



**ARCHITECTURAL REVIEW BOARD
CITY OF FREDERICKSBURG, VIRGINIA
AGENDA
March 14, 2016
7:30 P.M.
COUNCIL CHAMBERS, CITY HALL**

1. Determination Of A Quorum
2. Determination That Public Notice Requirements Have Been Met
3. Approval Of Agenda
 - 3.I. ARB Agenda - March 14, 2016
Documents: [2016-03-14 AGENDA.PDF](#)
4. Review Of Minutes
 - 4.I. ARB Supplemental Meeting Minutes - December 15, 2015
Documents: [2015-12-15 SUPP MTG MINUTES DRAFT.PDF](#)
 - 4.II. ARB Supplemental Meeting Minutes - February 8, 2016
Documents: [2016-02-08 SUPP MTG MINUTES DRAFT.PDF](#)
 - 4.III. ARB Meeting Minutes - February 8, 2016
Documents: [2016-02-08 MINUTES DRAFT.PDF](#)
5. Disclosure Of Ex Parte Communication
6. Disclosure Of Conflicts Of Interest
7. New Business
 - 7.I. Bobby Pins & Blush - Installation Of Signs At 600 Caroline Street
Documents: [ITEM 1 - 600 CAROLINE STREET.PDF](#)
 - 7.II. Community Bank Of The Chesapeake - Installation Of Signs At 425 William Street
Documents: [ITEM 2 - 425 WILLAM STREET.PDF](#)
 - 7.III. City Of Fredericksburg - Installation Of A Four Foot Aluminum Fence At 1016 Charles Street
Documents: [ITEM 3 - 1016 CHARLES STREET.PDF](#)

7.IV. Charles Aquino - Construction Of A 56 X 30 Foot, Two-Story Addition At 101 Caroline Street

Documents: [ITEM 4 - 101 CAROLINE STREET.PDF](#)

7.V. Tommy Mitchell - Demolition Of 106 And 108 Hanover Street, And 718 Sophia Street. Construction Of A New Five-Story Masonry Building At 100 Hanover Street

Documents: [ITEM 5 - ONE HANOVER.PDF](#)

8. Other Business

Documents: [OTHER BUSINESS MEMO.PDF](#)

8.I. Transmittal Of Planning Commission Agenda

8.II. Informal Review - 1107 Princess Anne Street

8.III. Informal Review - 201 William Street

Documents: [201-203 WILLIAM STREET.PDF](#)

8.IV. Informal Review - 106 George Street

Documents: [106 GEORGE STREET.PDF](#)

8.V. Training Opportunities



Architectural Review Board City of Fredericksburg

March 14, 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 – December 15, 2015 and February 8, 2016 (2 sets)

Disclosure of *Ex Parte* Communication

Disclosure of Conflicts of Interest

Public Hearing

1. Bobby Pins & Blush, LLC – Installation of signs at 600 Caroline Street.
2. Community Bank of the Chesapeake – Installation of signs at 425 William Street.
3. City of Fredericksburg – Installation of a four foot aluminum fence at 1016 Charles Street.
4. Charles Aquino – Construction of a 56 x 30 foot, two-story addition at 101 Caroline Street.
5. Tommy Mitchell – Demolition of 106 and 108 Hanover Street, and 718 Sophia Street. Construction of a new five-story masonry building at 100 Hanover Street.

Other Business

1. Transmittal of Planning Commission agenda.
2. Informal review – 1107 Princess Anne Street.
3. Informal review – 201 William Street.
4. Informal review – 106 George Street.
5. Training opportunities.



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

Members Present

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

Members Absent

Staff

Erik 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, and indicated the meeting was to discuss legal matters.

Mr. Scully made a motion for a closed meeting to discuss legal matters related to *City Council of the City of Fredericksburg v. Architectural Review Board*, 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 there, as they were not being represented by them and their presence could potentially pierce the envelope of attorney/client privilege.

Mr. Nelson and Mr. Johnston withdrew from the meeting.

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

Upon a motion made and duly seconded, the meeting adjourned at 8:15 p.m.

Kerri S. Barile, ARB Chair



MOTION: VanZandt

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

SECOND: Harris

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



Architectural Review Board
Supplemental Meeting Minutes
February 8, 2016
City Hall Conference Room
Fredericksburg, Virginia

Members Present

John Harris, Chair
Susan Pates
Sabina Weitzman
Ken McFarland
Kerri Barile
Jamie Scully

Members Absent

Jon VanZandt

Staff

OPENING REMARKS

Mr. Harris called the meeting to order at 6:00 p.m. He noted that the meeting was to discuss legal matters with their attorneys, Greg Werkheiser and L. Eden Burgess, who were present.

Dr. Barile made a motion for a closed meeting to discuss legal matters related to *City Council of the City of Fredericksburg v. Architectural Review Board*, as allowed under the Virginia Freedom of Information Act, Code of Virginia Section 2.2-3711(A)(7). Mr. Scully seconded. Motion carried 6-0.

Upon conclusion of the closed meeting, Dr. Barile made a motion to adopt a resolution certifying that the closed session had been properly conducted. Mr. Scully seconded. Motion carried 6-0.

ADJOURN

Upon a motion made and duly seconded, the meeting adjourned at 7:13 p.m.

John Harris, ARB Chair



**February 8, 2016
Supplemental Mtg.
ARB Resolution 16-01**

MOTION: Kerri S. Barile

SECOND: Jamie Skully

RE: CERTIFICATION OF CLOSED MEETING

ACTION: APPROVED: Ayes:6; 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 6:05 p.m.
-Adjourned out from Closed Meeting at 7:13 p.m.

Votes:

Ayes: Harris, Skully, Barile, Pates, McFarland, Weitzman

Nays: 0

Absent from Vote: VanZandt

Absent from Meeting: VanZandt

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 16-01 duly adopted at the Architectural Review Board meeting held February 8, 2016 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



Minutes
Architectural Review Board
February 8, 2016
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

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

Members Absent

John Van Zandt

Staff

Erik Nelson
Charles Johnston
Phaun Moore

Mr. Harris called the Architectural Review Board meeting to order at 7:30 p.m.

OPENING REMARKS

Mr. Harris determined that a quorum was present and asked if public notice requirements had been met. Mr. Nelson stated they had.

APPROVAL OF AGENDA

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

Mr. McFarland added a brief discussion regarding the trees on the Washington Avenue Mall.

Mr. Scully made a motion to accept the agenda as amended. Ms. Weitzman seconded. The motion carried unanimously.

REVIEW OF MINUTES

There were no changes to the meeting minutes from January 11, 2016.

Mr. McFarland made a motion to approve the January 11, 2016 meeting minutes as presented. Dr. Barile 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. No one indicated that they had engaged in any *ex parte* communication.

DISCLOSURE OF CONFLICTS OF INTEREST

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

Dr. Barile said she had a conflict with Old Business, Item #2, as she was a member of the project team.

Mr. Scully pointed out that New Business, Item #5, on the agenda was his project and he would be abstaining from any discussion and voting.

APPLICATIONS – OLD BUSINESS (No Public Hearing)

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

Mr. McGhee reviewed the revisions that he had made to the application. He said he could not flatten the roof.

Mr. Scully said he supported the changes to the application and asked for clarification on the replacement of the pilasters.

Mr. McGhee explained that the existing pilasters had no function and would be coming off. He said the new ones would be real supporting features, their location determined by the space needed to install a downspout for drainage and the window location.

Dr. Barile said that she had previously stated a metal roof was not appropriate for the time period and asked why they decided to keep a metal roof.

Mr. McGhee said it was because of the curve. The only other option would be a built up roof.

Dr. Barile asked if it would be a standing seam, metal roof and asked what type of treatment it would have.

Mr. McGhee said it would be a prefinished, standing seam, metal roof.

Dr. Barile said the metal roof would be less jarring if it were painted to blend with the shingles.

Ms. Weitzman suggested that they consider a flat seam roof if possible.

Dr. Barile made a motion to approve the application, with the condition that the metal roof be painted to blend with the existing color scheme. Mr. Scully seconded.

Mr. McFarland suggested a friendly amendment that a flat seam roof be installed, if possible. Dr. Barile accepted the friendly amendment. Mr. Scully seconded. The motion carried unanimously.

2. 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 revised plans. He said they would leave one of the entrance canopies. He also noted the bus pull-through area, the dumpster enclosure, and the mechanical screening. He said they could lower the profile of the roof top mechanical units, as had been suggested, and a new proposed color would further subdue their presence. Mr. Westmoreland concluded by reviewing window options.

Dr. David G. Melton, Superintendent of Fredericksburg City Schools, said they were excited to be able to expand the use of the building and looked forward to extensive community use as well.

Ms. Weitzman asked if removing the existing steel windows would be destructive to the building.

Mr. Westmoreland said they will cut them out very carefully because they are also abating asbestos in the glazing.

Mr. Scully reminded the Board that he had spoken previously about the replacement of windows and commented that the Board should hold all projects to the same standard.

Mr. McFarland said he appreciated the changes made to the rooftop mechanical equipment and said that he understood Mr. Scully's concerns regarding the windows. He said the changes were commendable.

Ms. Weitzman agreed that the project was outside the norm of replacing wood windows. She said she thought it was unrealistic to require the retention of inefficient metal windows. Instead, this project was an opportunity to improve the building's energy footprint.

Ms. Pates asked how much the replacement windows cost.

Mr. Westmoreland said the proposed aluminum windows would cost approximately \$400,000 compared to \$2 million for steel replacement windows. Further, installation of the new steel windows would be more destructive of the historic building.

Mr. Scully asked what the plan was for the existing windows and the awning with signage in the vestibule at the main entrance.

Mr. Westmoreland said the wall was going to be demolished and the signage would be mounted in the lobby. He said the existing canopies were rusted out and were going to be removed due to their poor structural integrity.

Mr. McFarland said he was grateful that the City had the ability to save the school. They are civic buildings and their loss is tragic.

Mr. McFarland said he found the proposed work to be architecturally compatible with the historic aspects of the Historic District and made a motion to approve the exterior alterations at the Original Walker Grant School. Ms. Weitzman seconded. Mr. Scully commended the City on the project and said he thought the sacrifice of the windows was a just compromise. He said

his comments had been to stir a proper discussion. The motion carried 5-0-1 with Dr. Barile abstaining.

APPLICATIONS – NEW BUSINESS (Public Hearing)

3. Emily A. Rivera – Installation of a non-illuminated 24 inch x 24 inch projecting sign at 1004 Caroline Street.

The applicant was present. There was no public comment.

Ms. Weitzman said she agreed with the staff memo and made a motion to approve the sign as presented. Ms. Pates seconded. The motion carried unanimously.

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.

The applicants were not present. There was no public comment.

Dr. Barile made a motion to approve the addition as presented. Mr. Scully seconded. The motion carried unanimously.

5. Jamie Scully – Installation of a picket fence (wood) with gates at 240 Charles Street.

The applicant was present. There was no public comment.

Mr. McFarland said he found the proposed fence to be architecturally compatible with the historic aspects of the Historic District and made a motion to approve the fence as presented. Ms. Weitzman seconded. The motion carried 5-0-1 with Mr. Scully abstaining.

OTHER BUSINESS

1. Transmittal of Planning Commission agenda.

Mr. Nelson transmitted the Planning Commission agenda for February 10, 2016.

2. Discussion of trees on Washington Avenue mall.

The Board discussed the issue regarding the trees on the Washington Avenue mall. Members of the Board commented that the ARB does not have purview over trees, but suggested individuals weigh in on their own, if they desired.

ADJOURN

Meeting adjourned at 8:38 p.m.

John Harris, ARB Chair



Item #1

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner
DATE: 4 March 2016
RE: **600 Caroline Street – Signs**

EFN

Teddi Walker, representing Bobby Pins & Blush, LLC, requests a Certificate of Appropriateness for signs at 600 Caroline Street. This two-story brick commercial building was constructed in 1996.

The applicant proposes to suspend two sign panels from the existing metal bracket. Each panel will consist of an 8 x 30 inch MDO board panel with vinyl graphics applied. The vinyl graphics give the impression of a painted panel, but is significantly more durable (and which have been approved elsewhere in the Historic District).

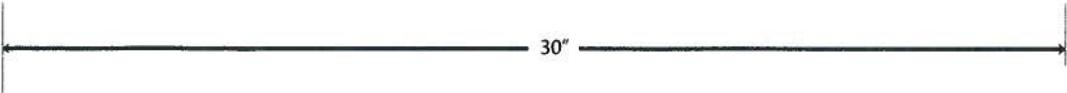
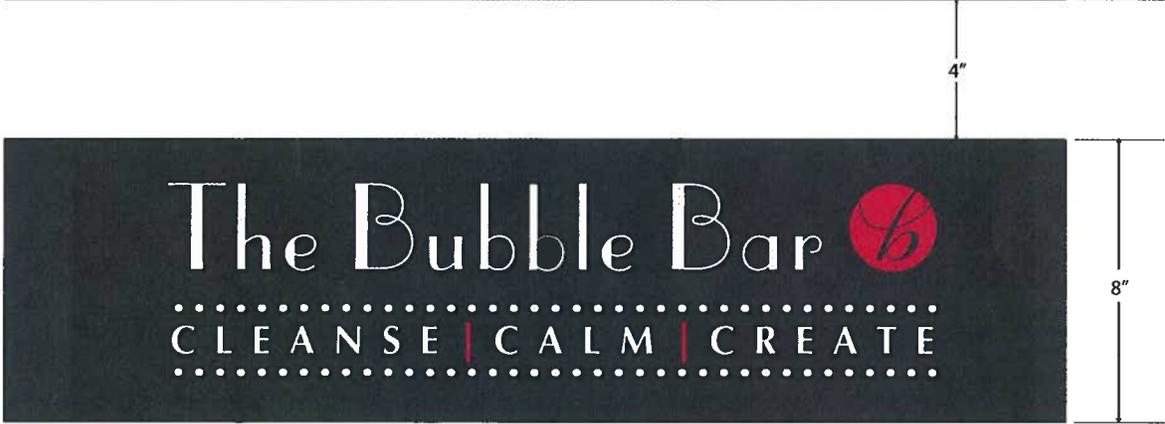
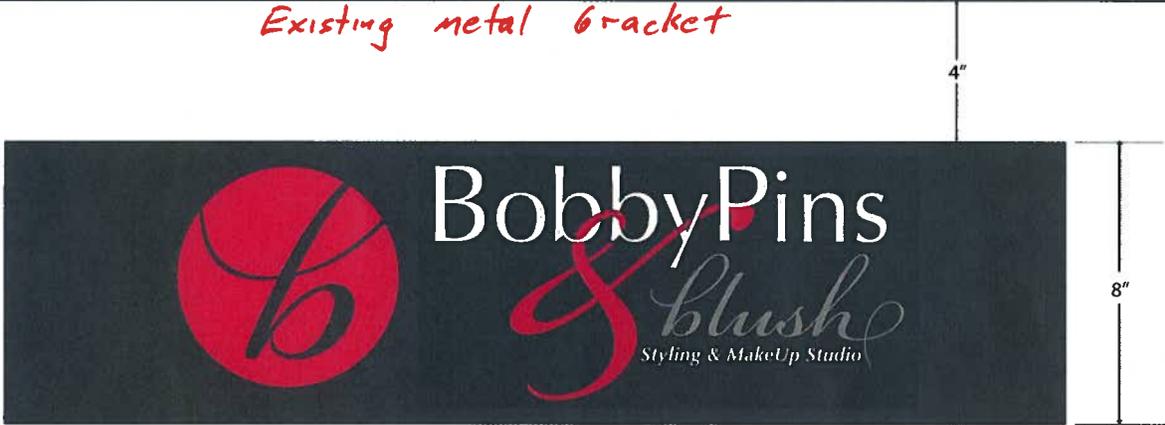
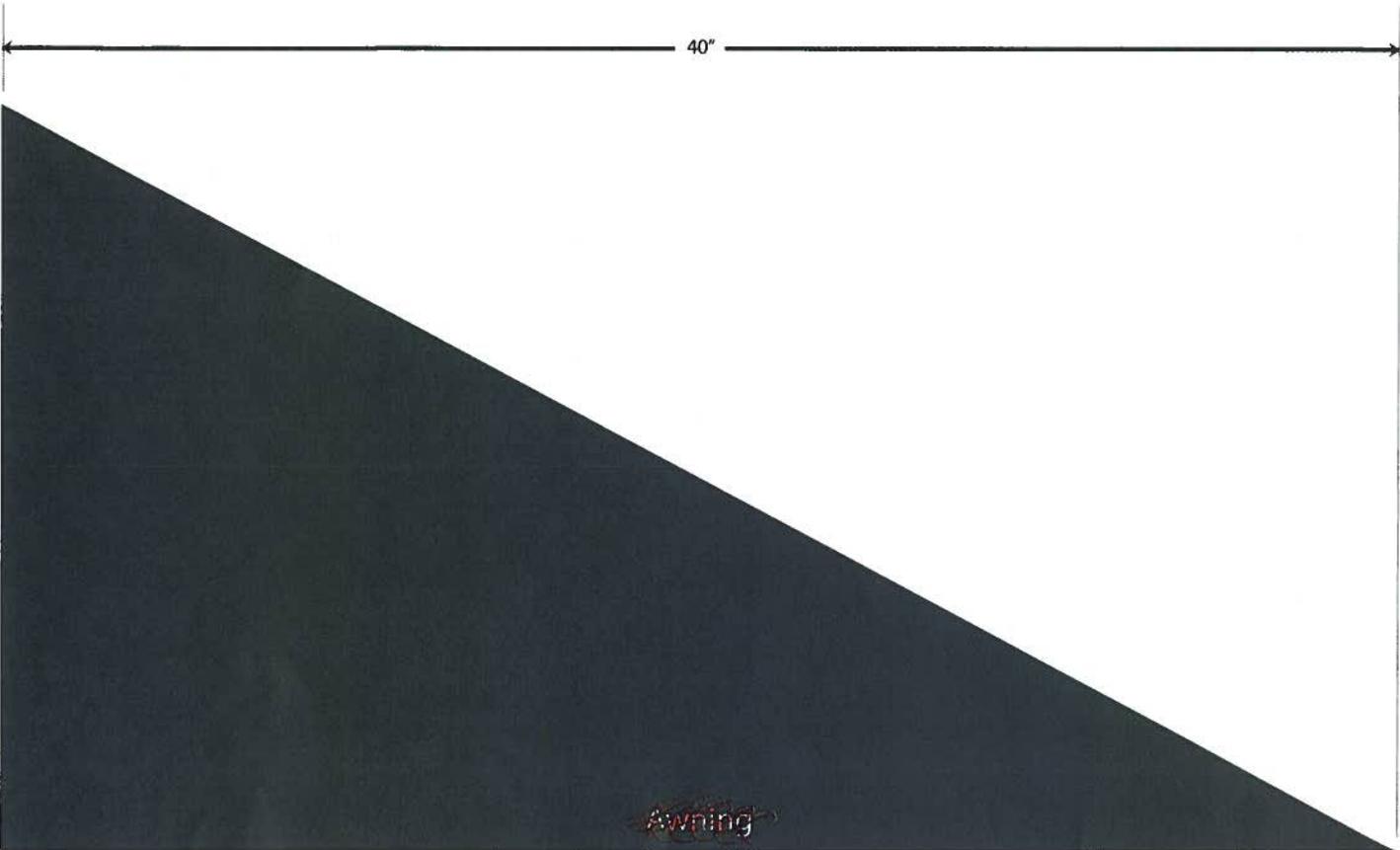
The sign allowance for this storefront is 32 square feet. The proposed signs account for 3.3 square feet. Both signs suspended from the existing bracket will also have more than the necessary clearance of eight feet above the sidewalk.

Staff finds the proposed signs to be architecturally compatible with the historic aspects of the Historic District, as they relate to design and materials, and consistent with the City Code, as they relate to size and location. Staff recommends approval.



