

Certificate of Appropriateness

BAR # 24-10-01

1301 Wertland Street, Tax Map Parcel 040303000

Wertland Street ADC District

Owners: Roger and Jean Davis, Trustees

Applicant: Kevin Schafer/Design Develop, LLC

Project: Apartment building. Modifications to approved CoA (January 2023).

Mr. Schafer,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on October 15, 2024. The following action was taken:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed modifications to the approved design (ref CoA #22-09-03) for new construction at 1301 Wertland Street satisfy the BAR's criteria and are compatible with this property and other properties in the Wertland Street ADC District, and that the BAR approves the application [as submitted].

Mr. Gastinger moved to approve the CoA, and this was seconded by Mr. Bailey. The motion passed, 8-0.

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzezuuv3iclkx1a?b=xgro4rzt8q9mes10zpb>

Per the provisions of City Code, this CoA is valid for 18 months from the date of BAR approval; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit or compliance with other provisions of the City Code.

Should you have any questions or concerns regarding this CoA, please contact me or Jeff Werner ([wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)).

Sincerely,  
Kate



**Kate Richardson**  
**Historic Preservation & Design Planner II**  
Neighborhood Development Services  
City of Charlottesville  
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**City of Charlottesville  
Board of Architectural Review  
Staff Report  
October 15, 2024**



**Certificate of Appropriateness**

BAR # 24-10-01

1301 Wertland Street, TMP 040303000

Wertland Street ADC District

Owner: Roger and Jean Davis, Trustees

Applicant: Kevin Schafer/Design Develop, LLC

Project: Modifications to previous CoA - New apartment building.

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**Background**

*Year Built:* [Likely] 1842. (c1815 or c1830, not confirmed.)

*District:* Wertland Street ADC District

*Status:* Contributing structure

Built for the Wertenbaker family in the first half of the 19<sup>th</sup>-century, the historic house adjacent to the proposed new construction (CoA approved January 2023) is noted for its brick work and elaborate stick-style front porches. The January 2023 submittal with all attachments is linked below.

**Prior BAR Reviews:** (See appendix for complete list.)

January 18, 2023: #22-09-03. BAR approved CoA (7-0) for the proposed new building at and related alterations to the existing house and property, see motion below.

- Meeting Video: [\(55:54\): BAR Meeting January 18, 2023](#)
- Submittal: [1301 Wertland St - BAR Submittal January 2023](#)
- Motion to approve: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed new building at, and related alterations to, 1301 Wertland Street satisfy the BAR's criteria and are compatible with this property and other properties in the Wertland Street ADC District, and that the BAR approves the application with the following conditions [as amended by the Chair, with references to the AR's discussion]:
  - [Complete] a Phase I archeological investigation of the site.
  - [Per staff 's proposed language.] Protect the existing structure by consulting with an engineer to develop a preservation and protection plan for the Wertenbaker House and submit the preservation plan for the BAR record.
  - [Per staff 's proposed language.] Lighting will be dimmable, have a Color Temperature not exceeding 3,000K, and a Color Rendering Index not less than 80, preferably not less than 90.

And should there be concerns expressed later related to glare, the owner will work with NDS to find a reasonable solution.

- Landscaping:
  - Final location of plantings be adapted to better frame and ensure visibility of the Wertenbaker House from Wertland Street, which may include the moving or removal of serviceberries;
  - include landscape species selection incorporate a large-scale canopy tree where possible as close to Wertland [Street] as possible;
  - the sweetgum variety replaced with a seedless variety, a an approve tree from the City Tree list, or an appropriate native tree of similar scale;
  - [revised landscape plan will be revised and submitted for BAR record].
- Roof top equipment be screened by a method in accordance with BAR guidelines.

### **Application**

- Submittal: Design Develop *Proposed Amendments to COA for 1301 Wertland Street*, dated September 24, 2024 (Set 1: 13 sheets and Set 2: 6 sheets.).

CoA request for proposed alterations to the design and materials approved by the BAR in January 2023:

- Alternate brick and mortar selections.
- Alternate balcony railings: Trex Signature Aluminum Railing. Color: “Charcoal Black”.
- East and west (side) elevations:
  - Replace brick at 1<sup>st</sup> and 2<sup>nd</sup> floor balcony and stairwell walls with painted, cement-board panels.
  - Reduce width of sliding doors from 6-feet to 5-feet.
- North (rear) elevation:
  - Replace twin windows and doors with single units.
  - Building wall: Replace brick with painted, cement-board panels.
  - Alternate railing: Trex Signature Aluminum Railing. Color: “Charcoal Black”.
  - Retaining wall: Replace brick with finished concrete.

