



**ARCHITECTURAL REVIEW BOARD  
CITY OF FREDERICKSBURG, VIRGINIA  
AGENDA  
February 8, 2016  
7:30 P.M.  
COUNCIL CHAMBERS, CITY HALL**

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1. Determination Of A Quorum
2. Determination That Public Notice Requirements Have Been Met
3. Approval Of Agenda
  - 3.I. Agenda

Documents: [2016-02-08 AGENDA.PDF](#)
4. Review Of Minutes
  - 4.I. January 11, 2016 Minutes

Documents: [2016-01-11 MINUTES DRAFT.PDF](#)
5. Disclosure Of Ex Parte Communication
6. Disclosure Of Conflicts Of Interest
7. Old Business
  - 7.I. James McGhee - Exterior Alterations At 121 Caroline Street

Documents: [ITEM 1 - 121 CAROLINE STREET.PDF](#)
  - 7.II. Fredericksburg City Schools - Exterior Alterations At 201 Ferdinand Street (Old Walker-Grant School)

Documents: [ITEM 2 - OLD WALKER GRANT.PDF](#)
8. New Business
  - 8.I. Emily A. Rivera - Sign At 1004 Caroline Street

Documents: [ITEM 3 - 1004 CAROLINE STREET.PDF](#)
  - 8.II. John And Wendy Young - Addition At 128 Caroline Street

Documents: [ITEM 4 - 128 CAROLINE STREET.PDF](#)
  - 8.III. Jamie Scully - Fence At 240 Charles Street

Documents: [ITEM 5 - 240 CHARLES STREET.PDF](#)

9. Other Business

9.I. Transmittal Of Planning Commission Agenda

Documents: [2016-02-10 PC AGENDA.PDF](#)



**Architectural Review Board  
City of Fredericksburg  
February 8, 2016  
7:30 p.m.**

**Opening Remarks**

Determination of a quorum

Determination that public notice requirements have been met

Approval of Agenda

Review of Minutes – January 11, 2016

Disclosure of *Ex Parte* Communication

Disclosure of Conflicts of Interest

**Old Business (No Public Hearing)**

1. James O. McGhee – Exterior alterations at 121 Caroline Street.
2. Fredericksburg City Schools – Exterior alterations at 201 Ferdinand Street (Old Walker-Grant School)

**New Business (Public Hearing)**

3. Emily A. Rivera – Installation of a non-illuminated 24 inch x 24 inch projecting sign at 1004 Caroline Street.
4. John and Wendy Young – Construction of a one-story, 12 foot wide extension to the side of the rear addition of the residence at 128 Caroline Street.
5. Jamie Scully – Installation of a picket fence (wood) with gates at 240 Charles Street.

**Other Business**

1. Transmittal of Planning Commission agenda.



**Minutes**  
**Architectural Review Board**  
January 11, 2016  
Council Chambers, City Hall  
Fredericksburg, Virginia

**Members Present**

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

**Members Absent**

**Staff**

Erik Nelson  
Charles Johnston  
Phaun Moore

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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. Johnston stated that an affidavit of the public notice ad had been distributed to the Board. He also noted that the notice had been reviewed by the City Attorney.

**ELECTION OF OFFICERS**

Dr. Barile asked for nominations.

Ms. Weitzman nominated Mr. Harris as Chairperson for the Architectural Review Board. Mr. Harris accepted the nomination. Mr. Van Zandt seconded. Mr. Harris was elected Chair by a 6-0-1 vote, with Mr. Harris abstaining.

Mr. Van Zandt nominated Ms. Weitzman as Vice-Chairperson for the Architectural Review Board. Ms. Weitzman accepted the nomination. Mr. McFarland seconded. Ms. Weitzman was elected Vice-Chair by a 6-0-1 vote, with Ms. Weitzman abstaining.

Mr. Harris assumed the Chair.

**APPROVAL OF AGENDA**

Mr. Harris asked if there were any changes or additions to the agenda.

The following items were added to Other Business:

#4 – Mr. McFarland added a brief discussion of public notice.

#5 – Ms. Weitzman added a brief discussion of the December 14, 2015 ARB actions regarding exterior alterations at 128 Caroline Street and fence at 240 Charles Street.

#6 – Mr. Nelson added an informal review of 406 Dunmore Street.

#7 – Mr. Nelson added an informal review of a deck at 819 Caroline Street, adjacent to Spencer Devon Brewing.

#8 – Dr. Barile added a brief discussion of items from the ongoing litigation.

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

### **REVIEW OF MINUTES**

Mr. Harris asked if there were changes to the meeting minutes from December 14, 2015.

Ms. Weitzman added a statement under Applications – New Business on page 2, and on page 3 she replaced “Ms. Young responded that she did” with “Ms. Young stated that she wholly understood the situation with respect to the possibility that the permit could be rendered void”.

Dr. Barile corrected page 2 under Applications – New Business “her attorneys” should be replaced with “their attorneys”.

Mr. Scully made a motion to approve the December 14, 2015 meeting minutes as amended. Dr. Barile seconded. The motion carried unanimously.

Mr. Johnston suggested that the Board table review of the supplemental meeting minutes from December 15, 2015 because the City Attorney had indicated some corrections regarding the closed session needed to be made.

Dr. Barile made a motion to table review of the supplemental meeting minutes. Ms. Weitzman seconded. The motion carried unanimously.

### **DISCLOSURE OF EX PARTE COMMUNICATIONS**

Mr. Harris asked if any Board member had engaged in *ex parte* communications on any item before the Board. Mr. McFarland stated that he had a very brief conversation with Mr. Holloway who stated that he would be attending the ARB meeting to speak on the Mary Washington House project.

### **DISCLOSURE OF CONFLICTS OF INTEREST**

Mr. Harris asked if any Board member had a conflict of interest for any item before the Board.

Ms. Weitzman said she had a conflict with Item #1 as she was the designer.

Dr. Barile said she had a conflict with Item #4, as she was a member of the project team.

## **APPLICATIONS – 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.**

Anne Darron, Executive Director of Washington Heritage Museums and Jay Holloway of Habalis Construction, were present. Ms. Darron said that they would be removing a window unit that was visible from the street and adding air conditioning that would greatly improve the climate control. Ms. Darron said they chose not to place the mechanical unit in an area where it would be visible on tours.

Emily Taggart-Schricker, of 801 Marye Street and president of the Historic Fredericksburg Foundation, stated that the HFFI holds an easement on the property and their Real Estate Committee had approved the project.

Mr. McFarland said he would like more detail on the profile of the rail and balusters and asked if they had samples.

Mr. Holloway said the railing would be code compliant with 1 x 3 inch pickets, 4 x 4 inch solid wood posts, and the top and bottom rails would be 2 x 4 inch pieces with chamfered edges. He said the railings would mimic the fence at the front of the house. Mr. Holloway said that the current railing was approximately a foot away from the steps and was not safe.

Mr. McFarland clarified that the stair rail would not be attached to the steps.

Dr. Barile asked what was currently in the spot where the brick pavers were being proposed.

Mr. Holloway said that it was a garden and they were going to relocate the plants. He said the new pavers would be reclaimed brick, set in sand, with a gravel base.

Dr. Barile mentioned that if there were disturbances greater than 6 inches, she would recommend archaeology.

Mr. Van Zandt made a motion to approve the installation of mechanical equipment and a wood screen and stair rail, as submitted. Mr. McFarland seconded.

Dr. Barile suggested a friendly amendment to encourage archaeology prior to ground disturbance.

Mr. Van Zandt accepted the amendment. Mr. McFarland seconded. The motion carried unanimously.

### **2. James McGhee – Exterior alterations at 121 Caroline Street, consisting of installation of front porch.**

The applicant was present. There was no public comment.

Mr. McGhee distributed additional drawings to the Board and reviewed the details of his proposal. He noted that water drainage from the roof had rotted the door.

Dr. Barile clarified that the roof would be a barrel vault rather than gable and would mimic the arch of the windows.

Mr. McGhee said yes and that it would be barrel vaulted so the roof would not interfere with the left dormer.

Ms. Weitzman asked how they were going to treat the edges. She also asked how they established the height.

Mr. McGhee said they had to clear the door as well as provide enough room for the framing.

Dr. Barile questioned the use of metal for the roof cladding.

Mr. McGhee said the pitch of the roof would be too shallow for shingles.

Dr. Barile clarified that there was shingle on the rest of the roof. She commented that it would be jarring to use metal for the porch and said that metal was not characteristic of a 1940s Colonial Revival style building.

Ms. Weitzman asked if they had considered an awning similar to what was at 1209 Lafayette Boulevard.

Mr. McGhee said there was insufficient clearance to establish a porch roof below the existing eaves.

Mr. Scully said that the window arch was a character defining feature, but the canopy had a heavy feel.

Mr. Van Zandt agreed that the style of the canopy was too heavy and said that the front panel needed to be downsized.

Ms. Weitzman suggested that they have a work session to allow the applicant to revise his plans. Mr. McGhee said that would be fine.

Mr. Van Zandt made a motion to table the application. Ms. Weitzman seconded. The motion carried unanimously.

The Board and Mr. McGhee agreed to meet on January 25, 2016 at 7:00 p.m. for a work session. Ms. Weitzman said it would be useful to see an elevation.

### **3. City of Fredericksburg – Installation of brick walls along or near front property lines at 1014 Charles Street and 1011 Prince Edward Street.**

Bill Freehling, Assistant Director of Economic Development, was present. There was no public comment.

Mr. Freehling said that the walls will be complimentary to the landscape and that they would be consistent with the wall at the Baptist Church lot on Princess Anne Street.

Ms. Weitzman commented that the brick walls looked long and not braced.

Dr. Barile asked for clarification on the dimensions.

Mr. Freehling said the walls would be approximately 8 inches wide and 40 inches tall. The top would be level.

Mr. McFarland asked if the walls were going to replicate the brick of the church. He added that it is usually a good idea to bring a brick sample.

Mr. Scully asked why they wanted to build a wall at all.

Mr. Freehling said that it had been recommended by the City to create a hard edge for the parking lot, which would also screen the parked vehicles.

Mr. Johnston stated the Unified Development Ordinance specifies that there is to be buffering for parking.

Ms. Weitzman made a motion to approve the installation of the brick walls, as presented. Dr. Barile seconded. The motion carried unanimously.

**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.**

Susan Pryor and Doug Westmoreland, of Moseley Architects, were present. Mr. Westmoreland gave a short presentation and reviewed their proposals.

James McGhee, of 600 Caroline Street, suggested an alternative to the aluminum clad windows. He said the Hopes window had a thermal break in it to allow for 1 inch mullions.

Mr. Westmoreland said that product would be cost prohibitive.

Ms. Weitzman said that it was a beautiful project. She asked if the sloping eave on the existing building would be maintained.

Mr. Westmoreland said it would be.

Ms. Weitzman complimented Moseley Architects for maintaining the elegance of the original school design. The new window mullions took their cues from the present units. She said it was a delicate, but thorough reworking of the building.

Mr. McFarland said he agreed with Ms. Weitzman about the structure, but the rooftop mechanical units were a distraction. He asked if there were any options other than placing them on the roof.

Mr. Westmoreland said the units would take up thousands of square feet if they were inside the building. He said that rooftop units were not unusual for schools. Mr. Westmoreland said the units were high because of the energy recovery wheel. Energy efficient units are larger.

Mr. Johnston commented that the units looked like a giant turbine.

Mr. Scully asked if the units could be moved more toward the center of the roof, where the building itself would screen them.

Ms. Pryor said that the units have to be placed where there is support in the structure.

Mr. Scully asked why they were proposing to replace the windows, rather than restore them.

Mr. Westmoreland said that it would not be energy or cost efficient to retain them.

Mr. Nelson commented that the Department of Historic Resources has allowed window replacement for tax credit projects as was done at the Gas Works.

Dr. Barile said that the Department of Historic Resources had changed their position on window replacement. She added that she had a conflict of interest, but was just noting that.

Mr. Scully said that the Board had turned down homeowners in the past who proposed replacement of windows.

Mr. Westmoreland said repairing the windows would be expensive and the school system would have to pay for the additional cost, without a strong return on the investment.

Mr. Nelson suggested the Board consider a conceptual approval and allow the applicants to explore the questions raised and return with more details.

Mr. Van Zandt made a motion to approve the conceptual renderings of the building with the condition that they return for the windows and study options for reducing the appearance of the rooftop mechanical units. Ms. Weitzman seconded. The motion carried 6-0-1 with Dr. Barile abstaining.

Mr. Harris complimented the applicants' presentation.

## **OTHER BUSINESS**

Mr. Nelson suggested that the Board allow Items # 6 & 7 to be heard first because the applicants were present. The Board agreed.

### **6. Informal review – 406 Dunmore Street.**

Mr. Nelson informed the Board that the windows had been replaced in the 1980s when the houses were remodeled. He said the applicant wanted to replace those 1980s windows with 1 over 1 vinyl units.

The Board and Mr. Samuel discussed the possibilities for replacing/repairing the windows. Mr. Samuel was advised to explore other options.

**7. Informal review of a deck in the 800 block of Caroline Street, next to Spencer Devon Brewing.**

James McGhee reviewed and discussed his proposal for a deck to be built next to Spencer Devon Brewing.

**1. Transmittal of Planning Commission agenda.**

Mr. Nelson transmitted the Planning Commission agenda for January 13, 2016. Mr. Johnston added that the Medicorp Properties application had been withdrawn.

**2. Update on 305 Charles Street.**

Mr. Nelson informed the Board that the structure had been removed.

**3. Update on 314-316 Frederick Street.**

Mr. Nelson said he had visited the site to check out the possible painted brick. He reported that the addition was built with a newer type of brick than the original and had been painted some time in the past to mask the difference. There had been no recent painting.

**4. Discussion of public notice requirements.**

Mr. McFarland suggested that the public notices include the ARB website information.

**5. Discussion of the December 14, 2015 ARB actions regarding exterior alterations at 128 Caroline Street and fence at 240 Charles Street.**

Ms. Weitzman said that they had been advised by their attorneys to rescind the Certificate of Appropriateness for 128 Caroline Street due to the public notice.

Ms. Weitzman made a motion to rescind the Certificate of Appropriateness for 128 Caroline Street and re-advertise the application. Dr. Barile seconded. The motion carried unanimously.

Ms. Weitzman said the action taken on the fence at 240 Charles Street did not receive a majority vote therefore it was invalid.

Mr. McFarland made a motion to rescind the Certificate of Appropriateness for the fence at 240 Charles Street. Ms. Weitzman seconded. The motion carried 6-0-1 with Mr. Scully abstaining.

Mr. McFarland commented that he had abstained from the earlier vote on the fence at 240 Charles Street due to the advice of the ARB attorneys, not because he was opposed to the project.

**8. Litigation**

Dr. Barile reminded the Board that the Conflict of Interest form was to be submitted in advance.

The Board discussed Dr. Barile remaining as the liaison for the ongoing court case.

Mr. Van Zandt made a motion to keep Dr. Barile the liaison. Ms. Pates seconded. The motion carried 6-0-1 with Dr. Barile abstaining.

Dr. Barile said that they had tabled the review of minutes for their closed session because the motion for a closed session meeting was not phrased properly.

The Board agreed to hold a closed session on January 25, 2016 after the supplemental meeting to further discuss the lawsuit.

**ADJOURN**

Meeting adjourned at 9:43 p.m.