↑
(Bracket is located above brick pier)

600 Caroline Street - Proposed signs are for
the corner storefront





Item #2

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner
DATE: 4 March 2016
RE: **425 William Street – Signs**

EFN

Kinsey Fletcher, of Sign Enterprise and representing Community Bank of the Chesapeake, requests a Certificate of Appropriateness for signs at 425 William Street. This masonry, mixed-use building will be completed in 2016. The area above the windows in the corner bays was designed for wall mounted signs, to be installed above very visible awnings.

The applicants propose to install the following signs:

- One projecting sign (4 square feet), suspended from a new metal bracket, to be located on the Prince Edward side of the building over the entry door that will be used by customers entering the building from the rear parking lot.
- Two wall mounted signs (32 square feet each) above the windows on the corner bays facing both William and Prince Edward Streets.

Details are also provided for the awnings, although these were approved previously and do not need an additional approval.

The sign allowance for this location is 87 square feet, based on 58 linear feet of frontage on William Street (not including the drive-thru aisle). The proposed signs account for 68 square feet. The new signs will be internally lit. The Historic District guidelines indicate such internal lighting should be understated and the City Code contains specific light standards that achieve the desired subdued effect in the downtown area.

Staff finds the proposed signs to be architecturally compatible with the historic aspects of the Historic Districts, as they relate to design and materials, and consistent with the City Code, as they relate to size and location. Staff recommends approval of the submitted documentation.

PROJECT : BLADE SIGN

Description: 20" x 30" aluminum blade sign with high performance vinyl applied

PROJECT INFORMATION

Client: Community Bank of
Chesapeake
Address:

Project Mgr: Paul Gardner

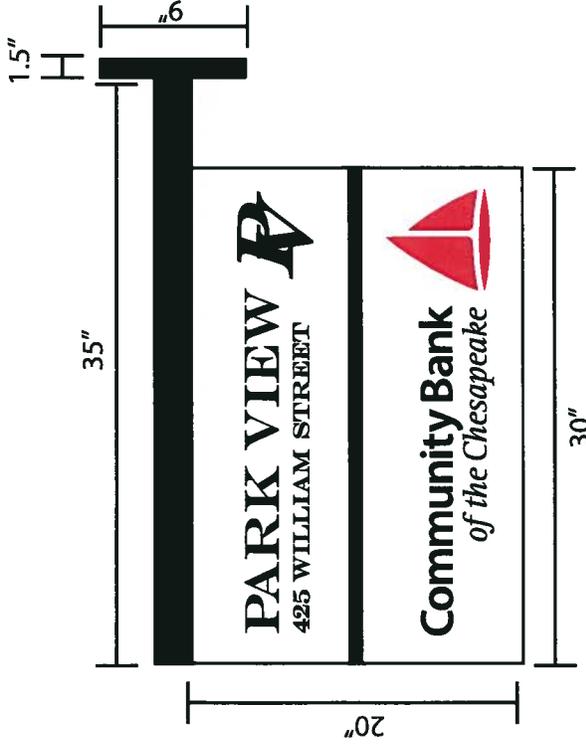
Designer: Kinsey Fletcher

Number:

Date: 2/17/16

File Name: Blade sign on Building.pdf

REVISIONS



PROOF IS USED FOR FINAL PRODUCTION. PLEASE LOOK OVER CAREFULLY. IF ART IS APPROVED, PLEASE PRINT, SIGN AND/OR FAX PROOF BACK TO 540.899.9554 OR EMAIL CONFIRMATION OF APPROVAL

NOTICE: Customer is solely responsible for proof reading and content of proof once it is approved. Ink color and size of design can vary slightly from rendering, since every screen displays differently. You must review the proof and sign prior to our production of this order. Reproduction of designs without written consent from Sign Enterprise is strictly prohibited.



Customer Art Approval: _____
I, hereby approve the artwork as is shown on this proof.

Date: _____

Licensed, Insured & Certified

PROJECT :

Side - Channel letters with backplate

Description:
Illuminated channel letters mounted on a backplate

PROJECT INFORMATION

Client: Community Bank of Chesapeake
Address:

Project Mgr: Paul Gardner

Designer: Kinsey Fletcher

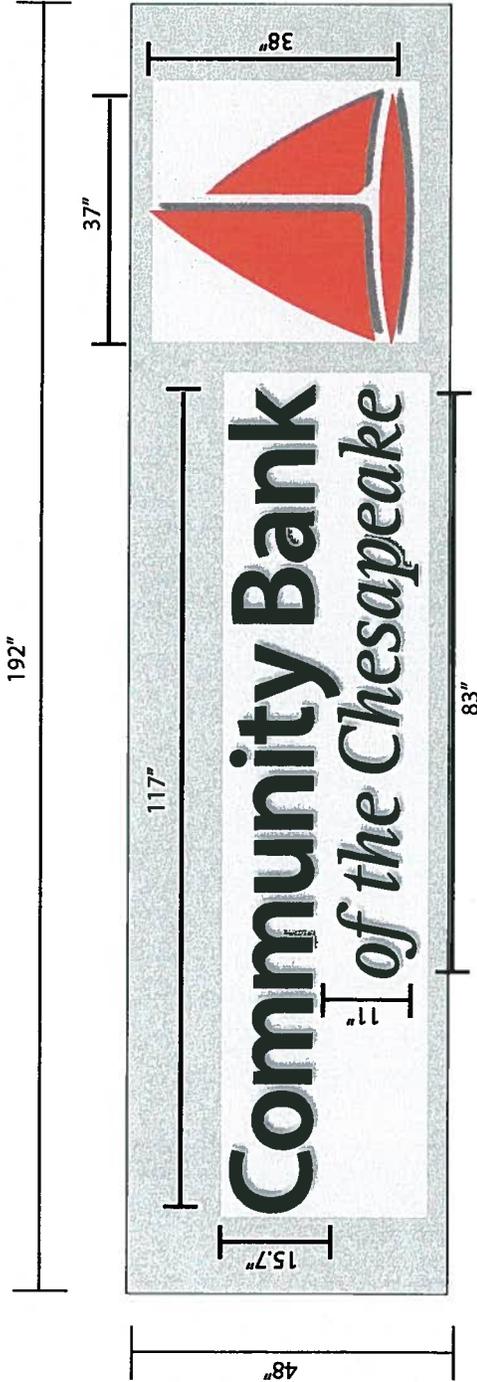
Number:

Date: 2/17/16

File Name: Side-Halfscale-Frontlit Channel Letters.pdf

Trimcap: Red for sailboat/Black for Letters
Returns: Red for sailboat/Black for Letters
Lighting: Premium white LEDs
Faces: 3/16" white acrylic with day/nightfilm applied
Backs: .063 aluminum

PROOF IS USED FOR FINAL PRODUCTIONS. PLEASE LOOK OVER CAREFULLY. IF ART IS APPROVED, PLEASE PRINT, SIGN AND/OR FAX PROOF BACK TO 840.888.9564 OR EMAIL CONFIRMATION OF APPROVAL.
NOTICE: Customer is solely responsible for proof reading and content of proof once it is approved. Ink color and size of design can vary slightly from rendering, since every screen displays differently. You must review the proof and sign prior to our production of this order. Reproduction of designs without written consent from Sign Enterprise is strictly prohibited.



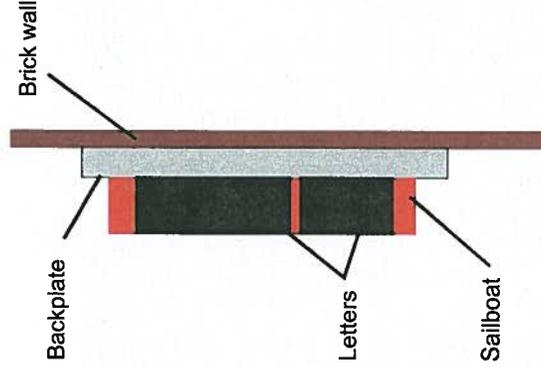
Day view: Not to scale



Night view: Not to scale



Side view: Not to scale



NOTE: Sign Enterprise will build all signs to be able to withstand 90 mph, 3 second wind gust. This will be UL certified and labeled. The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Customer Art Approval: _____
I, hereby approve the artwork as is shown on this proof.

Date: _____

PROJECT INFORMATION

Client: Community Bank of Chesapeake
 Address:
 Project Mgr: Paul Gardner
 Designer: Kinsey Fletcher
 Number:
 Date: 2/17/16

DESCRIPTION

Front - Channel letters with backplate
 Illuminated channel letters mounted on a backplate

FILES

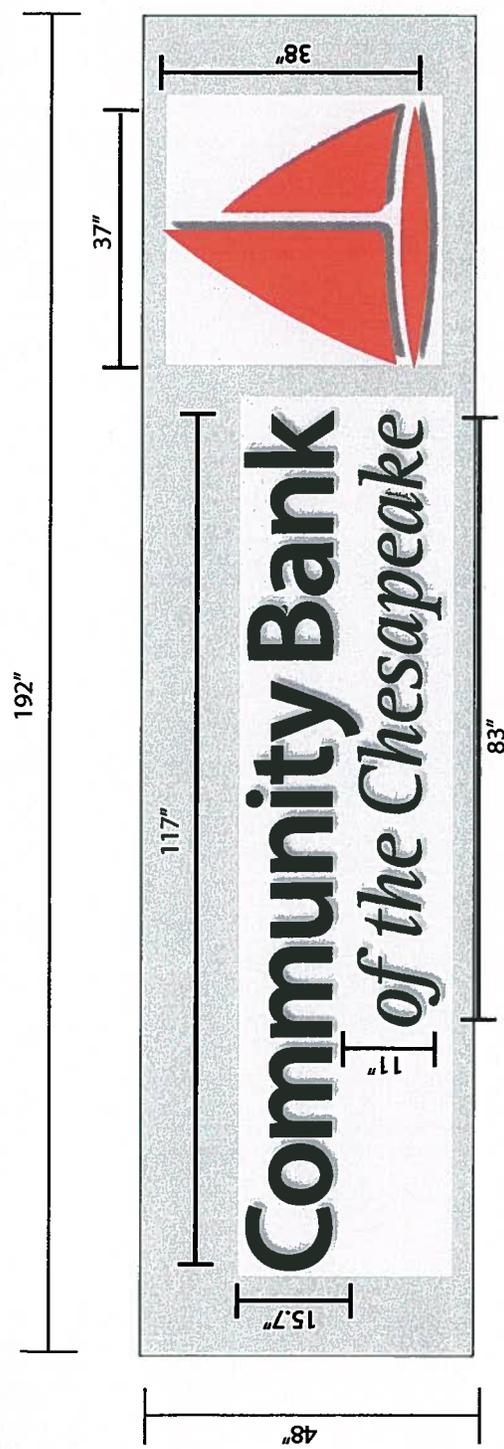
File Name: Front-Halfscale-Frontlit Channel Letters.eps

PROOFING

Trimcap: Red for sailboat/Black for Letters
 Returns: Red for sailboat/Black for Letters
 Lighting: Premium white LEDs
 Faces: 3/16" white acrylic with day/nightfilm applied
 Backs: .063 aluminum

NOTES

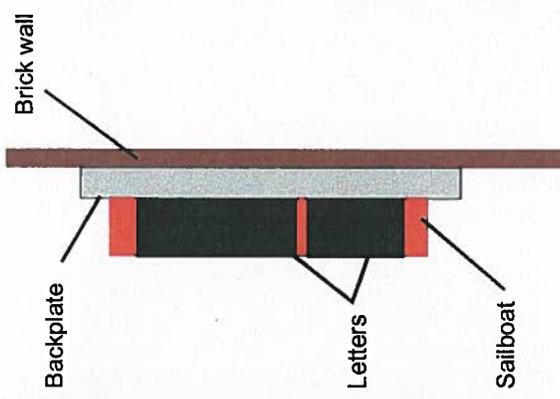
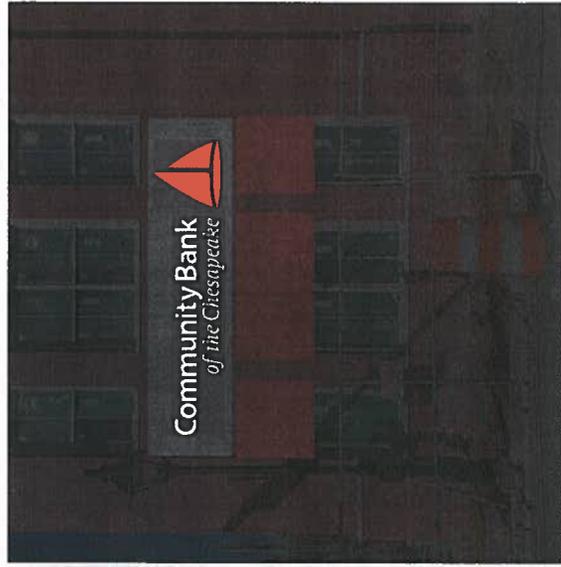
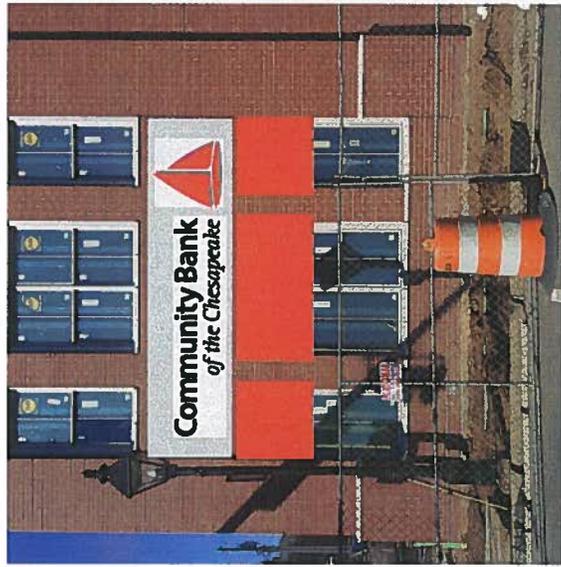
PROOF IS USED FOR FINAL PRODUCTION. PLEASE LOOK OVER CAREFULLY. IF ART IS APPROVED, PLEASE PRINT, SIGN, AND/OR FAX PROOF BACK TO 640.899.9664 OR EMAIL CONFIRMATION OF APPROVAL.
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Day view: Not to scale

Night view: Not to scale

Side view: Not to scale



NOTE: Sign Enterprise will build all signs to be able to withstand 90 mph, 3 second wind gust. This will be UL certified and labeled. The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



PROJECT : FRONT /SIDE CHANNEL LETTERS

Description:

PROJECT INFORMATION

Client: Community Bank of
Chesapeake
Address:

Project Mgr: Paul Gardner

Designer: Kinsey Fletcher

Number:

Date: 2/18/16

File Name:

REVISIONS

PROOF IS USED FOR FINAL PRODUCTION. PLEASE LOOK OVER CAREFULLY. IF ART IS APPROVED, PLEASE PRINT, SIGN AND/OR FAX PROOF BACK TO 640.899.9664 OR EMAIL CONFIRMATION OF APPROVAL

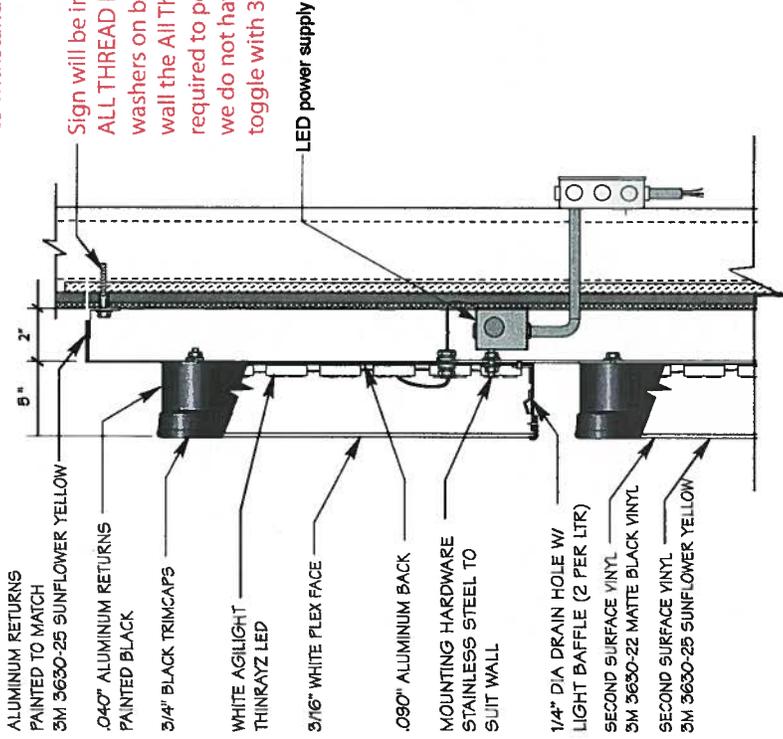
NOTICE: Customer is solely responsible for proof reading and content of proof once it is approved. Ink color and size of design can vary slightly from rendering, since every screen displays differently. You must review the proof and sign prior to our production of this order. Reproduction of designs without written consent from Sign Enterprise is strictly prohibited.

Side view: Not to scale of Electrical components for both front and side channel letter signs mounted on a backplate

NOTE:

Sign Creations will build all signs to be able to withstand 90 mph, 3 second wind gust.

Sign will be installed with 1/4"-20 X 6" ALL THREAD ROD (x8 minimal) with nuts in washers on both ends. If 6" does not clear the wall the All Thread will be cut to the length required to penetrate the wall. In the event we do not have access to the back wall a 3/8" toggle with 3" grip radius will be used.



Sign Enterprise

Customer Art Approval: _____

I, hereby approve the artwork as is shown on this proof.

Date: _____

Licensed, Insured & Certified



PROJECT : AWNINGS-SIDE

Description:

PROJECT INFORMATION

Client: Community Bank of
Chesapeake
Address:

Project Mgr: Paul Gardner
Designer: Kinsey Fletcher

Number:

Date: 2/17/16

File Name: Awning Side View.ai, Side
Windows #2 with Awning.ai

REVISIONS

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written consent from Sign
Enterprise is strictly prohibited.

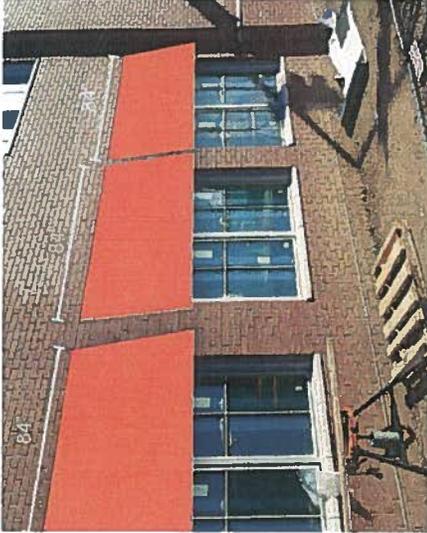
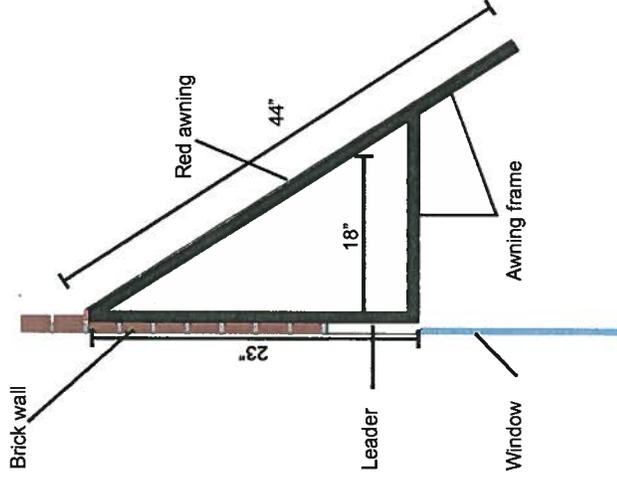
All awnings will have painted
black aluminum frames with
red fabric awnings.

