



**ARCHITECTURAL REVIEW BOARD
CITY OF FREDERICKSBURG, VIRGINIA
AGENDA
January 11, 2016
7:30 P.M.
COUNCIL CHAMBERS, CITY HALL**

1. Determination Of A Quorum
2. Determination That Public Notice Requirements Have Been Met
3. Election Of Officers
4. Approval Of Agenda
 - 4.I. Agenda - January 11, 2016
Documents: [2016-01-11 ARB AGENDA.PDF](#)
5. Review Of Minutes
 - 5.I. December 14, 2015 - Minutes
Documents: [12-14-2015 ARB MINUTES DRAFT.PDF](#)
 - 5.II. December 15, 2015 - Supplemental Meeting Minutes
Documents: [2015-12-15 ARB SUPP MTG MINUTES DRAFT.PDF](#)
6. Disclosure Of Ex Parte Communication
7. Disclosure Of Conflicts Of Interest
8. New Business
 - 8.I. Item 1 - Exterior Alterations At 1200 Charles Street (Mary Washington House)
Documents: [ITEM 1 - 1200 CHARLES STREET.PDF](#)
 - 8.II. Item 2 - Exterior Alterations At 121 Caroline Street
Documents: [ITEM 2 - 121 CAROLINE STREET.PDF](#)
 - 8.III. Item 3 - Installation Of Brick Walls At 1014 Charles Street An 1011 Prince Edward Street
Documents: [ITEM 3 - 1014 CHARLES STREET AND 1011 PRINCE EDWARD STREET.PDF](#)

8.IV. Item 4 - Exterior Alterations At 201 Ferdinand Street (Old Walker Grant School)

Documents: [ITEM 4 - 201 FERDINAND STREET.PDF](#)

9. Other Business

9.I. Transmittal Of Planning Commission Agenda

Documents: [PC AGENDA 01-13-2016.PDF](#)

9.II. Update On 305 Charles Street

9.III. Update On 314-316 Frederick Street



Architectural Review Board
City of Fredericksburg
January 11, 2016
7:30 p.m.

Opening Remarks

Determination of a quorum

Determination that public notice requirements have been met

Election of Officers

Approval of Agenda

Review of Minutes – December 14, 2015 and December 15, 2015

Disclosure of *Ex Parte* Communication

Disclosure of Conflicts of Interest

New Business (Public Hearing)

1. Washington Heritage Museums – Exterior alterations at 1200 Charles Street (Mary Washington House), consisting of installation of mechanical equipment and a wood screen and stair rail.
2. James McGhee – Exterior alterations at 121 Caroline Street, consisting of installation of front porch.
3. City of Fredericksburg – Installation of brick walls along or near front property lines at 1014 Charles Street and 1011 Prince Edward Street.
4. Fredericksburg City Schools – Exterior alterations at 201 Ferdinand Street (Old Walker Grant School), consisting of installation of mechanical equipment, replacement of windows, addition of improved entryways, and other modifications.

Other Business

1. Transmittal of Planning Commission agenda.
2. Update on 305 Charles Street.
3. Update on 314-316 Frederick Street.



Minutes
Architectural Review Board
December 14, 2015
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

Kerri S. Barile, Chair
Jamie Scully, Vice Chair
Susan Pates
John Van Zandt
Sabina Weitzman
John Harris
Kenneth McFarland

Members Absent

Staff

Erik Nelson
Phaun Moore

Dr. Barile called the Architectural Review Board meeting to order at 7:30 p.m.

OPENING REMARKS

Dr. Barile determined that a quorum was present and asked if public notice requirements had been met.

Mr. Nelson responded that the City Attorney had indicated that she thought the information provided in the public notice for Items 1, 3 and 4 was not sufficient. Mr. Nelson commented that the City Attorney's comments were based on notice required for land use and rezoning decisions, which are legislative decisions. The ARB acts in a quasi-judicial capacity and makes design decisions, rather than land use decisions; therefore he thought the public notice met the standards in the State Code. Mr. Nelson recommended that the Board hear all of the items and allow for public comment since they had been advertised, and then either postpone the cases until January to allow them to be re-advertised, or vote to take action.

Dr. Barile suggested that the Board further discuss their options when it was time to hear the cases.

APPROVAL OF AGENDA

Dr. Barile noted that staff had asked to add two items to Other Business:

- 3 – Informal review of the proposed work at the Old Walker Grant School, by Moseley Architects.
- 4 – Update on the parking lot at 1016 Charles Street.

Dr. Barile added two more items to Other Business:

- 5 – Discussion about meeting on December 15 with legal representation.

6 – Brief discussion about election of officers in January.

She also added review of the minutes from the closed session meeting on December 7, which Mr. Nelson had emailed to the Board.

Mr. Van Zandt made a motion to accept the agenda as amended. Mr. Harris seconded. The motion carried unanimously.

REVIEW OF MINUTES

Dr. Barile had corrections for the minutes from November 9, 2015. She said that Other Business item 3 should be “Archaeological” not “Architectural” and the number “100” should be corrected to “400.”

There were no changes to the meeting minutes from November 23, 2015 and December 7, 2015. Mr. McFarland made a motion to adopt the minutes from November 23 and December 7, 2015 as written, and to adopt the minutes from November 9, 2015 as amended. Mr. Harris seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Dr. Barile asked if any Board member had engaged in *ex parte* communications on any item before the Board. No one indicated that they had engaged in any *ex parte* communication.

DISCLOSURE OF CONFLICTS OF INTEREST

Dr. Barile asked if any Board member had a conflict of interest for any item before the Board.

Ms. Pates stated she had a conflict of interest for 310 Frederick Street, which was item 2 under Other Business.

Mr. Scully stated the owners of 904 Princess Anne Street were represented by others in his office, but he did not have any involvement. He asked if that posed a conflict. Mr. Nelson said that he did not think it was a conflict. Mr. Scully also pointed out that item 4 on the agenda was his project and he would be abstaining from any discussion and voting.

APPLICATIONS – NEW BUSINESS (Public Hearing)

Dr. Barile reminded the Board that City staff had suggested they have the public hearing and give those that were in attendance the opportunity to speak.

The Board discussed the situation regarding the public notice.

Dr. Barile said the advice of her attorneys was to not hear the cases.

Mr. Van Zandt stated that they, as a group, had not discussed that issue with the attorneys.

Mr. McFarland expressed concern about ignoring the advice of the City Attorney.

Mr. Harris noted that the real issue for the City Attorney appeared to be the townhouses approved for the 300 block of George Street.

Mr. Van Zandt made a motion to continue with the Public Hearing and vote on all cases. Mr. Harris seconded. Motion carried 4-3, with Dr. Barile, Ms. Pates, and Mr. McFarland opposed.

1. John and Wendy Young – Exterior alterations at 128 Caroline Street.

The applicant, Wendy Young, was present with her architect, Robin Schick. There was no public comment.

Dr. Barile noted that she would be abstaining from the vote.

Ms. Weitzman commented on the placement of a structural member that would support the roof overhang on the front elevation and asked about the proposed materials for the windows and door.

Ms. Schick said the windows and door would be painted wood and that they were going to keep/reuse as much of the current material as possible.