### **Discussion & Recommendations**

Staff has no issues with proposed modifications to the railings, windows, doors, and rear retaining wall and the proposed use of cement panels in lieu of brick at sections of the east, west, and north elevations. Individually, these would likely be OK’d by staff as routine changes typical when a project moves toward construction. However, viewed cumulatively with the requested change to the brick and mortar, staff determined formal review by the BAR was necessary.

To assist with the BAR’s discussion, during the BAR’s January 18, 2023 review of the initial CoA, the following questions and comments focused on the masonry:

#### **Questions:**

- BAR - Was your intention to try to match the brick of the house or to create a bit of contrast? In the renderings, the new building looks like it is a little redder/slightly darker.
- Mr. Schafer – The thought process was that it is a handmade brick on the existing structure. Matching it perfectly is not going to be possible. We did want to propose a high quality brick that had the same materiality quality to it. It is a similar shade. Matching the shade would be

pretty challenging as well. The grout is able to get much closer. The goal was to compliment but not try to replicate.

Comments:

- BAR - One detail is the brick. I appreciate the brick study and the thought behind that. How do you take this new building and relate it in some way to the historic context? I am relieved to hear that you're not going for an exact replica. I don't think that is quite the way to do it nor is it feasible. A little contrast is good; having an intention behind it makes all of the difference.
- BAR - I looked at the brick selection. I guess it was Windsor you were looking at. They didn't have it on the website. You might need to check in with your brick rep. You might have to alter your selection. What you have talked about is right; trying to find something complimentary to the historic structure. That is important. I do feel that this is a big building. It is close to the historic house.

**Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed modifications to the approved design (ref CoA #22-09-03) for new construction at 1301 Wertland Street satisfy the BAR's criteria and are compatible with this property and other properties in the Wertland Street ADC District, and that the BAR approves the application [as submitted].

Or, [... as submitted] with the following conditions:

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed modifications to the approved design (ref CoA #22-09-03) for new construction at 1301 Wertland Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Wertland Street ADC District, and that for the following reasons the BAR denies the application as submitted: [...].

**Criteria, Standards and Guidelines, under Major Historic Review**

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
  - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
  - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Not germane to this request.]



Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
  - i. 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 District;
  - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
  - iii. 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;
  - iv. The effect of the proposed change on the adjacent building or structures;
  - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
  - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
  - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
  - viii. Any applicable provisions of the City's design guidelines.

### **Pertinent ADC District Design Guidelines**

Chapter III – *New Construction and Additions*

Link: [Chapter 3 New Construction and Additions](#)

#### **I. Windows and Doors**

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
  - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
  - b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
  - a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
  - b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
- 3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.

- 7) Avoid designing false windows in new construction.
- 8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

#### M. Materials and Textures

- 1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
- 2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
- 3) In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
- 4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
- 5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
- 6) Cementitious siding, such as Hardi Plank boards and panels, are appropriate.
- 7) Concrete or metal panels may be appropriate.
- 8) Metal storefronts in clear or bronze are appropriate.
- 9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
- 10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
- 11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

#### N. Paint [Color palette]

- 1) The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
- 2) In Charlottesville's historic districts, various traditional shades of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
- 3) Do not paint unpainted masonry surfaces.
- 4) It is proper to paint individual details different colors.
- 5) More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

#### O. Details and Decoration

- 1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
- 2) The mass of larger buildings may be reduced using articulated design details.
- 3) Pedestrian scale may be reinforced with details.

## **Appendix**

### **Previous BAR Reviews:**

February 15, 2022: BAR held a preliminary discussion for this project.

Meeting video (01:22:00): [BAR Meeting Feb 15 2022](#)

Submittal: [1301 Wertland St - BAR Submittal February 2022](#)

March 15, 2022: BAR held a preliminary discussion for this project.

Meeting video (00:08:46): [BAR Meeting March 15 2022](#)

Submittal: [1301 Wertland St - BAR Submittal March 2022](#)

September 20, 2022: BAR discussion; accepted applicant's request for deferral.

Meeting video (01:22:00): [BAR Meeting Sept 20 2022](#)

Submittal: [1301 Wertland St - BAR Submittal September 2022](#)

October 18, 2022: BAR discussion; accepted applicant's request for deferral.