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John Harris, ARB Chair



Item #1

TO: Architectural Review Board  
FROM: Erik F. Nelson, Senior Planner  
DATE: 8 February 2016  
RE: **121 Caroline Street – Exterior Alterations**

James O. McGhee returns requests a Certificate of Appropriateness for construction of a front porch at 121 Caroline Street. This case was publicly heard on January 11.

The City's architectural inventory dates this brick building to c. 1795, but that time frame is inconsistent with the Historic Fredericksburg Foundation's records which indicate that construction occurred in the 1920s. This small structure was initially built as an office and later adapted to residential use. Documented work includes installation of a kitchen, replacement of all windows and doors, installation of pilasters on either side of the front door, and the addition of a brick and aggregate concrete stoop and steps at the front entry.

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 from the weather. At its meeting on January 11, the Board expressed concern about the large arched panel that would have faced the street. The applicant has responded by lowering the new roof, which has reduced the size of the arched panel. The potential for placing the new porch cover under the existing roof overhang was another question raised, but that configuration is not feasible due to insufficient clearance. There was also a comment that an arched porch cover was not consistent with the Colonial Revival style of the building. The arched porch cover reflects the arched windows of the first story and is a clear delineation of the building's evolution, as suggested by Standard #9.

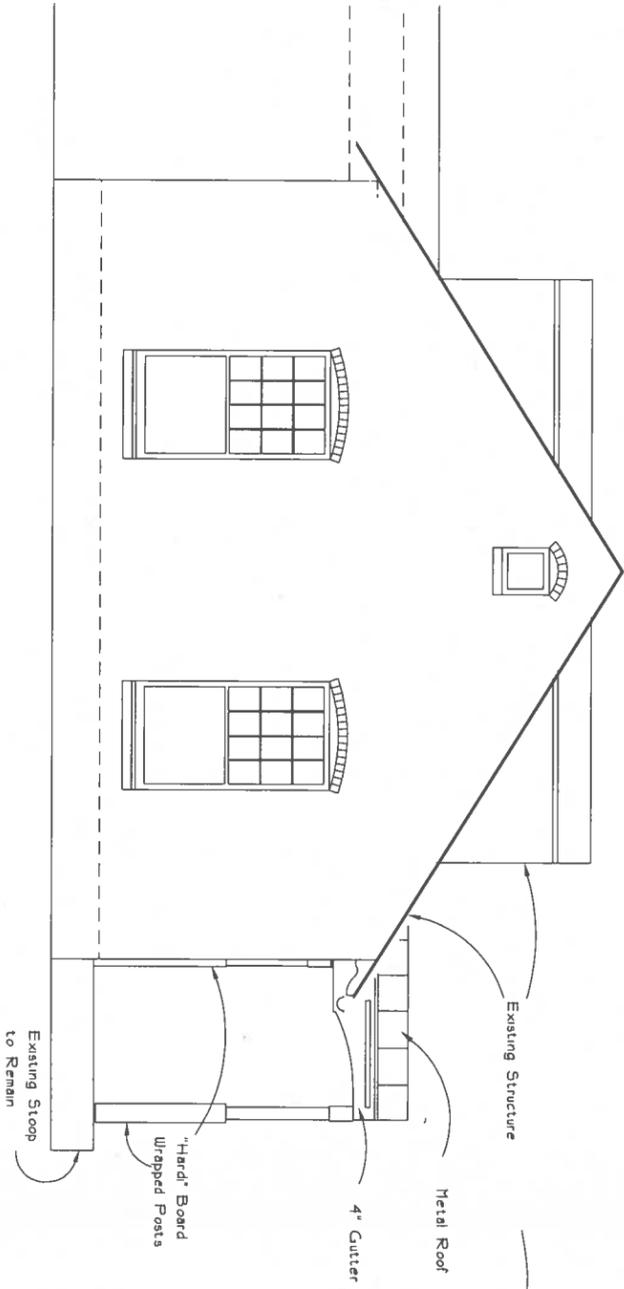
This application should be considered within the context of the Secretary of the Interior's Standards for Rehabilitation, referenced in City Code Section 72-23.1.D.2, as follows:

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 an arched roof to protect the front entry door will compliment rather than adversely impact those characteristics.
3. The proposed front porch will not suggest an earlier period of construction.
4. The pilasters at the front entry have no discernible function, aside from decoration, and are not thought to have acquired significance in their own right.
5. The distinctive features of the building – its brickwork, arched windows, and roof form – will be treated with sensitivity. The new arched porch roof reflects (and respects) the arched windows of the first story.
6. Not applicable.

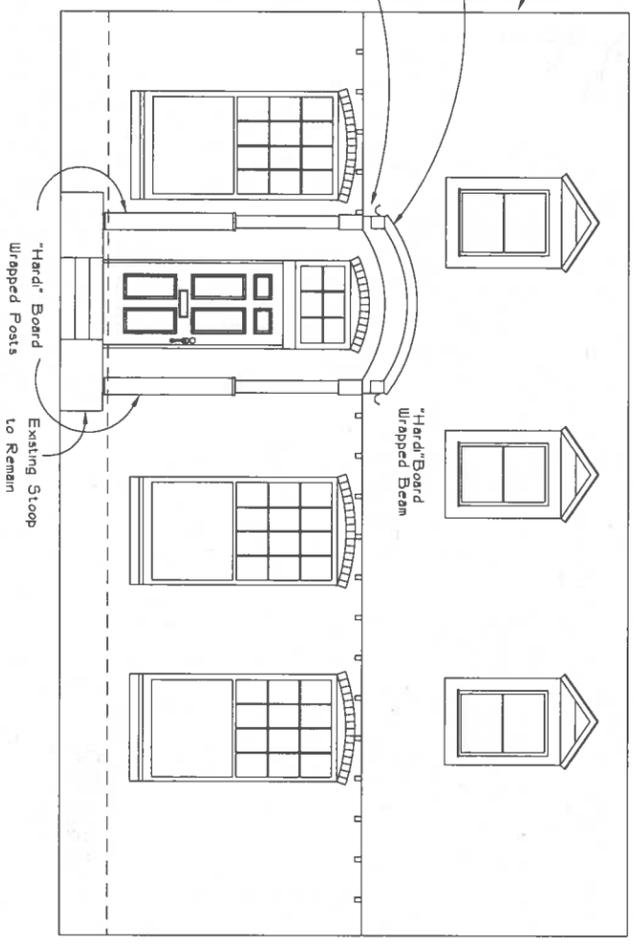
7. Not applicable.
8. Not applicable.
9. The proposed front porch does not destroy historic fabric. Its design is contemporary, but deliberately compatible with the scale, materials, and character of the property and its neighborhood.
10. The proposed front porch will not impair the essential form and 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 revised drawings (undated).





Side Elevation

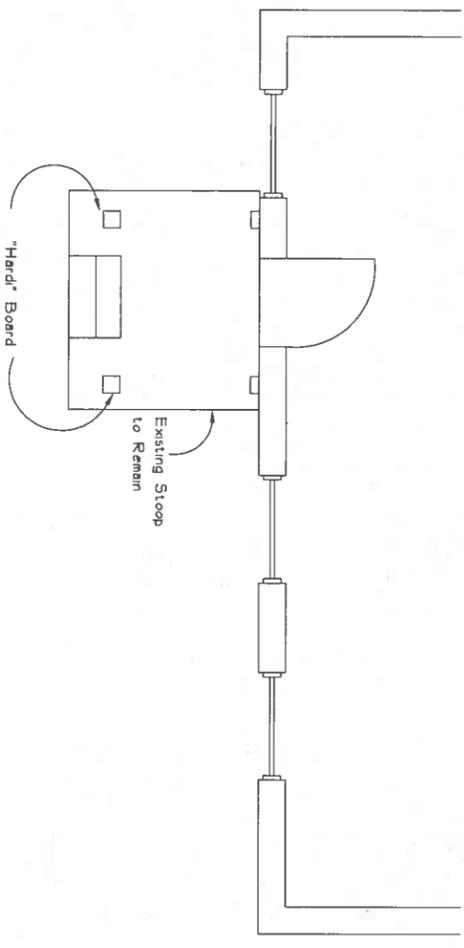


Front Elevation

NEW PORCH  
121 CAROLINE STREET

DATE

JAMES O. MCGHEE  
ARCHITECT  
1000 COLLETT DRIVE  
ANN ARBOR MI 48106  
PHONE 973-3100



Plan



Item #2

TO: Architectural Review Board  
FROM: Erik F. Nelson, Senior Planner   
DATE: 8 February 2016  
RE: **201 Ferdinand Street – Exterior alterations**

Susan Pryor and Doug Westmoreland, of Moseley Architects and representing Fredericksburg City Schools, return to 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. This project is across the street, at 201 Ferdinand Street, which was constructed in 1951 and significantly expanded in 1960. Elevators were added in 2000.

The Walker-Grant School at 201 Ferdinand Street 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.

The Board gave conceptual approval at its meeting on January 11, 2016 and asked that additional details be provided for the following:

- Details on the replacement windows
- Explore the feasibility of making the rooftop mechanical units less visible

At the January meeting, someone indicated that the Virginia Department of Historic Resources had changed its policy on authorizing replacement metal windows. Staff consulted with VDHR staff to clarify this issue, since entire banks of metal windows had been replaced with thermal pane units at the old Gas Works, which was a tax credit project. The tax credit staff has responded that they have become more restrictive on the replacement of historic wood windows, upon guidance from the National Park Service. For metal windows, VDHR encourages in-kind replacement, but recognizes there can be a need for thermal pane units. In those instances, they like to see matching configurations. The proposed windows at Old Walker-Grant School are not

exact matches to the original, but the materials and the light pattern is sympathetic to the building. No tax credit subsidy is involved.

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 and are a reasonable accommodation that is economically and technically feasible.
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 the submitted drawings.

# Redevelopment of the Original Walker-Grant School



## Fredericksburg City Schools ARB Presentation

February 8, 2016

**FIRSTCHOICE**

Public – Private Partners

# Agenda

- Revised Site Plan
- Revised Exterior Elevations
  - Revised mechanical units
  - Downspouts
- Window Options
  - Aluminum replacement windows
  - Steel replacement windows
  - Refurbish existing windows

Original Walker-Grant School

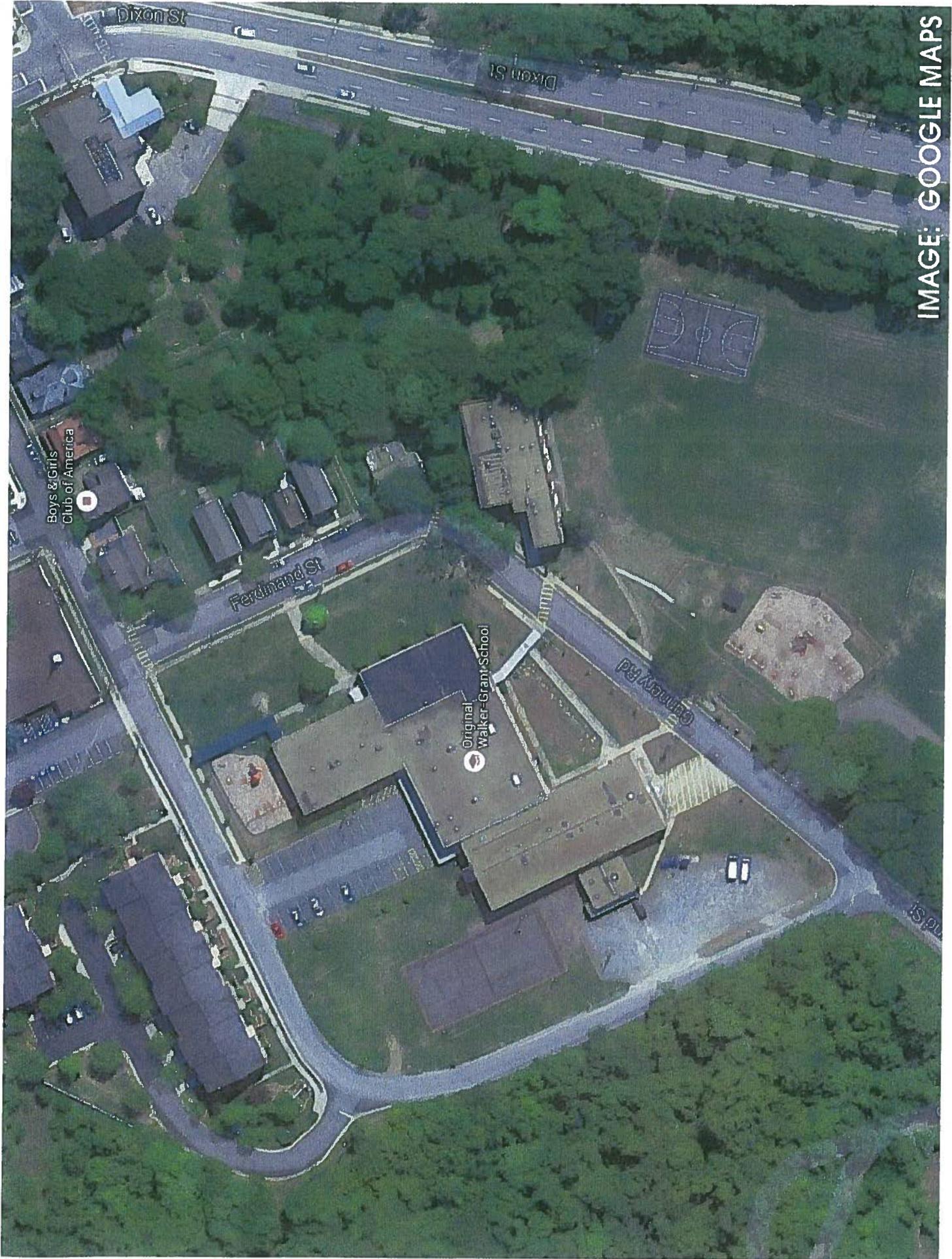
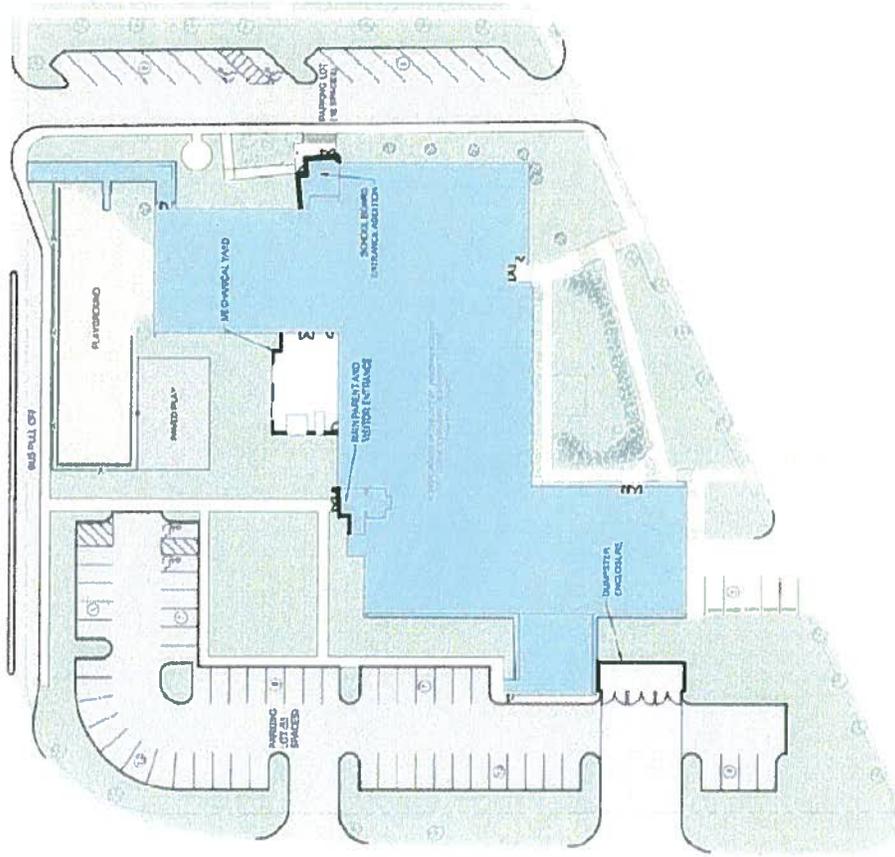
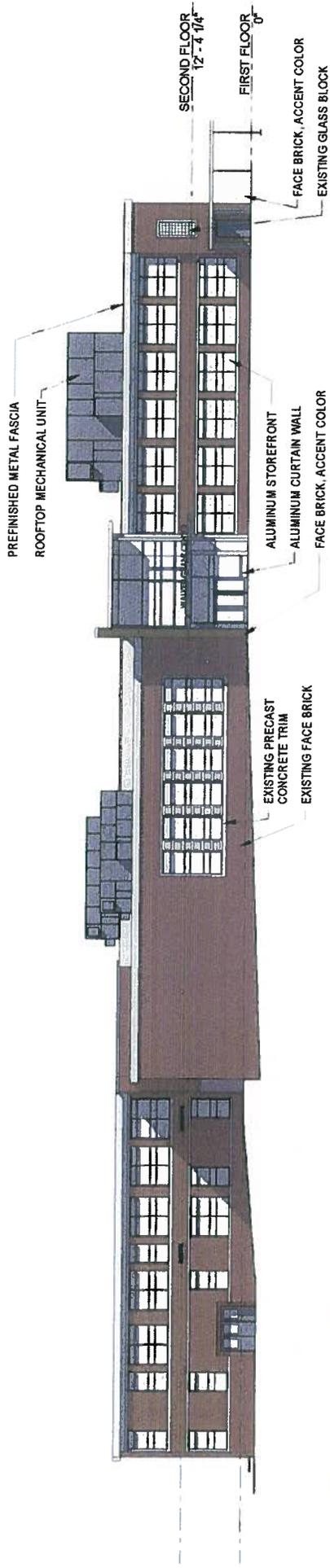


