

**From:** Scala, Mary Joy  
**Sent:** Wednesday, June 01, 2016 4:11 PM  
**To:** Spurzem, Richard; 'Rick Funk'  
**Subject:** BAR action - 1107 Wertland Street - May 17, 2016

June 1, 2016

Richard T. Spurzem  
1205 Wertland Street  
Charlottesville, VA 22903

**RE:Certificate of Appropriateness Application**

BAR 16-05-01

1107 Wertland Street

Tax Parcel 040305000

Neighborhood Investments, UVA-LP, Owner/Richard Spurzem, Applicant

Exterior renovations, including constructing a new two story addition on rear elevation of original house

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 17, 2016. The following action was taken:

**Knott moved approval [of addition and replacement of asbestos siding and window trim] as submitted with the following modifications: As the horizontal asbestos siding is removed, would like to review what is underneath to assess extent and appropriateness of subsequent replacement and window trim, and approval of Hardi board siding for additions with different exposure [7"] from the original main house [6"]; Keesecker 2<sup>nd</sup>; (Approved 8-0).**

**Balut moved approval of the demolition [of rear additions] as submitted; Mohr 2<sup>nd</sup>; (Approved 8-0).**

**Please contact staff when we may view the original siding condition.**

This certificate of appropriateness shall expire in 18 months (November 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.

If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 17, 2016**



**Certificate of Appropriateness Application**

BAR 16-05-01

1107 Wertland Street

Tax Parcel 040350000

Neighborhood Investments, UVA-LP, Owner/Richard Spurzem, Applicant

Exterior renovations, including removing concrete patio and constructing a new two story addition on rear elevation of original house

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**Background**

This is a contributing Victorian building, built in 1892, located in the Wertland Street ADC District. The rear addition filling in the NE corner of what was originally an L-shaped house, was probably added mid-20<sup>th</sup> century. Historic survey attached.

**Application**

The applicant requests approval to:

- Remove the existing CMU addition that was added to the rear northwest corner of the original house; and
- Remove the existing concrete patio/CMU foundation addition that was added to the rear (north side) of the original house and CMU addition.
- Construct a new two story addition on the rear north elevation of the original house to the same depth as the existing concrete patio, matching the window and eave detailing on the original house. The addition will have a brick veneer foundation and fiber cement siding.
- Remove the existing horizontal asbestos siding from the house and install new painted fiber-cement siding. (The wood siding under the asbestos siding is in poor condition.)
- Remove the aluminum-wrapped window trim and replace with new painted Azek trim that matches the original profile.

**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, roofline, 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.*

## **Discussion and Recommendations**

The 1920 Sanborn Map shows the original form of the house, with a rear wing and rear open porch. Removing the NW addition will expose more of the original house. And there is no issue with removing the addition that extends along the north side. The mid-century infill will remain. In staff opinion, the proposed demolition of the rear additions as described is appropriate.

Restoring the weatherboard would be the first choice if it was in good condition. If it is not restorable, then painted new wood siding would be the best choice on the original part of the historic building. (Note the applicant was allowed to replace aluminum siding on 1109 Wertland Street with Hardie siding, although restoring the wood was the BAR's stated preference.) The BAR has previously approved Azek trim on a porch railing. If Hardie siding is permitted, then Azek trim would be appropriate. If wood siding is used, then the window trim should remain wood.

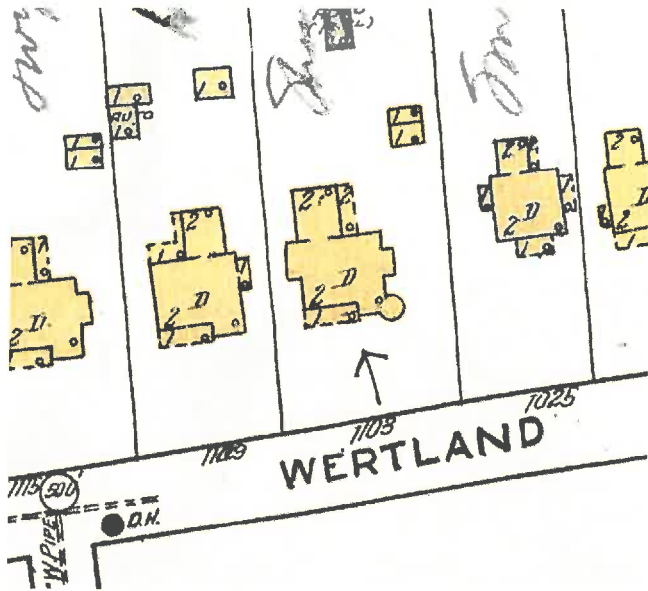
Regarding the new addition, it is generally in character with the historic district and meets the design guidelines for additions. The Hardie siding should be smooth, rather than wood-grained. The existing roof is standing seam metal. The new roof material should be specified.