Mr. Van Zandt made a motion to approve the proposed alterations. Mr. Harris seconded. Ms. Weitzman asked to make a friendly amendment that approval be contingent on the public notice being valid. Mr. Van Zandt said he preferred not to burden the applicant with their legal matter. Ms. Weitzman ensured the applicant understood the circumstances. Ms. Young responded that she did. The motion carried 4-0-3 with Dr. Barile, Ms. Pates, and Mr. McFarland abstaining.

2. Walt Sheffield – Removal of brick wall at 904 Princess Anne Street.

The applicant was present. There was no public comment.

Mr. Sheffield commented that removing the brick wall from the parking lot would allow better use of the lot and make it easier for snow removal.

Ms. Weitzman asked for clarification about which section of the wall would be removed.

The Board discussed the submitted drawings in detail to ensure everyone was clear on the proposed work.

Mr. Van Zandt made a motion to approve the removal of the post-1965 section of the brick wall, as presented. Mr. Harris seconded. The motion carried unanimously.

3. Walt Sheffield – Alterations to garage at 1314 Sophia Street.

The applicant and his contractor, Steve Robinson, were present.

James McGhee, of 600 Carline Street, spoke in favor of the project.

Mr. Sheffield explained the necessity for his proposal.

Ms. Weitzman asked about the new windows and suggested they not use shutters.

Mr. Sheffield said the windows would be wood with shutters to match what was on the house.

Mr. Scully asked for additional details.

Mr. Robinson said the windows would be solid wood, painted, energy efficient windows with double glass.

Mr. Van Zandt made a motion to approve the alterations as proposed. Mr. Harris seconded. Ms. Weitzman said the shutters were not complimentary and suggested amending the motion to approve without the shutters.

Mr. Van Zandt accepted the amended motion to approve the alterations, without shutters. Mr. Harris also accepted the amended motion. Motion carried 4-0-3 with Dr. Barile, Ms. Pates, and Mr. McFarland abstaining.

4. Jamie Scully – Fence at 240 Charles Street.

The applicant was present, but constrained from participating due to a conflict of interest. There was no public comment.

Ms. Weitzman commented that the proposed materials and style of the fence were compatible with the property.

Mr. Van Zandt said he was also in favor of the project.

Mr. Harris made a motion to approve the fence as proposed. Ms. Weitzman seconded. Motion carried 3-0-4 with Dr. Barile, Ms. Pates, Mr. McFarland, and Mr. Scully abstaining.

Dr. Barile clarified that the motion passed because there were no negative votes.

OTHER BUSINESS

1. Transmittal of Planning Commission agenda.

Mr. Nelson transmitted the Planning Commission agenda from December 9, 2015. He said that the Red Dragon Brewery had strong neighborhood support.

Chuck Johnston, Planning Director, commented from the audience that the Medicorp Properties application had been withdrawn from the Planning Commission agenda.

2. Informal review – 310 Frederick Street.

Mr. Ron Downing engaged in an informal discussion to review possibilities for redeveloping the property.

Mr. Scully thanked Mr. Downing for his interest in exploring options. He said he recognized that the brick warehouse was not safe, but that it would be important to try to salvage the visible walls.

Ms. Weitzman said that in addition to the walls, it would be important to retain the gable roof.

Mr. McFarland said the existing brick walls appear true. They are not bulging, but it was also clear from the building's condition that there was a race with time.

Mr. Scully said the area was industrial in nature, which any new building or buildings needed to reflect.

Mr. Van Zandt said they were faced with demolition by neglect so he was excited about a potential project that would preserve at least a portion of the building.

Dr. Barile said she recognized the building's condition was poor. She added that it was a simple neighborhood and a simple design was better for any new buildings.

3. Informal review – Old Walker Grant School.

Doug Westmoreland, of Moseley Architects, discussed the proposed renovation project. He reviewed installation of mechanical units, window replacement, and new entryways. The Board thanked him and said they looked forward to seeing him at the January 2016 meeting.

4. Update on 1016 Charles Street.

Mr. Nelson said the City was going to move forward with the partial demolition of the drive-thru.

5. Brief discussion – ARB election of officers.

Dr. Barile reminded the Board that it was her last meeting as chair person and that they would need to elect a new chair person at the January meeting.

6. Brief discussion – closed meeting on December 15, 2015.

Dr. Barile stated that they would hold a closed meeting with the attorneys representing the ARB on Tuesday, December 14, 2015 at 6:00 p.m. in the conference room upstairs at City Hall.

ADJOURN

Meeting adjourned at 9:19 p.m.

Kerri S. Barile, ARB Chair



Architectural Review Board
Supplemental Meeting Minutes
December 15, 2015
City Hall Conference Room
Fredericksburg, Virginia

Members Present

Kerri S. Barile, Chair
Susan Pates
Sabina Weitzman
Ken McFarland
John Harris
Jon VanZandt
Jamie Scully

Members Absent

Staff

Erik F. Nelson

Other staff present: Chuck Johnston

OPENING REMARKS

Dr. Barile called the meeting to order at 6:04 p.m. She introduced Greg Werkheiser and L. Eden Burgess, attorneys at law.

Mr. Scully made a motion for a closed meeting, as allowed under the Virginia Freedom of Information Act, Code of Virginia Section 2.2-3711(A)(7). Mr. Harris seconded. Motion carried 7-0.

Mr. McFarland asked if City employees should be present. Mr. Werkheiser said they should not be as they were not being represented and their presence could potentially pierce the envelope of attorney/client privilege.

Mr. Nelson and Mr. Johnston departed.

Upon conclusion of the closed meeting, Mr. VanZandt made a motion to adopt a resolution certifying that the closed session had been properly conducted. Mr. Harris seconded. Motion carried 7-0.

ADJOURN

Meeting adjourned at 8:15 p.m.

Dr. Kerri S. Barile, ARB Chair



MOTION: VanZandt

SECOND: Harris

**December 15, 2015
Supplemental Mtg.
ARB Resolution 15-02**

RE: CERTIFICATION OF CLOSED MEETING

ACTION: APPROVED: Ayes:7; Nays: 0

WHEREAS, the Architectural Review Board of the City of Fredericksburg has this day adjourned into a Closed Meeting in accordance with a formal vote of the Board, and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, the Freedom of Information Act requires the Architectural Review Board to reconvene in open session and to certify that such a Closed Meeting was conducted in conformity with the law;

NOW, THEREFORE, BE IT RESOLVED that the Architectural Review Board of the City of Fredericksburg does hereby certify that to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act were discuss in the Closed Meeting to which this certification applies, and (ii) only such public business matter as was identified in the Motion by which the said Closed Meeting was convened were heard, discussed or considered by the Architectural Review Board.

-Adjourned into Closed Meeting at 6:04 p.m.
-Adjourned out from Closed Meeting at 8:15p.m.

Votes:

Ayes: Barile, Pates, McFarland, VanZandt, Harris, Scully, Weitzman

Nays: None

Absent from Vote: None

Absent from Meeting: None

Staff's Certificate

I, Erik F. Nelson the undersigned, certify that I am the Senior Planner for the City of Fredericksburg, Virginia, and that the foregoing is a true copy of ARB Resolution 15-02 duly adopted at the Architectural Review Board meeting held December 15, 2015 at which a quorum was present and voted.

Erik F. Nelson



Motion for Closed Meeting Under
The Virginia Freedom Of Information Act

I move that the Architectural Review Board convene a closed meeting under the Virginia Freedom of Information Act, Code of Virginia Section 2.2-3711(A)(7) in order to discuss:

□ **Legal Matters**

- Consultation with legal counsel pertaining to actual or probable litigation, where such consultation in open session would adversely affect the negotiating or litigating posture of the Architectural Review Board, **OR**
- Briefing by staff members or consultants, pertaining to actual or probable litigation, where such briefing or consultation in open session would adversely affect the negotiating or litigating posture of the Architectural Review Board.