Meeting video (0:55:00): [BAR Meeting October 18 2022](#)

Submittal: [1301 Wertland St - BAR Submittal October 2022](#)

1301 WERTLAND ST.  
PARCEL 040303000  
PROPOSED AMENDMENTS TO COA  
PRESENTED BY



**DESIGN**  
DEVELOP

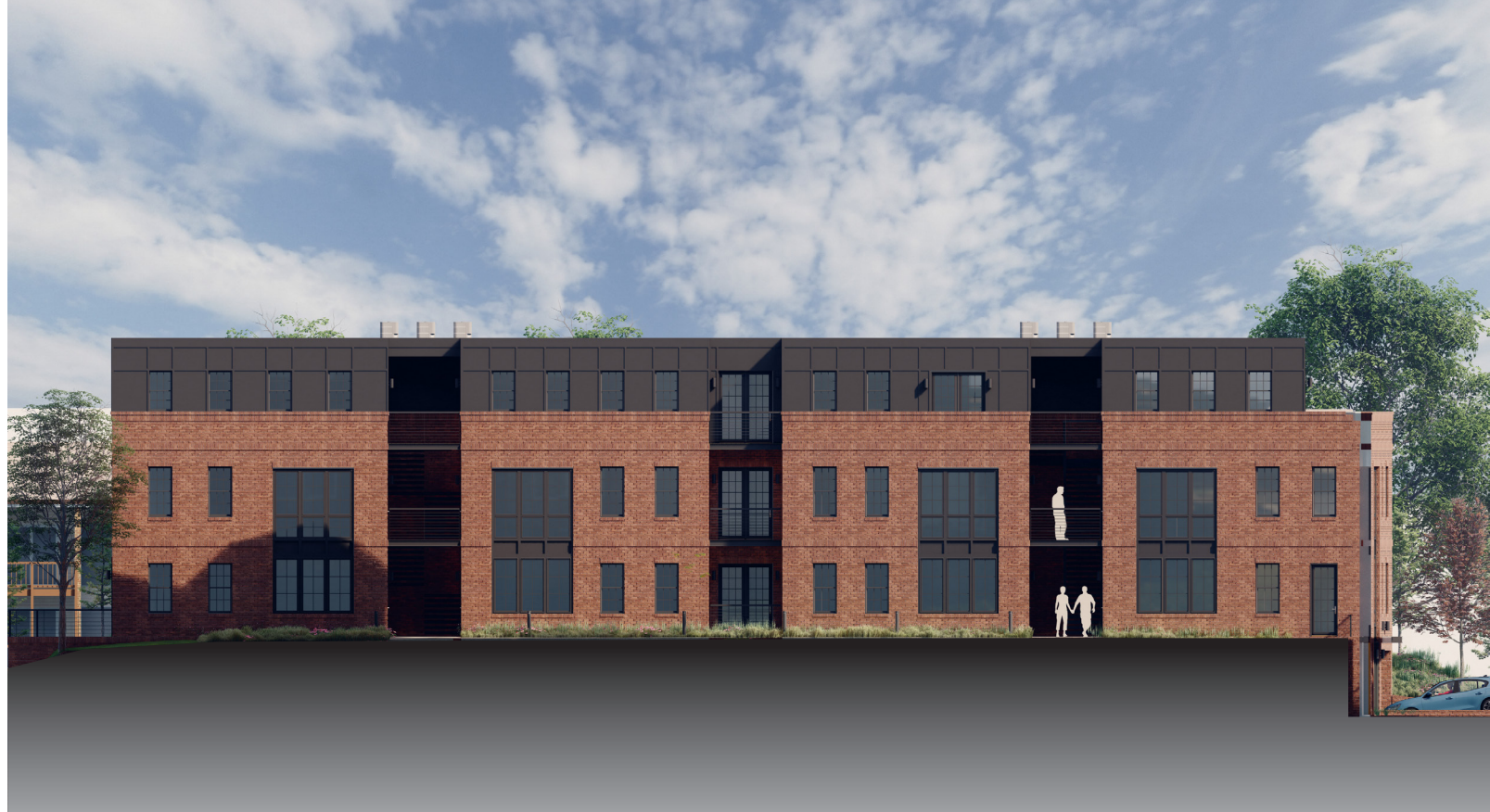
09 | 24 | 2024

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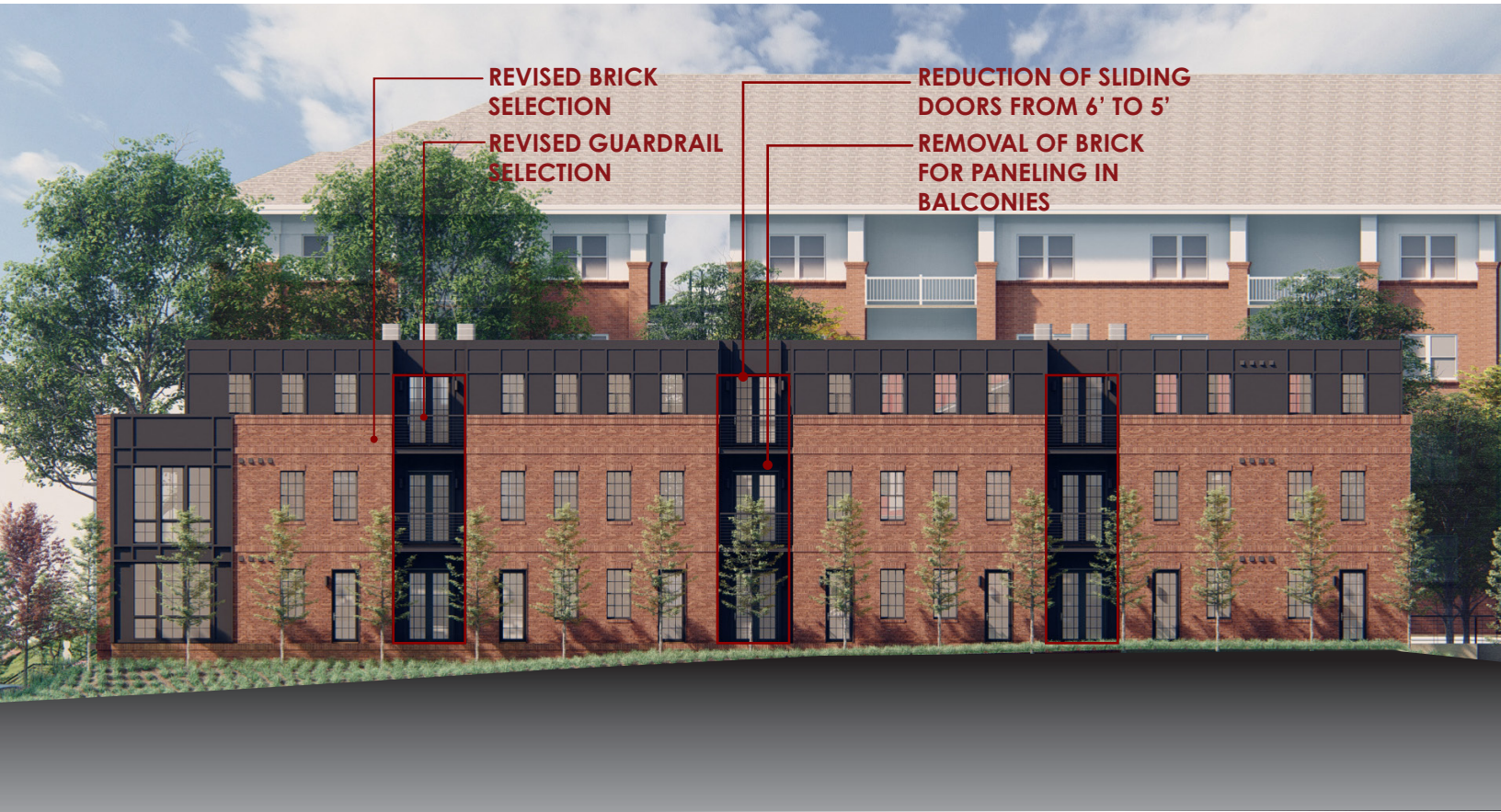