IMAGE: GOOGLE MAPS

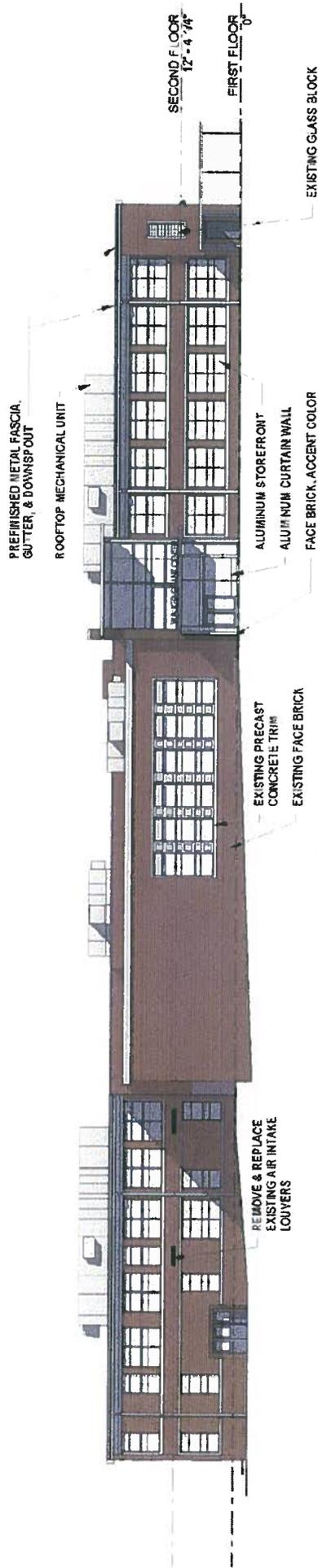


# Original Walker-Grant School

**FIRSTCHOICE**  
Public – Private Partners



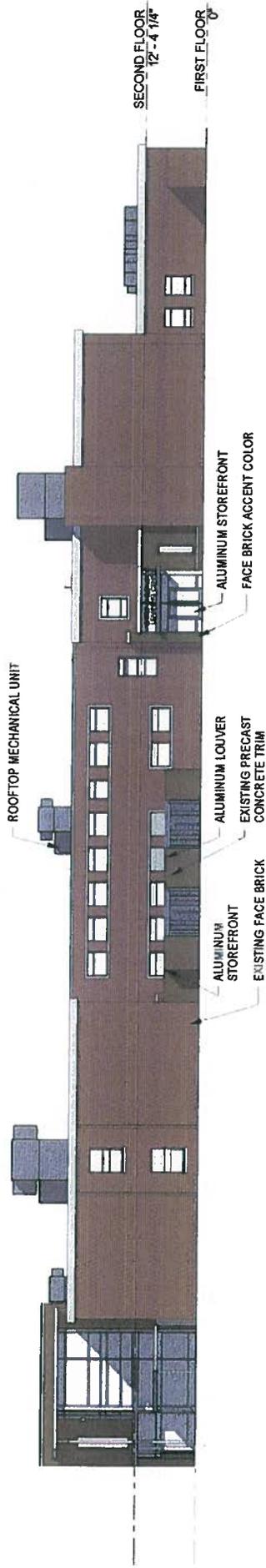
Previous East Elevation



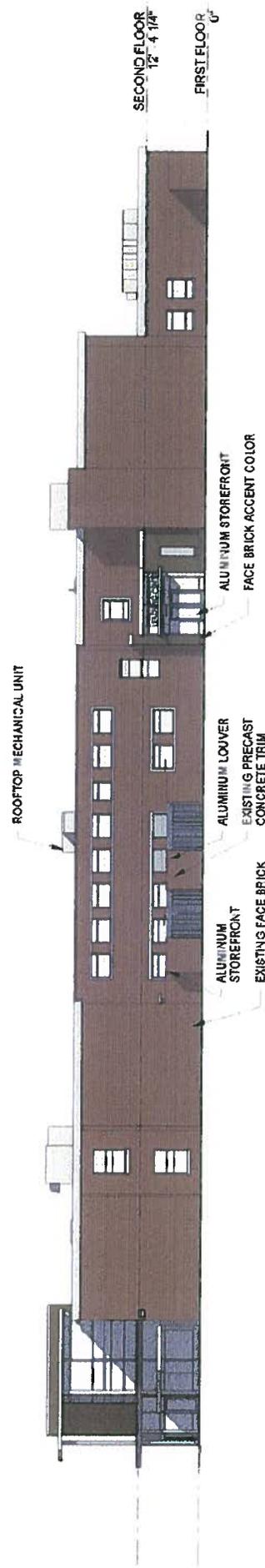
Revised East Elevation

Original Walker-Grant School

**FIRSTCHOICE**  
Public – Private Partners



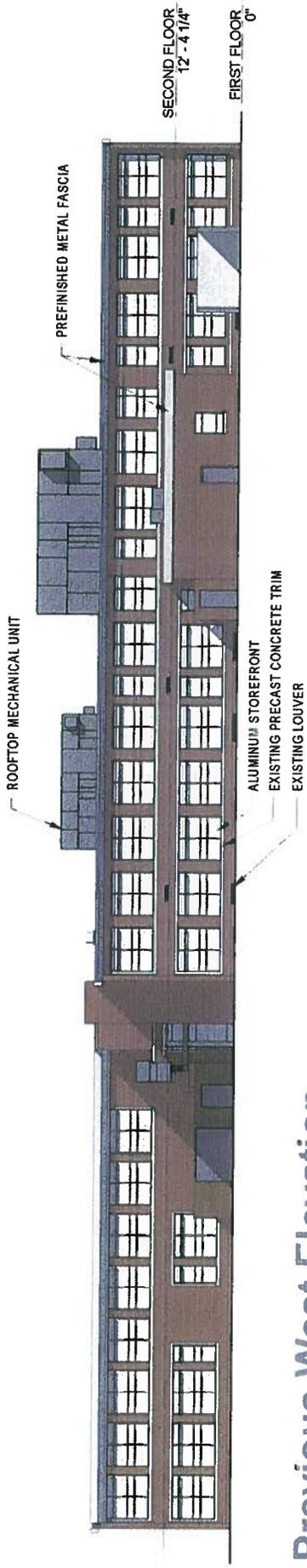
Previous North East Elevation



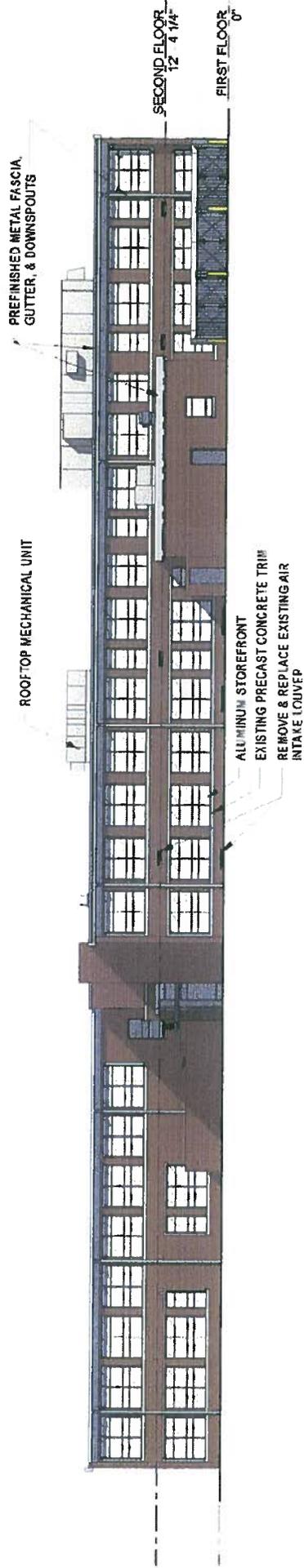
Revised North Elevation

Original Walker-Grant School

**FIRSTCHOICE**  
Public – Private Partners



Previous West Elevation



Revised West Elevation

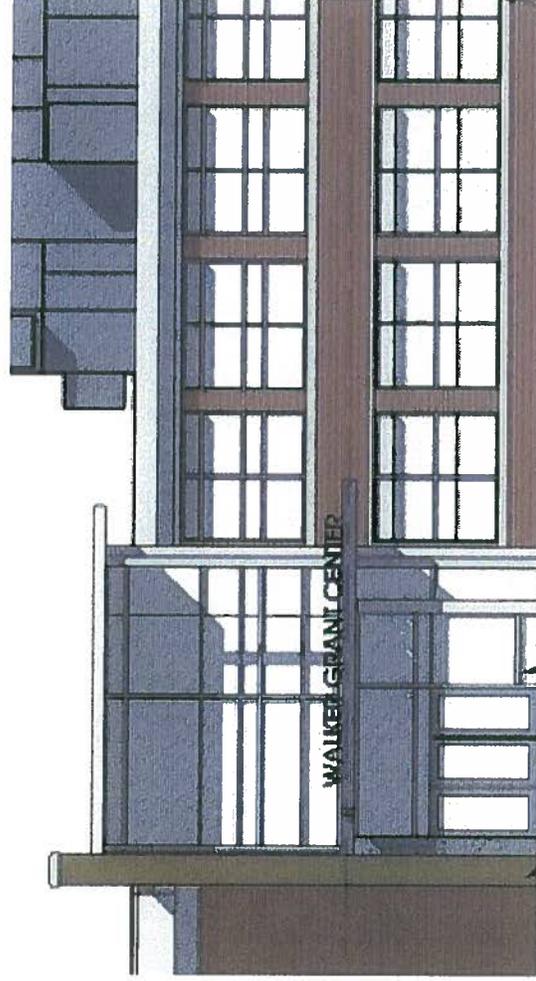
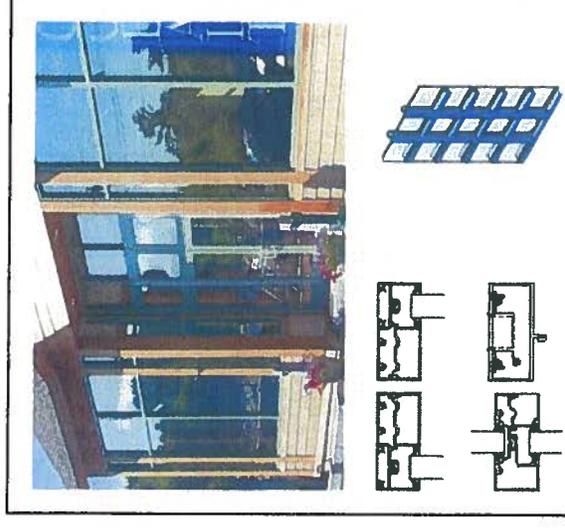
Original Walker-Grant School

**FIRSTCHOICE**

Public – Private Partners

# Window Options

Preferred Window Option – Aluminum replacement windows with thermal break and double paned insulated glass

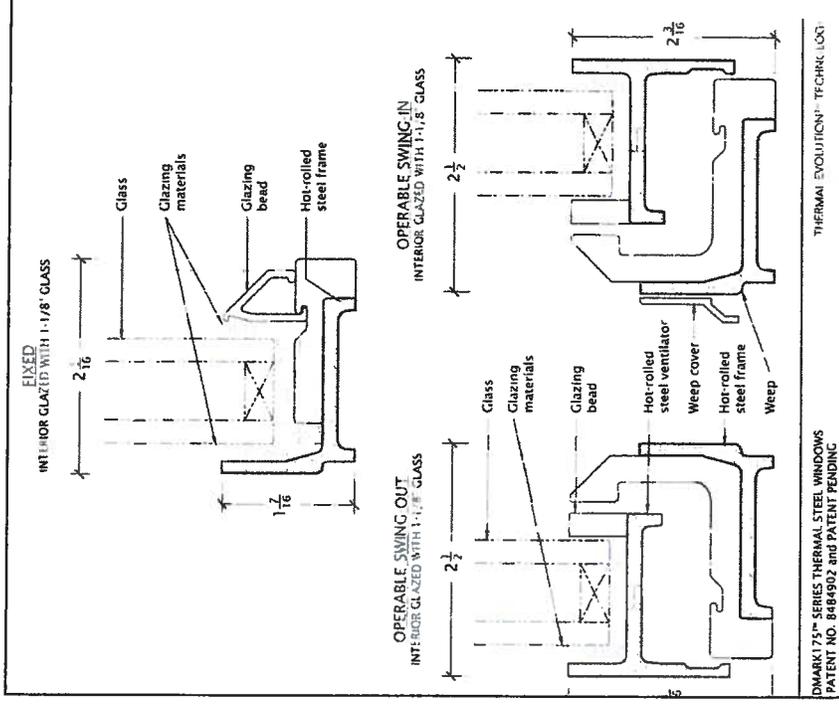


Energy efficiency – thermal break, double paned glass  
Storefront blends in with Curtain Wall system at new front lobby  
Low maintenance finish

Original Walker-Grant School

# Window Options

Alternate Window Option – Steel replacement windows with double paned insulated glass



Less energy efficiency  
Maintenance of finish long term  
Long lead time on delivery  
Anchoring into existing masonry walls  
Incompatible design with curtain wall system at new front lobby  
Cost is extreme - 4 to 5 times more than aluminum windows

Original Walker-Grant School

**FIRSTCHOICE**  
Public – Private Partners

# Window Options

Alternate Window Option – refurbish existing steel windows with single pane glass



Poor energy efficiency – no thermal break, single pane glass, infiltration  
Maintenance of finish long term  
Incompatible design with curtain wall system at new front lobby

Original Walker-Grant School

# Questions

Original Walker-Grant School

**FIRSTCHOICE**  
Public – Private Partners



**Original Walker-Grant School**

**FIRSTCHOICE**

Public – Private Partners



## Original Walker-Grant School

**FIRSTCHOICE**

Public – Private Partners



Original Walker-Grant School

**FIRSTCHOICE**  
Public – Private Partners



**Original Walker-Grant School**

**FIRSTCHOICE**  
Public – Private Partners



Item #3

TO: Architectural Review Board  
FROM: Erik F. Nelson, Senior Planner  
DATE: 8 February 2016  
RE: **1004 Caroline Street - Sign**

Emily A. Rivera requests a Certificate of Appropriateness for a sign at 1004 Caroline Street. The City's architectural inventory dates this commercial building to c. 1925.