The legal action is as follows: City Council of the City of Fredericksburg v. Architectural Review Board and NBB LLC



Item #1

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner *EF Nelson*
DATE: 11 January 2016
RE: **1200 Charles Street – Installation of mechanical equipment and screening features**

Anne R. Davron, Executive Director of Washington Heritage Museums, requests a Certificate of Appropriateness for the installation of mechanical equipment, to be screened by a section of wood fencing and a new stair rail. The City's architectural inventory dates this frame dwelling to c. 1772. Several additions date to the early nineteenth century.

The applicant proposes to install mechanical units in a small space adjacent to a set of steps at the north end of the building. This location will keep this modern feature away from the areas frequented by visitors as well as allow it to be substantially screened from the street by a simple railing.

This application should be considered within the context of the Secretary of the Interior's Standards for Rehabilitation, referenced in City Code Section 72-23.1.D.2, as follows:

1. The property use will remain a house museum.
2. The distinguishing original qualities of the dwelling will be kept intact.
3. The proposed alterations will not suggest an earlier period of construction. The new railing is appropriate to the period of construction.
4. The simple hand rail to be removed is functional, but clearly not part of the original construction. It is not historically significant and has not taken on significance in its own right. The new railing will be more integral to the stoop and stairs
5. The distinctive features of the house are being treated with sensitivity. The new mechanical units will not be visible to persons touring the house or walking in the garden.
6. Not applicable.
7. Not applicable.
8. Not applicable.
9. The proposed railing will effectively screen the mechanical units without causing harm to historic fabric. The necessary climate control equipment, appropriately screened, will be compatible with the scale, material, and character of the property and the neighborhood.
10. The proposed work does not impair the essential form and integrity of the historic structure.

Staff finds the proposed mechanical equipment to be well sited and appropriately screened and therefore architecturally compatible with the historic aspects of the Historic District. Staff recommends approval of three submitted drawings (undated).



1200 Charles Street

Center, two-story section is the original house.

The two 1 1/2-story wings are additions.

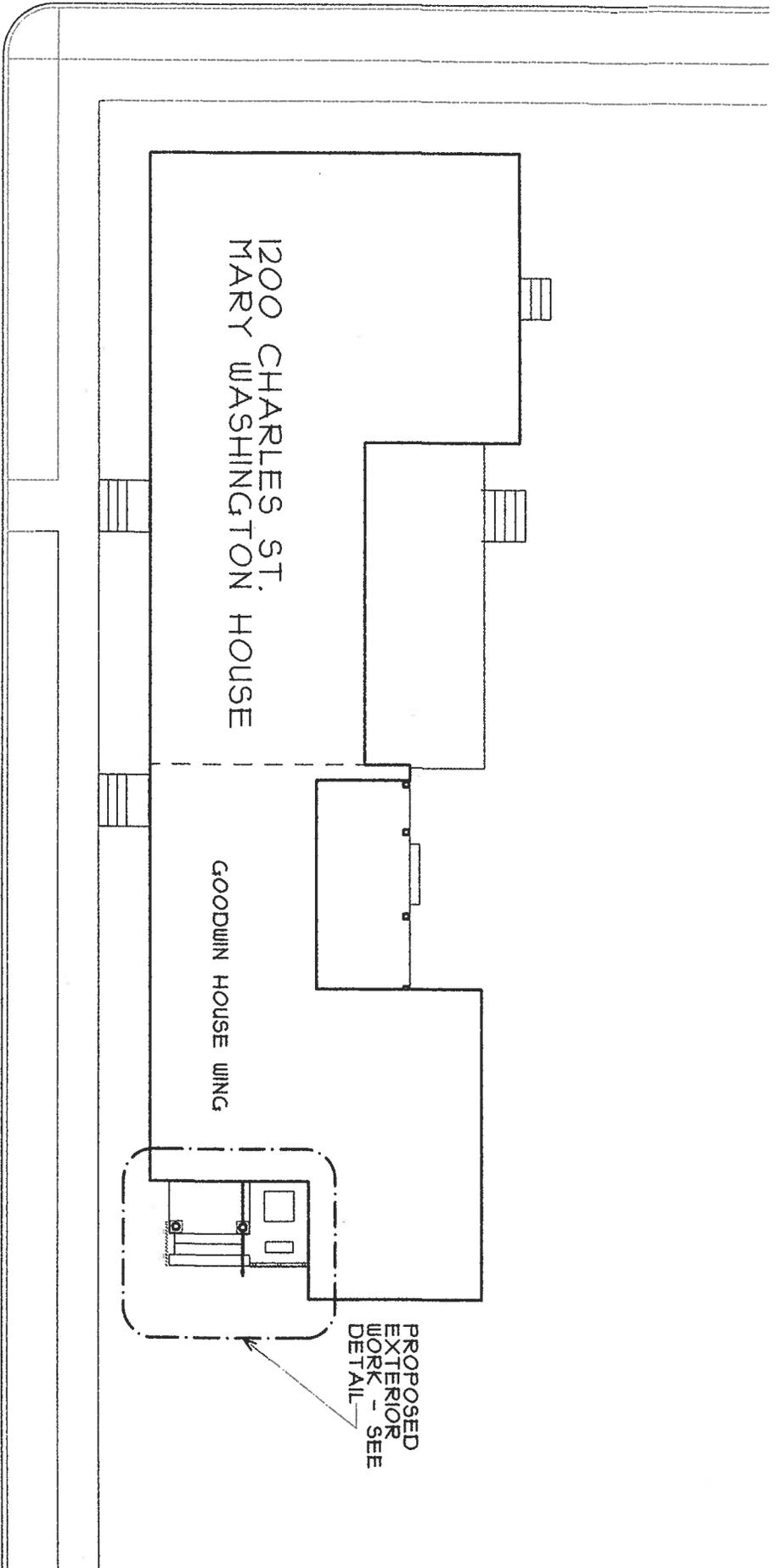


Mechanical units to be screened by steps and new railing.

Existing railing to be removed.