## **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 of rear additions 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 Rehabilitation, I move to find that replacing the asbestos siding with Hardie siding and replacing the window trim with Azek 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...).

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 as submitted (or with the following modifications...).



1920 Sanborn Map for 1107 Wertland Street

**STREET ADDRESS:** 1107 Wertland Street  
**MAP & PARCEL** 4-311  
**VDHR FILE NUMBER:** 104-0136-0008  
**CITY FILE NUMBER:** 236  
**PRESENT ZONING:** R-3  
**ORIGINAL OWNER:** George B. Marshall  
**ORIGINAL USE:** Residence  
**PRESENT USE:** Apartments  
**PRESENT OWNER:** Wade Apartments Land Trust  
**ADDRESS:** Raleigh Court, #4  
 10 University Circle  
 Charlottesville, VA 22903  
**HISTORIC NAME:** Marshall-Dabney-Shackleford-Cabbage House  
**DATE/PERIOD:** c.1892  
**STYLE:** Victorian  
**HEIGHT IN STORIES:** 2½ Stories  
**DIMENSIONS AND LAND AREA:** 87.7' x 250' (62,170 sq. ft.)  
**CONDITION:** Good  
**SURVEYOR:** Bibb  
**DATE OF SURVEY:** 1980/1998  
**SOURCES:** City Records  
 Richard H. deButts  
 Sanborn Map Co. - 1907, 1920, 1929-57

### ARCHITECTURAL DESCRIPTION

This is a very large, 2½ story 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 northeastern 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 a 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 stringcourses 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-story octagonal tower projecting from the southeastern corner. It has tall and narrow one-over-one windows on five sides at the first and second story levels and a very steep pyramidal tin roof, ornamented only by a lighting rod. A one-story Colonial Revival verandah covers three bays of the facade. It has a nearly flat tin hip roof with boxed 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. There is a quartzite retaining wall along the sidewalk.

## HISTORICAL DESCRIPTION

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. Shackelford, wife of Judge C. D. Shackelford (DB 47-114). Mrs. Shackelford's heirs sold it in 1946 to Stuart R. and Lillian W. Middleton (DB 128-237), who sold it the next year to Malcolm Taylor, Ann H. Cabbage, et al (DB 134-239). Mrs. Cabbage 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 filing in the northeastern rear corner was built and the house was covered with asbestos shingles. In 1974 Ann Cabbage, et al, sold the house to Richard H. & Marie J. deButts who use it as rental property (DB 353-598). Additional Deed References: City DB 160-344, 319-418, 322-214.

1998: Wade Apartments Land Trust bought the house in 1983 (DB 445-476, 473-521, 534-95, 653-832).

## STATEMENT OF SIGNIFICANCE

This buildings is a contributing resource in the Wertland Street Historic District, listed on the National Register of Historic Places. It is one of the more imposing Queen Anne houses in the District. Its octagonal corner tower and its prominent site above the street, make it a familiar landmark.





14636  
14637

Date 2. + 3. 1996 File No. 104-136-8  
Name Marshall House  
-Pabney  
(1107 Weyland St.)  
Town \_\_\_\_\_  
County Charlottesville  
Photographer Dan Pezzeri  
Contents 4 ext. views



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

**RECEIVED**

APR 25 2016

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	1107 Wertland St. Apartments Addition	Parcel Number	04035000 040305000
Property Address	1107 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.)

*Richard T. Spurzem* 4/21/16  
Signature Date

Richard T. Spurzem 4/21/16  
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, Floor Plans & Exterior Elevations (Existing), Floor Plans & Exterior Elevations (Proposed), Photographs

**For Office Use Only**

Received by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

Date Received: \_\_\_\_\_

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**HISTORIC DISTRICT ORDINANCE:** For more information, please refer to *Section 34- 271 Historical Preservation and Architectural Design Control Overlay Districts* in the City of Charlottesville Zoning Ordinance online at [www.charlottesville.org](http://www.charlottesville.org)

**DESIGN REVIEW GUIDELINES:** You may obtain a copy of the current *Design Review Guidelines* at the Department of Neighborhood Development Services in City Hall.

**SUBMITTAL REQUIREMENTS:** The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) Samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (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, unless waived by the BAR.