Quantities:

- (4) 84" w x 44" h
- (2) 44" w x 44" h
- (1) 81" w x 44" h
- (1) 80" w x 44" h

See side view below for details
on the frame. It will be
consistent with all awnings.

Side view: Not to scale



Customer Art Approval: _____
I, hereby approve the artwork as is shown on this proof.

Date: _____

Licensed, Insured & Certified



**PROJECT : ATM SIGNS
WITH CANOPY**

Description: Illuminated aluminum canopy painted red

PROJECT INFORMATION

Client: Community Bank of
Chesapeake
Address:

Project Mgr: Paul Gardner
Designer: Kinsey Fletcher

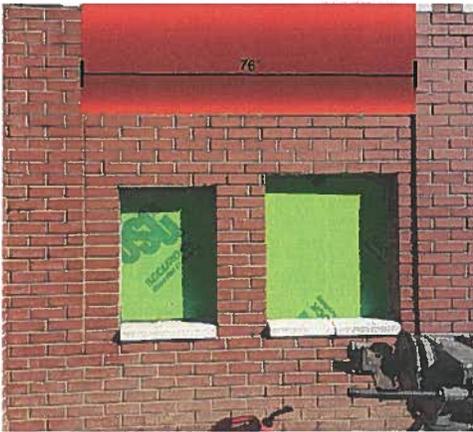
Number:
Date: 2/17/16

File Name: ATM-Canopy awning.ai

REVISIONS

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NOTE: Customer is solely responsible for proof reading and content of proof once it is approved, ink color and size of design can vary slightly from rendering, since every screen displays differently. You must review the proof and sign prior to our production of this order. Reproduction of designs without written consent from Sign Enterprise is strictly prohibited.

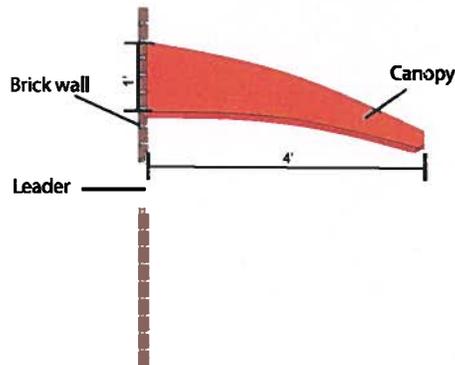
Day view: Not to scale



Night view: Not to scale



Side view of Canopy: Not to scale



Customer Art Approval: _____
I, hereby approve the artwork as is shown on this proof.

Date: _____

Licensed, Insured & Certified



Item #3

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner
DATE: 4 March 2016
RE: **1016 Charles Street - Fence**

EFN

Bill Freehling, representing the City of Fredericksburg, requests a Certificate of Appropriateness for a fence at 1016 Charles Street. This former bank building is being adapted for reuse and its parking lot will be subdivided and developed as public parking. The Board has previously approved alterations to the building and installation of brick walls along the street frontages on Charles and Prince Edward Streets. This additional application is for a metal fence along the interior side property line, to prevent cut-through foot traffic through the lot.

The applicant proposes to install an aluminum fence along the side property line, to close off the space between the carriage house at 1010 Charles Street and the shed behind 1009 Prince Edward Street. The selection of an open, picket design that is only four feet high is intended to provide a barrier that will protect the parked vehicles, without introducing anything that is visually obtrusive to the site.

Staff finds the installation of a four foot aluminum fence along the side property line to be architecturally compatible with the historic aspects of the Historic District and recommends approval of the submitted design and specifications.

Dimensions/Materials of proposed fence at 1016 Charles St.

Type of fence: UAS-100 Spear Top Industrial Grade Ultra Aluminum Fence

(Patterned after fence along perimeter of Maury Park)

Height: 4 feet

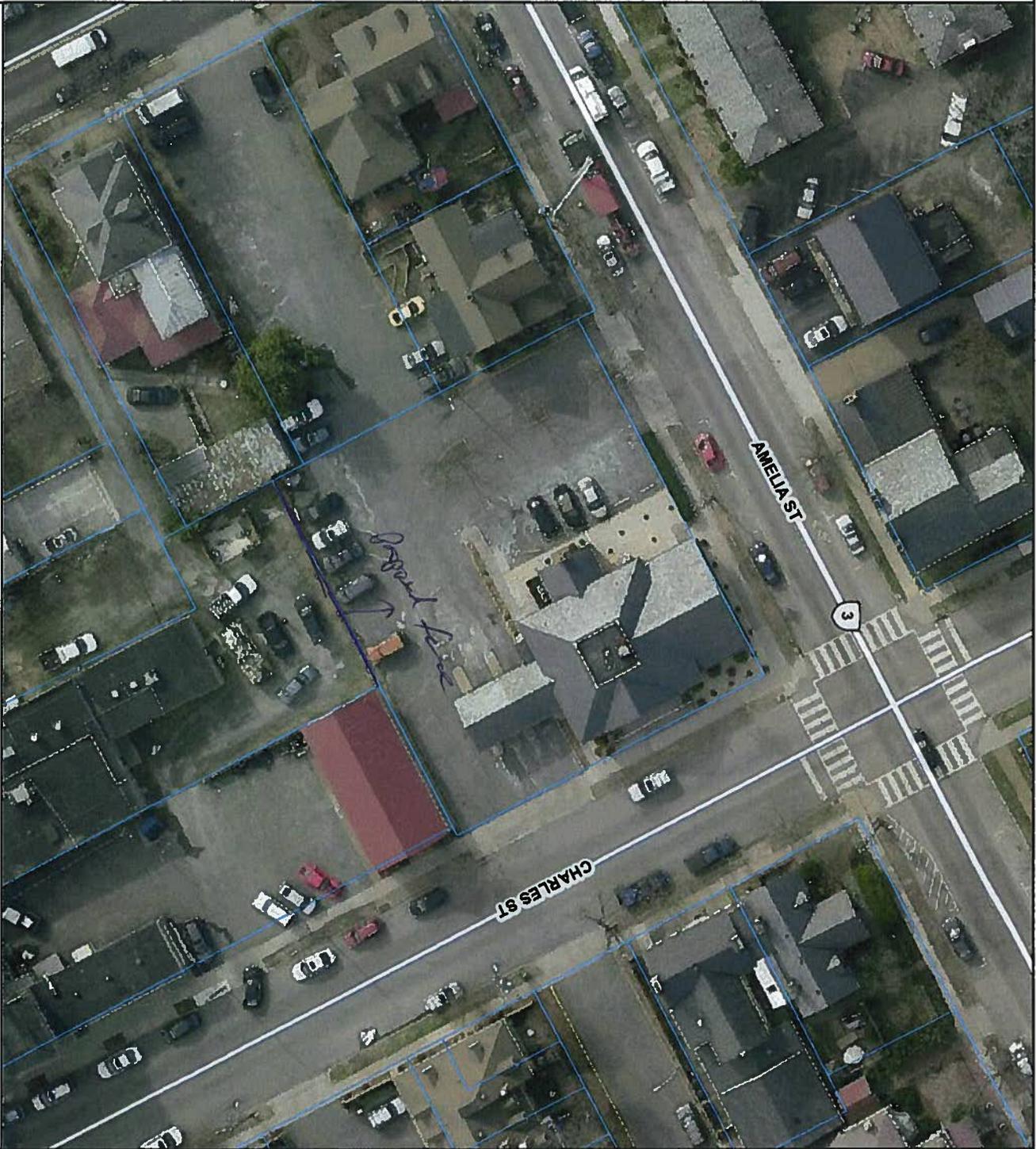
Length: Approximately 80 feet

Color: Black

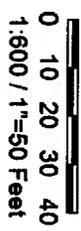
Why chosen: Attractive, moderate maintenance requirements, safety

Legend

- City Boundary
- WVS Centerlines Back (12,000)
- Interstate
- US Highway
- VA Primary
- Others
- WVS Centerlines Back (12,000)
- Interstate
- US Highway
- VA Primary
- Others
- Parcels



Feet



Title:

Date: 2/10/2016

DISCLAIMER: All information depicted on this map shall be treated as confidential information and shall only be used for the sole purpose for which it was provided. Any other use of this map, or the information included thereon, is strictly prohibited. The data shown on this map is for information purposes only and shall not be relied upon for the specific location of map features. The City of Fredericksburg makes no representation or warranty as to the accuracy of the map, or the information shown thereon. This map may not be copied or otherwise made available to any other party in paper or electronic format without written consent from the City of Fredericksburg.









Item #4

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner *EFN*
DATE: 4 March 2016
RE: **101 Caroline Street – Addition**

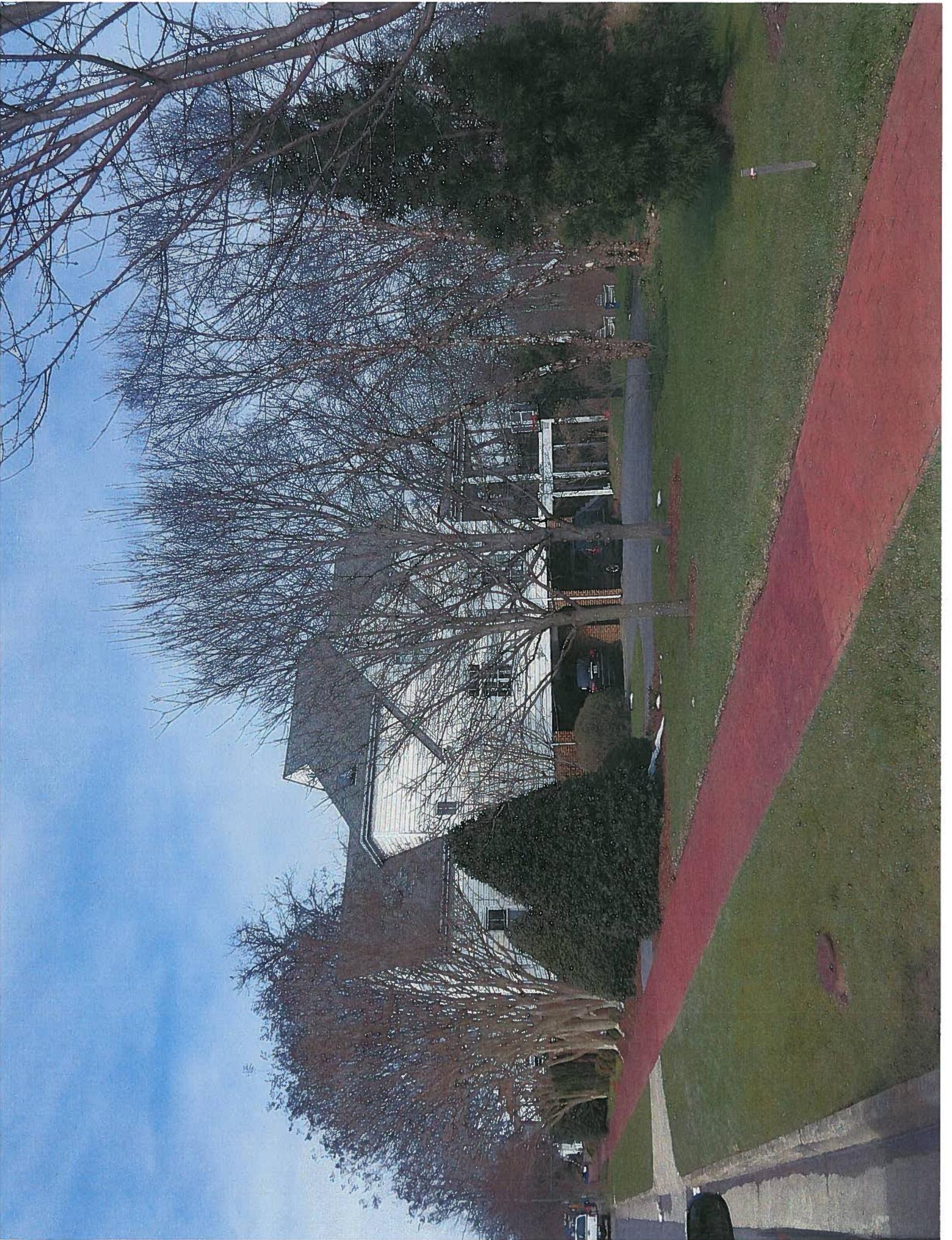
Charles Aquino, architect, requests a Certificate of Appropriateness for an addition at 101 Caroline Street. This prominent dwelling was constructed in 2000. Its first level is elevated out of the flood hazard zone and that type of construction will also be required for the addition. The two new houses at the end of Caroline Street (101 and 99 Caroline Street) are physically larger than many other houses in the neighborhood, but the topography absorbs the massing and has thus kept the overall roof heights consistent with the adjacent historic homes.

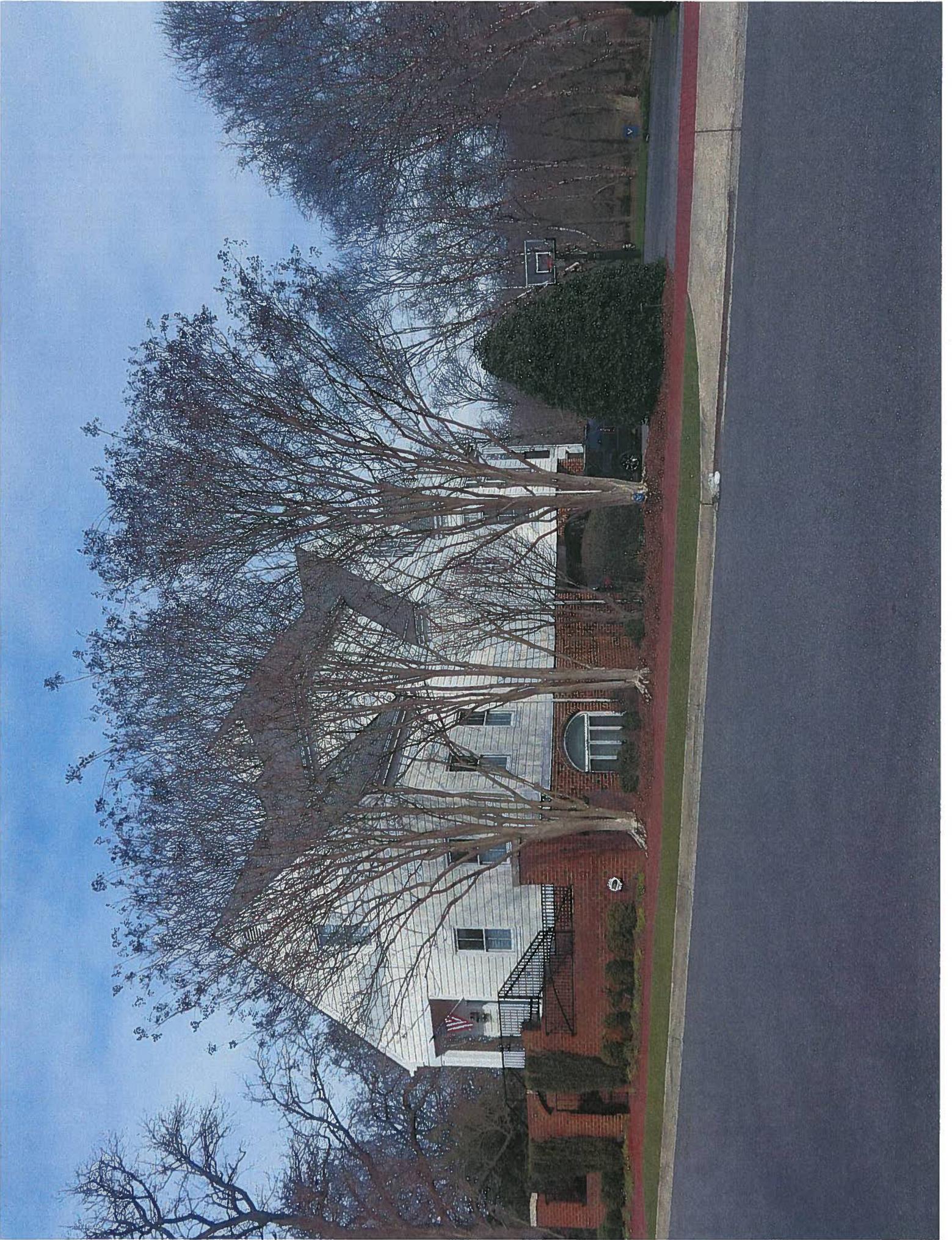
The new addition will have a footprint of 56 x 31 feet and extend from the side of the house to the south. The lower level will be garage space, through which floodwaters will be able to flow. The addition will be clearly secondary to the main house in height as well as through a setback of 45 feet from the front property line. The foundation and wall materials and architectural details will match the existing house, while the standing seam metal roof will provide another differentiation between the old and the new.

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 of the work is an expansion the house.
3. The proposed addition will not suggest an earlier period of construction.
4. Not applicable.
5. The stylistic features of the original house will remain intact and also be reflected in the addition.
6. Not applicable.
7. Not applicable.
8. Not applicable.
9. The proposed addition does not destroy historic fabric and is 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 original structure.

Staff finds the proposed addition to be architecturally compatible with the historic aspects of the Historic District and recommends approval of the submitted site drawing (Sept. 2, 2015) and five additional drawings (two floor plans and three elevations dated January 26, 2016).



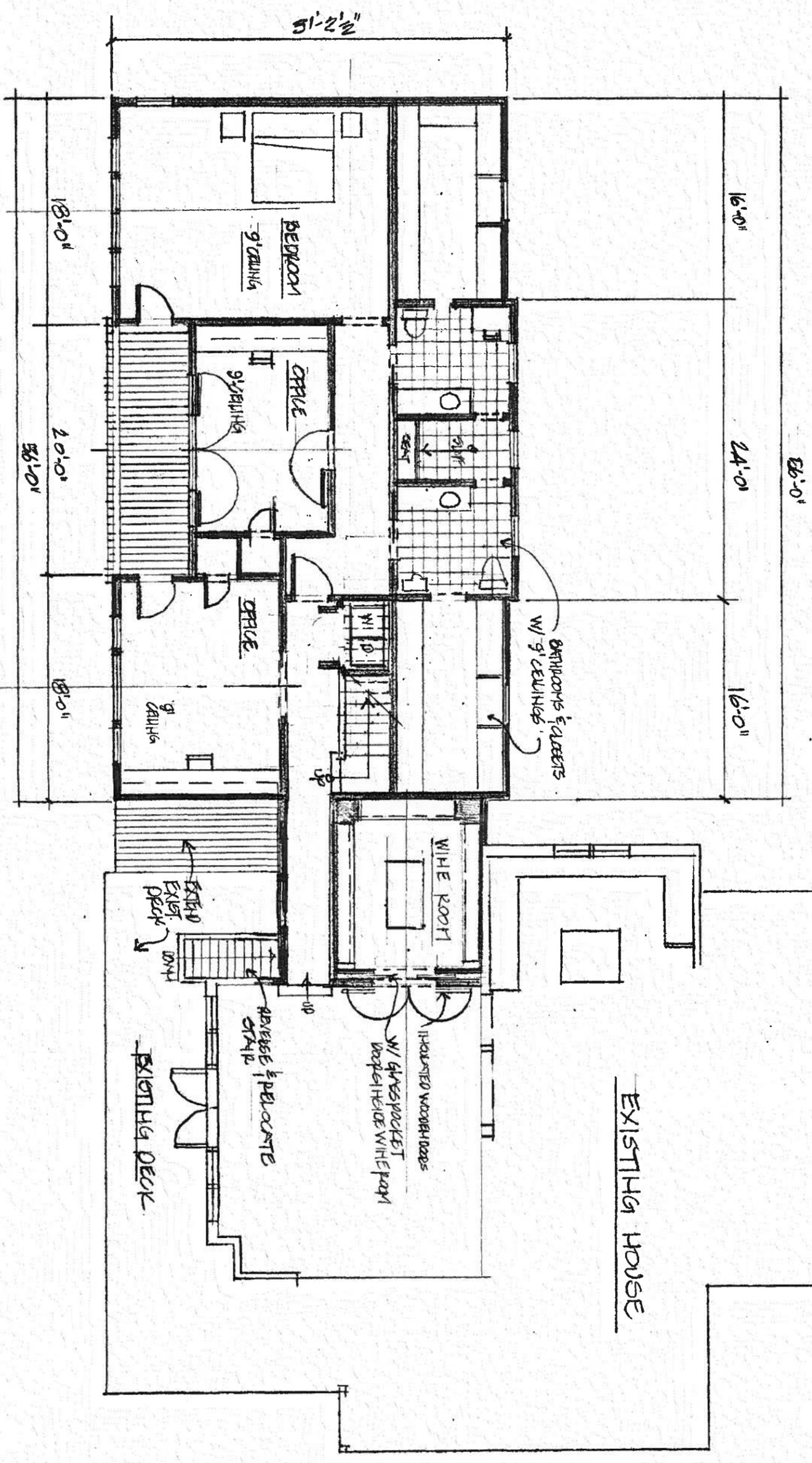


CHARLES
AQUINO
ARCHITECT
417 North Belmont
Richmond, Virginia 23220
804.364.0814

McDaniel Residence
Additions and Alterations
Fredericksburg, Virginia

PRELIMINARY DESIGN JAN. 26, 2016.