The applicant proposes to install a 24 x 24 inch fabric banner between two decorative brackets. This design introduces a welcome variety to downtown signage that is attractive and still consistent with the dictates of the City Code.

The sign allowance for this building is 27 square feet, based on 18 linear feet of frontage. The proposed four square foot sign, when combined with the existing signs for other businesses, remains well within this limit.

Staff finds the proposed sign to be architecturally compatible with the historic aspects of the Historic District, as it relates to design and materials, and consistent with the City Code, as it relates to size and location. Staff recommends approval of the submitted drawing (undated), with the condition that the necessary holes for mounting hardware be drilled into mortar joints only.



V I S U A L   C O M M U N I C A T I O N S

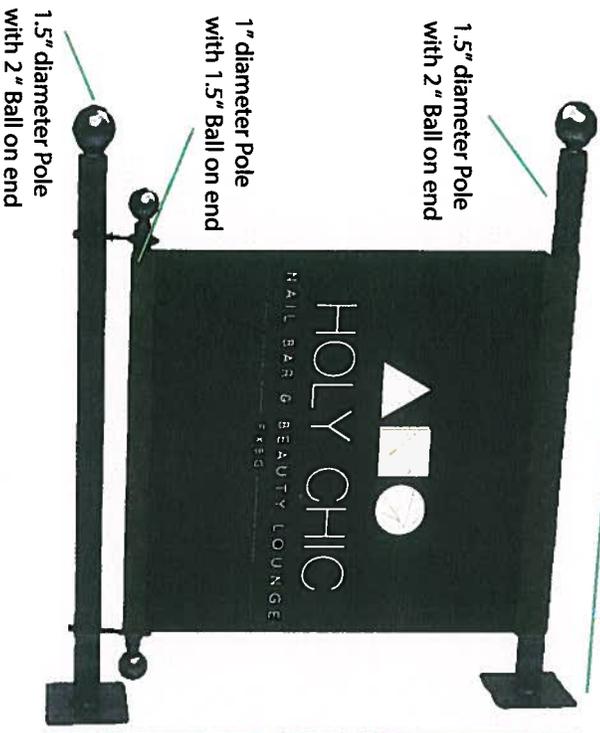
## ClientProof

Holy Chic  
Mariz Gutierrez

Designer: Heather Wilder

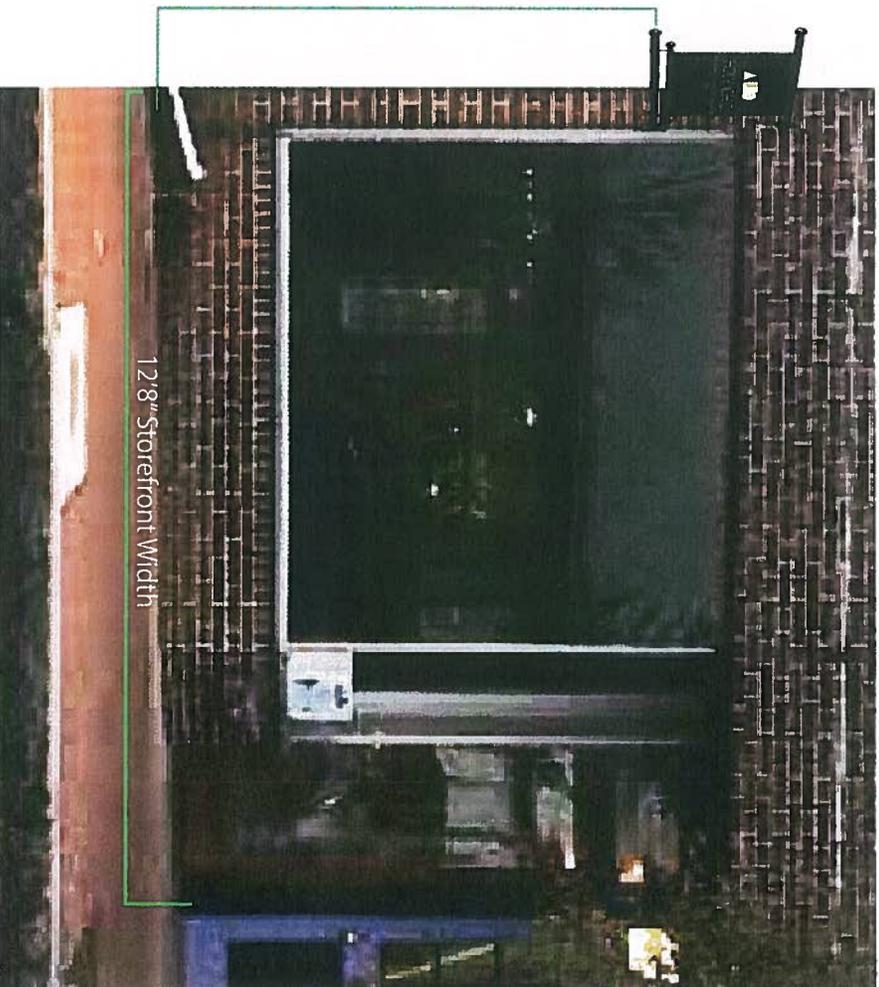
Art & sign F/X Inc.

Bracket Arm is 38" Long



Overall Height = 32"

Bottom Pole = 8 feet from sidewalk



**24" x 24" Double Sided Fabric Banner on Trapeze-style Banner Bracket -**  
bottom bar is adjustable to maintain tension  
Installed 8 feet up into brick building face,  
in location shown in photo mockup

**NOTE:** The drawings, designs and specifications provided are the intellectual property of Art & Sign F/X, Inc. and a such are covered under the laws of U.S. copyright and may not be reproduced, copied or distributed without the authority and written approval of Art & Sign F/X, Inc.



Annie's Dog Spa 

 **OPENING SPRING 2016**  
HOL-CHIC  
HALL, OHIO & DISTRICT COUNCILS  
2016

Annie's Dog Spa





Item #4

TO: Architectural Review Board  
FROM: Erik F. Nelson, Senior Planner  
DATE: 8 February 2016  
RE: **128 Caroline Street – Addition**

John and Wendy Young request a Certificate of Appropriateness for an addition. The City's architectural inventory dates this frame dwelling to c. 1850. An early Historic Fredericksburg Foundation survey noted a construction date of c. 1900, which was probably based on an earlier full length front porch (since removed) that suggested a turn of the century construction period. Physical and documentary evidence convinced the Board to approve the current portico in 2001, which suggests that the mid-nineteenth century construction period is probably the more accurate claim. These alterations to the rear addition were approved in December 2015, on a 4-0-3 vote, but the case is being re-heard on the recommendation of the City Attorney.

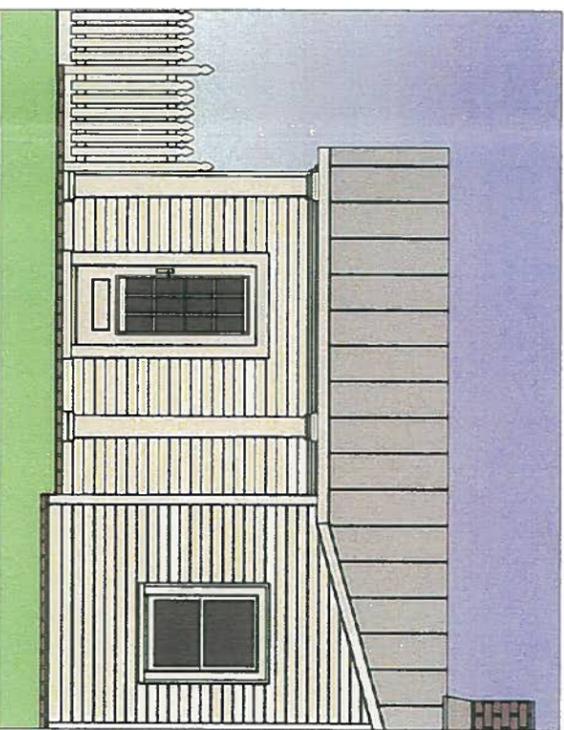
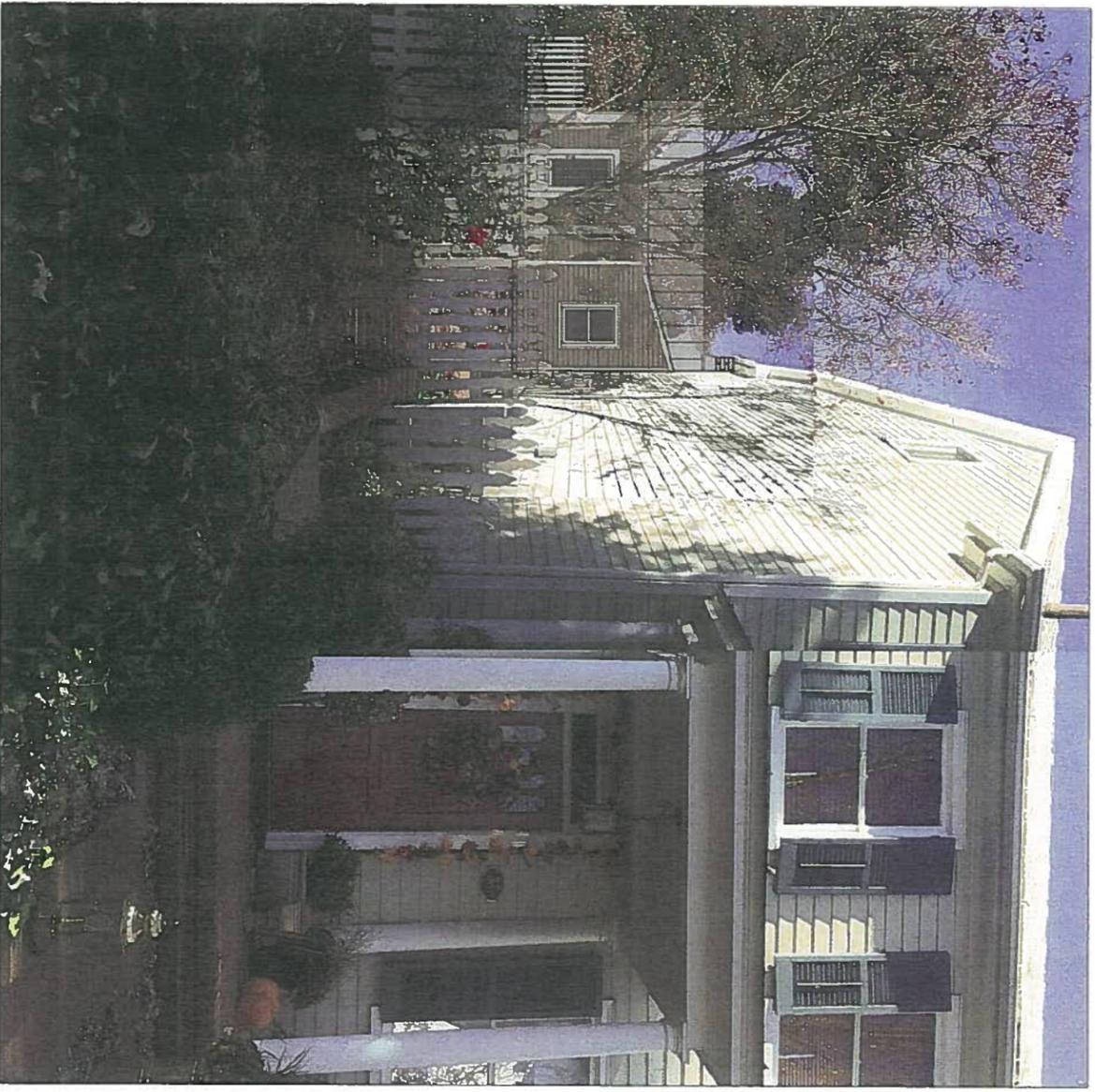
The applicant does not intend to alter the original/restored dwelling, but would like to expand the rear addition, which contains the amenities of modern life such as a kitchen, large closets, a second bathroom, and so on.

This application should be considered within the context of the Secretary of the Interiors Standards for Rehabilitation, which are 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 of the dwelling will be kept intact. All work will occur as an expansion of the rear addition.
3. The proposed alterations to the rear addition will not suggest an earlier period of construction.
4. The rear addition is not considered to have acquired significance in its own right to preclude improvements.
5. The rear addition is not an example of skilled craftsmanship, while the proposed design will add visual interest.
6. Not applicable.
7. Not applicable.
8. Not applicable.
9. The proposed alterations do not destroy historic fabric and are compatible with the scale, material, and character of the property and the neighborhood.
10. The proposed addition does not impair the essential form and integrity of the historic structure.

Staff finds the proposed addition to be architecturally compatible with the historic aspects of the Historic District and recommends approval of the submitted documentation (11/18/15).

8 7 6 5 4 3 2 1



1 Facade Renderings  
CS NTS

**DRAWING INDEX**

CS	COVER SHEET
D1	DEMO & LAYOUT FLOOR PLAN
A1	FLOOR PLAN
A2	SITE PLAN ALTERATIONS
A3	ROOF & FOUNDATION PLAN
A4	ELEVATIONS

**SHEET NOTES**

SQUARE FOOTAGES	
EXISTING AREA REMODEL:	260 SQFT
ADDITION (NEW):	348 SQFT
PORCH ENTRY:	40 SQFT

ABBREVIATIONS:  
 TYP - TYPICAL PRACTICE  
 OC - ON CENTER  
 UNO - UNLESS NOTED OTHERWISE  
 TBD - TO BE DETERMINED

SCOPE OF WORK  
 FIXTURES AND ACCESSORIES TO BE SELECTED BY  
 OWNER. UNO.