# 1107 Wertland Street

## Description of Proposed Work

The proposed Scope of Work for 1107 Wertland Street is as follows:

- Remove the existing CMU addition that was added to the rear corner (northwest) elevation of the original house.
- Remove the existing concrete patio/CMU foundation addition that was added to the rear (north) of the original house and CMU addition.
- Construct a new two-story addition on the rear (north) elevation of the original house to the same depth as the existing concrete patio, matching the window and eave detailing on the original house.
- Remove the existing horizontal asbestos siding from the house and install new painted fiber-cement siding. Remove the aluminum-wrapped window trim and replace with new painted Azek trim that matches the original profile.

The rear of the existing house currently has a pair of expansions that are not part of the original design. We propose to remove these back to the original house. Per the 1930 Sanborn maps, these additions did not exist.

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 original 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.

The foundation of the proposed addition would have brick veneer, matching the existing brick foundation of the main house. The current rear addition has painted a CMU foundation and exterior walls, which is definitely not in keeping with the original house.

As noted above, we propose to remove the horizontal asbestos siding. There is wood lap siding under this, but it is in very poor condition (rotting wood, excessive cutting/nailing). We propose to install new painted fiber-cement horizontal lap siding. The original window trim has been wrapped in aluminum, and we propose to remove this and go back with painted Azek trim to match the original profiles.







S1-1



S1-2



S1-3



S1-4





S2-1



S2-2



S2-3



S2-4

1107 WERTLAND STREET  
APARTMENTS  
CHARLOTTESVILLE, VIRGINIA

NO	DESCRIPTION	DATE
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REVISIONS

EXISTING  
PLANS

SCALE  
1/8" = 1'-0"

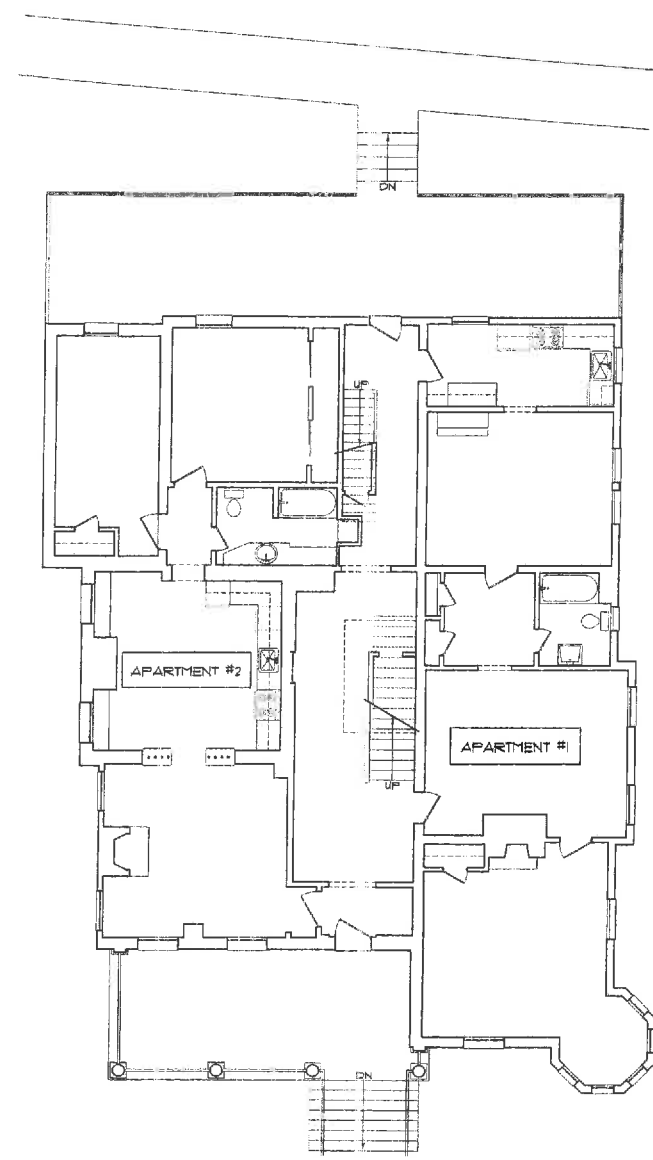
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CHECKED BY RJFJR