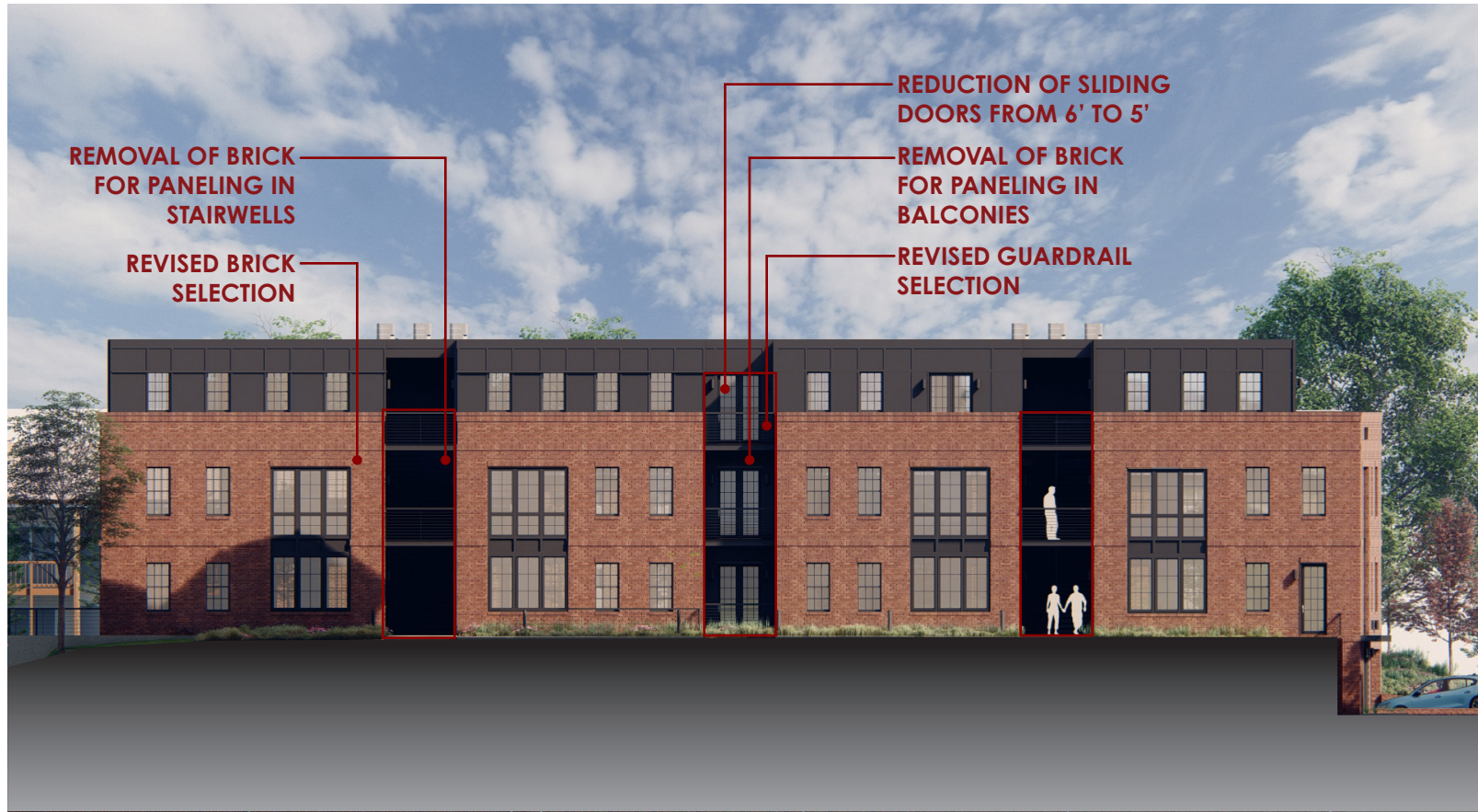
PREVIOUS EAST ELEVATION



PREVIOUS WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

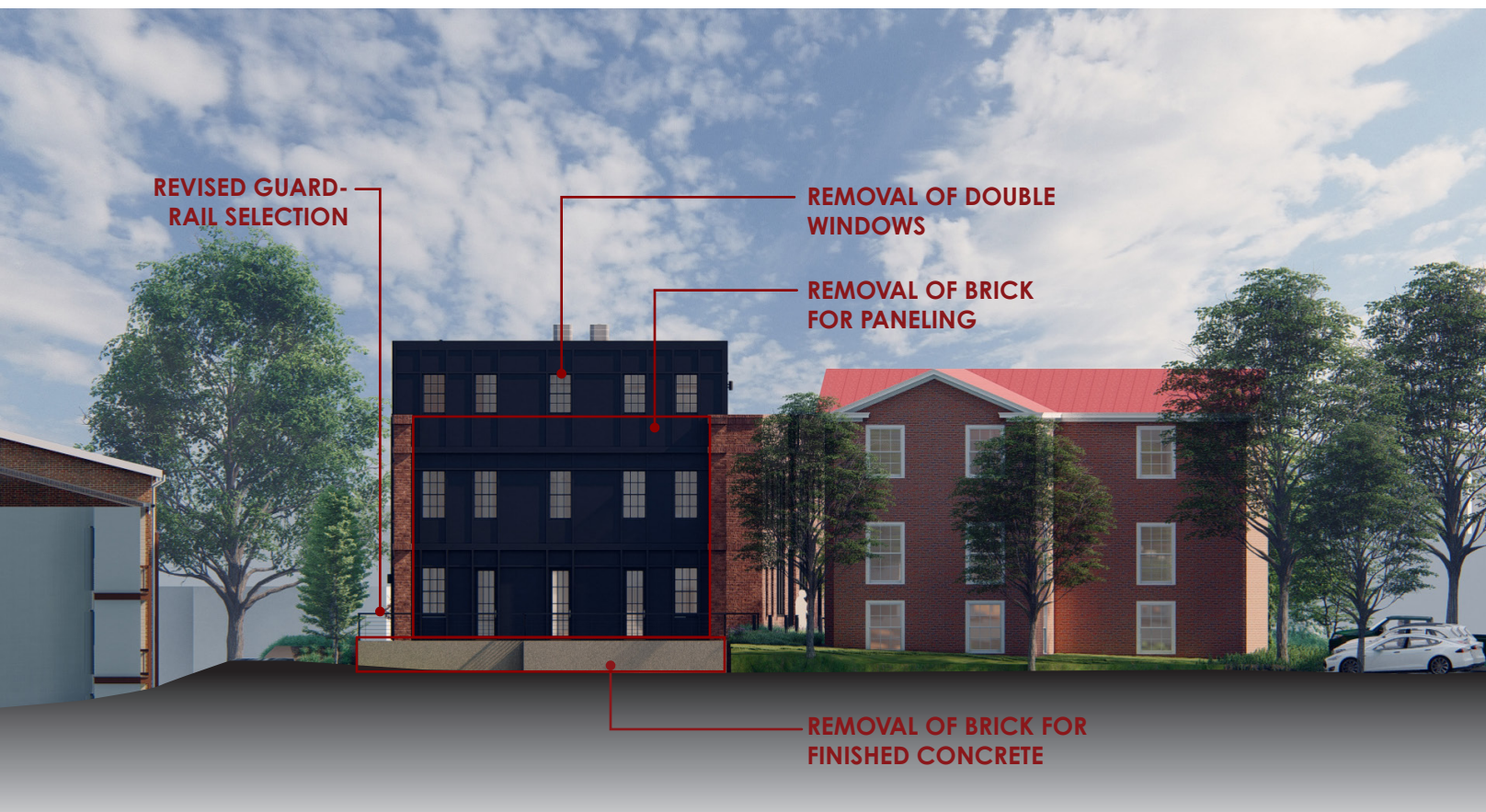




PREVIOUS NORTH ELEVATION



PREVIOUS SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION





1301 WERTLAND ST.  
CHARLOTTESVILLE, VA

COURTYARD PERSPECTIVE  
5

PROPOSED AMENDMENT  
SEPTEMBER 24TH, 2024





1301 WERTLAND ST.  
CHARLOTTESVILLE, VA

PROPOSED PERSPECTIVE FROM 13TH STREET

PROPOSED AMENDMENT  
SEPTEMBER 24TH, 2024





1301 WERTLAND ST.  