**128 CAROLINE ST. ADDITION  
 FREDERICKSBURG, VA**

RMS DESIGN LLC 804-761-5366  
 RMS-DEISGN.COM

**GENERAL NOTES**

CONTRACTOR TO SECURE ALL BUILDING PERMITS INCLUDING ELECTRICAL, MECHANICAL, PLUMBING IF REQUIRED AND PAY ALL FEES AND DEPOSITS NECESSARY AND PROVIDE ALL PERTINENT INFORMATION REQUIRED BY THE CITY AS PART OF PERMITTING. PROVIDE DUMPSTER AND/OR REMOVAL FOR ALL DEMO/SCRAP MATERIAL.  
 PROVIDE AND BE RESPONSIBLE FOR ALL SUBCONTRACTOR TRADES.  
 CONTRACTOR SHOULD NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF AN OMISSION OF NECESSARY INFORMATION CONTRACTOR SHOULD NOTIFY ARCHITECTURAL DESIGNER. FIGURED DIMENSION TAKES PRECEDENCE OVER SCALED MEASUREMENTS. DETAIL DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS OTHERWISE NOTED.  
 VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AND RELATED WORK. FOR CONSTRUCTION DETAILS NOT SHOWN USE MANUFACTURER'S STANDARD DETAILS.  
 VERIFY ALL ELEVATIONS AND DIMENSIONS OF STRUCTURAL ELEMENTS. NOTIFY ARCHITECTURAL DESIGNER IN CASE OF CONFLICT FLOORING TRANSITIONS SHOULD BE NO HIGHER THAN 1/4" CHANGES IN LEVEL UP TO A 1/2" SHOULD BE BEVELED.  
 ALL WORK TO CONFORM TO LOCAL, STATE, AND NATIONAL BUILDING CODES.

THE DESIGN AND IMAGES ARE SUBJECT TO COPYRIGHT BY RMS DESIGN LLC. ALL RIGHTS RESERVED.

SCALE: 1/4" = 1'-0"

SHEET SIZE: D 24X36

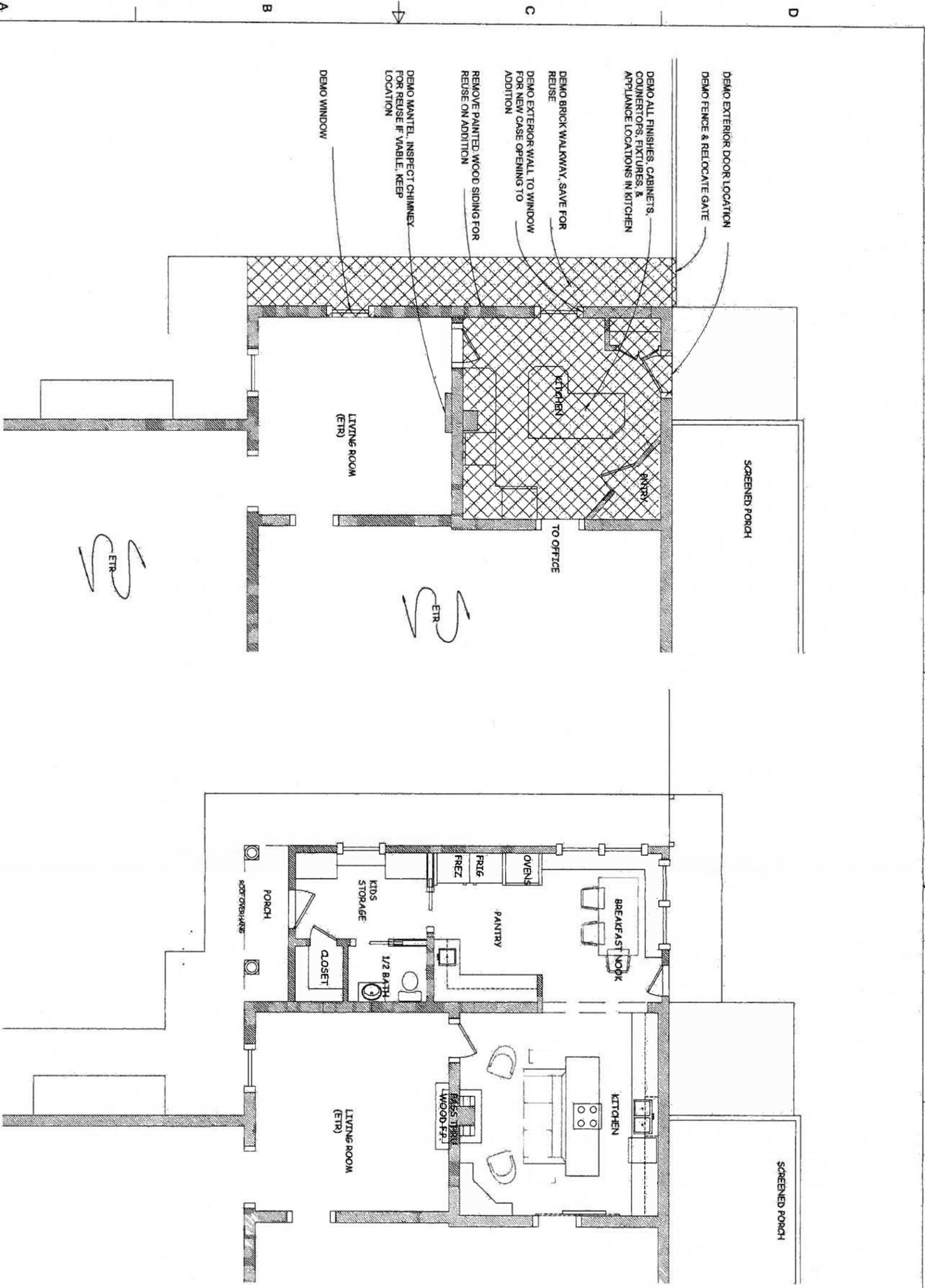
SHEET:



COVER SHEET  
 OF 6 SHEETS

8 7 6 5 4 3 2 1

8 7 6 5 4 3 2 1



**SHEET NOTES**

ADDITION 12' X 29'

DEMO OF EXISTING EXTERIOR MATERIALS SHOULD BE SALVAGED AND REUSED WHERE POSSIBLE.

ORIGINAL ABANDONED FIREPLACE LOCATION TO BE REPLACED, EVALUATE CONDITION PRIOR TO DEMO.

SEE A2 FOR SITE PLAN ALTERATIONS

**128 CAROLINE ST. ADDITION**  
FREDERICKSBURG, VA

RMS DESIGN LLC 804-761-5366

RMS-DEISGN.COM

JOB # 000211

DATE: 11/18/15

REVISIONS	DATE

SCALE: 1/4" = 1'-0"

SHEET SIZE: D 24X36

SHEET:

**D1**

DEMO PLAN

OF 6 SHEETS

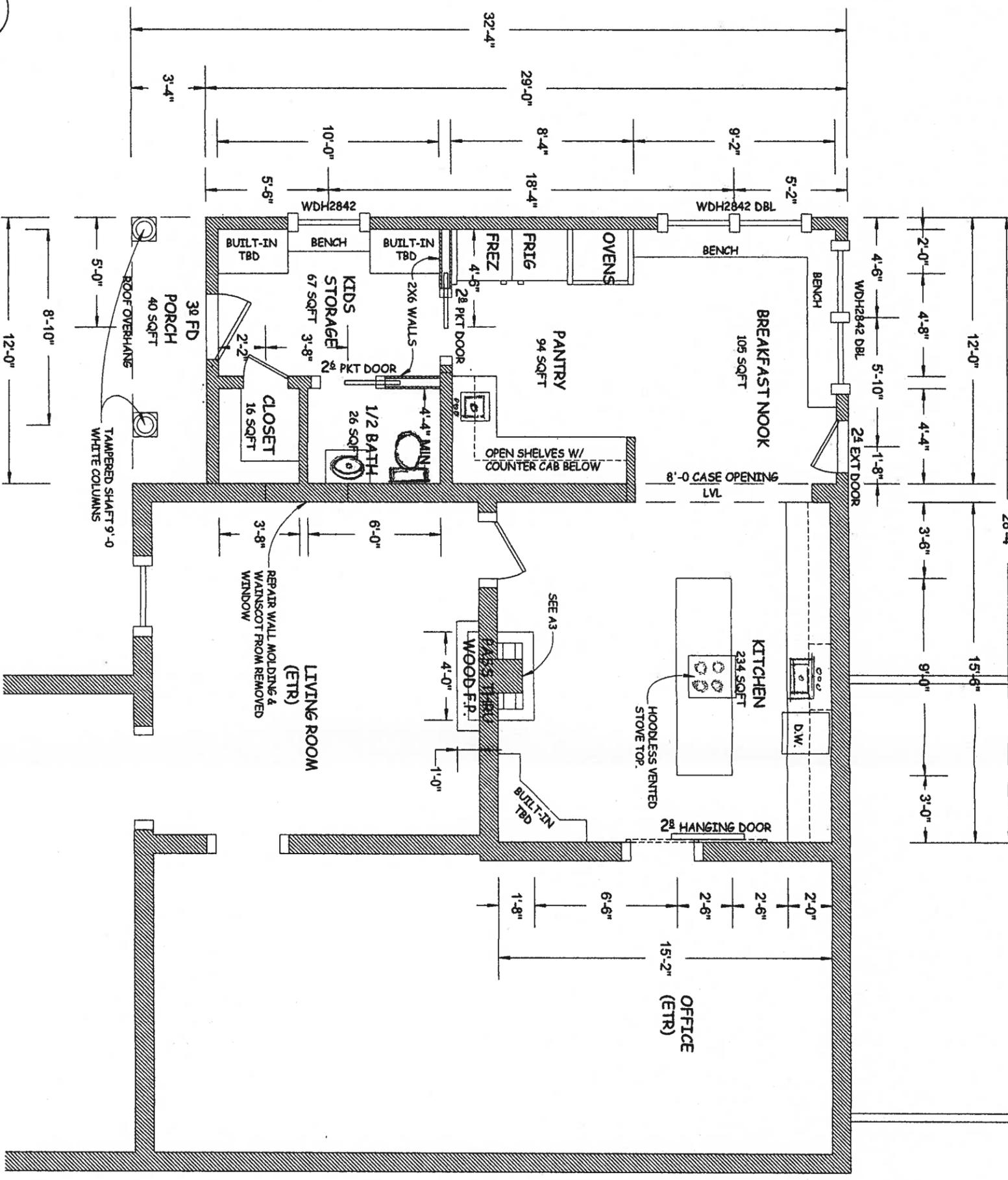
1 Demo Plan  
D1 1/4" = 1'-0"

2 New Floor Layout Plan  
D1 1/4" = 1'-0"

8 7 6 5 4 3 2 1

A B C D A B C D

1 First Floor Plan  
 A1 3/8" = 1'-0"



**SHEET NOTES**

SCOPE OF WORK  
 FIXTURES, FINISHES AND ACCESSORIES TO BE  
 SELECTED BY OWNER. BUILT-INS SEPERATE.  
 SEE A3 FOR ELEVATIONS OF THRU WOOD FIREPLACE  
 SEE A2 FOR SITE PLAN ALTERATIONS  
 PAINTED WOOD TRIM ON DOORS AND WINDOWS TO  
 MATCH EXISTING 5 1/2"  
 EXTERIOR WALLS 2X6 CONSTRUCTION  
 INTERIOR WALLS 2X4 CONSTRUCTION U.N.O.  
 WINDOWS WDH2842 WHITE TO MATCH EXISTING SIZE,  
 TRIM, & COLOR.  
 REUSE PAINTED LAP SIDING REMOVED DURING DEMO  
 REPAIR AS NEEDED.  
 BASE & CROWN MOLDING TO MATCH TYP. TO INTERIOR

128 CAROLINE ST. ADDITION  
 FREDERICKSBURG, VA

RMS DESIGN LLC 804-761-5366

RMS-DEISGN.COM

SCALE: 1/4" = 1'-0"

SHEET SIZE: D 24X36

SHEET:

A1

1ST FLR PLAN

OF 6 SHEETS

**SHEET NOTES**

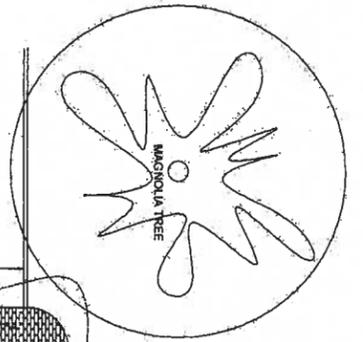
SCOPE OF WORK  
 FIXTURES, FINISHES AND ACCESSORIES TO BE  
 SELECTED BY OWNER. BUILT-INS SEPERATE.  
 SEE A3 FOR ELEVATIONS OF THRU WOOD FIREPLACE  
 SEE A2 FOR SITE PLAN ALTERATIONS  
 PAINTED WOOD TRIM ON DOORS AND WINDOWS TO  
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 EXTERIOR WALLS 2X6 CONSTRUCTION  
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 REUSE PAINTED LAP SIDING REMOVED DURING DEMO  
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JOB # 000211

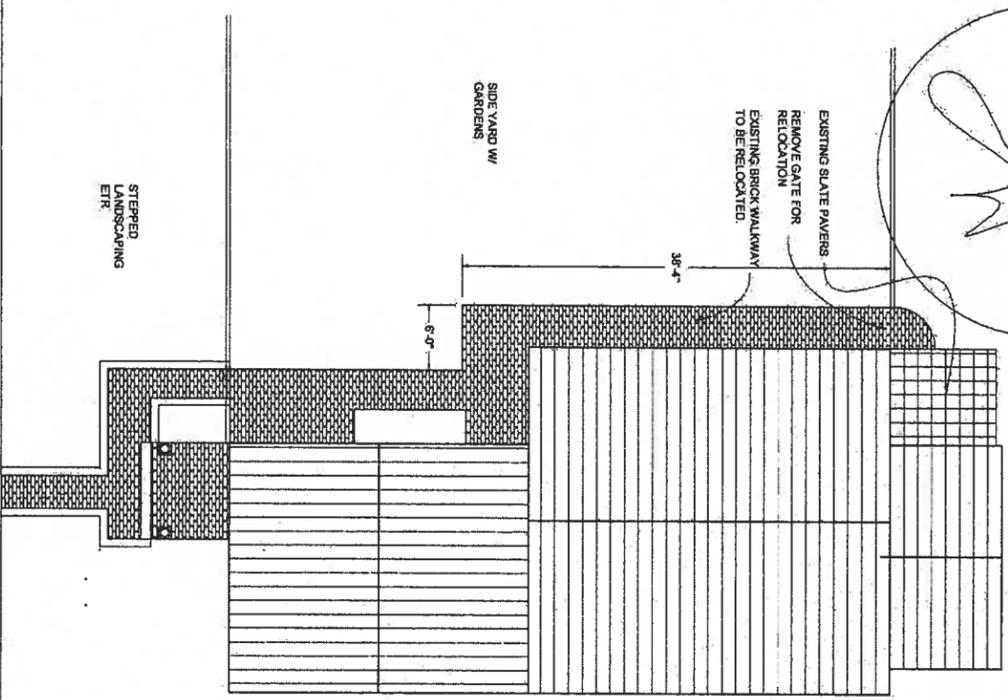
DATE: 11/18/15

REVISIONS DATE

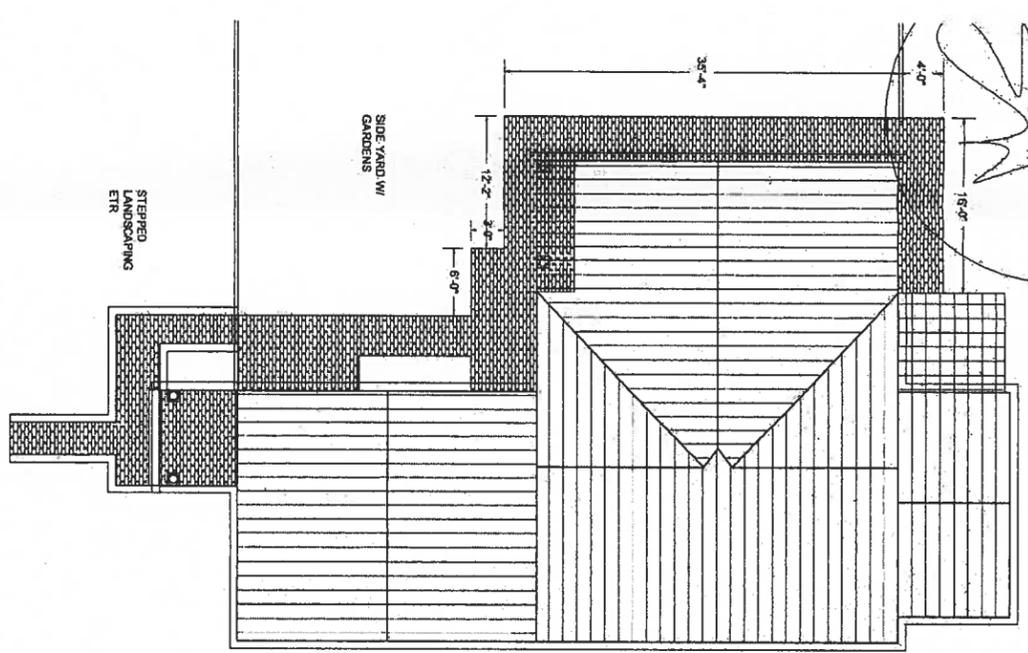
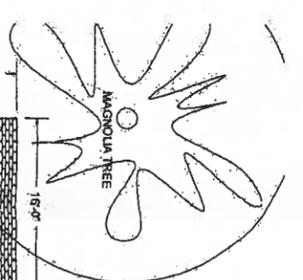
8 7 6 5 4 3 2 1



EXISTING SLATE PAVERS  
REMOVE GATE FOR  
RELOCATION  
EXISTING BRICK WALKWAY  
TO BE RELOCATED.