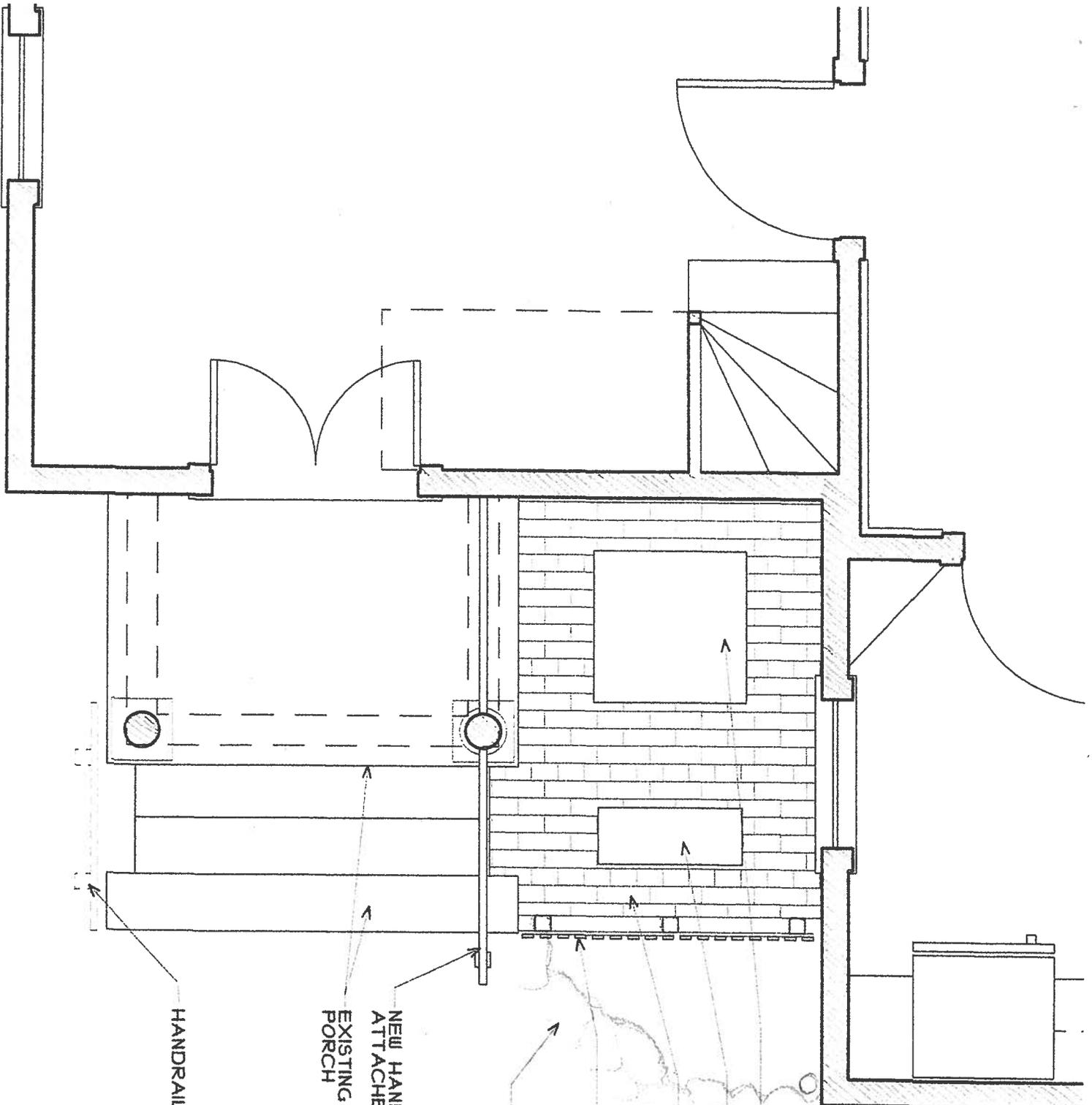
LEWIS STREET

CHARLES STREET



**1200 CHARLES STREET
PROPOSED EXTERIOR ALTERATIONS**

1. REMOVE EXISTING HANDRAIL.
2. INSTALL NEW GUARDRAIL AND HANDRAIL ON ONE SIDE OF EXISTING STEPS TO PROVIDE BETTER HAND-HOLD AND TO SCREEN PROPOSED HVAC UNITS TO BE LOCATED BEYOND THE STOOP.
3. INSTALL SECTION OF FENCE AT GRADE LEVEL TO FURTHER SCREEN HVAC EQUIPMENT.
4. PROPOSED NEW FENCING WILL BE PAINTED WOOD, WITH PICKET PROFILE AND SPACING TO MATCH EXISTING.
5. PROPOSED NEW HANDRAIL WILL BE SUPPORTED BY A POST BEYOND THE STONE STEPS WHICH WILL BE UNDISTURBED.



HANDRAIL TO BE REMOVED

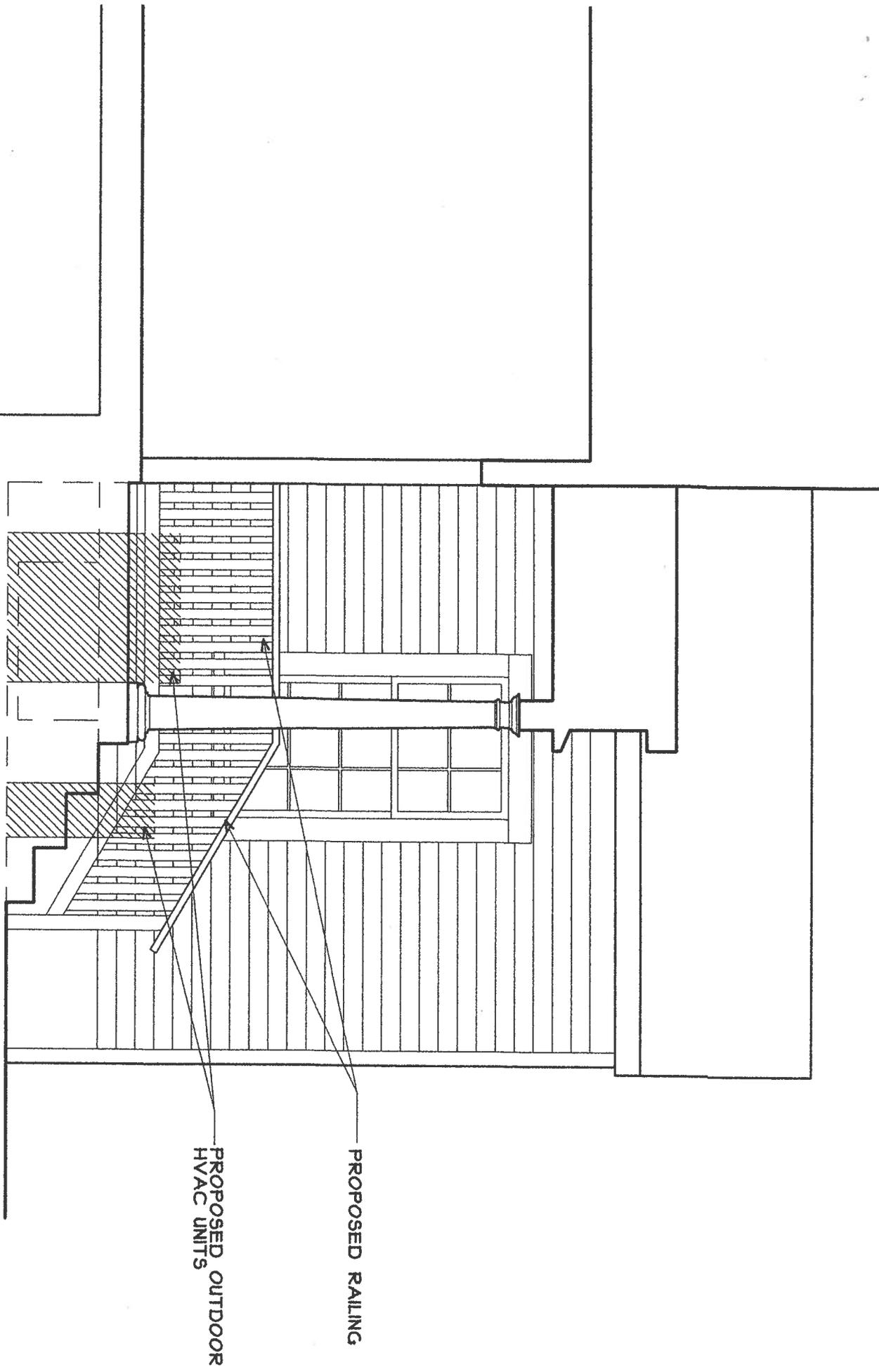
NEW HANDRAIL / GUARDRAIL
ATTACHED TO WOOD COLUMN
EXISTING STONE STEPS AND
PORCH

PAINTED WOOD FENCE TO
MATCH EXISTING WITH
REMOVABLE PANEL TO
ACCESS EQUIPMENT

STONE BORDER, PLANTING BED

HEAT PUMP OUTDOOR UNIT
DUCTLESS SPLIT OUTDOOR
UNIT

NEW BRICK PAVERS INSTALLED
OVER SAND BED AND DRY
WELL FOR CONDENSATE
DRAINAGE



SECTION AT NORTH STOOP



Item #2

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner
DATE: 11 January 2016
RE: **121 Caroline Street – Exterior alterations**