A PLAN-FIRST FLOOR ADDITION



CAROLINE STREET

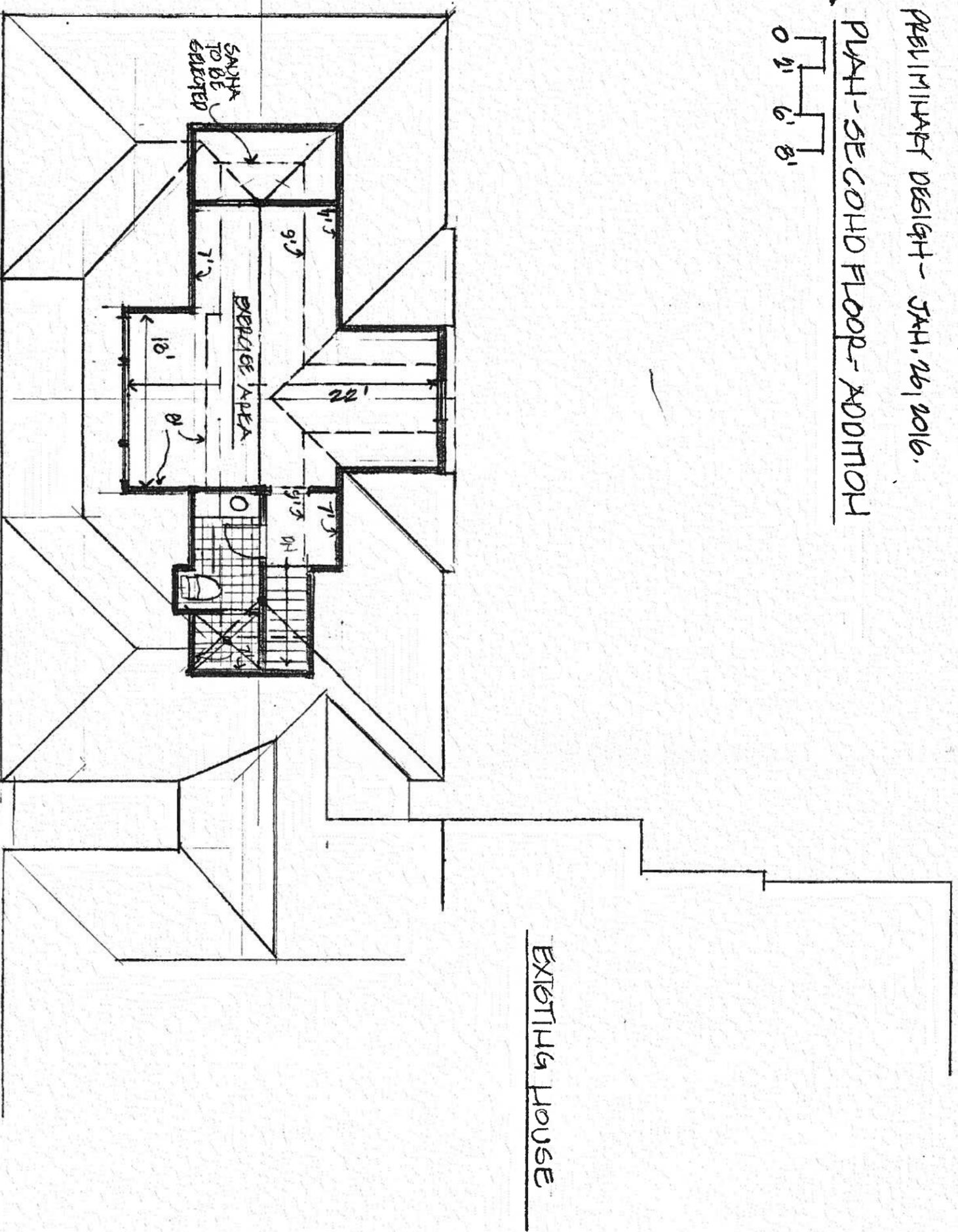
EXISTING HOUSE

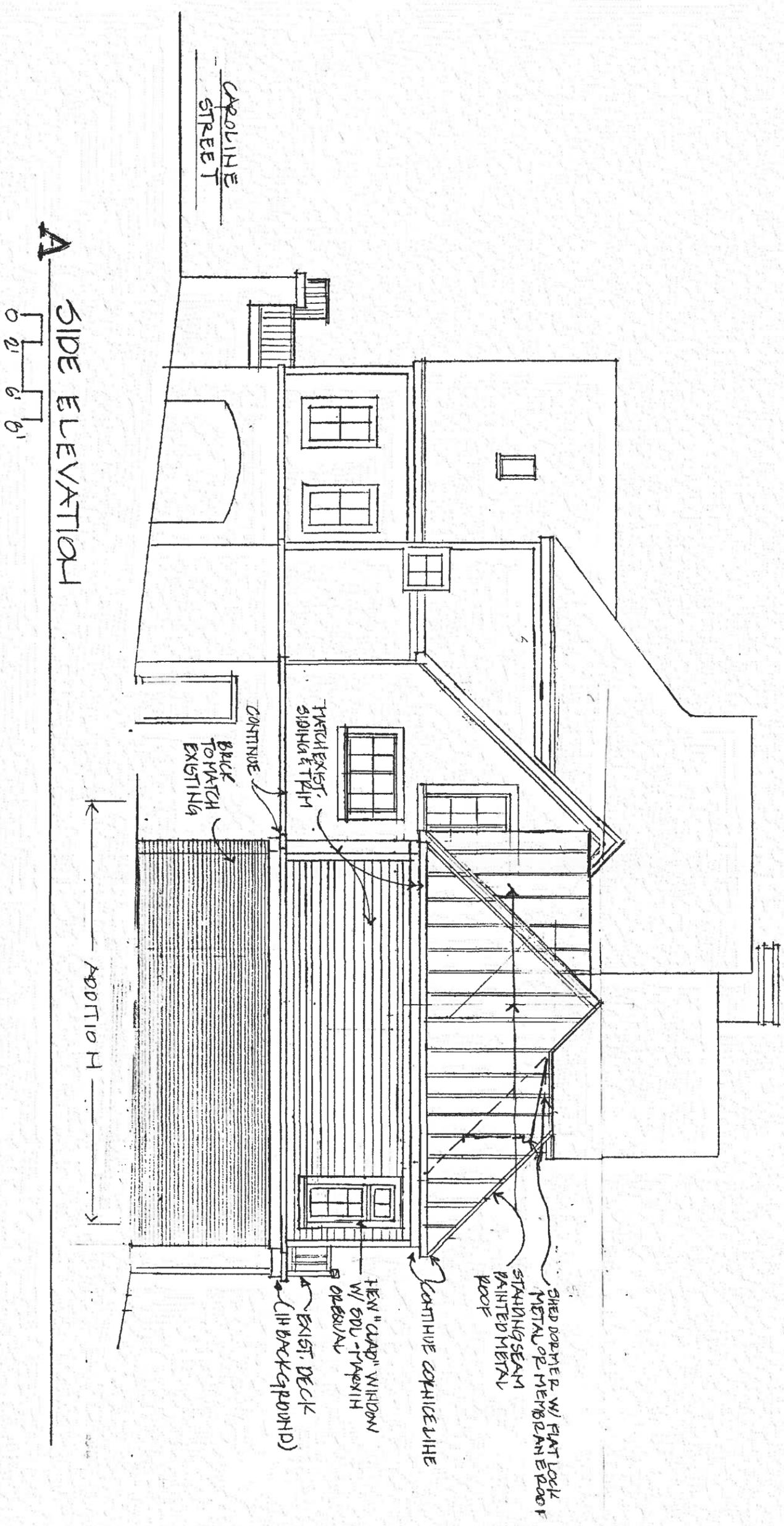
CHARLES
AQUINO
ARCHITECT
417 North Boulevard
Richmond, Virginia 23220
804.384.0814

McDaniel Residence
Additions and Alterations
Fredericksburg, Virginia

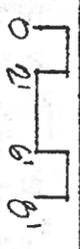
PRELIMINARY DESIGN - JAN, 26, 2016.

A PLAN - SE COND FLOOR - ADDITION





A
SIDE ELEVATION

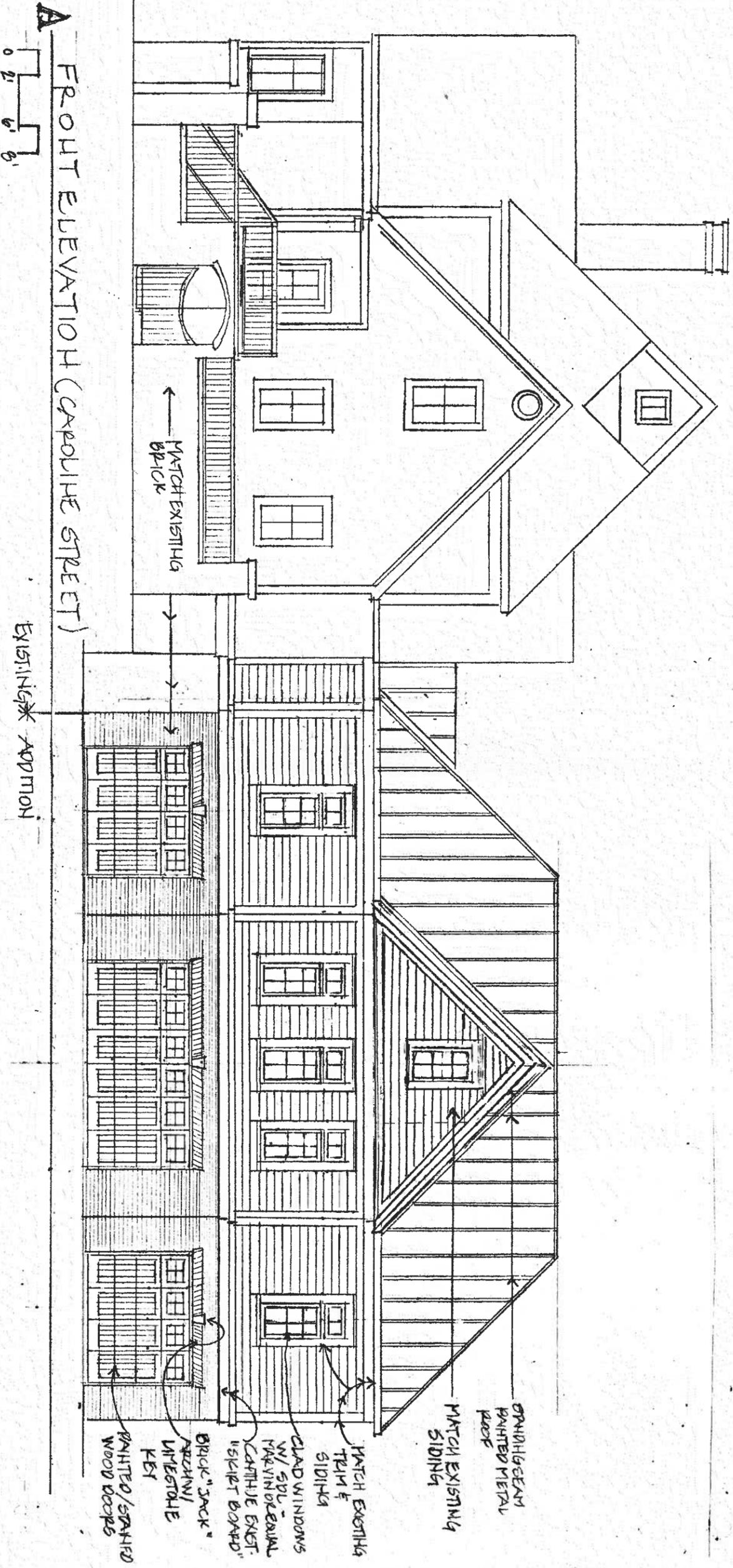


ADDITION

CHARLES
AQUINO
ARCHITECT
417 North Boulevard
Richmond, Virginia 23220
804.354.0814

McDaniel Residence
Additions and Alterations
Fredericksburg, Virginia

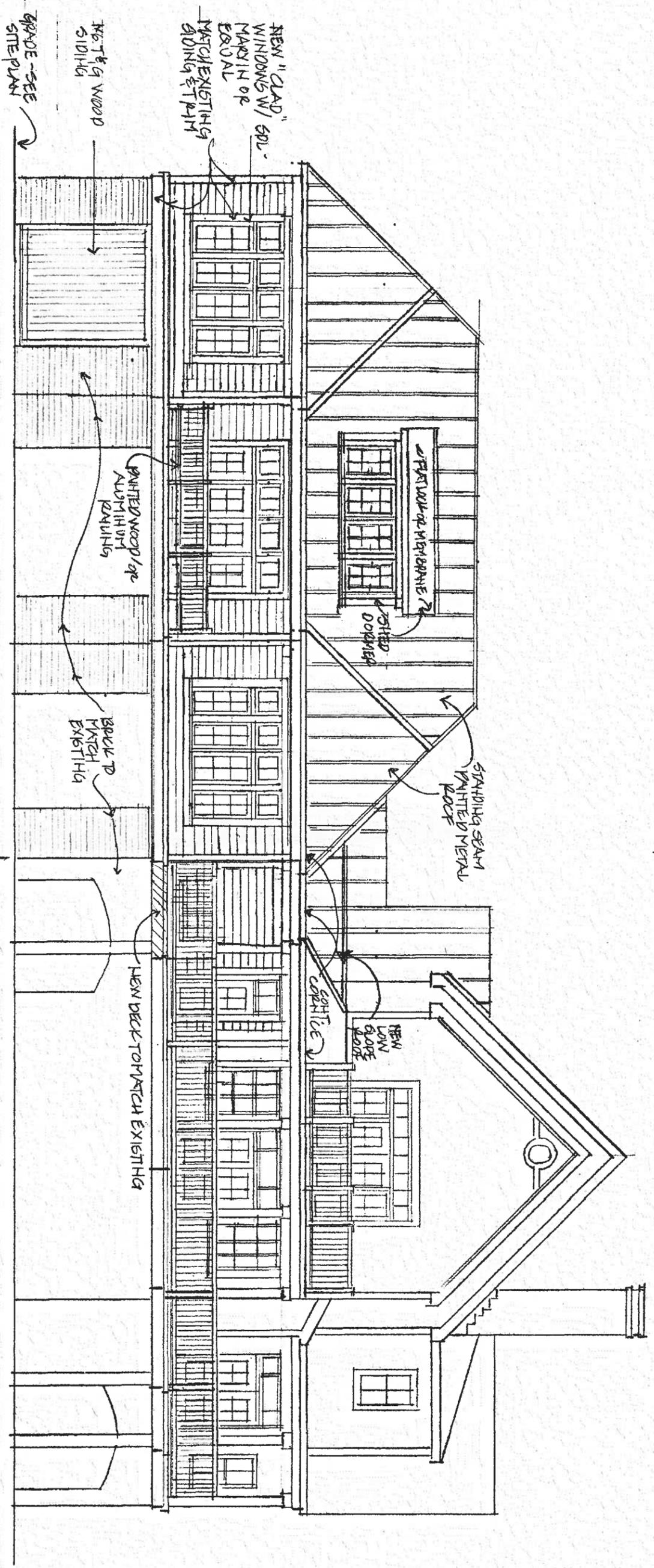
PRELIMINARY DESIGN - JANUARY 26, 2016



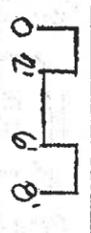
CHARLES AQUINO
 ARCHITECT
 417 North Boulevard
 Richmond, Virginia 23220
 804.381.0314

McDaniel Residence
 Additions and Alterations
 Fredericksburg, Virginia

PRELIMINARY DESIGN - JANUARY 26, 2016



A REAR ELEVATION (RIVER)



ADDITION ——— EXISTING

CHARLES AQUINO
 ARCHITECT
 417 North Boulevard
 Norfolk, Virginia 23503
 804.528.0314

McDaniel Residence
 Additions and Alterations
 Fredericksburg, Virginia

PRELIMINARY DESIGN - JANUARY 26, 2016



Item #5

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner *EFN*
DATE: 4 March 2016
RE: **106 and 108 Hanover Street – Demolition**
718 Sophia Street – Demolition
100 Hanover Street – New Construction

Thomas Mitchell requests a Certificate of Appropriateness for demolition of 106 and 108 Hanover Street, demolition of 718 Sophia Street, and for new construction at 100 Hanover Street. This project was considered by the Board as well as the City Council in 2013.

On May 13, 2013, the Board approved demolition of all three buildings and then approved the site planning and the scale and massing of a five-story mixed-use building. After this initial Board action, the City Council considered and granted a Special Exception to exceed the 50 height limit by six feet, to increase the residential density (to account for donation of an easement for a wider alley), and to modify the required commercial component (because of floodplain issues). The City Council also granted Special Use Permits for construction in the floodplain and for a mixed-use building of the proposed size.

On October 14, 2013, following the City Council's approvals, the applicant returned to the Board and received approval for the architectural details of the new building. The Special Exception and the Special Use Permits issued by the City Council remain valid and run with the land. Only the Board's approvals need to be renewed.

As was done initially, the Board should consider demolition of the three existing buildings and then proceed to review of the new construction.

Demolition of 106 and 108 Hanover Street and of 718 Sophia Street

The criteria for considering the appropriateness of demolition is contained in Section 72-23.1.D.(2) of the City Code, as follows:

1. The architectural significance of the buildings –

- 106 and 108 Hanover Street are connected, one-story, flat-roof, concrete-block, commercial buildings. The facades, with their stepped parapet walls, exhibit an Art Deco influence. Their period of construction is c. 1930.
- 718 Sophia Street is a two-story, wood frame structure covered with corrugated metal. Its period of construction is c. 1935.
- The City's 2006 architectural survey notes that a roughly five-block area of Sophia Street includes a range of vernacular commercial buildings, constructed from

the 1930s to the 1950s. They are/were simple, utilitarian buildings. Most are small and indistinct and do not have any particular architectural significance. As a group, however, they reflect the architectural trends of the interwar and post-war periods as well as the development patterns along this historically semi-industrial waterfront neighborhood. All three buildings are identified as contributing to the Historic District.

2. The historical significance of the buildings -

- As noted in the 2006 architectural survey, these buildings reflect the utilitarian uses of the Fredericksburg riverfront. The river has been a route for commerce, been diverted to power local industries, and has also been a dumping place for all manner of industrial and organic waste. The buildings are not associated with significant events or people.