PROJECT NO  
**V1418**

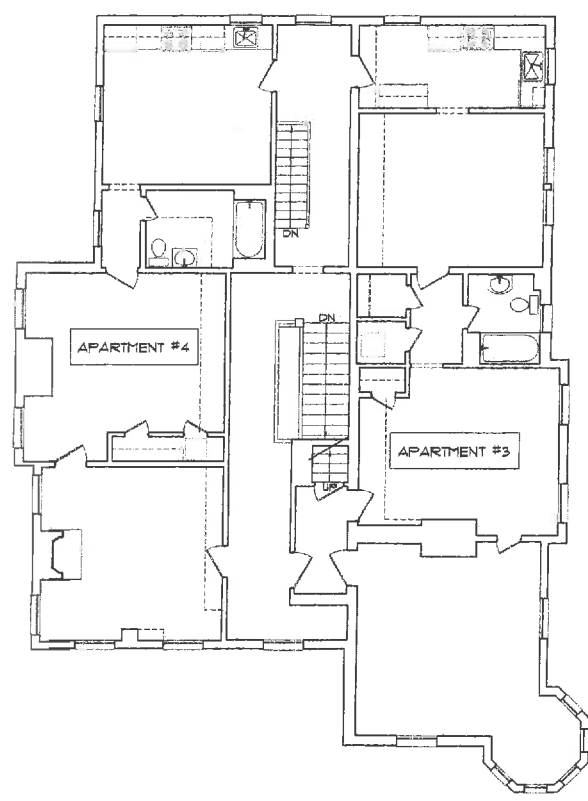
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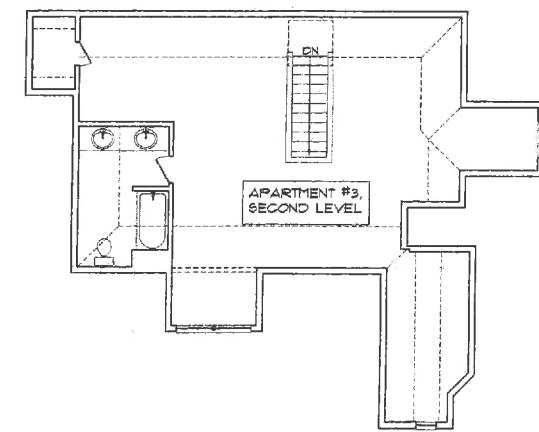
OF 4



1 MAIN FLOOR PLAN



2 UPPER FLOOR PLAN



3 LOFT PLAN

AREA SUMMARY- EXISTING	
	EXISTING
MAIN FLOOR	2596 SF.
UPPER FLOOR	2,400 SF.
LOFT	912 SF.
TOTAL	5,908 SF.



dBF

Associates  
Architects

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



1 FRONT ELEVATION



2 SIDE ELEVATION



3 REAR ELEVATION



4 SIDE ELEVATION

1107 WERTLAND STREET  
APARTMENTS  
CHARLOTTESVILLE, VIRGINIA

NO DESCRIPTION DATE

REVISIONS

EXISTING  
EXTERIOR  
ELEVATIONS

SCALE  
1/8" = 1'-0"

DATE 4-13-16  
DWN BY CMB  
CHECKED BY RJFJR

PROJECT NO  
V1418

DRAWING NO

A2

1107 WERTLAND STREET  
APARTMENTS

CHARLOTTESVILLE, VIRGINIA

NO	DESCRIPTION	DATE
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REVISIONS