James O. McGhee requests a Certificate of Appropriateness for construction of a front porch at 121 Caroline Street. The City's architectural inventory dates this brick building to c. 1795, but that date is inconsistent with the Historic Fredericksburg Foundation's records which indicate that construction occurred in the 1920s. The structure is thought to have been built as an office (similar to the old Robert B. Payne office at 1209 Lafayette Blvd.) and adapted to residential use. Documented work since the 1980s includes installation of a kitchen, replacement of all windows and doors, and installation of pilasters at the front entry. The aggregate concrete stoop, with brick steps, was added in 1995.

The applicant proposes to remove the pilasters on either side of the door (installed in the 1990s) and construct a small front porch, in order to protect the front entryway.

This application should be considered within the context of the Secretary of the Interior's Standards for Rehabilitation, referenced in City Code Section 72-23.1.D.2, as follows:

1. The property will remain in residential use.
2. The distinguishing original qualities and character of the building are its form and materials. Installation of a feature to protect the front entry door will not adversely impact those characteristics.
3. The proposed front porch will not suggest an earlier period of construction.
4. The pilasters at the front entry are not thought to have acquired significance in their own right. They have no discernible function except decorative.
5. The distinctive features of the building – its brickwork, arched windows, and roof form – will be treated with sensitivity. The new porch roof will also be arched.
6. Not applicable.
7. Not applicable.
8. Not applicable.
9. The proposed front porch does not destroy historic fabric and is compatible with the scale, materials, and character of the property and its neighborhood.
10. The proposed front porch will not impair the essential form and integrity of the historic structure.

Staff finds the proposed front porch to be architecturally compatible with the historic aspects of the Historic District and recommends approval of the submitted drawing (undated).

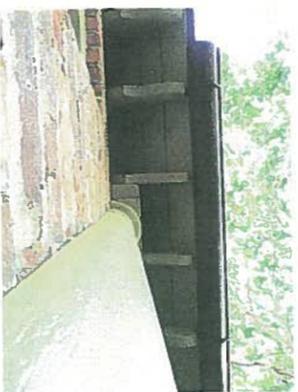
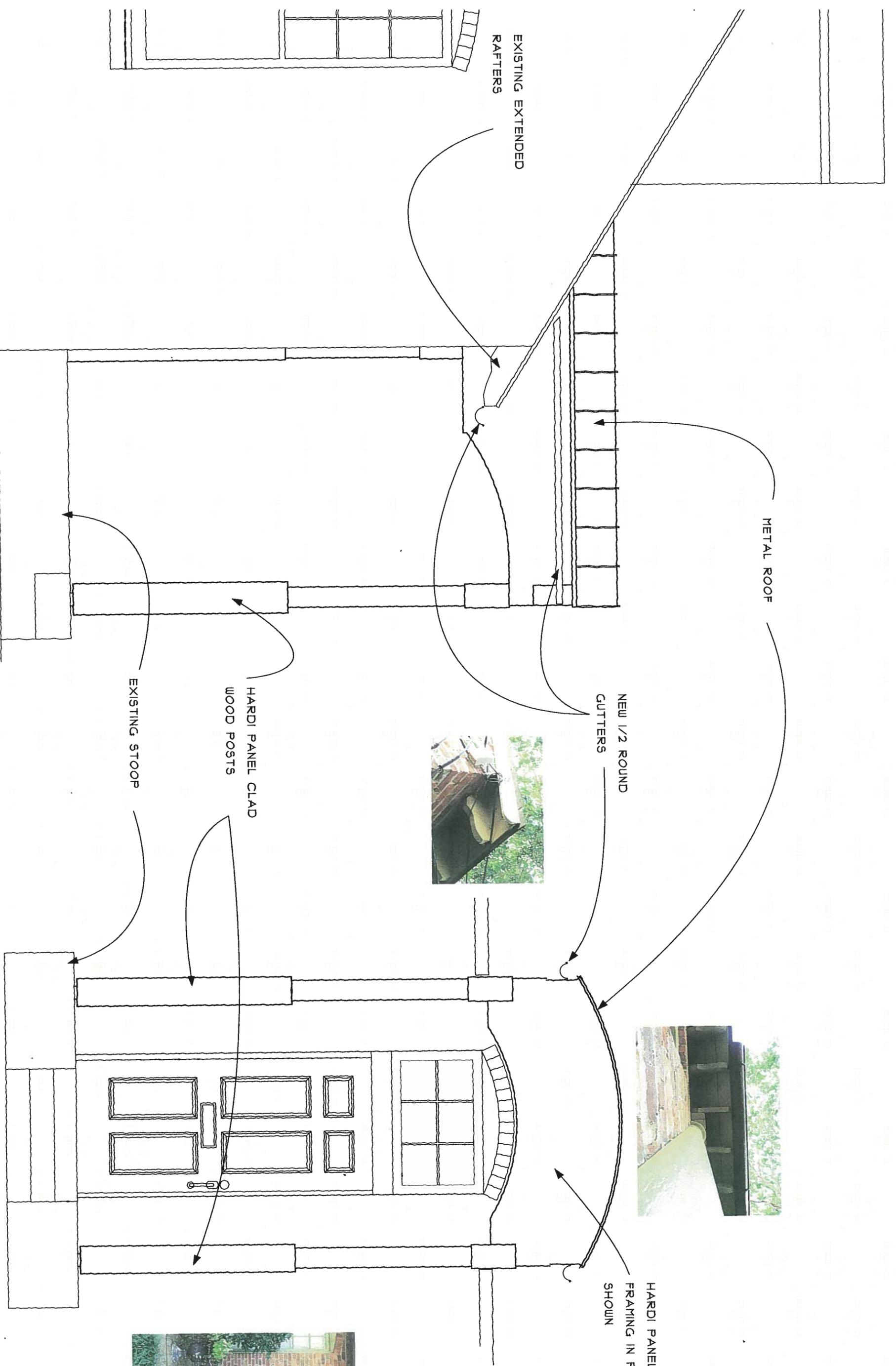




121 Caroline Street - a dwelling said to have been built as an office.



1209 LaFayette Blvd. Similar style building still in commercial use.





Item #3

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner *E.F. Nelson*
DATE: 11 January 2016
RE: **1014 Charles Street and 1011 Prince Edward Street – Installation of brick walls**

The City of Fredericksburg requests a Certificate of Appropriateness for the installation of brick walls that will screen parked vehicles. The Economic Development Authority has acquired the corner bank building at 1016 Charles Street and will remove its drive-thru banking facility (as authorized by the Board at its November 2015 meeting). The City will then develop a public parking lot that will have an entry on Charles Street and an exit on to Prince Edward Street.