3. Whether the buildings are linked, historically or architecturally, to other buildings or structures, so that their concentration or continuity possesses greater significance than the particular buildings individually -

- As noted in the 2006 architectural survey, these commercial buildings are not individually significant, but rather are an assemblage that represents the uses of the riverfront in the early twentieth century. A trend toward environmental values that began in the 1960s, however, has altered public policy related to natural resources such as the river and resulted in ambitious plans for a riverfront park that will highlight the entire span of the City's history along the river. A public park highlighting the river as a resource is a departure from the historical use of the river as a receiving stream for waste products. Components of this assemblage of small commercial buildings have been removed over the past 25 years, to allow for a riverfront recreational amenity to be developed.

4. The significance of the buildings or their proposed replacement in furthering the goals of the Comprehensive Plan -

- The overall plan for the Sophia Street corridor is for an open riverfront on the east (river) side of Sophia Street and redevelopment along the west (dry) side of Sophia Street. The Comprehensive Plan (2015) includes the following statement: "[A] riverfront park is being designed for 3 acres of City-owned land between Hanover and Wolfe Streets. The concept for the road corridor is to encourage development on the west side of the street, while leaving the east side open (p. 117)." The Comprehensive Plan contains policies related to preserving historic resources, but the City has engaged in a judicious removal of obsolete buildings in this area to meet its other public policy goals.

5. The condition and structural integrity of the buildings -

- The buildings at 106 and 108 Hanover Street are in reasonably good shape. The building at 718 Sophia Street is intact, but is more of a large shed than viable commercial space. The condition of the buildings is not a factor in this request for demolition.

6. Effect on surrounding properties -

- The justification for seeking demolition approval is to clear these lots to accommodate a proposed 18-unit condominium project, with all related parking provided on-site on the first level. There will also be commercial space on Hanover

Street. The City seeks this type of development as a means to redevelop the Sophia Street corridor and to continue to revitalize its downtown.

7. Inordinate hardship -

- This request for demolition does not claim an inordinate hardship.

Recommendation

The buildings at 106 and 108 Hanover Street and 718 Sophia Street have limited architectural value. Their historical value has been as components of an early twentieth century assemblage, but that assemblage also has limited economic value. The community has spent the past 30 years developing riverfront park plans, acquiring the land to accommodate a park, and removing buildings to prepare for park development and revitalization of the 600-800 blocks of Sophia Street. Staff finds that removal of the buildings at 106 and 108 Hanover Street and at 718 Sophia Street is consistent with adopted public policy and recommends approval of their removal.

New Construction at 100 Hanover Street

The applicant proposes to construct a five-story mixed use structure. The bottom floor will provide all required parking on-site and also have street level commercial space along Hanover Street. The upper four floors will consist of 18 condominiums and support spaces. In August 2013, the City Council approved a Special Exception for the 56 foot height, an increase in the residential density (to account for donation of an easement for a wider alley), and a modification of the required commercial component (because of floodplain issues). The City Council also granted Special Use Permits for construction in the floodplain and for a mixed-use building of the proposed size.

In reviewing new construction within the Historic District, the Board adheres to the following sequence:

- **Site Planning**
 - The construction site is at the corner of Hanover and Sophia Streets, extending 160 feet along Sophia Street and 116 feet along Hanover Street. There is a 15-foot wide alley behind this property that will be expanded to a 20-foot width, to enhance access by fire-fighting equipment. The Special Use Permit granted by the City Council carries the condition that the owner undertake an archaeological investigation of the site, to begin with a Phase I investigation, with the potential to expand to a Phase II investigation.
- **Scale and Massing**
 - The new building will be 56 feet high, but its massing is broken up by significant modulation of the wall planes and stepping back portions of the fourth and fifth floors. The height limit for this site is 50 feet so the City Council has granted a Special Exception to allow for the additional 6 feet. This Special Exception (which has no expiration date) recognizes that downtown Fredericksburg is locat-

ed on a series of terraces, where the topography can absorb the mass of substantial buildings.

- **Windows and Doors**

- The fenestration, separate from the storefronts, will consist of Anderson units, with aluminum exteriors and wood interiors. Some Board members had previously expressed concern that the amount of glass might be inappropriate to the historic context. The response was that the Hanover Street side of the building, which is the front of the building, reflects the ratio of solids to voids and the rhythm and balance of the fenestration of nearby historic buildings on Caroline Street. The Sophia Street elevation is a side elevation and though there is more glass, the modulation of the walls and the use of solid side walls ensure that an observer will see more brick than glass from most any angle. In addition, the windows on the primary wall planes are smaller units, to reflect an appropriate ratio of solids to voids, and will also be white, to give them visual definition. The French doors and surrounding glass walls will provide critically needed light to the residential units, but are set back from the primary wall planes and will also have a dark terratone finish, which will obscure their visual presence.

- **Storefronts**

- The storefronts will be aluminum, with a terratone finish that matches the top floor windows. The finish will be Kawneer Medium Bronze.

- **Exterior Architectural Elements**

- Entrances – There are two storefronts on Hanover Street, as well as an entryway for the residential units. The residential entry is deliberately understated, leaving the visual emphasis on the commercial components. The openings into the parking area that front on Sophia Street have been configured to relate to the fenestration of the upper stories, as much as possible. The garage openings will have woven metal screens, with a Kawneer Medium Bronze finish. The garage doors will have metal gates.
- Porches – There are prominent balconies for each of the residential units, which is part of the significant modulation that breaks up the building massing.
- Cornices – The Hanover Street side of the building has a strong cornice at the fourth story, to relate the façade to Caroline Street. The opposite (south) end of the building has the same feature in the same location. Along Sophia Street, there will be a strong cornice at the fourth story, but some of the fourth floor is set back from the front wall plane. Another cornice will cap the third story, which will provide for visual continuity along Sophia Street.

- **Materials**

- Wall surfaces – The upper stories will be clad in brick and include an accent brick.
- Foundation – The first story will be clad in a smooth stone, with an accent of split stone.
- Roof – The roof will be flat and not visible.

- **Miscellaneous Details**

- Trim – The window arches and the cornices will be a pre-cast material, consistent with the first story stone. The columns on the alley side of the building will be composite or aluminum clad units, with a finish that matches the railings.

- Gutters – There will be no visible gutters.
- Mechanical units – The roof top mechanical units will not be visible from the ground.
- Lights – Light fixtures will be placed along Hanover and Sophia Streets. They will be copper units with either a gas light or a flickering electric light.

Staff finds the proposed new construction to be architecturally compatible with the historic aspects of the Historic District and recommends renewal of the approval given in 2013 for the submitted drawings.



**CITY OF FREDERICKSBURG, VIRGINIA
NOTIFICATION OF CITY ACTION**

TO: Sophia, LLC
1008 Prince Edward Street
Fredericksburg, Virginia 22401

FROM: Charles Johnston, Director of Planning and Community Development

DATE: August 30, 2013

RE: SUP2-2013-06 – Special Use Permit Request for Sophia, LLC

| | |
|--|--|
| Your request for: | |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Subdivision Plat/Plan |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Special Use Permits |
| <input type="checkbox"/> Change of Non-Conforming Use | |
| has been: | |
| <input type="checkbox"/> Approved | <input checked="" type="checkbox"/> Approved with conditions |
| | <input type="checkbox"/> Denied |
| <input type="checkbox"/> Other _____ | |
| At the August 27, 2013 meeting of the: | |
| <input type="checkbox"/> Planning Commission | <input checked="" type="checkbox"/> City Council |
| Your next step should be: | |
| <input type="checkbox"/> File additional/revised plans as required | |
| <input checked="" type="checkbox"/> Obtain other required permits | |
| <input type="checkbox"/> No further information is required | |

SPECIFICS/CONDITIONS (Continued on reverse, if necessary)

Your request for special use permit approval in order to develop a mixed-use building within the 100-year floodplain; and for a mixed-use building which exceeds 4,000 square feet in site coverage in the Commercial-Downtown (C-D) district on property located at 108 Hanover Street, 106 Hanover Street, 100 Hanover Street, 0 Sophia Street (alley) and 718 Sophia Street has been granted. See attached Resolution No. 13-73 and Resolution No. 13-74 for details.

- | | | | |
|----|--|---|---------------------------------|
| c: | Building & Development Services Department of Public Works IT Department | Commissioner of the Revenue School Board Abutting Property Owners | Fire Department Economic Dev |
|----|--|---|---------------------------------|



MOTION: ELLIS
SECOND: DEVINE

August 27, 2013
Regular Meeting
Resolution No. 13-73

RE: GRANTING A SPECIAL USE PERMIT TO THOMAS H. MITCHELL TO CONSTRUCT A MIXED-USE BUILDING WITHIN THE 100 YEAR FLOODPLAIN ON PROPERTY LOCATED AT: 108 HANOVER STREET – GPIN 7789-24-0627; 106 HANOVER STREET – GPIN 7789-24-0658; 100 HANOVER STREET – GPIN 7789-24-0697; 0 SOPHIA STREET (ALLEY) – GPIN 7789-24-0673; AND 718 SOPHIA STREET – GPIN 7789-24-1509

ACTION: APPROVED: Ayes: 7; Nays: 0

WHEREAS, the applicant, Thomas H. Mitchell, has applied to this Council for a special use permit to construct a mixed-use building within the 100 year floodplain on property located at 100, 106, and 108 Hanover Street, and 0 and 718 Sophia Street, pursuant to § 78-820 of the Fredericksburg City Code.

WHEREAS, the Council after notice and public hearing, has considered the application in light of (1) its conformity with the City's Comprehensive Plan; (2) the type of proposed structure and use; (3) the location of the proposed structure and use; (4) flood frequency; (5) the nature of flooding and historical flood impacts; (6) access to the site for the proposed land use; (7) nature and extent of proposed fill; (8) the impact of the proposal on the floodplain; and (9) the potential increase in flood damage and risk of human life.

NOW, THEREFORE, BE IT RESOLVED: This Council grants Thomas H. Mitchell a special use permit to construct a mixed-use building within the 100 year floodplain on property located at 100, 106, and 108 Hanover Street, and 0 and 718 Sophia Street in substantial accordance with his application for a special use permit filed on May 1, 2013, as amended in response to comments from the City's Department of Building and Development.

Yotes:

Ayes: Greenlaw, Ellis, Devine, Howe, Kelly, Paolucci, Solley

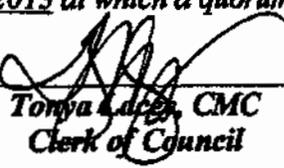
Nays: None

Absent from Vote: None

Absent from Meeting: None

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 13-73 duly adopted at the City Council meeting held August 27, 2013 at which a quorum was present and voted.



Tonya L. Carter, CMC
Clerk of Council



MOTION: DEVINE

**August 27, 2013
Regular Meeting
Resolution No. 13-74**

SECOND: ELLIS

RE: GRANTING A SPECIAL USE PERMIT TO THOMAS H. MITCHELL FOR A MIXED-USE BUILDING WHICH EXCEEDS 4,000 SQUARE FEET IN SITE COVERAGE IN THE COMMERCIAL-DOWNTOWN (C-D) DISTRICT ON PROPERTY LOCATED AT: 108 HANOVER STREET – GPIN 7789-24-0627; 106 HANOVER STREET – GPIN 7789-24-0658; 100 HANOVER STREET – GPIN 7789-24-0697; 0 SOPHIA STREET (ALLEY) – GPIN 7789-24-0673; AND 718 SOPHIA STREET – GPIN 7789-24-1509

ACTION: APPROVED: Ayes: 5; Nays: 2

WHEREAS, the applicant, Thomas H. Mitchell, has applied to this Council for a special use permit to develop a mixed-use building which exceeds 4,000 square feet in site coverage in the Commercial-Downtown District, on property located at 100, 106, and 108 Hanover Street, and 0 and 718 Sophia Street, Fredericksburg, Virginia.

WHEREAS, the Council after notice and public hearing thereon, has considered the application in light of its conformity with the City's Comprehensive Plan, its harmony with the purposes and standards of the zoning district regulations, its compatibility with existing or planned uses of neighboring properties, and whether the proposed special use and related improvements will be designed, sited, landscaped and otherwise configured such that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring or community land and structures, or impair the economic, social or environmental value thereof.

NOW, THEREFORE, BE IT RESOLVED: Based on the above considerations, Council finds: (a) the request as submitted or modified does conform to the City's Comprehensive Plan, or to specific elements of such plan and to official policies adopted pursuant thereto (b) the request is in harmony with the purpose and intent of the zoning district regulations, (c) this request will not have an undue adverse impact on the surrounding neighborhood, in terms of public health, safety or general welfare; and (d) this request is appropriately designed, sited, landscaped and otherwise configured.

This Council grants to Thomas H. Mitchell a special use permit to develop a mixed-use building which exceeds 4,000 square feet in site coverage in the Commercial-Downtown District, on property located at 100, 106, and 108 Hanover Street, and 0 and 718 Sophia Street, in substantial accordance with his application for a special use permit dated May 1, 2013, and in conformance with the conditions for the vacation of the Sophia Street Alley set forth in Ordinance 07-45.

This permit is conditioned upon the landowner conducting a Phase I archaeological survey of the site of the proposed development, and if indicated, a Phase II survey, prior to obtaining a

building permit for the mixed use building. The archaeological survey or surveys shall conform to the "Guidelines for Conducting Historic Resources Survey in Virginia" of the Virginia Department of Historic Resources, dated October 2011.

Votes

Ayes: Greenlaw, Ellis, Devine, Howe, Solley

Nays: Kelly, Paolucci

Absent from vote: None

Absent from meeting: None

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 13-74 duly adopted at the City Council meeting held August 27, 2013 at which a quorum was present and voted.



Tonya Lacey, CMC
Clerk of Council



**CITY OF FREDERICKSBURG, VIRGINIA
NOTIFICATION OF CITY ACTION**

TO: Sophia, LLC
1008 Prince Edward Street
Fredericksburg, Virginia 22401

FROM: Charles Johnston, Director of Planning and Community Development

DATE: August 30, 2013

RE: SE2013-01 – Request for Special Exceptions – Sophia, LLC (One Hanover)

| | |
|--|---|
| Your request for: | |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Subdivision Plat/Plan |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Special Exception Permits |
| <input type="checkbox"/> Change of Non-Conforming Use | |
| has been: | |
| <input checked="" type="checkbox"/> Approved | <input type="checkbox"/> Approved with conditions |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Denied |
| At the August 27, 2013 meeting of the: | |
| <input type="checkbox"/> Planning Commission | <input checked="" type="checkbox"/> City Council |
| Your next step should be: | |
| <input type="checkbox"/> File additional/revised plans as required | |
| <input checked="" type="checkbox"/> Obtain other required permits | |
| <input type="checkbox"/> No further information is required | |

SPECIFICS/CONDITIONS (Continued on reverse, if necessary)

Your request for special exceptions in order to increase the building height from 50 feet to 56 feet; and to increase the floor area ratio from 3.0 to 3.225; to decrease the percentage of the ground floor to be commercial from 100% to 15%; and to increase the maximum residential density to from 36 to 40 units per acre, on property located at 108 Hanover Street, 106 Hanover Street, 100 Hanover Street, 0 Sophia Street (alley) and 718 Sophia Street has been granted. See attached Resolution No. 13-75 for details.

c: Building & Development Services
Department of Public Works
IT Department

Commissioner of the Revenue
School Board
Abutting Property Owners

Fire Department
Economic Dev



MOTION: ELLIS

**August 27, 2013
Regular Meeting
Resolution No. 13-75**

SECOND: HOWE

RE: GRANTING A SPECIAL EXCEPTION TO THOMAS H. MITCHELL FOR CONSTRUCTION OF A MIXED-USE BUILDING WITH A HEIGHT OF 56 FEET, A FLOOR AREA RATIO OF 3.225, A 15% COMMERCIAL GROUND FLOOR, AND A DENSITY OF 40 RESIDENTIAL UNITS PER ACRE ON PROPERTY LOCATED AT: 108 HANOVER STREET – GPIN 7789-24-0627; 106 HANOVER STREET – GPIN 7789-24-0658; 100 HANOVER STREET – GPIN 7789-24-0697; 0 SOPHIA STREET (ALLEY) – GPIN 7789-24-0673; AND 718 SOPHIA STREET – GPIN 7789-24-1509

ACTION: APPROVED: Ayes: 5; Nays: 2

WHEREAS, the applicant, Thomas H. Mitchell, has applied to this Council for a special exception to City Code § 78-515 to:

- a. Increase the building height from 50 feet to 56 feet;
- b. Increase the floor area ratio from 3.0 to 3.225;
- c. Decrease the percentage of the ground floor to be commercial from 100% to 15%; and
- d. Increase the maximum residential density to 40 units per acre.

on property located at 100, 106, and 108 Hanover Street, and 0 and 718 Sophia Street.

WHEREAS, the Council after notice and public hearing thereon, has considered the special exception application in light of its conformity with the City's criteria for the review of special exception applications.

NOW, THEREFORE, BE IT RESOLVED,

1. Council makes the following findings with respect to the special exception application: (a) the proposed use is unique and unlikely of recurrence; (b) the grant of the special exception is consistent with the City's Comprehensive Plan; (c) the special exception is consistent with the goals, purposes and objectives of the City's zoning ordinance; (d) there has been a sufficient period of time for investigation and community planning with respect to the application; (e) the special exception is consistent with the principles of zoning and good zoning practice, including the purposes of the district in which the special exception would be located, existing and planned uses of surrounding land, the characteristics of the property involved, and the adverse impacts of the proposed use; (f) the proposed use or aspect of the development requiring the special exception is special, extraordinary or unusual; and (g) the applicant has demonstrated that its application meets all these criteria.

2. Council grants to Thomas H. Mitchell a special exception to:
- a. Increase the building height from 50 feet to 56 feet;
 - b. Increase the floor area ratio from 3.0 to 3.225;
 - c. Decrease the percentage of the ground floor to be commercial from 100% to 15%; and
 - d. Increase the maximum residential density to 40 units per acre.

on property located at 100, 106, and 108 Hanover Street, and 0 and 718 Sophia Street, in substantial accordance with his application dated May 1, 2013.

