

From: Scala, Mary Joy
Sent: Tuesday, November 24, 2015 1:03 PM
To: 'Richard T. Spurzem'
Cc: 'Rick Funk'
Subject: BAR Action - 1213 Wertland Street - November 2015

November 24, 2015

Richard T. Spurzem
Neighborhood Investments, UVA LP
1025 Wertland Street
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application

BAR 15-11-01
1213 Wertland Street
Tax Parcel 040305000
Neighborhood Investments, UVA, LP, Owner/Richard T Spurzem, Applicant
Remove two decks that connect to one original covered front entry porch, and replace the original porch decking with mahogany tongue and grooved decking. New Azek rails installed to enclose the porch.

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 17, 2015. The following action was taken:

Knott moved to find that the proposed removal of the two decks and restoration of the original covered front entry porch satisfy 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 (7-0), except for the railings, which the BAR would like to see samples of, to be reviewed separately.

Please submit the railing samples to staff.

This certificate of appropriateness shall expire in 18 months (May 17, 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
November 17, 2015**



Certificate of Appropriateness

BAR 15-11-01

1213 Wertland Street

Tax Parcel 040305000

Neighborhood Investments, UVA, LP, Owner/Richard T Spurzmen, Applicant

Remove two decks that connect to one original covered front entry porch, and replace the original porch decking with mahogany tongue and grooved decking. New Azek rails installed to enclose the porch.

Background

This site is 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.

June 21, 2011 - 1025-1213 Wertland Street - The BAR approved (6-0) multi-family building as submitted with preference for gray palette for fiber cement shingle colors. The window type should be clarified.

September 15, 2015- The BAR approved demolition of rear additions to **1109 Wertland Street**, and the proposed new rear addition. The requested to see lighting, trim details, siding resolutions, windows, roof details. BAR also approved replacing metal siding with Hardi siding, or removing what's there and refinishing the existing siding. At **1025 Wertland Street** the BAR approved to remove the two decks and refinish the original wood siding by removing the asbestos siding.

Application

The applicant is requesting approval to remove two decks that connect to the original covered front entry porch.

The two decks are located on the southeast and southwest corners of the house. As per the 1930 Sanborn maps, these decks were not part of the original house, and were added some time after this date.

After the decks are removed, the owner will be replacing the porch decking with mahogany tongue and grooved decking. New Azek rails will also be installed to enclose the porch.

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

D. ENTRANCES, PORCHES, & DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence. The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
- 2. Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
- 3. Repair damaged elements, matching the detail of the existing original fabric.*
- 4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
- 5. Do not strip entrances and porches of historic material and details.*
- 6. Give more importance to front or side porches than to utilitarian back porches.*
- 7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
- 8. Avoid adding decorative elements.*
- 9. In general, avoid adding a new entrance to the primary facade or facades visible from the street.*

10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
11. Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
12. The original size and shape of door openings should be maintained.
13. Original door openings should not be filled in.
14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
15. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
16. Retain transom windows and sidelights.
17. When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.
 - b. Avoid using aluminum colored storm doors.
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.
 - d. Use a zinc chromate primer before painting to ensure adhesion.

I. WOOD

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.

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 two decks and restoration of the original covered front entry porch 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.



**VIRGINIA
HISTORIC LANDMARKS COMMISSION**

File no. 104-71
Negative no(s). 5059 (11)

SURVEY FORM

Historic name	Common name
County/Town/City <u>Charlottesville, Va.</u>	
Street address or route number <u>1213 Hartland St.</u>	
USGS Quad <u>Charlottesville, East, Va</u>	Date or period <u>c. 1900</u>
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use residence	Foundation and wall const'n
Acreage	
	Roof type
State condition of structure and environs <u>excellent</u>	
State potential threats to structure	
Note any archaeological interest	
Should be investigated for possible register potential? yes ___ no <u>X</u>	
Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)	
<p>1213: brick (stretcher bond). 2½ story. hipped roof with flat section on top with asphalt shingles, hipped front dormer. 3 bay. 1 story 1 bay Doric porch. Jeffersonian Rev. <i>W. Revival</i> 1900. full entablature on 1st story front and at cornice; chinoiserie railing on top of porch. central bay entrance. 6/6 DHS, french doors with transom light on 1st floor, segmental arches over window, side and transom lights around front door with diamond panes, french doors on 2nd story with side lights. interior symmetrical chimneys. 2 story rear addition.</p>	
Interior inspected? <u> </u>	
Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)	
	