1 Existing Site Plan  
A2 1/8" = 1' 0"



2 New Site Plan  
A2 1/8" = 1' 0"

**SHEET NOTES**

SAVE DEMOED BRICK FOR REUSE IN NEW PATHWAY

MAINTAIN 4:0 WIDE LEVEL WALKWAY AROUND NEW ADDITION, SIMILAR TO EXISTING

JOB # 000211

DATE: 11/18/15

REVISIONS DATE

**128 CAROLINE ST. ADDITION**  
FREDERICKSBURG, VA

RMS DESIGN LLC 804-761-5366

RMS-DEISGN.COM

SCALE: 1/4" = 1'-0"

SHEET SIZE: D 24X36

SHEET:

**A2**

SITE PLAN

OF 6 SHEETS

A

B

C

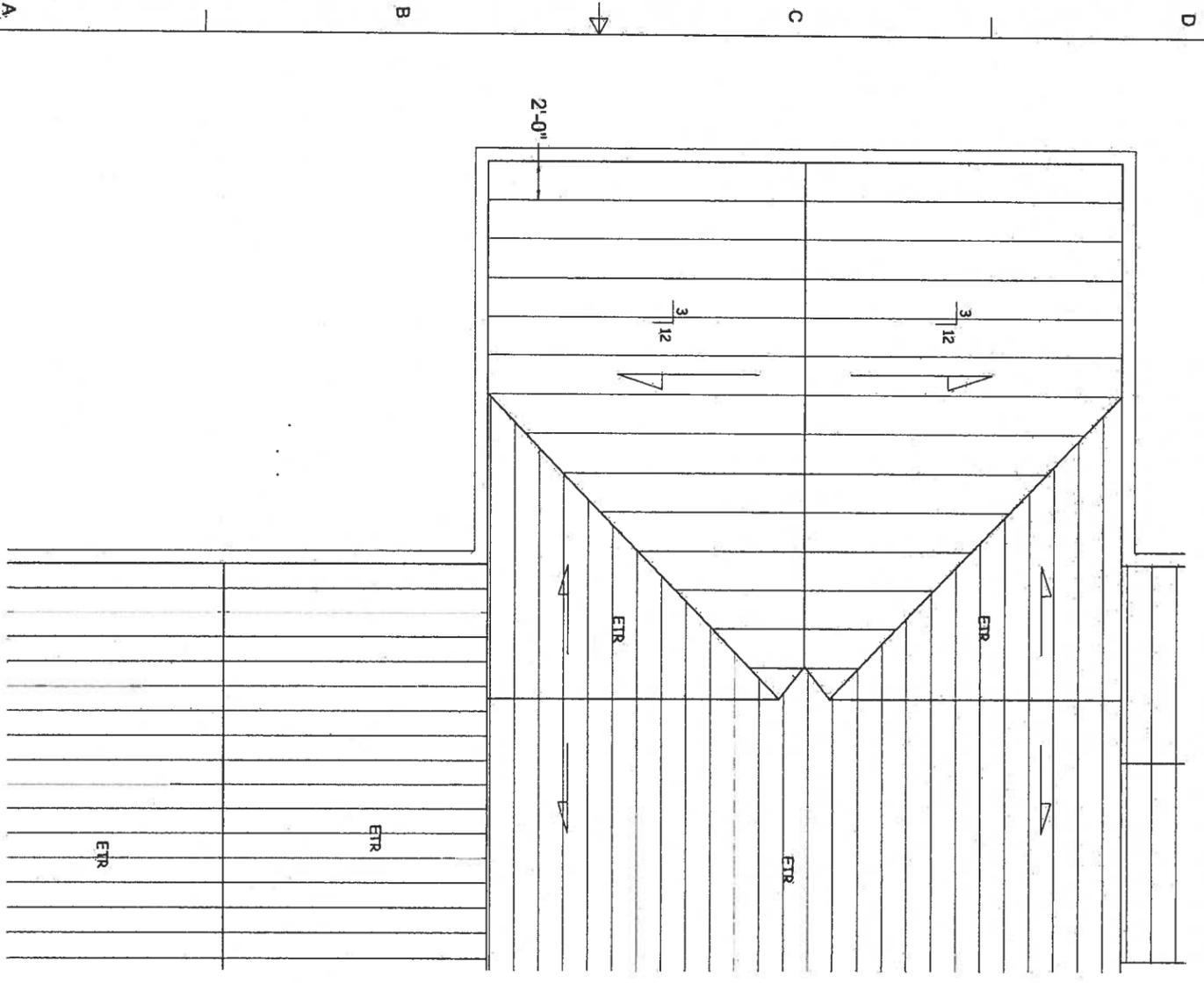
D

A

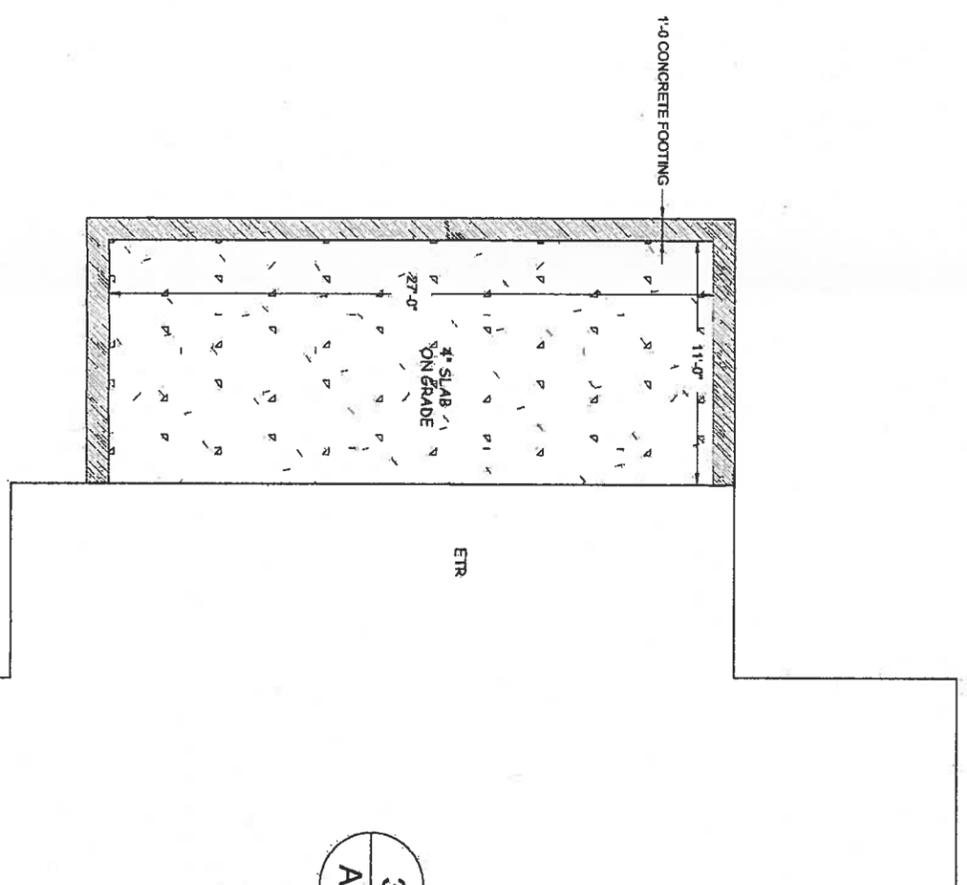
B

C

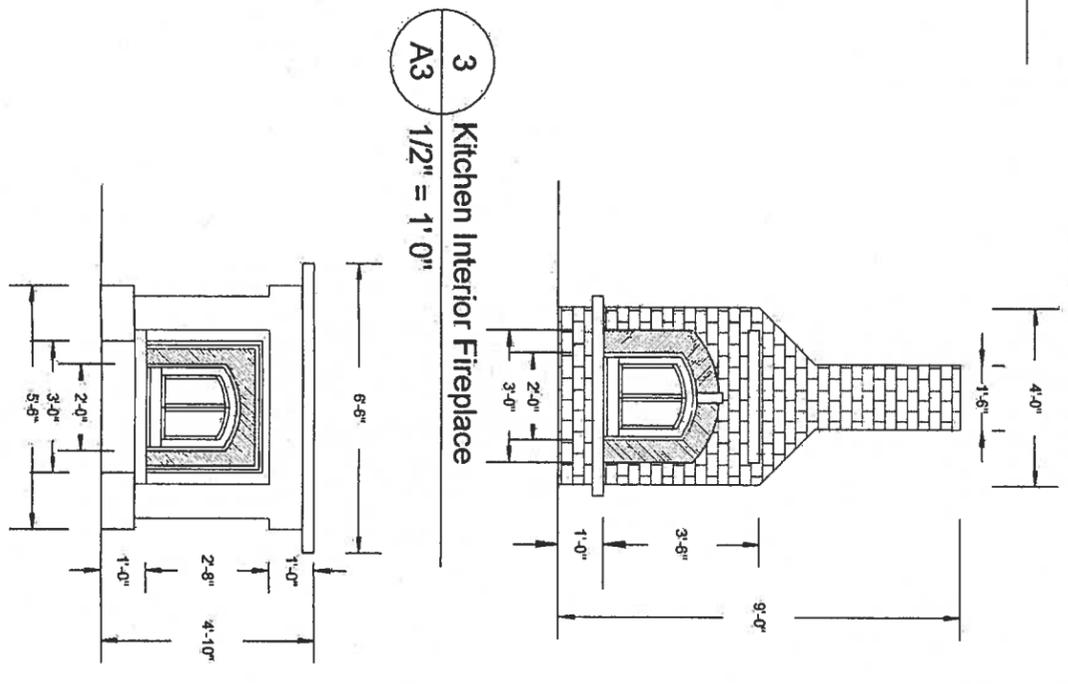
D



1 Roof Plan  
A3 1/4" = 1' 0"



2 Foundation Plan  
A3 1/4" = 1' 0"



3 Kitchen Interior Fireplace  
A3 1/2" = 1' 0"

2 Living Room Interior Fireplace  
A3 1/2" = 1' 0"

**SHEET NOTES**  
 ROOF TRUSSES TO BE SIZED BY LUMBER SUPPLIER  
 EXTERIOR WALLS 2X6 FRAME TYP.  
 FLOOR TRANSITION TO BE LEVEL WITH EXISTING  
 FIREPLACE FINISHES SELECTED BY OWNER

128 CAROLINE ST. ADDITION  
 FREDERICKSBURG, VA

RMS DESIGN LLC 804-761-5366  
 RMS-DEISGN.COM

JOB # 000211	DATE: 11/18/15
REVISIONS	DATE

**A3**

ROOF/FNDTN  
 OF 6 SHEETS

SHEET: D 24X36  
 SCALE: 1/4" = 1'-0"

8

7

6

5

4

3

2

1

REFURBISHED CHIMNEY  
 STANDING SEAM METAL ROOF  
 5" PAINTED WOOD GABLE FRIEZE BOARD, MATCH EXISTING TYP.  
 5 1/2" PAINTED TRIM ON DOORS AND WINDOWS TO MATCH EXISTING

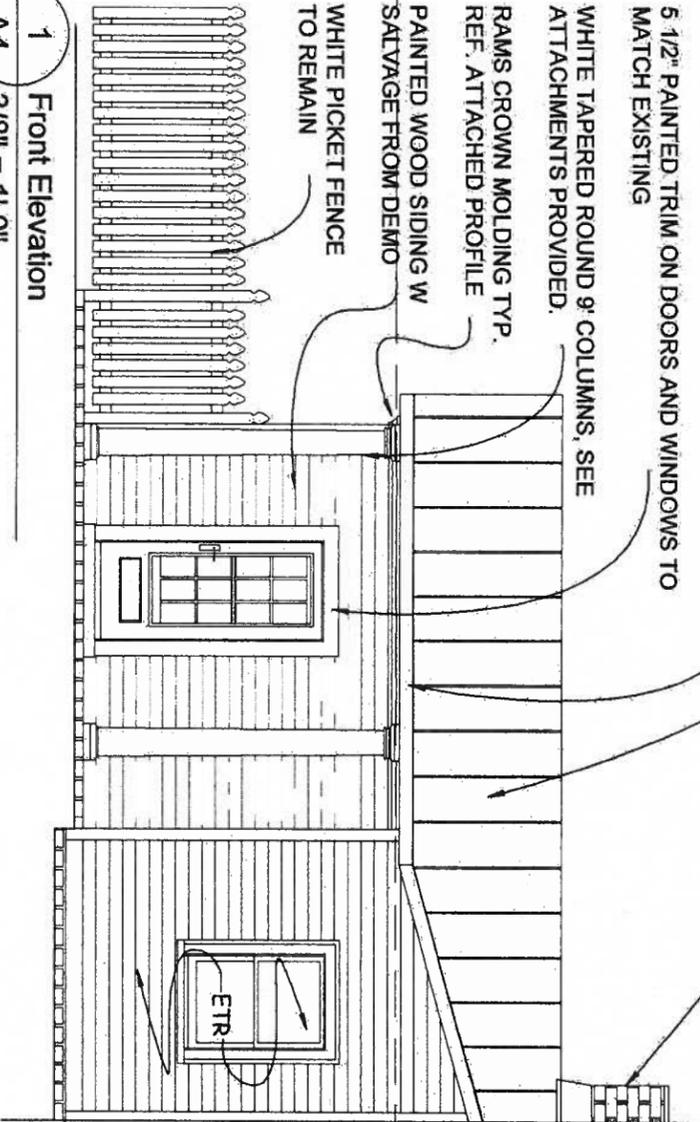
WHITE TAPERED ROUND 9" COLUMNS, SEE ATTACHMENTS PROVIDED.