CHARLOTTESVILLE, VA

PROPOSED PERSPECTIVE FROM WERTLAND STREET  
7

PROPOSED AMENDMENT  
SEPTEMBER 24TH, 2024









1301 WERTLAND ST.  
CHARLOTTESVILLE, VA

CENTRAL PEDESTRIAN AXIS  
9

PROPOSED AMENDMENT  
SEPTEMBER 24TH, 2024



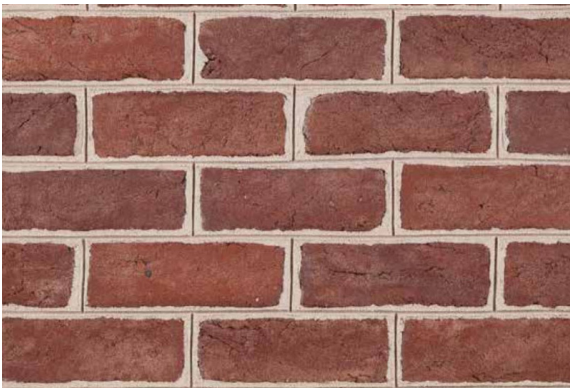


1301 WERTLAND ST.  
CHARLOTTESVILLE, VA

COURTYARD PERSPECTIVE  
10

PROPOSED AMENDMENT  
SEPTEMBER 24TH, 2024





PREVIOUS BRICK:  
OLD CAROLINA BRICK COMPANY  
HANDMADE BRICK IN "WINDSOR"

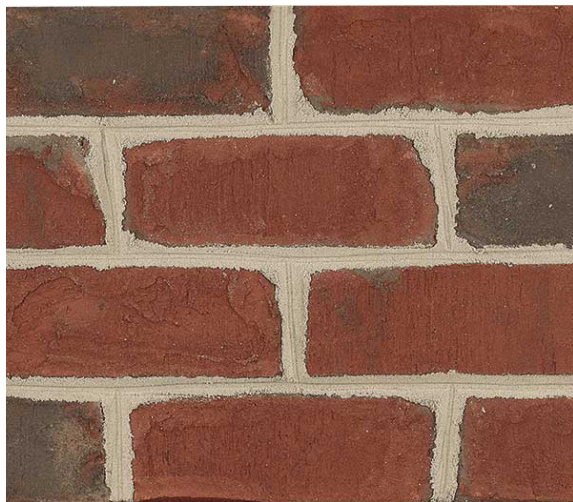
POTENTIAL ALTERNATIVES:



GLEN-GERY BRICK IN  
"DANISH 1776"



WATSON TOWN BRICK IN  
"PALISADES PARK"



PINE HALL BRICK IN  
"OLD YORKTOWN"

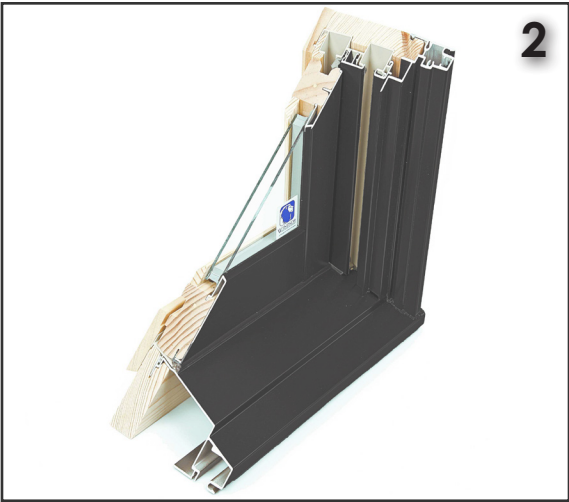


GENERAL SHALE BRICK IN  
"JEFFERSON WADE TUDOR"





TREX ENHANCED NATURAL DECKING  
"COASTAL BLUFF"



WINDSOR PINNACLE ALUMINUM  
CLAD WOOD WINDOWS IN "SABLE"



SMOOTH FIBER CEMENT TRIM  
BENJAMIN MOORE "MIDNIGHT OIL"



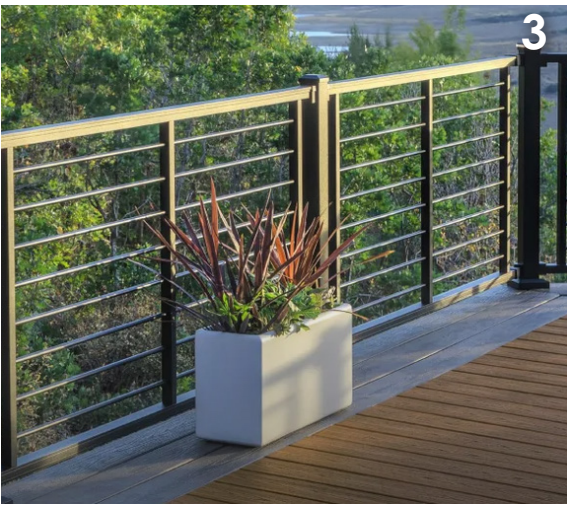
JAMES HARDIE VERICAL BOARD AND  
BATTEN SIDING PAINTED BENJAMIN  
MOORE "MIDNIGHT OIL"



BRICK, PER PREVIOUS PAGE



ARGOS "SAN TAN" MORTAR



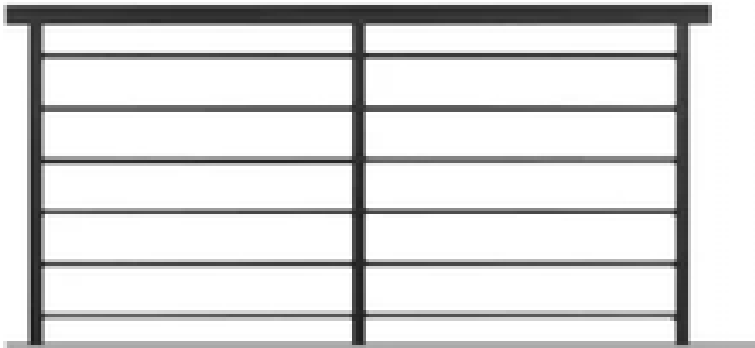
TREX SIGNATURE ALUMINUM RAILING  
IN CHARCOAL BLACK





**TREX SIGNATURE ALUMINUM RAILING**

SQUARE BALUSTER WITH ROD RAIL INFILL, 42" HEIGHT



1301 WERTLAND ST.  
PARCEL 040303000  
PROPOSED AMENDMENTS TO COA  
PRESENTED BY



**DESIGN**  
DEVELOP

09 | 24 | 2024

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13	GUARDRAIL PRODUCT





PREVIOUSLY APPROVED SELECTION



PREFERRED ALTERNATIVE: PINEHALL BRICK  
OLD YORK TOWN O/S TUMBLED  
(WEST FACADE)