STREET ADDRESS: 1213 Wertland Street
MAP & PARCEL 4-305
VDHR FILE NUMBER: 104-0136-0018
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. 1900
STYLE: Colonial Revival
HEIGHT IN STORIES: 2 Stories
DIMENSIONS AND LAND AREA: 76' x 173.83' (13,192 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

This is a two-story, three-bay, double-pile brick (stretcher bond) Colonial Revival house. Its truncated hipped roof is covered with asphalt shingles and has a full entablature. There are two interior chimneys. A low dormer centered on the facade has a tripartite diamond-paned window. Windows are segmentally arched, double-sash, 6-over-6 light. There is a pair of French doors in each side bay of the facade. A one-story, one-bay entrance porch with coupled Tuscan columns covers the central bay of the facade. A Chinese Chippendale porch roof balustrade was replaced c. 1990 with a plain horizontal balustrade. A full entablature runs around the porch roof and extends to the ends of the facade. This entablature and the French doors combine to create the impression that a one-story verandah once extended across the whole facade. The Sanborn maps, however, show that the house has always had only a one-bay entrance porch. The porch floor does now extend to the ends of the facade, but those extensions rest on new wooden and cinderblock supports. There are segmentally arched central entrances with diamond-paned transoms and sidelights at both first and second story levels. There is an integral two-story rear wing with a later two-story back porch. A granite retaining wall runs along the sidewalk.

HISTORICAL DESCRIPTION

This house was probably built c. 1900, a bit later than some of its neighbors. It was the home of Peoples National Bank officer T. E. Powers c. 1910 - c. 1930. From the late 1930's to the early 1950's, it served as the Phi Beta Pi fraternity house. After the fraternity moved out, the house was divided into apartments c. 1951.

STATEMENT OF SIGNIFICANCE

This house is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places.



14636
14704

Date 2-3. 1996 File No. 104-136-18

Name House (1213 Westland St.)

Town _____

County Waukegan

Photographer Dan Pezzoni

Contents 3 ext. views



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

RECEIVED

OCT 26 2015

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

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 3:30 p.m.

Owner Name	Neighborhood Investments - UVA, LP	Applicant Name	Richard T. Spurzem
	c/o Neighborhood Properties		
Project Name/Description	1213 Wertland Street Deck Removal	Parcel Number	040305000
			04035000
Property Address	1213 Wertland Street, Charlottesville, VA 22903		

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: _____

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

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.)

[Handwritten Signature]

Signature _____ Date _____
Richard T. Spurzem 10/9/15
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 _____

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: *Lisa A. Barmore*
Fee paid: \$125.00 Cash/Ck. # 182
Date Received: 10/26/2015
P15-0170

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

1213 Wertland Street

Description of Proposed Work

The proposed Scope of Work for 1213 Wertland Street is as follows:

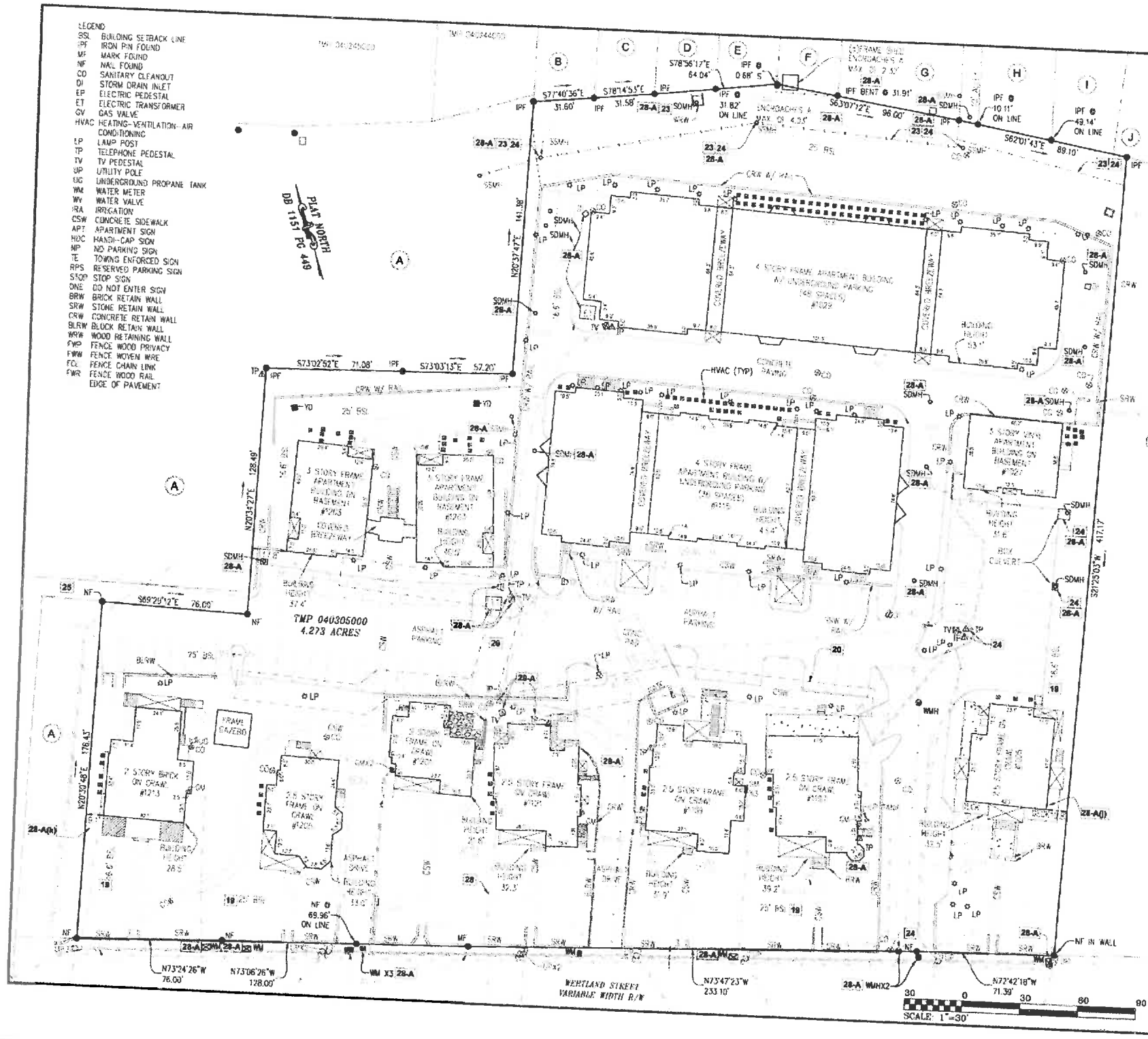
- Remove two (2) Decks that connect to the one (1) original Covered Front Entry Porch

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.

As the photographs show, the foundation for the original Covered Front Entry Porch consisted of stacked brick piers while the addition is a combination of pressure-treated posts and stacked CMU.

The one Covered Entry Porch, located on the South (Front) Elevations, shall remain as it currently exists. After the Decks are removed, the Owner will be replacing the Porch decking with mahogany tongue and grooved decking. New Azek rails shall be installed to enclose the Porch.

- LEGEND
- SSL BUILDING SETBACK LINE
 - IPF IRON PIN FOUND
 - MF MARK FOUND
 - NF NAIL FOUND
 - CD 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-UP SIGN
 - NPC NO PARKING SIGN
 - TE TOWING ENFORCED SIGN
 - RPS RESERVED PARKING SIGN
 - STOP STOP SIGN
 - ONE 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
 - FCU FENCE CHAIN LINK
 - FWR FENCE WOOD RAIL
 - EDGE OF PAVEMENT

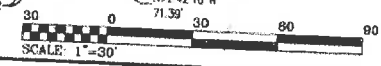


REVISIONS:		DATE	BY
NO.	DESCRIPTION		
1	TITLE COMMITMENT 'REVISION TWO'	1/27/14	

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

SHEET TITLE:
 ALTA/ACSM SURVEY

PROJECT NO.	13.0145
SHEET NO.	V2
2 OF 3	
DATE:	JANUARY 7, 2014



C:\Projects\Civil\Projects\1025-1213 WERTLAND STREET\ALTA\1025-1213-01.dwg



S1-1



S1-2



S1-3



S1-4



S2-1



S2-2



S2-3



S2-4