Votes

Ayes: Greenlaw, Ellis, Devine, Howe, Solley

Nays: Kelly, Paolucci

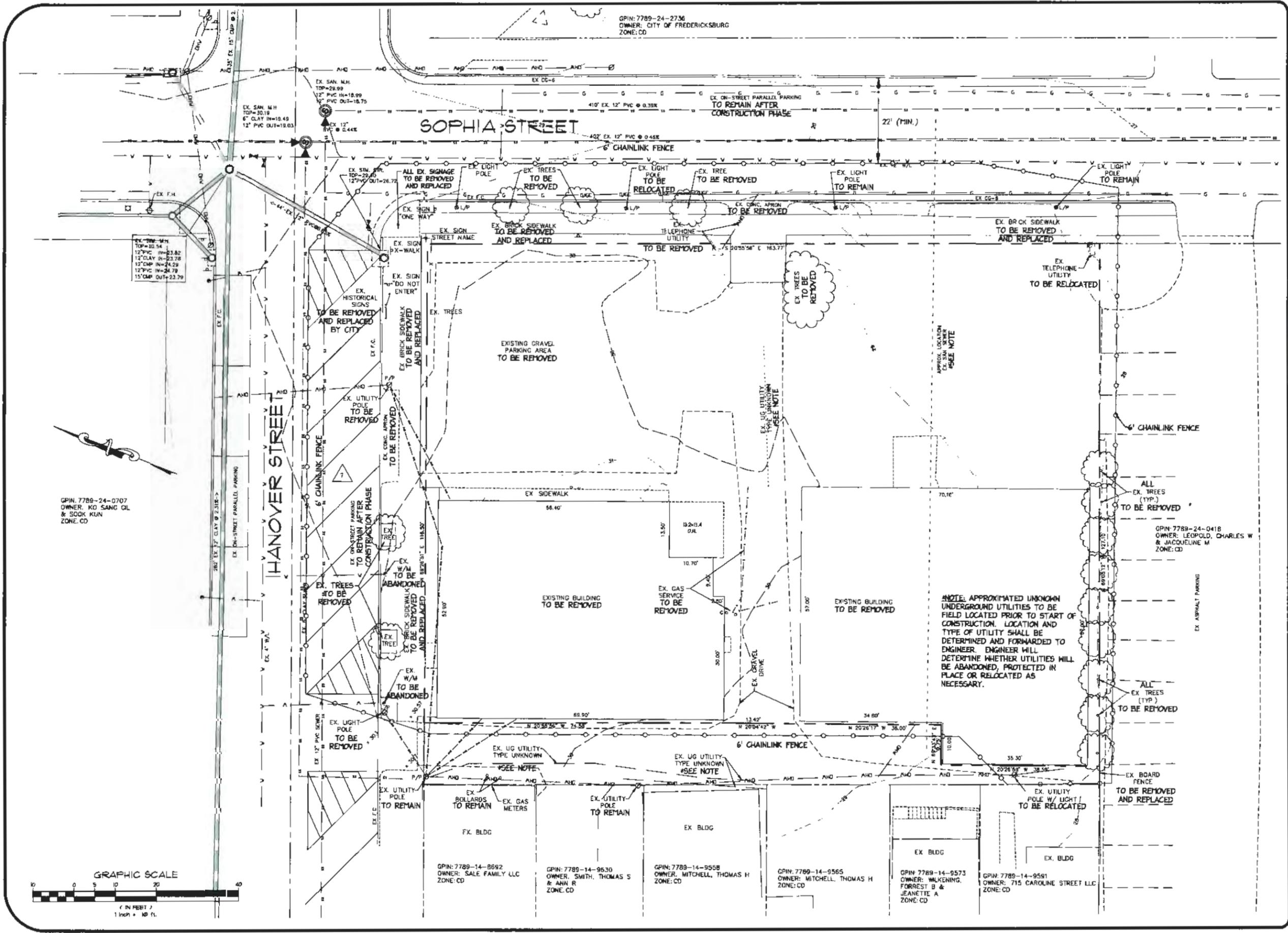
Absent from vote: None

Absent from meeting: None

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 13-75 duly adopted at the City Council meeting held August 27, 2013 at which a quorum was present and voted.


Tonya Lacey, CMC
Clerk of Council

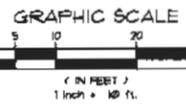


GPIN: 7789-24-0707
 OWNER: KO SANG OIL
 & SOOK KUN
 ZONE: CD

GPIN: 7789-24-2736
 OWNER: CITY OF FREDERICKSBURG
 ZONE: CD

SOPHIA STREET

HANOVER STREET



NOTE: APPROXIMATED UNKNOWN UNDERGROUND UTILITIES TO BE FIELD LOCATED PRIOR TO START OF CONSTRUCTION. LOCATION AND TYPE OF UTILITY SHALL BE DETERMINED AND FORWARDED TO ENGINEER. ENGINEER WILL DETERMINE WHETHER UTILITIES WILL BE ABANDONED, PROTECTED IN PLACE OR RELOCATED AS NECESSARY.

GPIN: 7789-14-8692
 OWNER: SALE FAMILY LLC
 ZONE: CD

GPIN: 7789-14-9630
 OWNER: SMITH, THOMAS S
 & ANN R
 ZONE: CD

GPIN: 7789-14-9558
 OWNER: MITCHELL, THOMAS H
 ZONE: CD

GPIN: 7789-14-9565
 OWNER: MITCHELL, THOMAS H
 ZONE: CD

GPIN: 7789-14-9573
 OWNER: WALKENING,
 FORREST B &
 JEANETTE A
 ZONE: CD

GPIN: 7789-14-9591
 OWNER: 715 CAROLINE STREET LLC
 ZONE: CD

GPIN: 7789-24-0418
 OWNER: LEOPOLD, CHARLES W
 & JACQUELINE M
 ZONE: CD

EXISTING CONDITIONS/DEMOLITION PLAN

ONE HANOVER
 CONDOMINIUMS

CITY OF FREDERICKSBURG, VIRGINIA



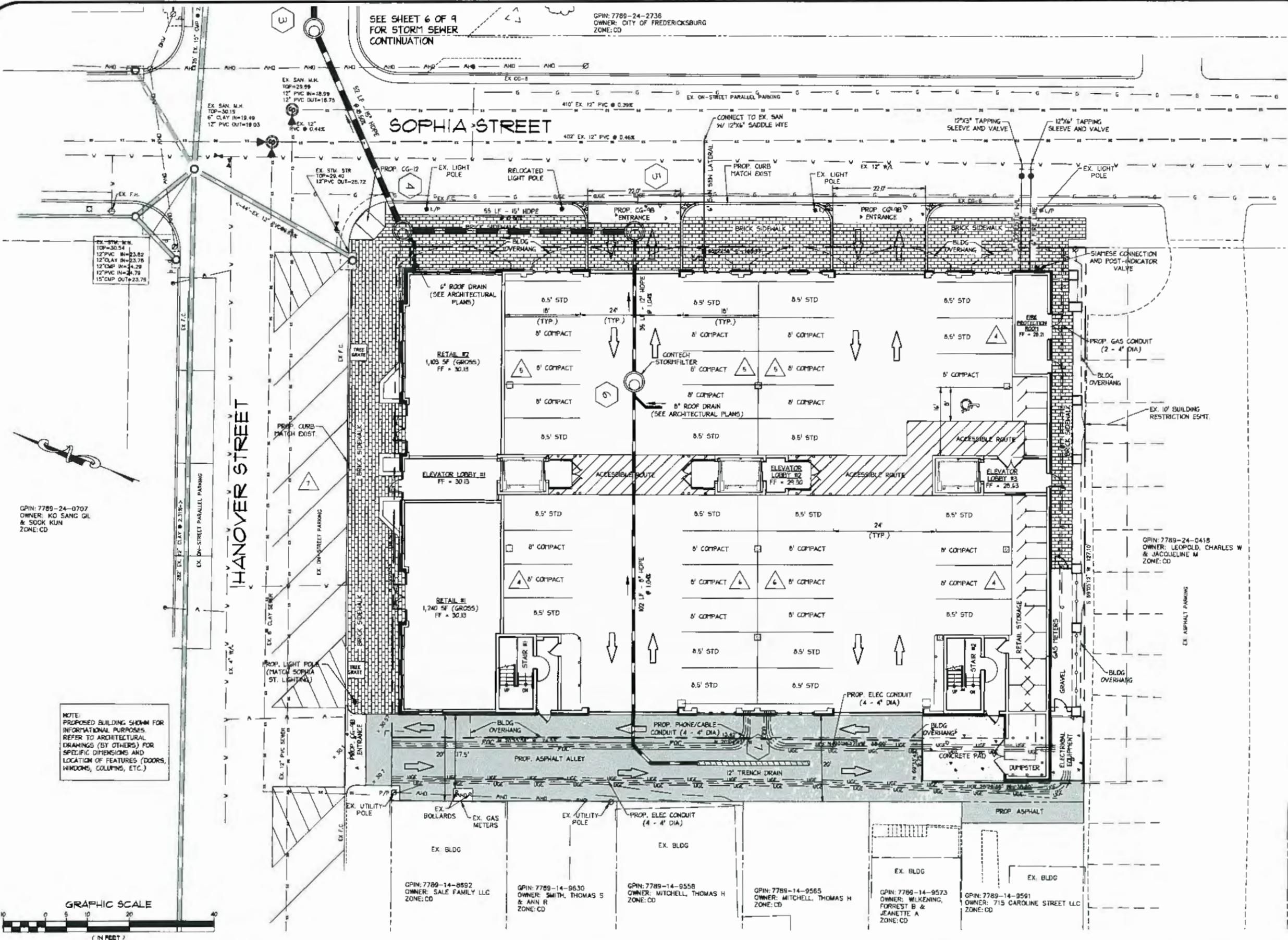
County Plan Number:
 Drawn By: TFP
 Designed By: TFP
 Checked By: RFP
 Date: 04/21/14
 Scale: 1" = 10'
 Sheet: 3 of 9

| REVISION | DATE |
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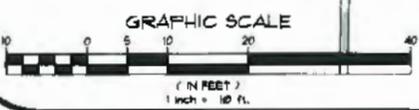
Freeland Engineering, PC
 rfreetan@freelandengineeringpc.com
 10814 Courthouse Road
 Fredericksburg, Virginia 22408
 Phone: 540.858.3092
 Fax: 877.658.7735
 www.freelandengineeringpc.com



SEE SHEET 6 OF 9 FOR STORM SEWER CONTINUATION
 GPIN: 7789-24-2736
 OWNER: CITY OF FREDERICKSBURG
 ZONE: CD

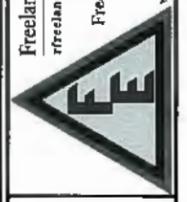


NOTE:
 PROPOSED BUILDING SHOWN FOR INFORMATIONAL PURPOSES REFER TO ARCHITECTURAL DRAWINGS (BY OTHERS) FOR SPECIFIC DIMENSIONS AND LOCATION OF FEATURES (DOORS, WINDOWS, COLUMNS, ETC.)



| REVISION | DATE |
|----------|------|
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| | |
| | |
| | |

Freeland Engineering, PC
 rfreeland@freelandengineering.com
 10814 Courthouse Road
 Fredericksburg, Virginia 22408
 Phone: 540.898.3092
 Fax: 877.658.7735
 www.freelandengineering.com



SITE AND UTILITY PLAN
ONE HANOVER CONDOMINIUMS
 CITY OF FREDERICKSBURG, VIRGINIA



County Plan Number:
 Drawn By: TTP
 Designed By: TTP
 Checked By: RFP
 Date: 04/2/14
 Scale: 1" = 10'
 Sheet: 4 of 9

GPIN: 7789-24-0707
 OWNER: KO SANG KIL & SOOK KUN
 ZONE: CD

GPIN: 7789-24-0418
 OWNER: LEOPOLD, CHARLES W & JACQUELINE M
 ZONE: CD

GPIN: 7789-14-8892
 OWNER: SALE FAMILY LLC
 ZONE: CD

GPIN: 7789-14-9630
 OWNER: SMITH, THOMAS S & ANN R
 ZONE: CD

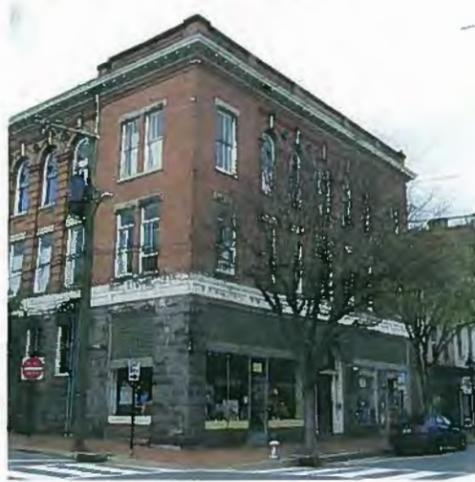
GPIN: 7789-14-9558
 OWNER: MITCHELL, THOMAS H
 ZONE: CD

GPIN: 7789-14-9565
 OWNER: MITCHELL, THOMAS H
 ZONE: CD

GPIN: 7789-14-9573
 OWNER: WILKENING, FORREST B & JEANNETTE A
 ZONE: CD

GPIN: 7789-14-9591
 OWNER: 715 CAROLINE STREET LLC
 ZONE: CD

SITE CONTEXT BUILDINGS



ONE HANOVER CONDOMINIUMS



FOR FREDERICKSBURG ARB USE ONLY. NOT FOR CONSTRUCTION

INSPIRATION PHOTOS
(Charleston, SC)



nbj ARCHITECTURE
A Professional Limited Company
Grove Park Square
11537-B Nuckols Road
Glen Allen, VA 23059
☎ (804) 273-9811 fax: (804) 273-9843

PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA
PC: -

SEPT 27, 2013

REVISIONS

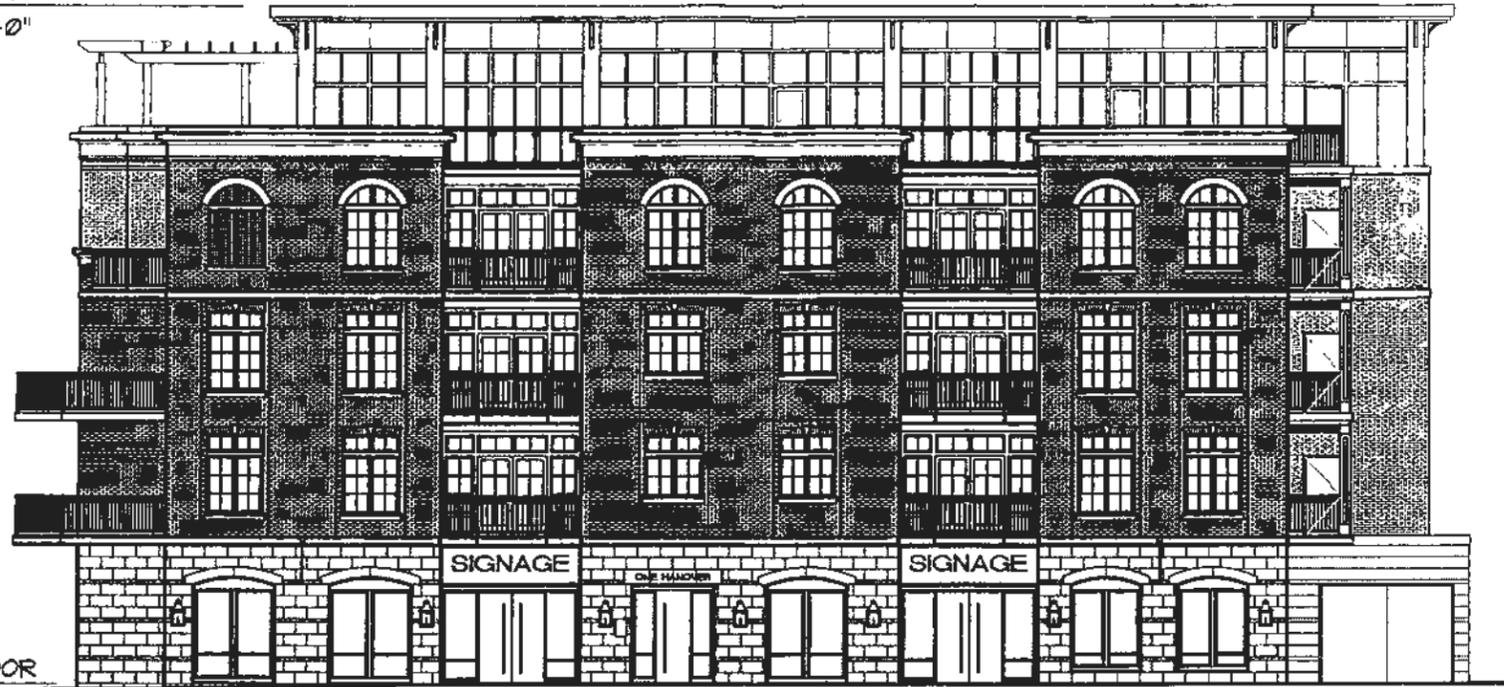
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DWG. NO.

A0

FCSP-ARB.DWG

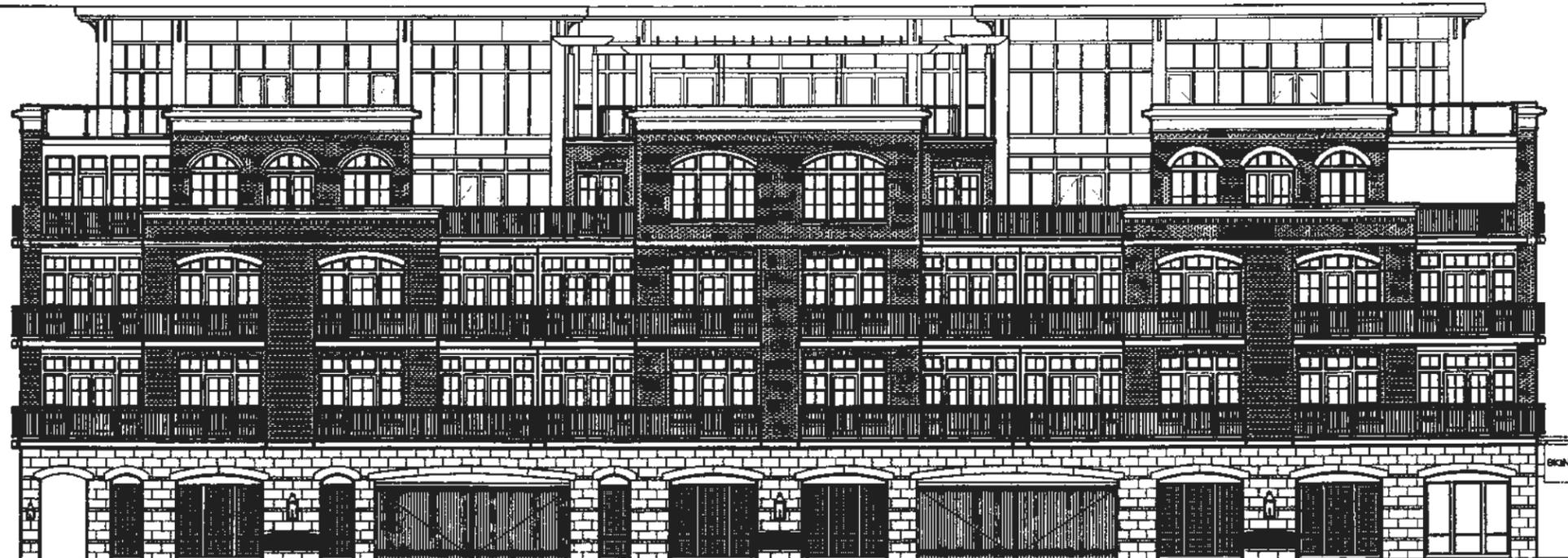
T.O. PARAPET
AFF = 58'-0"



FIRST FLOOR
AFF = 0'-0"

A1 HANOVER STREET ELEVATION
SCALE: 1/16" = 1'-0"

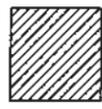
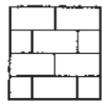
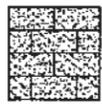
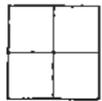
T.O. PARAPET
AFF = 58'-0"



FIRST FLOOR
AFF = 0'-0"

A1 SOPHIA STREET ELEVATION
SCALE: 1/16" = 1'-0"

BASIS OF DESIGN FINISHES

-  FIELD BRICK
CAROLINA CERAMICS
CHERRY SMOOTH
-  FIELD BRICK
CAROLINA CERAMICS
BURGANDY SMOOTH
-  ARRISCRAFT
RENAISSANCE SMOOTH
OAK RIDGE
-  ARRISCRAFT
RENAISSANCE SPLIT
OAK RIDGE
-  METAL PANELS
TO MATCH KAUNEER
MEDIUM BRONZE

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nbj ARCHITECTURE
A Professional Limited Company
Grove Park Square
11537-B Nuckols Road
Glen Allen, VA 23059
(804) 273-9811 fax: (804) 273-9843

PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA

PC: -

ELEVATIONS

SEPT 27, 2013

REVISIONS
NO. DATE

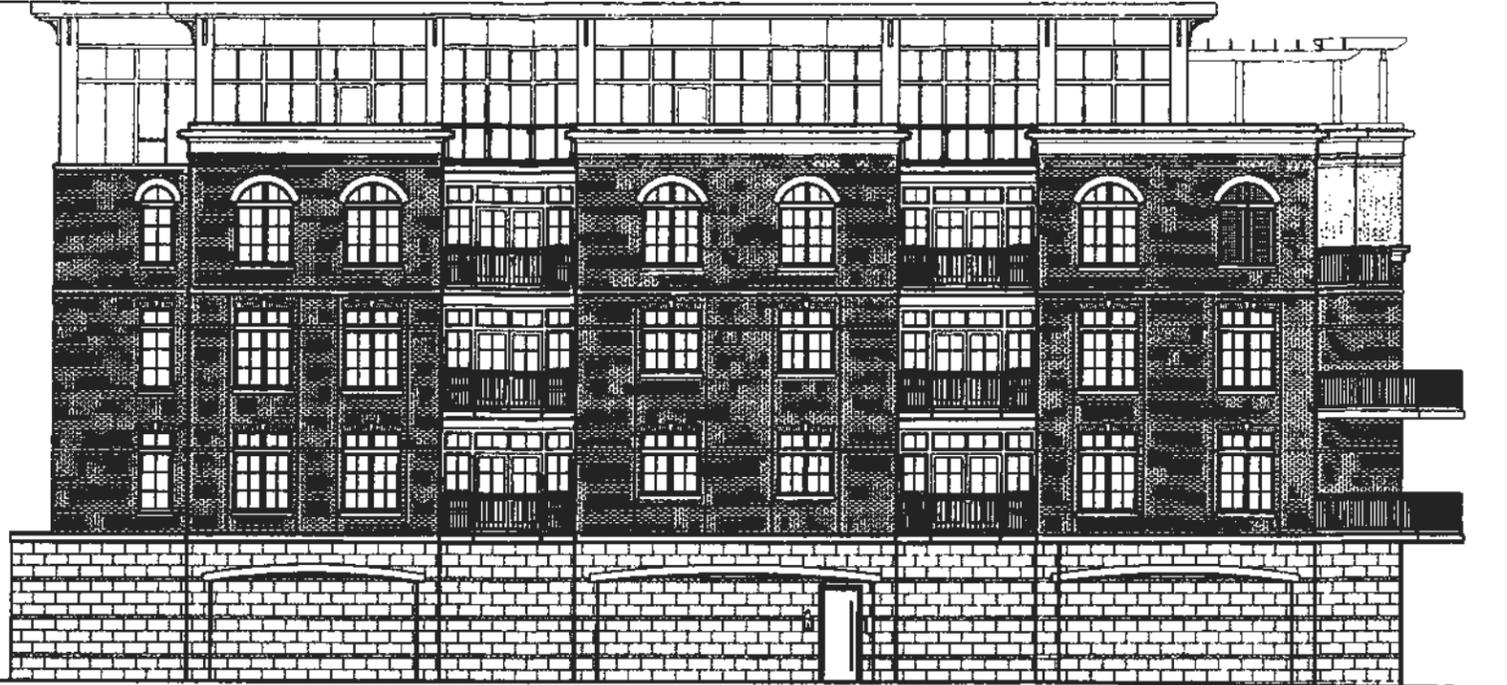
1/16" = 1'-0"

DWG. NO.