RAMS CROWN MOLDING TYP. REF. ATTACHED PROFILE

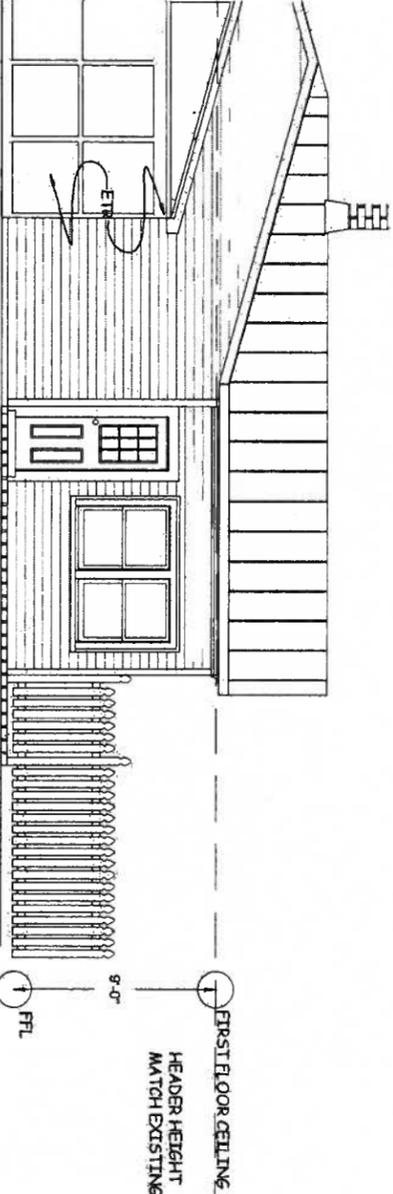
PAINTED WOOD SIDING W SAVAGE FROM DEMO

WHITE PICKET FENCE TO REMAIN

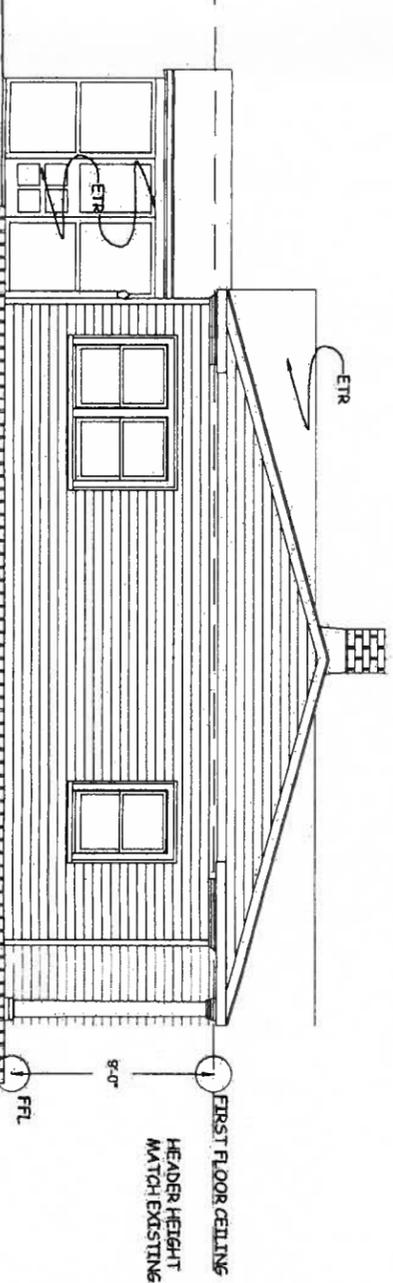
1 Front Elevation  
 A4 3/8" = 1' 0"



FIRST FLOOR CEILING  
 9'-0"  
 FFL  
 HEADER HEIGHT MATCH EXISTING



2 Rear Elevation  
 A4 1/4" = 1' 0"



3 Side Elevation  
 A4 1/4" = 1' 0"

**SHEET NOTES**  
 ATTACHMENTS PROVIDED FOR REFERENCE TO EXTERIOR FINISHES.  
 COLORS AND SIZES TO COORDINATE WITH EXISTING.  
 REFINISH AND REUSE OF ORIGINAL MATERIALS WHERE POSSIBLE.

JOB # 000211

DATE: 11/18/15

REVISIONS	DATE

**128 CAROLINE ST. ADDITION**  
 FREDERICKSBURG, VA

RMS DESIGN LLC 804-761-5366

RMS-DEISGN.COM

SCALE: 1/4" = 1'-0"

SHEET SIZE: D 24X36

SHEET:

**A4**

ELEVATIONS

OF 6 SHEETS

A

B

C

D

A

B

C

D

8

7

6

5

4

3

2

1

# **Architectural Review Board Submission**

**John & Wendy Young**

**128 Caroline Street**

**Fredericksburg, VA**

## **Supporting Documents Include:**

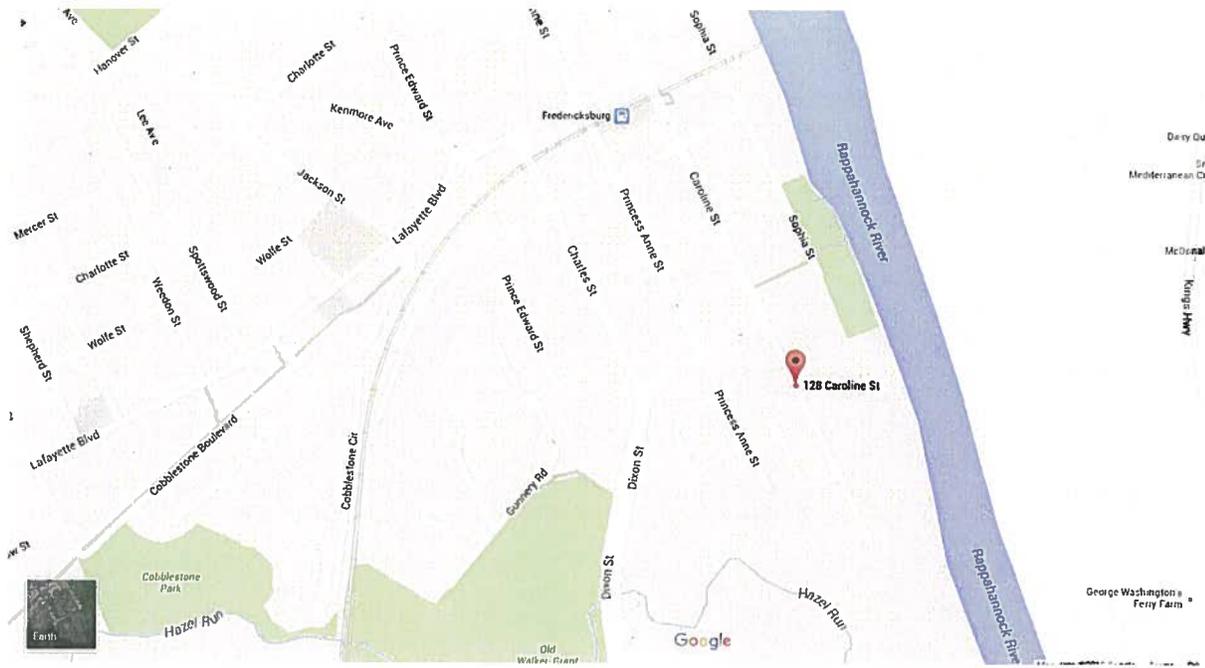
1. Maps of Location & Neighborhood for Context
2. Front Façade Images of Existing
3. Comparison of View from Street with Addition
4. Ram Molding & Front Door Examples
5. Column Specs
6. Window Specs Woodwright Double-Hung 2842 Andersen 400 Series
7. Set of Plans 11x17

**Submitted by: RMS Design**

**Robin Mae Schick**

**(804) 761-5366**

**Colonial Beach, VA**



Map of Location



Map of Neighborhood



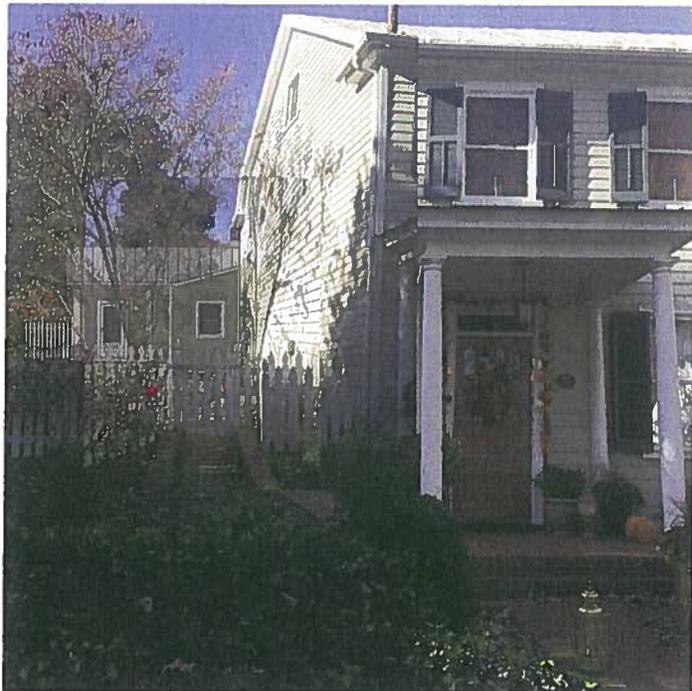
Front View from Street



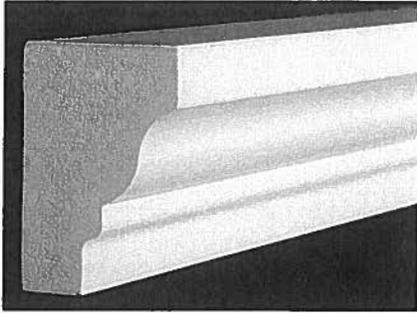
Close-Up of Façade



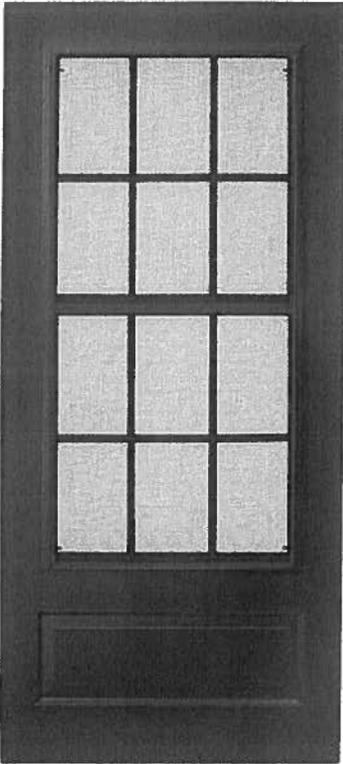
Corner View EXISTING from Street



Same View with Rendered Addition



Ram Molding Profile, Painted Wood White



Style of Main 3'-0" Door Entrance to Addition  
3x4 Pane Painted Wood Door



CALL US: 888-898-1665 International: 905-760-1665

Home > Decorative Columns > Columns, Exterior > HB&G PermaCast® - Columns > Round Tapered PermaCast > 8" x 9ft Round, Smooth PermaCast Fibercast Column

8" x 9ft Round, Smooth PermaCast Fibercast Column

## 8" x 9ft Round, Smooth PermaCast Fibercast Column



8" x 9ft Round, Smooth \*PermaCast Fiberglass Column, complete with Tuscan base and cap as shown in picture. Each Composite Column is manufactured from the most advanced building material in the construction market. Composite elements allow these columns to last a lifetime. These weather proof columns and can be used indoors or outdoors. Official engineered stamped, load bearing data, installation instructions and warranty details can be found in the help section.

\*PermaCast is made and trademarked by HB&G

### Details

SKU	PC-RS-8-9
Weight	75.00 lbs
Production Time	2 Weeks
<b>Our price:</b>	<b>US\$ 249.00</b>

### Options

Quantity

Like Be the first of your friends to like this.



- [Recommended](#)

Copyright © 2005-2015 Elite Trimworks Inc. - [Beadboard Wainscot](#)

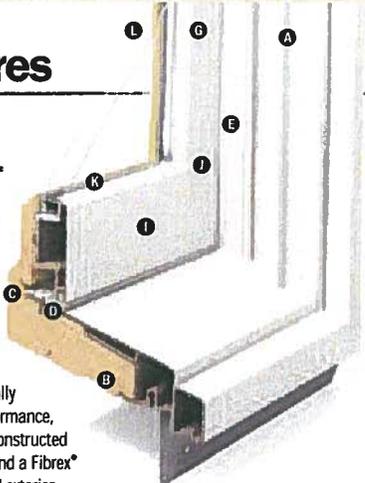
# WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

**CUSTOM SIZING!**  
in 1/8" increments

## Features

### FRAME

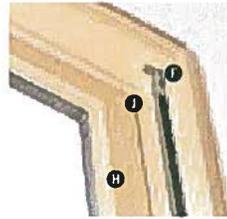
- A** Perma-Shield® exterior cladding protects the frame — beautifully. Best of all, it's low-maintenance and long-lived. You never have to paint it.\*
- B** For exceptionally long-lasting\* performance, sill members are constructed with a wood core and a Fibrex® composite material exterior.
- C** Natural wood stops are available in pine, oak, maple or painted white. Wood jamb liners add beauty and authenticity to the window interior.
- D** Multiple weatherstripping systems help provide a barrier against wind, rain and dust. The combination of spring tension vinyl, rigid vinyl and flexible bulb weatherstripping is efficient and effective.
- E** For units with White exterior color, exterior jamb liner is white. For all other units the exterior jamb liner is gray.



Woodwright® windows can be ordered with a Forest Green sash and White frame exterior.

### SASH

- F** Slide wash assists make it easy to tilt the sash into wash mode.
- G** Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's function.



### Wood Jamb Liner

- H** Natural wood sash interior with classic chamfer detailing. Available in pine, oak, maple or painted white.
- I** Low-maintenance sash exterior provides long-lasting\* protection and performance. Sash exteriors on most units include patented Fibrex® material.
- J** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

### GLASS

**K** Silicone bed glazing provides superior weathertightness and durability.



- L** High-Performance™ glass options include:
  - Low-E4® glass
  - Low-E4® SmartSun™ glass
  - Low-E4® Sun glass

Tempered glass and other glass options are available. Contact your Andersen supplier. (Glass option must be specified.)

### PATTERNED GLASS

Patterned glass options are available. See page 12 for more details.

\* For complete information on our limited warranties, visit [andersenwindows.com](http://andersenwindows.com) or contact your Andersen supplier.

## Exterior



Specify a unit exterior option and an interior option to complete your order.

## Hardware

Sold separately except where noted.

### Lock & Keeper



The cam-operated lock & keeper is designed for easy operation and long life\* and comes standard with double-hung windows. Stone finish is standard with wood interior units. White finish comes with prefinished white interiors. Available in white or stone finish.



Optional Estate lock & keeper. Available in bright brass, antique brass, polished chrome, brushed chrome, oil rubbed bronze, satin nickel, distressed bronze and distressed nickel. Estate lock & keeper reduces the clear opening height by 1/2". Check with local building code officials to determine compliance with egress requirements.

### Double-Hung Lifts

#### CLASSIC SERIES™



Sash Lift



Hand Lift



Optional Classic Series lifts are available in white or stone finish.

#### ESTATE™



Hand Lift



Finger Lift

Optional Estate lifts are available in bright brass, antique brass, polished chrome, brushed chrome, satin nickel, oil rubbed bronze, distressed nickel and distressed bronze.