PREFERRED ALTERNATIVE IN FULL SUN  
(SOUTH FACADE / MID-AFTERNOON)

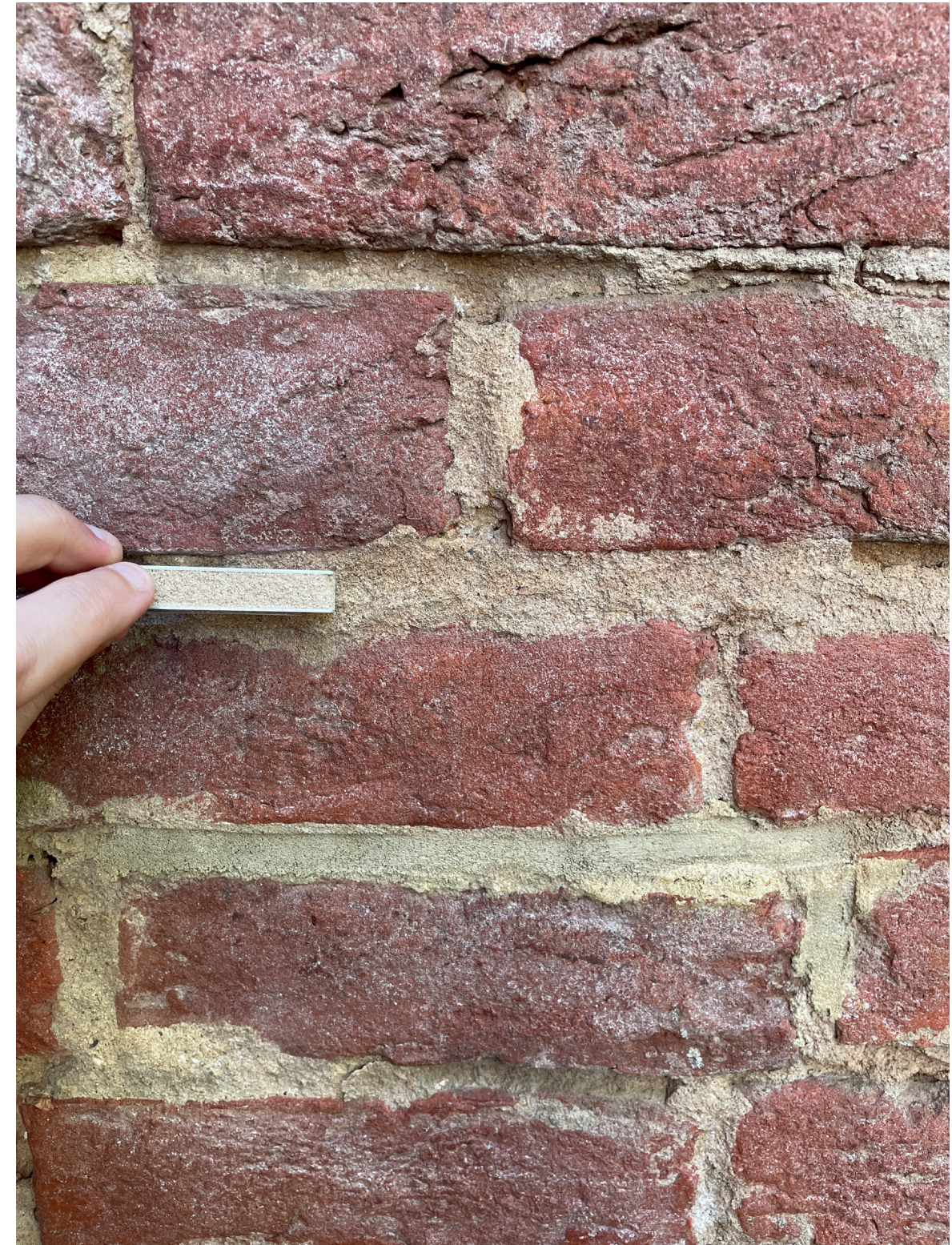


PREFERRED MORTAR: WORKRITE "MORNING MIST"  
WR2247A





PREFERRED ALTERNATIVE IN SHADOW  
(NORTH FACADE)



PREFERRED MORTAR: WORKRITE "MORNING MIST"  
IN SHADOW (NORTH FACADE)





## TREX SIGNATURE ALUMINUM RAILING

SQUARE BALUSTER WITH ROD RAIL INFILL, 42" HEIGHT