PROPOSED  
FLOOR  
PLANS

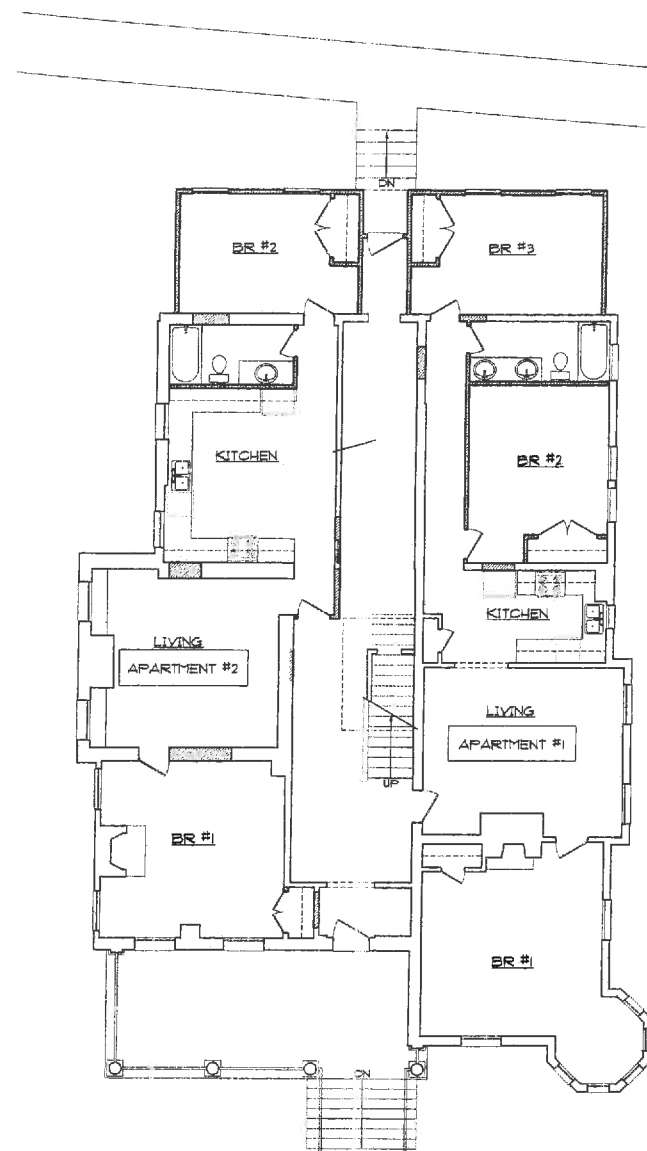
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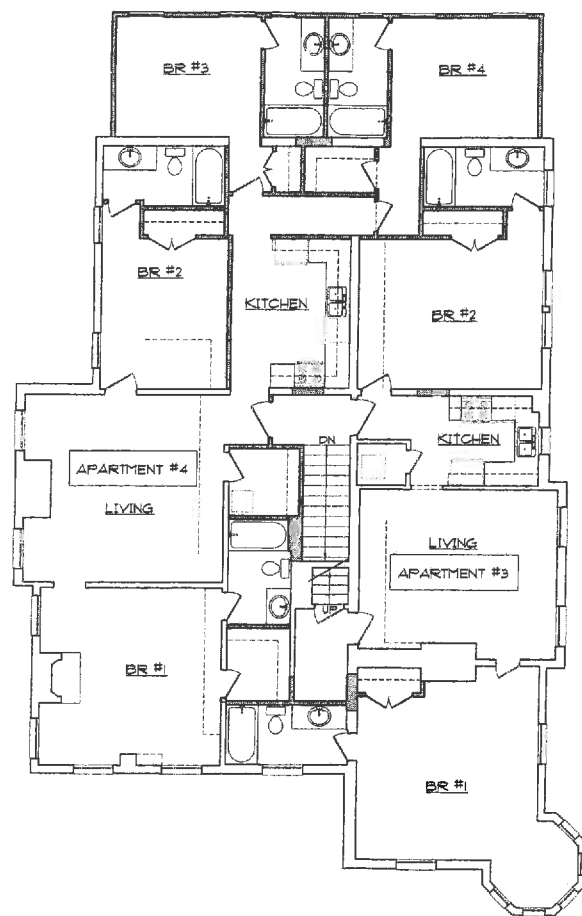
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**V1418**

DRAWING NO

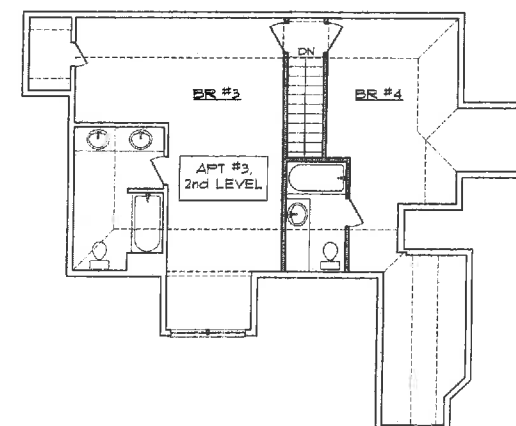
**A3**



1 MAIN FLOOR PLAN



2 UPPER FLOOR PLAN



3 LOFT PLAN

AREA SUMMARY- PROPOSED			
	EXISTING	PROPOSED	TOTAL
MAIN FLOOR	2,407 SF.	357 SF.	2,764 SF.
UPPER FLOOR	2,400 SF.	310 SF.	2,710 SF.
LOFT	92 SF.	0 SF.	92 SF.
TOTAL	5,719 SF.	727 SF.	6,446 SF.



1 FRONT ELEVATION



2 SIDE ELEVATION



3 REAR ELEVATION



4 SIDE ELEVATION

1107 WERTLAND STREET  
APARTMENTS

CHARLOTTESVILLE, VIRGINIA

NO DESCRIPTION DATE

REVISIONS

PROPOSED  
ELEVATIONS

SCALE  
1/8" = 1'-0"

DATE 4-13-16  
DWN BY CMB  
CHECKED BY RJFJR

PROJECT NO  
V1418

DRAWING NO

A4

OF 4