#### TRADITIONAL



Bar Lift



Hand Lift

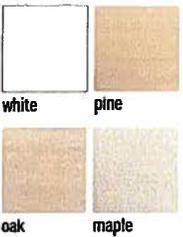


Finger Lift

Optional Traditional lifts are available in bright brass, antique brass, polished chrome, brushed chrome, satin nickel, oil rubbed bronze, white and stone.

Bold names denote finish shown.

## Interior



Naturally occurring variations in grain, color and texture make each window one-of-a-kind.

## Hardware Finishes



Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.



Item #5

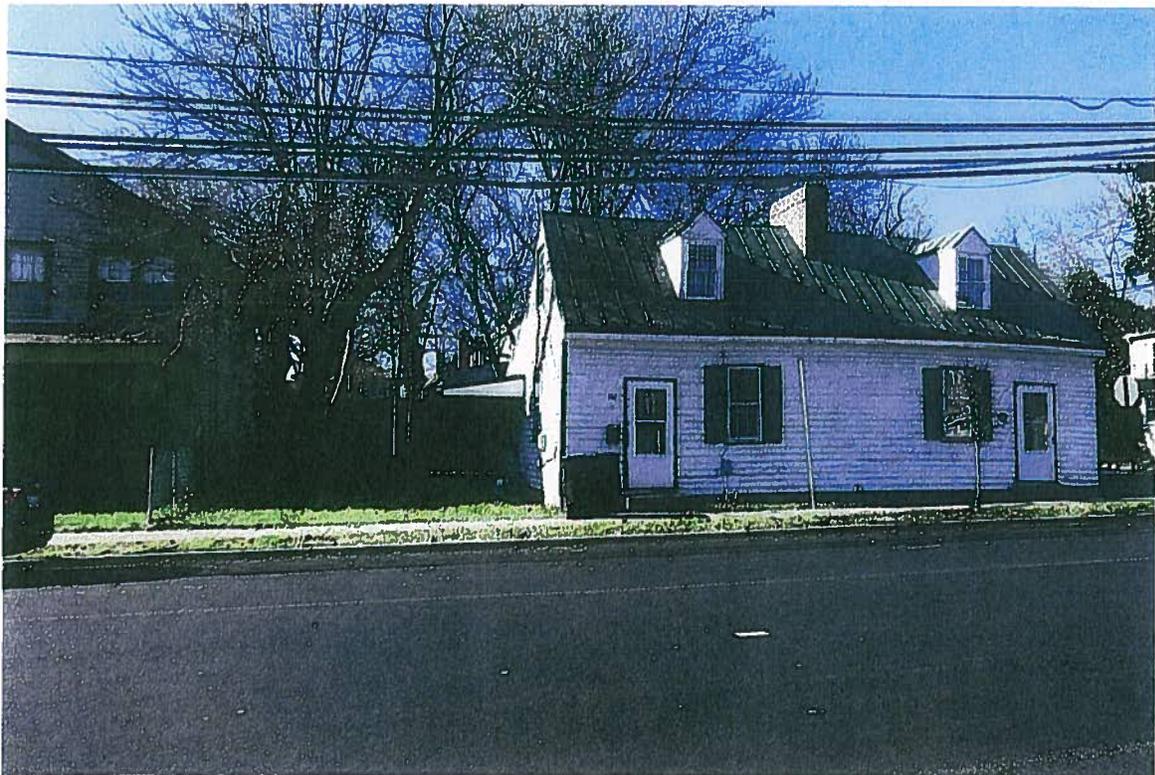
TO: Architectural Review Board  
FROM: Erik F. Nelson, Senior Planner  
DATE: 8 February 2016  
RE: **240 Charles Street – Fence**

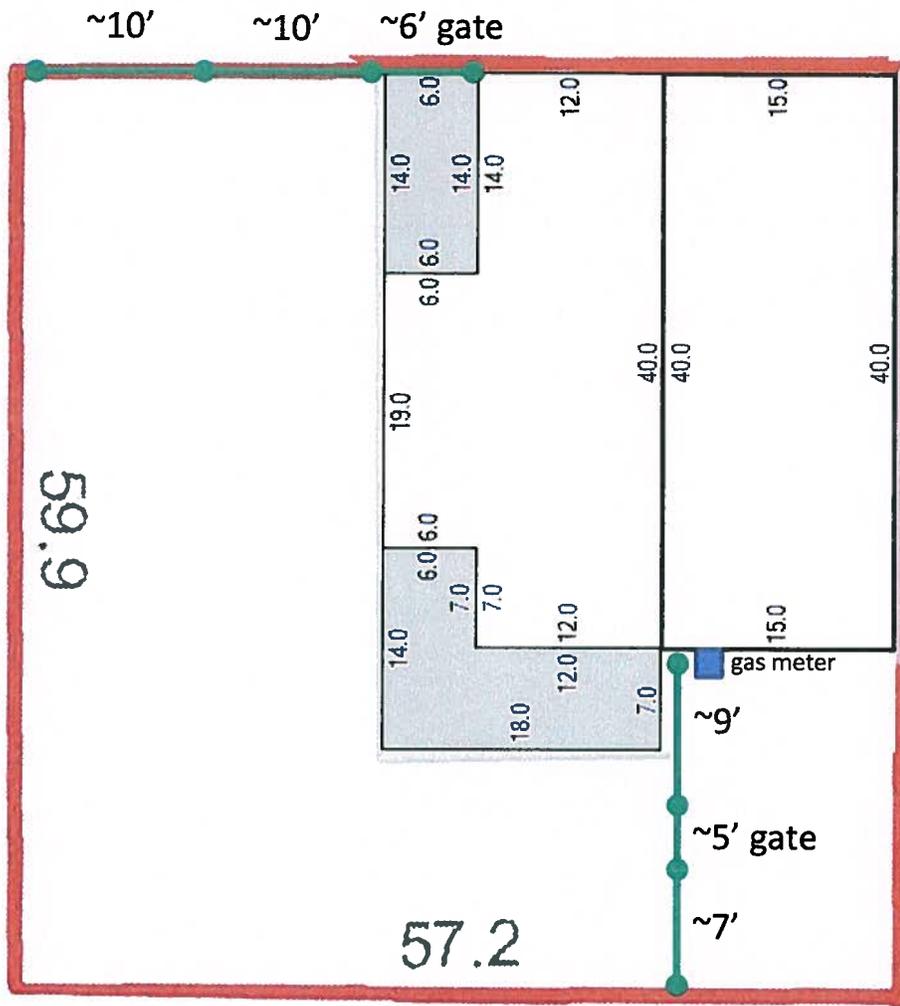
Jamie Scully requests a Certificate of Appropriateness for a fence at 240 Charles Street. The City's architectural inventory dates this frame dwelling to c. 1790. This fence was approved in December 2015, on a 3-0-4 vote, but the case is being re-heard on the recommendation of the City Attorney.

The applicant proposes to install two sections of fence. Along the Princess Elizabeth side, a fence, with a gate, will extend from the rear corner of the house to the rear property line. Along Charles Street, a fence, with gate, will be set back to leave the gas meter accessible and extend from the side of the house to the side property line.

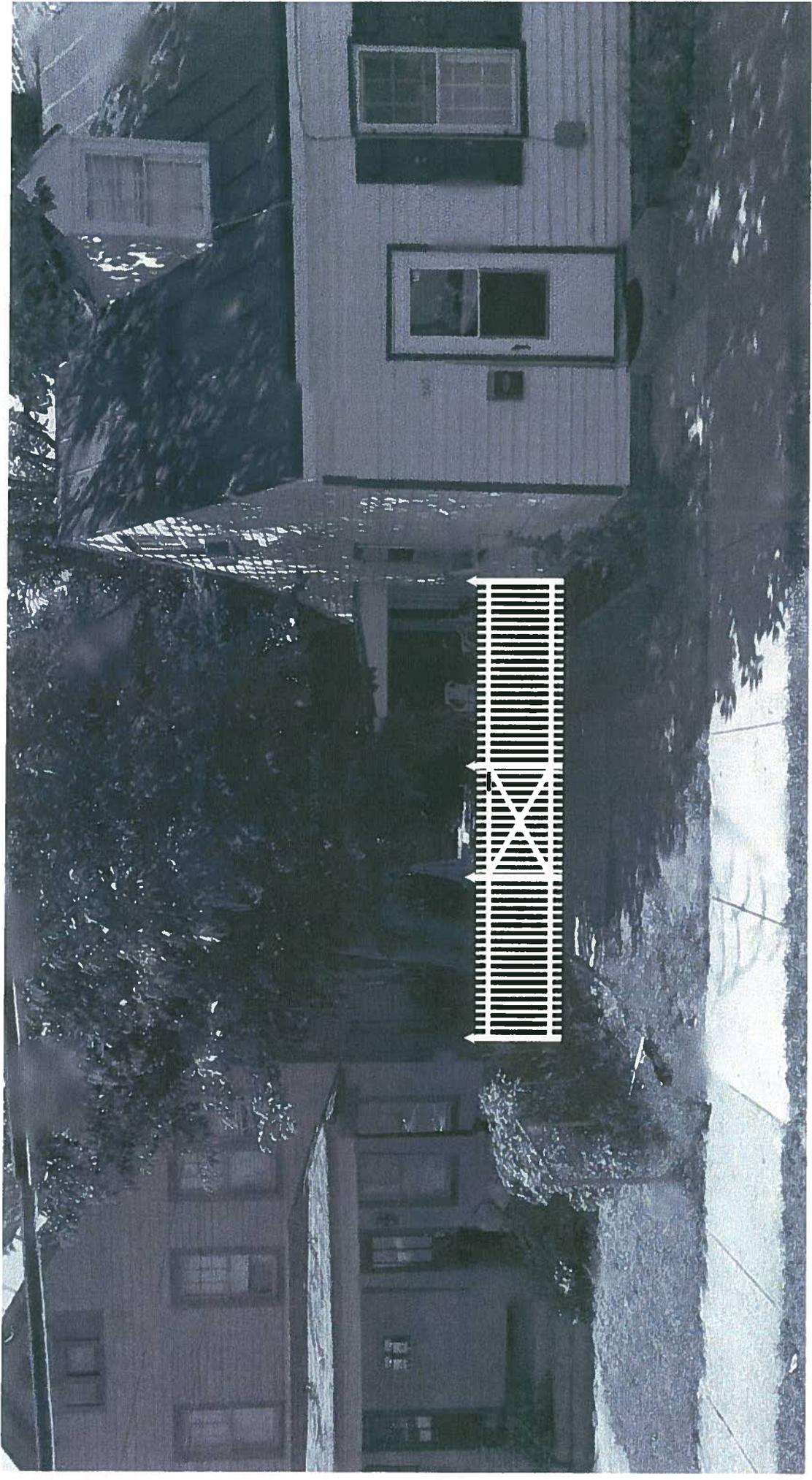
The fence will be constructed entirely of wood. Its height will be four feet. Gate posts will be 6x6 inches, Gothic style (pointed), and line posts will be 4x4 inches, Gothic style (pointed). Pickets will be 1x4 inches, Gothic style (pointed), spaced 2.5 inches apart.

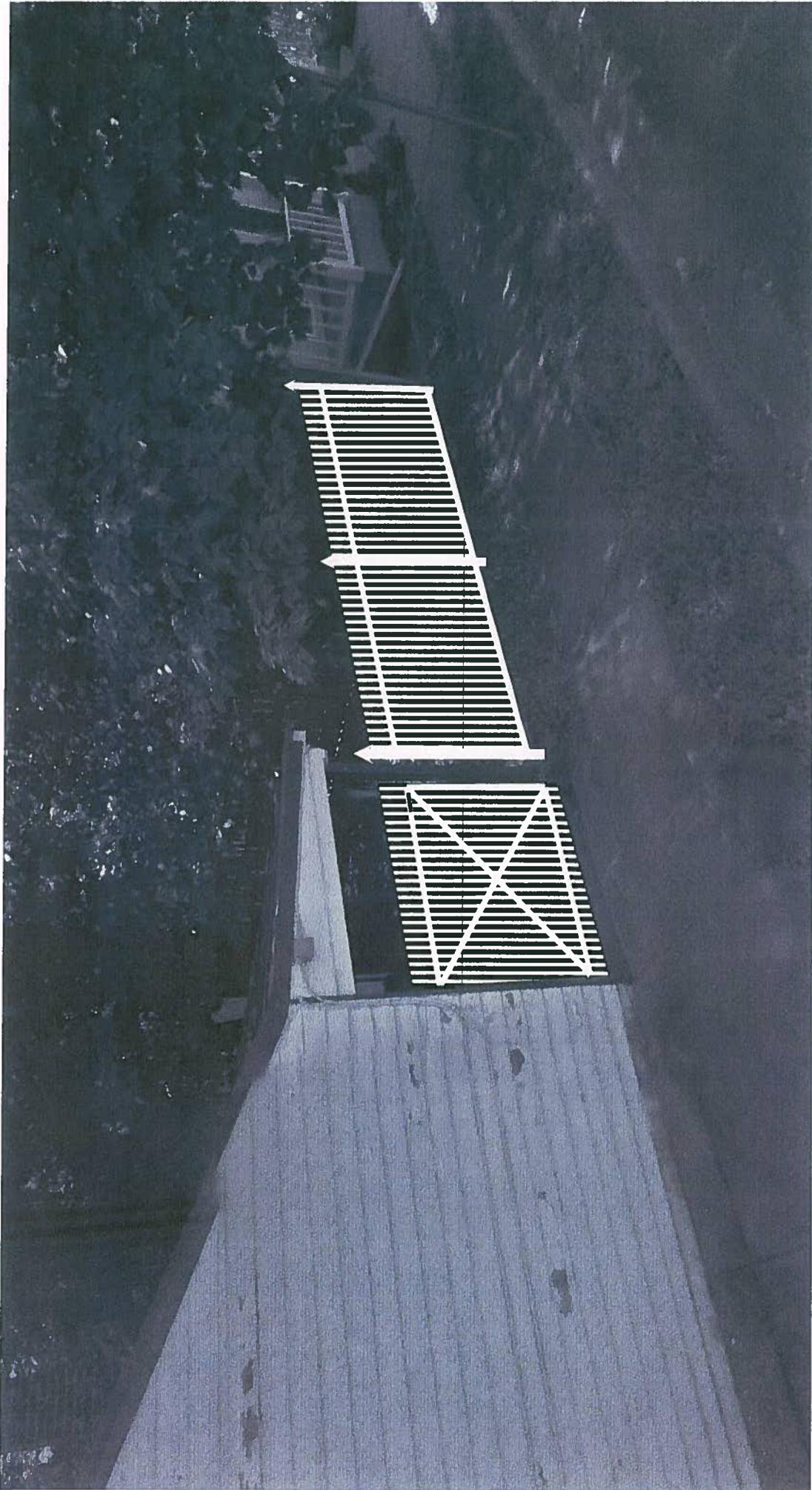
Staff finds the proposed fence to be architecturally compatible with the historic aspects of the Historic District and recommends approval.





~14' set back to allow for potential of off-street parking spaces









PLANNING COMMISSION  
CITY OF FREDERICKSBURG, VIRGINIA  
AGENDA  
February 10, 2016  
7:30 P.M.  
COUNCIL CHAMBERS, CITY HALL

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ADOPTION OF MINUTES
  - January 27, 2016 – Regular Meeting

PUBLIC HEARINGS

NEW BUSINESS

4. Comprehensive Plan Compliance Review:
5. Comprehensive Plan Compliance Review:

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. Planning Commissioner Comment
8. Planning Director Comments

ADJOURNMENT