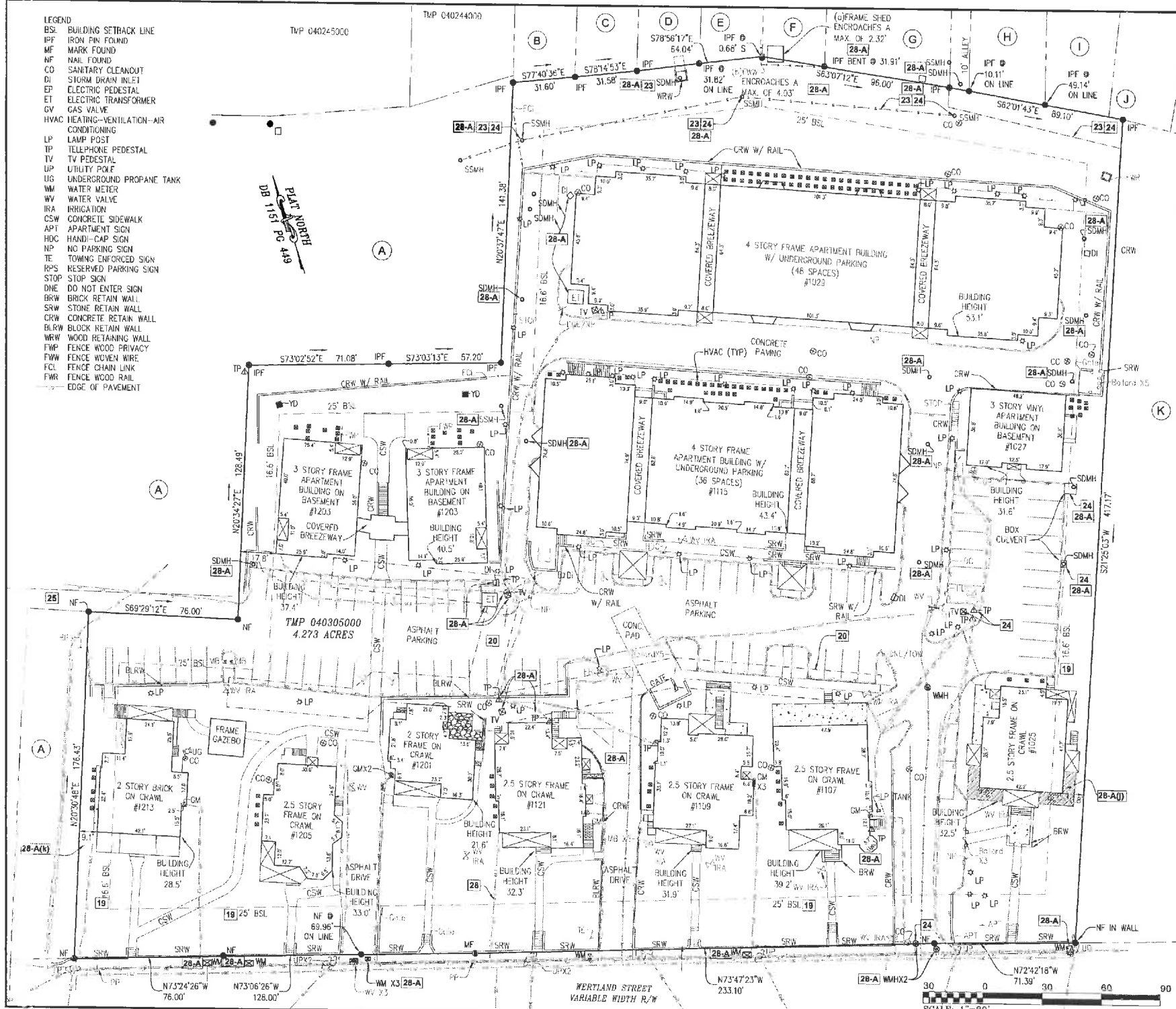
The asbestos siding was installed at some point in time, covering the existing wood lap siding. Due to maintenance and aesthetic issues, we investigated what was behind this siding, and found that there is wood lap siding as the original material. This wood siding appears to be in good condition, based on the several test areas. We propose to remove the asbestos siding, and repair/finish the existing wood lap siding. This will involve stripping and painting the wood siding, repairing and replacing where necessary. The wood lap siding is painted white, and we propose to match this color on the repaired material.

- 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 HAND- 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

TVP 040245000

TMP 040244000

PLAT NORTH
DB 1151 PG 419



Dominion Engineering
 177 South Platte Drive
 Charlottesville, VA 22911
 434.979.8121
 www.dominioneng.com



NO.	REVISIONS:	DESCRIPTION	DATE
1	TITLE COMMITMENT	"REVISION TWO"	1-27-14

CHECKED BY: KCV
 DRAWN BY: BRV
 SCALE: 1"=30'

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



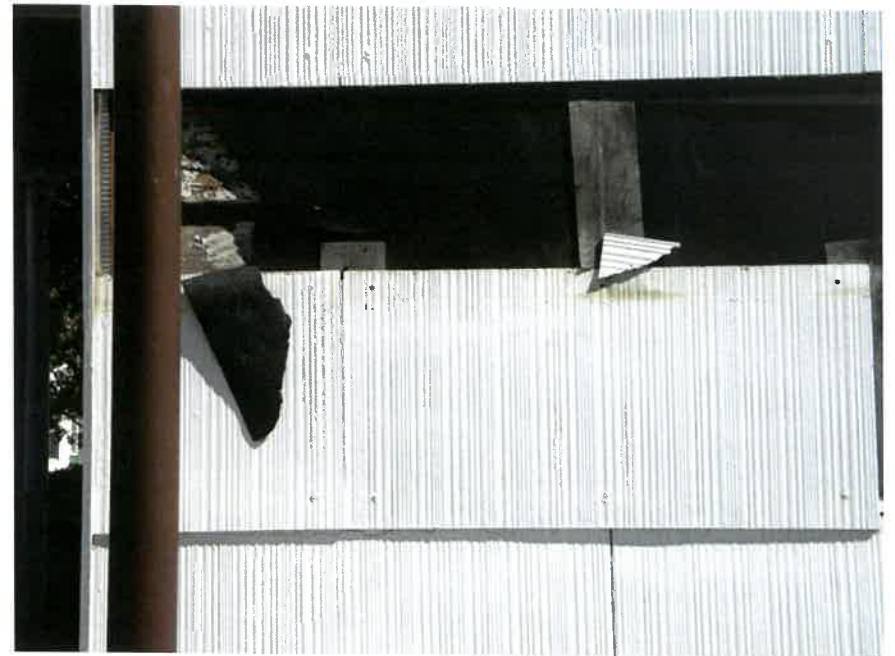
S1-2



S1-3



S1-4



S1-5