The City proposes to erect brick walls along the front property lines at both the entrance and exit points. This structure will be between three and four feet high and eight inches wide. The design will be consistent with the brick walls at the Fredericksburg Baptist Church parking lot – common bond and simple brick cap (see attached photo).

On Charles Street, the property line is in the same plane as the front wall of the old stables at 1010 Charles Street (adapted to offices). The new wall will be constructed to maintain that same setback, to present a consistent hard street edge.

On Prince Edward Street, there are variations in the setbacks. In that location, the new brick wall is proposed to be built along the property line, which will be consistent with the new building being constructed at the corner of Prince Edward and William Streets. Landscaping will be established behind the wall. The two adjacent frame buildings are set back from the front property line, but could also establish fences along the front property line (no higher than four feet), which would be consistent with the new corner building and the proposed brick wall.

Staff finds the proposed brick walls to be architecturally compatible with the historic aspects of the Historic District and consistent with the City Code and recommends approval.



Proposed design of brick wall



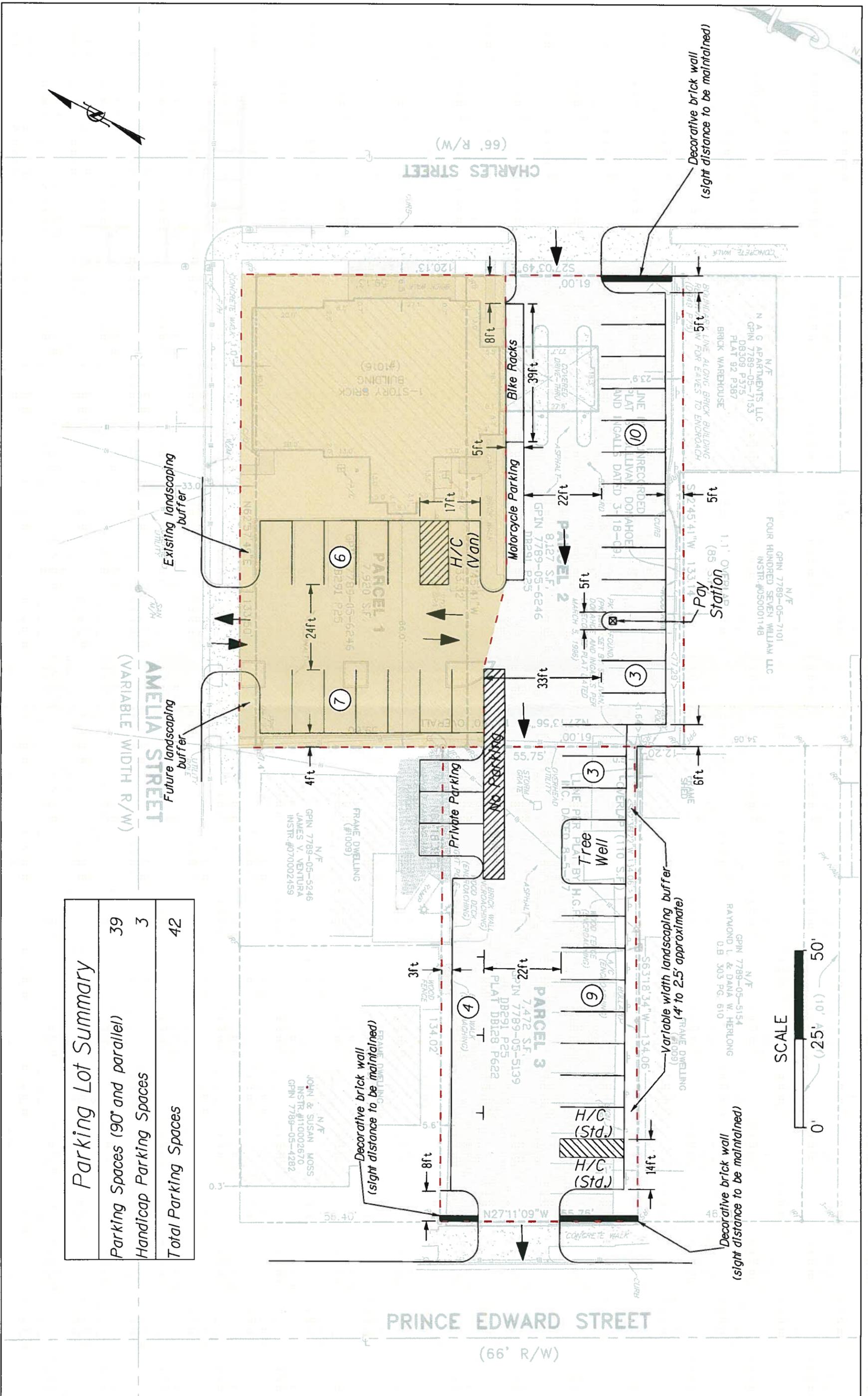
View toward William Street, along Prince Edward St.

The new brick wall will be located along the sidewalk (Front property line). The two adjoining properties could establish fences/walls in that same plane.



View toward William Street, along Charles St
The new brick will have the same setback
as the white commercial building.

Parking Lot Summary	
Parking Spaces (90° and parallel)	39
Handicap Parking Spaces	3
Total Parking Spaces	42





Item #4

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner *EF Nelson*
DATE: 11 January 2016
RE: **201 Ferdinand Street (Old Walker-Grant School) – exterior alterations**

Susan Pryor and Doug Westmoreland, of Moseley Architects and representing Fredericksburg City Schools, request a Certificate of Appropriateness for exterior alterations at Old Walker-Grant School. The original school at 200 Gunnery Road is a three story building constructed in 1935. Across the road is Fredericksburg's first African-American high school, a segregated institution in its day, but also an excellent example of mid-twentieth century public architecture. Its address is 201 Ferdinand Street and that building (sometimes referred to as Old Walker-Grant) was constructed in 1951 and significantly expanded in 1960. Elevators were added in 2000.

The Walker-Grant School at 201 Ferdinand Street is the subject of this application. It is being renovated to house several new functions and requires extensive upgrades to meet current public education construction standards. The necessary changes relate to energy efficiency as well as to the security of the school building. This work will include the following:

- Reconfigure three entryways
 - Main entry facing Ferdinand St. Construct a two-story glass vestibule with brick accent wall. See Drawings A7 and A9.
 - Two entryways facing Dunmore St. Construct one-story glass vestibules with brick accent walls. See Drawings A8, A10, and A11.
- Replace all existing windows with energy efficient aluminum storefront windows.
- Cap walls with metal coping.
- Install mechanical units on roof.

This application should be considered within the context of the Secretary of the Interior's Standards for Rehabilitation, referenced in City Code Section 72-23.1.D.2, as follows:

1. The property has been in use as a school, but the upgrades will allow a fuller use of this educational facility.
2. The distinguishing original qualities of this building are its brick walls, banks of windows, and pre-cast concrete trim. The masonry walls and trim will remain intact, but the windows need to be replaced. The replacement units will fit within the existing openings and will reflect the horizontal breaks of the original windows, while enhancing energy efficiency and security.
3. The proposed alterations will not impart a false sense of historic development.