A1

FCSP-ARB.DWG

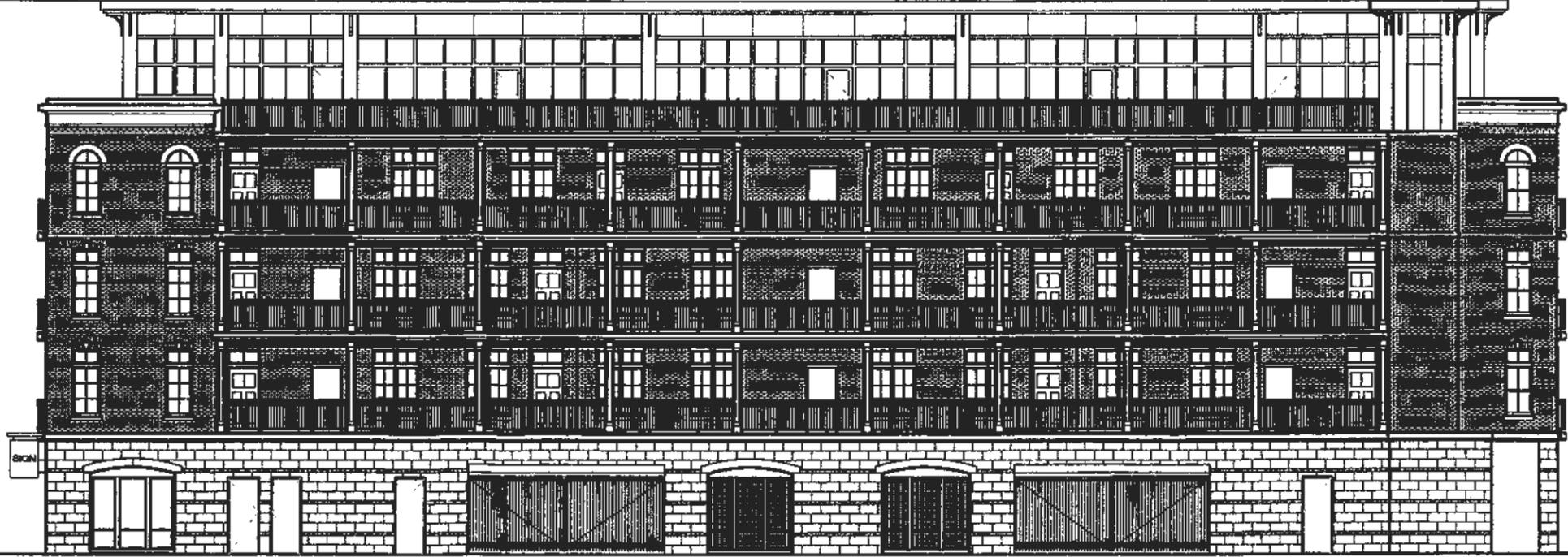
T.O. PARAPET
AFF = 58'-0"



FIRST FLOOR
AFF = 0'-0"

A2 BACK ELEVATION
SCALE: 1/16" = 1'-0"

T.O. PARAPET
AFF = 58'-0"



FIRST FLOOR
AFF = 0'-0"

A2 ALLEY ELEVATION
SCALE: 1/16" = 1'-0"

| BASIS OF DESIGN FINISHES | |
|---|---|
|  | FIELD BRICK CAROLINA CERAMICS CHERRY SMOOTH |
|  | FIELD BRICK CAROLINA CERAMICS BURGANDY SMOOTH |
|  | ARRISCRAFT RENAISSANCE SMOOTH OAK RIDGE |
|  | ARRISCRAFT RENAISSANCE SPLIT OAK RIDGE |
|  | METAL PANELS TO MATCH KAUNEER MEDIUM BRONZE |

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ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA

PC: -

ELEVATIONS

SEPT 27, 2013

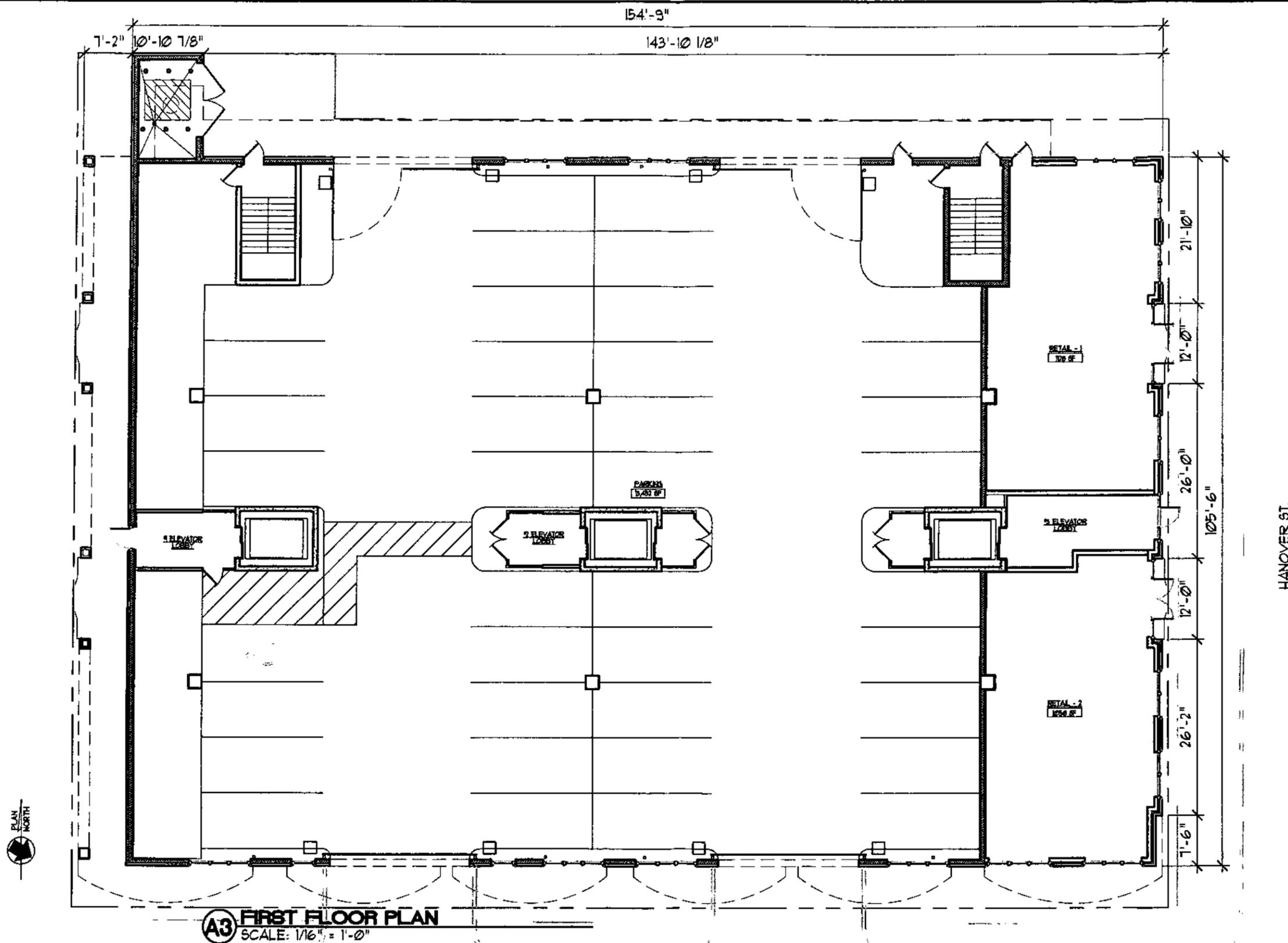
REVISIONS
NO. DATE

1/16" = 1'-0"

DWG. NO.

A2

FCSP-ARB.DWG



A3 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

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HANOVER ST.



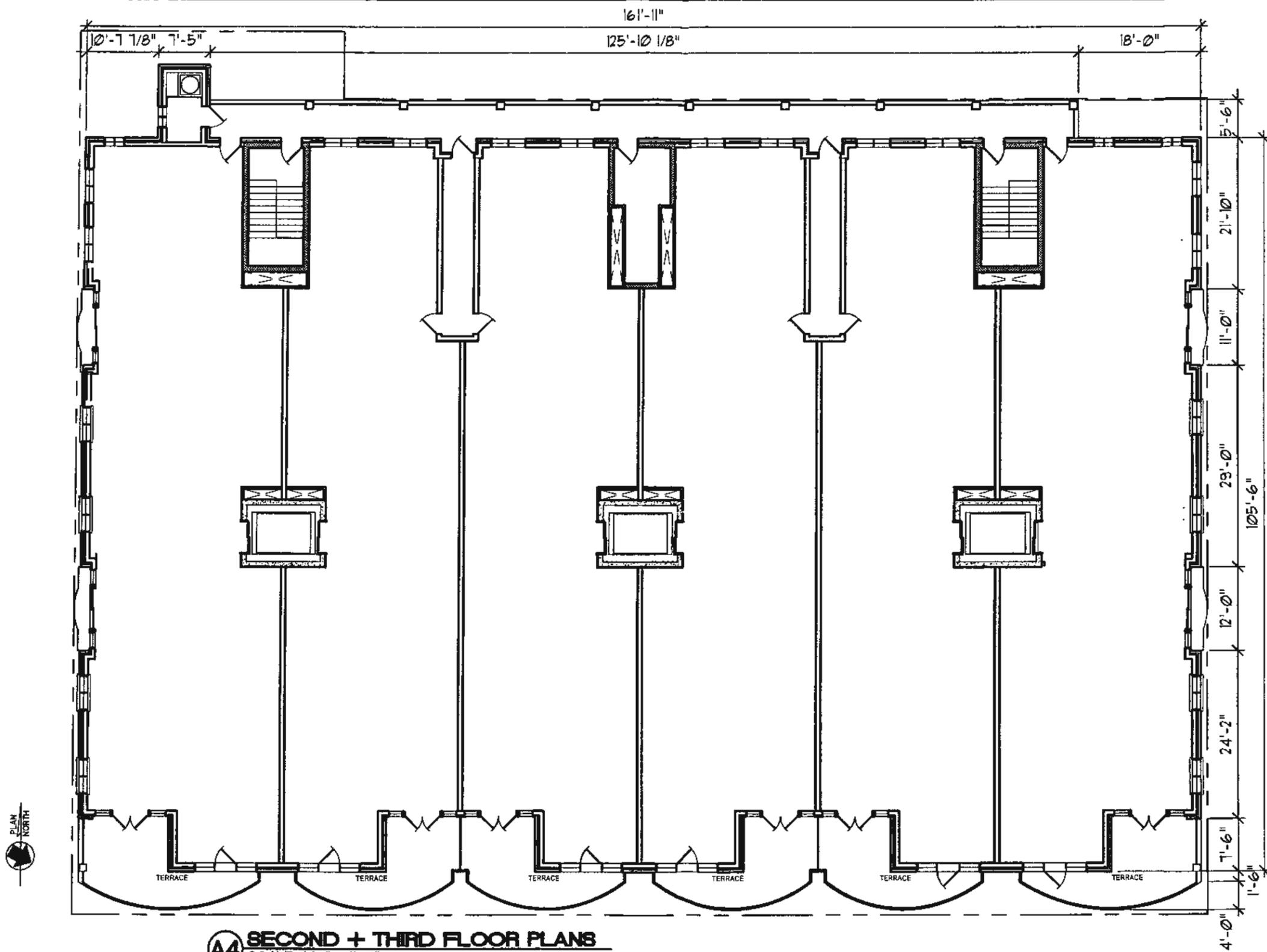
nbj ARCHITECTURE
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PC: -

FIRST FLOOR PLAN

| | |
|---------------|------|
| SEPT 27, 2013 | |
| REVISIONS | |
| NO. | DATE |
| | |
| 1/16" = 1'-0" | |

DWG. NO.
A3
FCSP-ARB.DWG



A4 SECOND + THIRD FLOOR PLANS
 SCALE: 1/16" = 1'-0"

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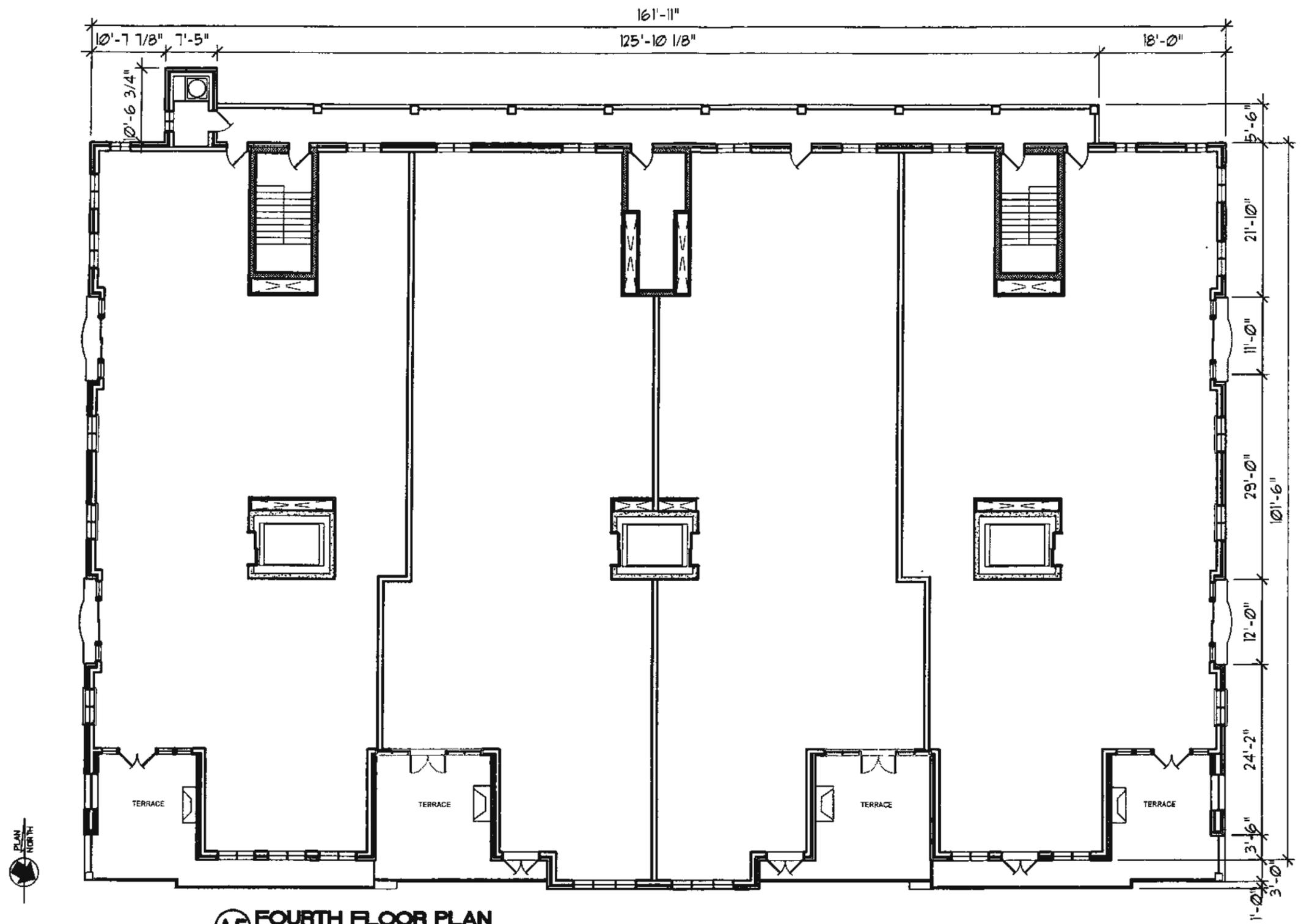
nbj ARCHITECTURE
 A Professional United Company
 Grove Park Square
 11537-B Nuckols Road
 Glen Allen, VA 23059
 ☎ (804) 273-9811 fax: (804) 273-9843