4. The metal walkway covers, installed in 2000 when the elevators were built, will be removed. These features are not thought to have attained significance in their own right.
5. The distinctive stylistic features that characterize the building will be retained.
6. The deteriorated windows are outdated and inadequate for the continued use of the building as a school. Their replacements are consistent with the materials and design of the originals.
7. Not applicable.
8. Not applicable.
9. The contemporary design of the entryways does not destroy significant historic material and is compatible with the scale, material, and character of the property.
10. The proposed alterations do not impair the essential form and integrity of the historic structure.

Staff finds the proposed work at the Old Walker-Grant School to be architecturally compatible with the historic aspects of the Historic District and recommends approval of 12 submitted drawings.



↑
second entry Facing Dunmore St
(North elevation)

New configuration shown on
drawing All



↑
current entry Facing Dunmore Street
(North elevation)

New configuration shown
on drawing A10

↑
2nd entry



current entryway facing Ferdinand Street
(East elevation)

New configuration shown on drawing A9



ORIGINAL WALKER-GRANT SCHOOL



ARCHITECTURAL REVIEW BOARD
PRESENTATION

JANUARY 11, 2016

LIST OF DRAWINGS

A0	COVER
A1	EXISTING AERIAL PHOTOGRAPH
A2	PROPOSED SITE PLAN
A3	BASEMENT & FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	3-D RENDERING
A8	3-D RENDERING
A9	3-D RENDERING
A10	3-D RENDERING
A11	3-D RENDERING

12/15/2015 12:32:56 PM

FIRSTCHOICE
Public-Private Partners
MOSELEYARCHITECTS.COM

3200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 794-7555 FAX (804) 355-5690

ORIGINAL WALKER-GRANT SCHOOL
FREDERICKSBURG CITY PUBLIC SCHOOLS

A0

COVER



IMAGE: GOOGLE MAPS

A1

12/15/2015 12:32:56 PM

FIRSTCHOICE
Public-Private Partners
MOSELEYARCHITECTS.COM

3200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 794-7555 FAX (804) 355-5690

ORIGINAL WALKER-GRANT SCHOOL
FREDERICKSBURG CITY PUBLIC SCHOOLS

EXISTING AERIAL PHOTOGRAPH

12/17/2015 11:54:40 AM



SCHOOL BOARD OF THE CITY OF
 FREDERICKSBURG
 CITY COUNCIL MINUTES | NOVEMBER 10, 2009
 OPINION 7700-10-5871

FIRSTCHOICE

Public-Private Partners
 MOSELEYARCHITECTS.COM

3200 NORFOLK STREET, RICHMOND, VA 23230
 PHONE (804) 794-7555 FAX (804) 355-5690

**ORIGINAL WALKER-GRANT SCHOOL
 FREDERICKSBURG CITY PUBLIC SCHOOLS**

SCALE 1"=30'

A2

PROPOSED SITE PLAN

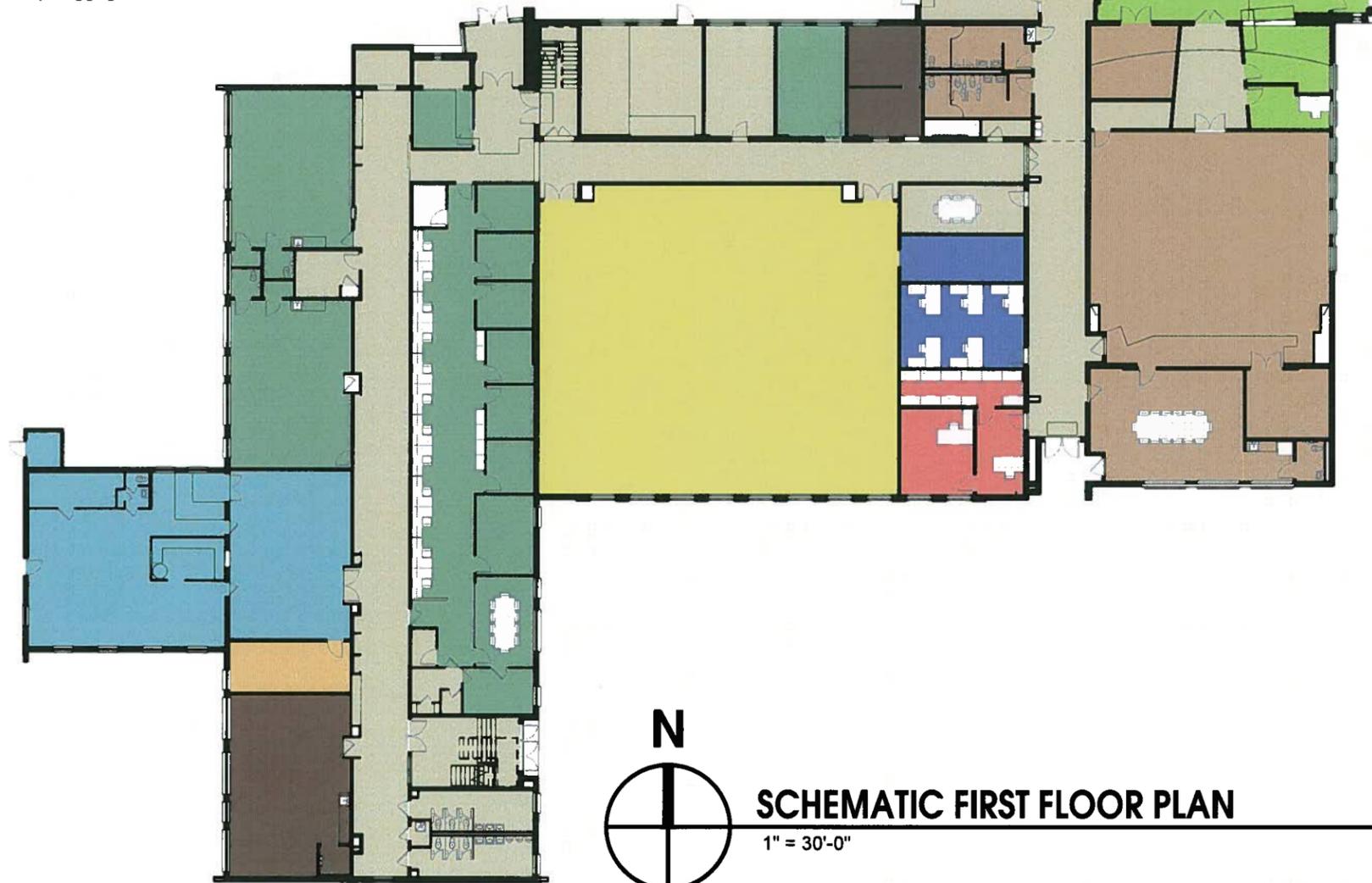
LEGEND

- SUPPORT
- TECHNOLOGY



SCHEMATIC GROUND FLOOR PLAN

1" = 30'-0"



LEGEND

- ASSESSMENT & ACCOUNTABILITY
- BUILDING RECEPTION
- CAFETERIA
- COMMUNITY CENTER
- EARLY CHILDHOOD
- FINANCE
- GYMNASIUM
- HEAD START
- PUPIL PERSONNEL SERVICES
- SUPPORT



SCHEMATIC FIRST FLOOR PLAN

1" = 30'-0"



LEGEND

- ADMINISTRATIVE SERVICES
- EARLY CHILDHOOD
- FINANCE
- HEAD START
- INSTRUCTION
- PERSONNEL
- PUPIL PERSONNEL SERVICES
- SUPERINTENDENT
- SUPPORT



SCHEMATIC SECOND FLOOR PLAN

1" = 30'-0"

12/17/2015 1:11:37 PM

FIRSTCHOICE

Public-Private Partners
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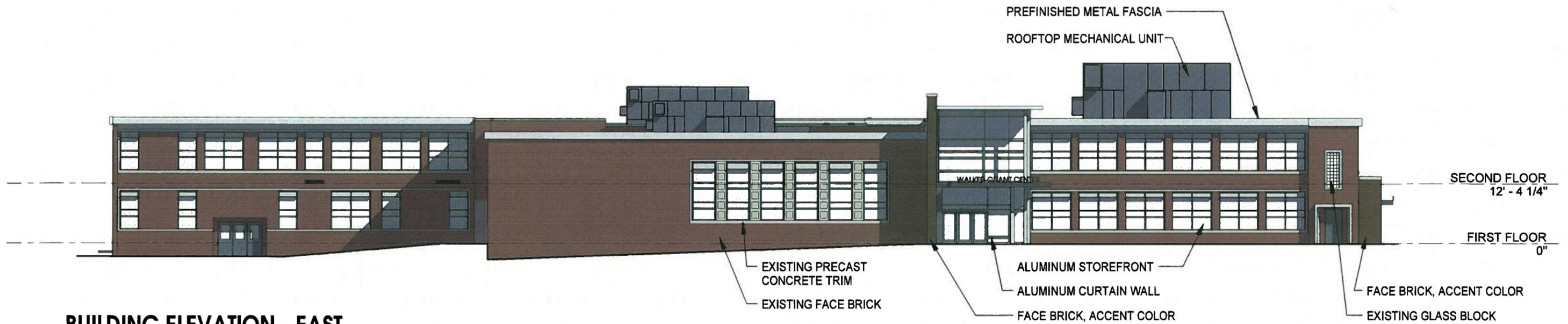
3200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 794-7555 FAX (804) 355-5690

**ORIGINAL WALKER-GRANT SCHOOL
FREDERICKSBURG CITY PUBLIC SCHOOLS**



BUILDING ELEVATION - SOUTH

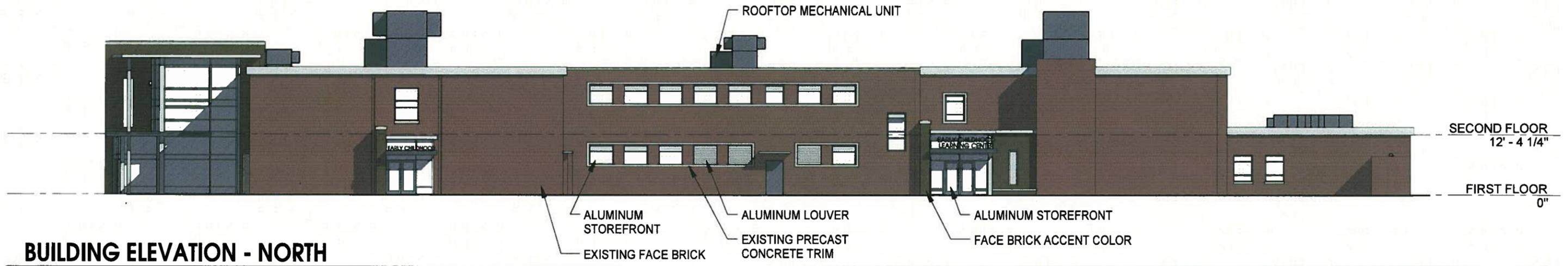
1" = 20'-0"



BUILDING ELEVATION - EAST

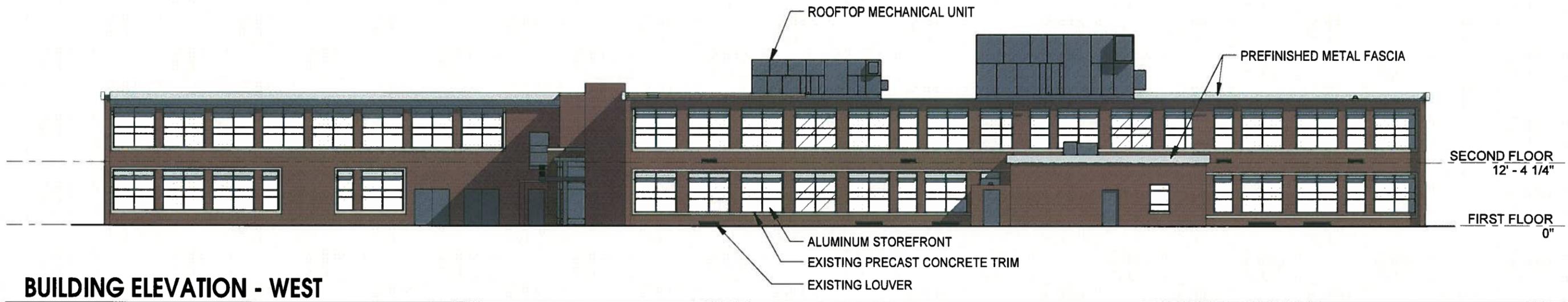
1" = 20'-0"

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BUILDING ELEVATION - NORTH

1" = 20'-0"



BUILDING ELEVATION - WEST

1" = 20'-0"

12/15/2015 1:34:03 PM



12/15/2015 12:34:11 PM

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A7

3-D RENDERING



12/15/2015 12:34:12 PM

A8

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3-D RENDERING



12/15/2015 12:34:12 PM

A9

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3-D RENDERING



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A10

3-D RENDERING



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**ORIGINAL WALKER-GRANT SCHOOL
FREDERICKSBURG CITY PUBLIC SCHOOLS**

A11

3-D RENDERING



**PLANNING COMMISSION
CITY OF FREDERICKSBURG, VIRGINIA
AGENDA
January 13, 2016
7:30 P.M.
COUNCIL CHAMBERS, CITY HALL**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPTION OF MINUTES**
 - December 9, 2015 – Regular Meeting

PUBLIC HEARINGS

4. **SE2015-02 - Medicorp Properties, Inc**, requests a revision to Special Exception 2011-01 to change the signage for Mary Washington Hospital to remove existing signage and install two freestanding signs with accessory emergency room directional signage.

NEW BUSINESS

5. **Comprehensive Plan Compliance Review:** The Fredericksburg Economic Development Authority requests a Comprehensive Plan Compliance Review to determine if the vacation of public right-of-way containing a portion of Amelia Street, west of Charles Street, is substantially in accord with the 2015 Comprehensive Plan per the Code of Virginia, Section 15.2-2232. The 400 square foot (0.01 acre) area runs along the south side of Amelia Street adjacent to GPIN # 7789-05-6246 (1016 Charles Street) and is zoned C-D, Commercial Downtown.

GENERAL PUBLIC COMMENT

6. *A general public comment period is provided at each regular meeting for comments by citizens regarding any matter **related to Commission business that is not listed on the Agenda for Public Hearing**. The Chair will request that speakers observe the **three-minute time limit** and yield the floor when the Clerk indicates that their time has expired. No dialogue between speakers will be permitted.*

OTHER BUSINESS

7. **Discussion – Capital Improvements Plan**
8. **Planning Commissioner Comment**
9. **Planning Director Comments**

ADJOURNMENT