PROJECT:
ONE HANOVER CONDOMINIUMS
 FREDERICKSBURG, VA
 PC: -

**SECOND + THIRD
 FLOOR PLANS**

| | |
|---------------|------|
| SEPT 27, 2013 | |
| REVISIONS | |
| NO. | DATE |
| | |
| 1/16" = 1'-0" | |

DWG. NO.
A4
 FCSP-ARB.DWG



A5 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

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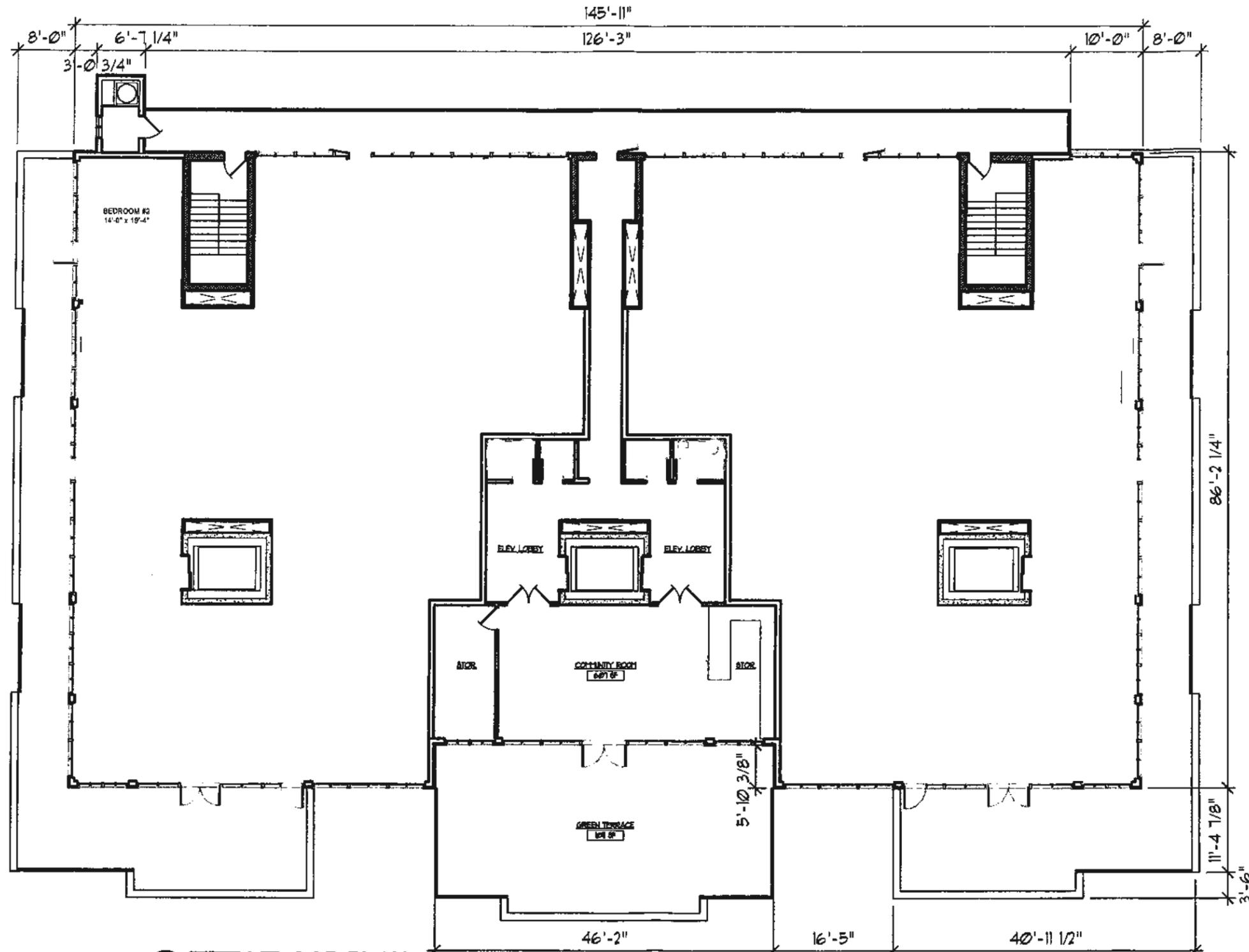
nbj ARCHITECTURE
A Professional Limited Company
Grove Park Square
11537-B Nuckols Road
Glen Allen, VA 23059
(804) 273-9811 fax: (804) 273-9843

PROJECT:
ONE HANOVER CONDOMINIUMS
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PC: -

FOURTH FLOOR PLAN

| | |
|---------------|------|
| SEPT 27, 2013 | |
| REVISIONS | |
| NO. | DATE |
| | |
| 1/16" = 1'-0" | |

DWG. NO.
A5
FCSP-ARB.DWG



A6 FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

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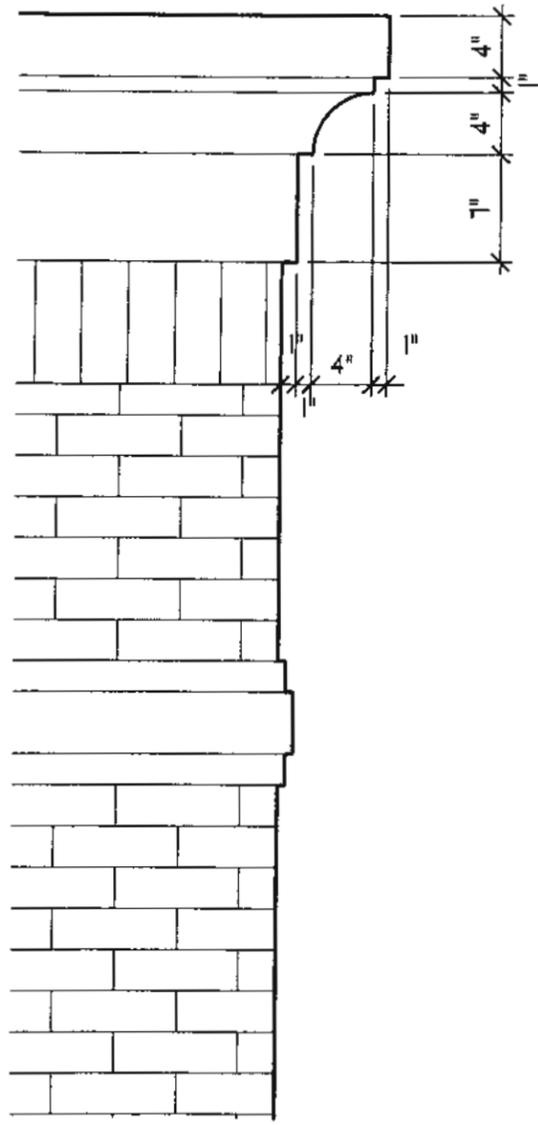
nbj ARCHITECTURE
A Professional Limited Company
Grove Park Square
11537-B Nuckols Road
Glen Allen, VA 23059
(804) 273-9811 fax: (804) 273-9843

PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA
PC: -

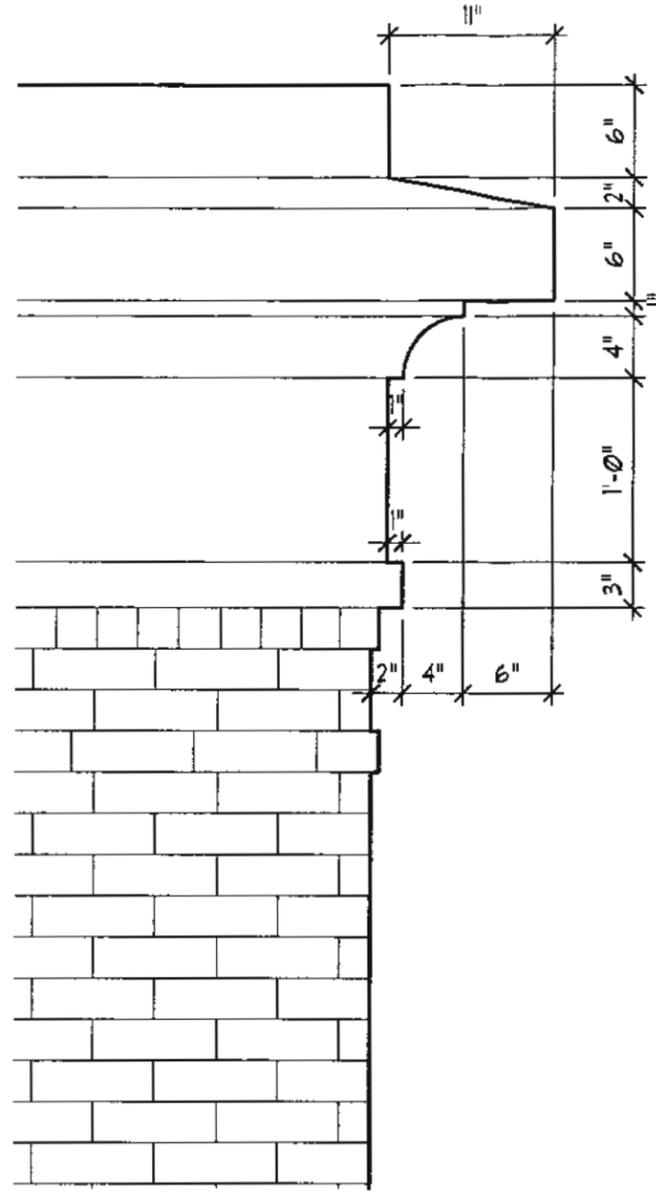
FIFTH FLOOR PLAN

| | |
|---------------|------|
| SEPT 27, 2013 | |
| REVISIONS | |
| NO. | DATE |
| | |
| 1/16" = 1'-0" | |

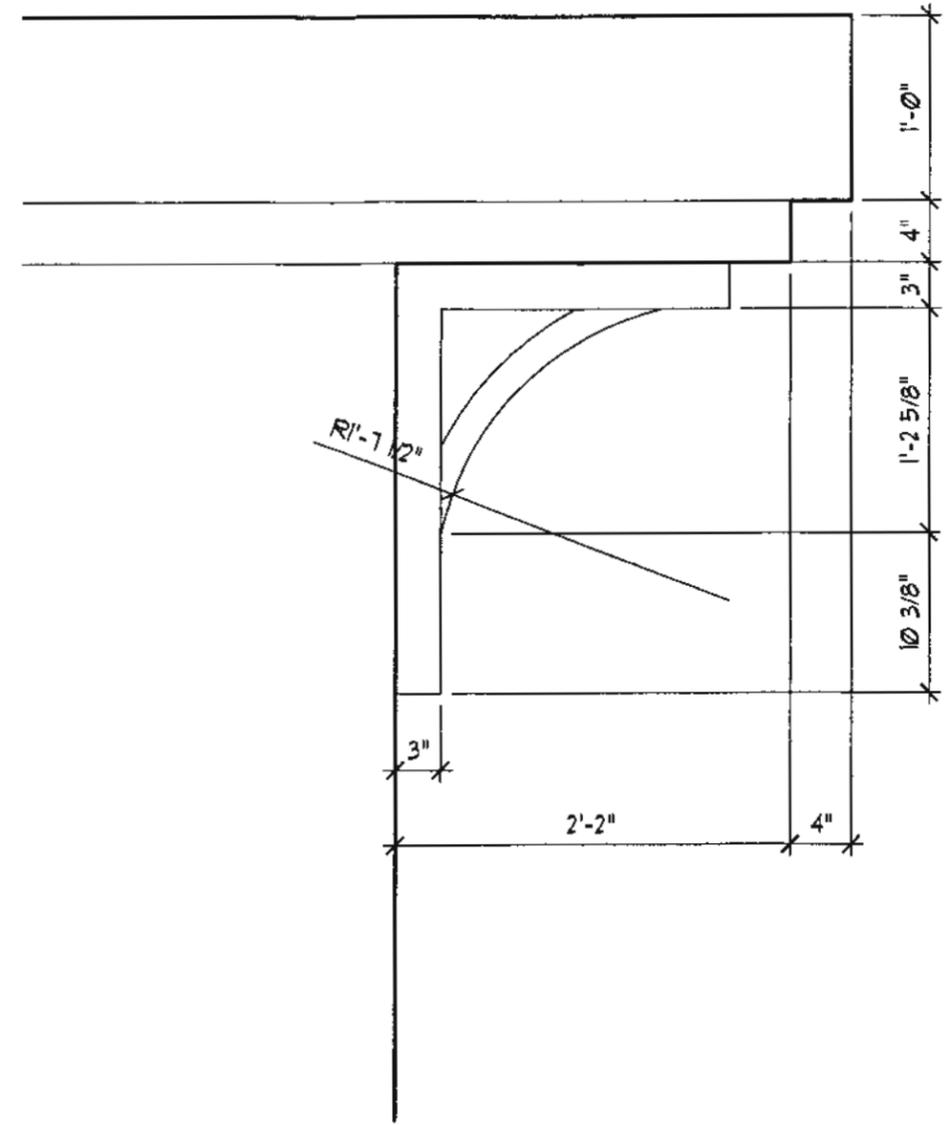
DWG. NO.
A6
FCSP-ARB.DWG



(A)



(B)



(C)

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A7 CORNICE PROFILES

SCALE: 1" = 1'-0"



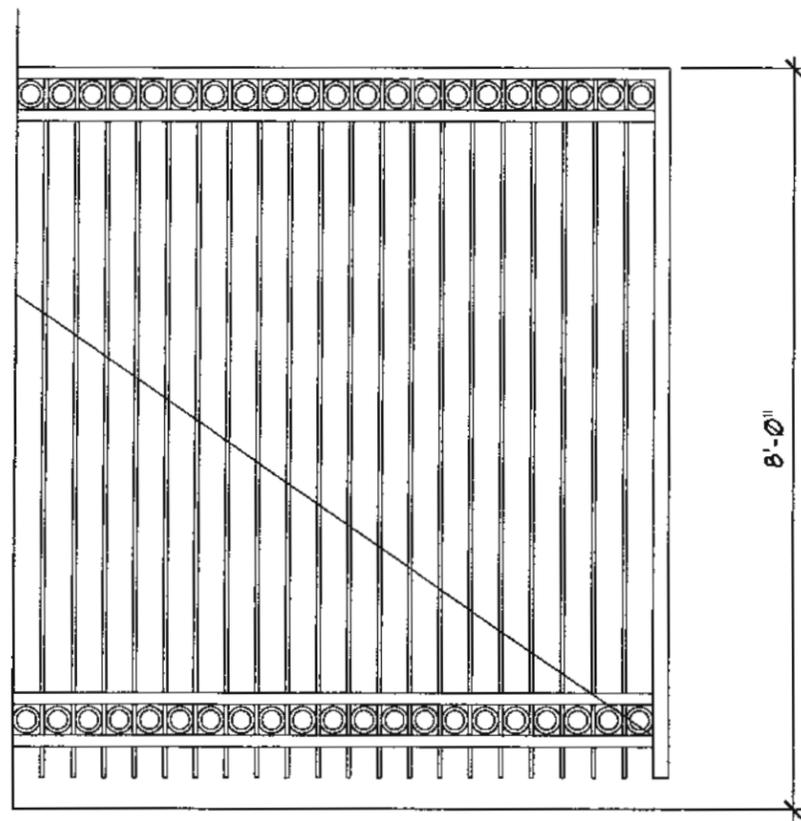
nbj ARCHITECTURE
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PROJECT:
ONE HANOVER CONDOMINIUMS
 FREDERICKSBURG, VA
 PC: -

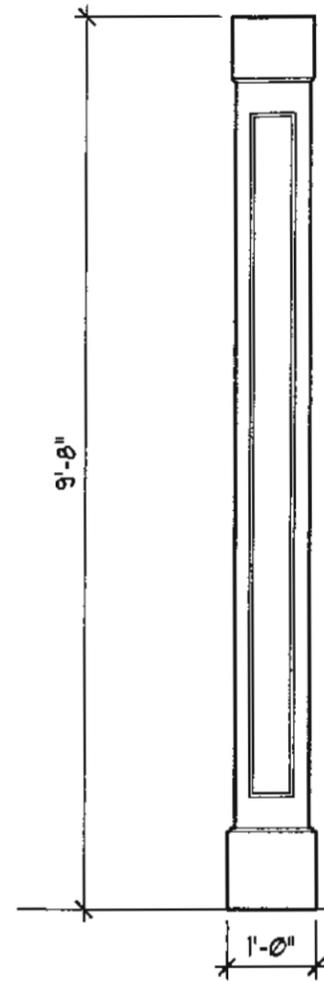
DETAILS

| | |
|---------------|------|
| SEPT 27, 2013 | |
| REVISIONS | |
| NO. | DATE |
| | |
| 1'-1'-0" | |

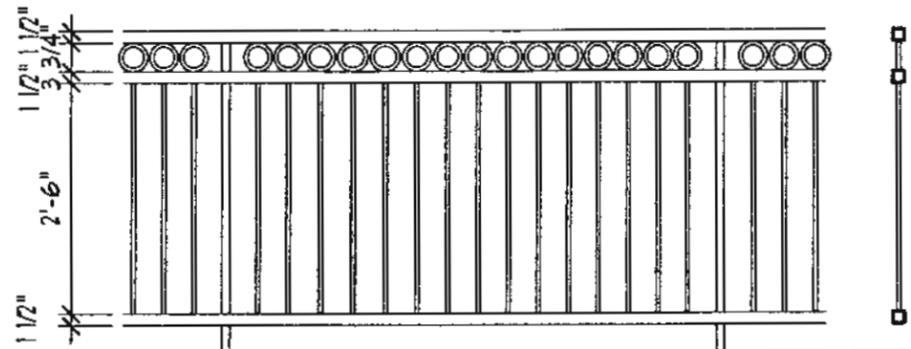
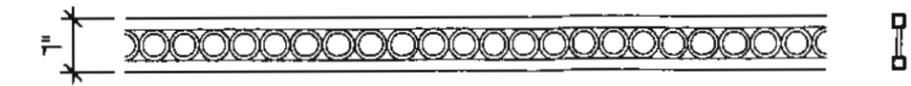
DWG. NO.
A7
 FCSP-ARB.DWG



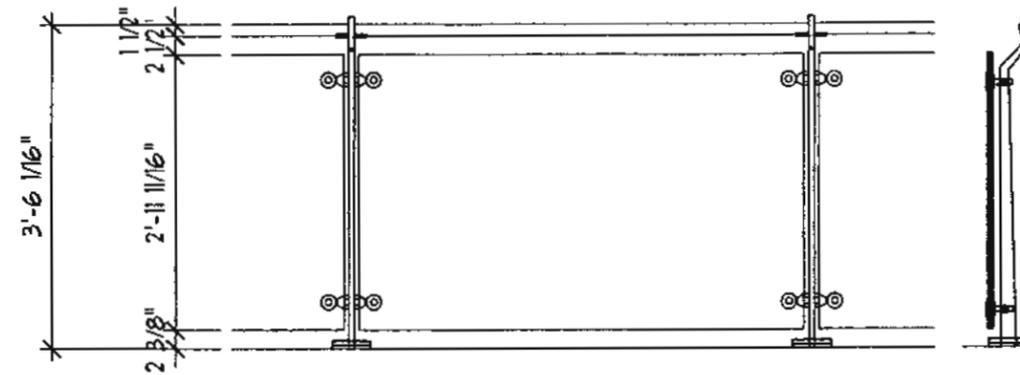
A8 GATE DETAILS
SCALE: 1/2" = 1'-0"



C



B



A

A8 RAILING DETAILS
SCALE: 1/2" = 1'-0"

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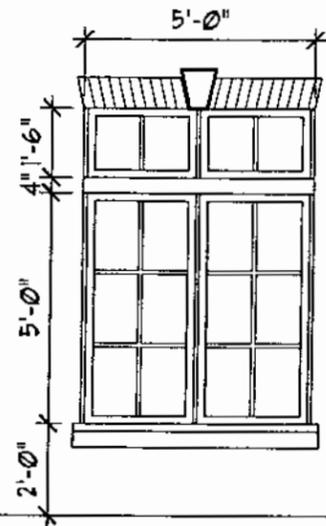
nbj ARCHITECTURE
A Professional Limited Company
Grove Park Square
11537-B Nuckols Road
Glen Allen, VA 23059
(804) 273-9811 fax: (804) 273-9843

PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA
PC: -

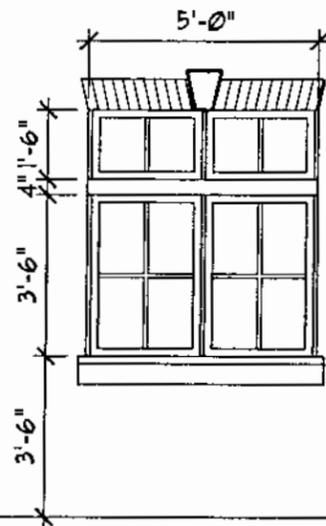
DETAILS

| | |
|---------------|------|
| SEPT 27, 2013 | |
| REVISIONS | |
| NO. | DATE |
| | |
| 1/2"=1'-0" | |

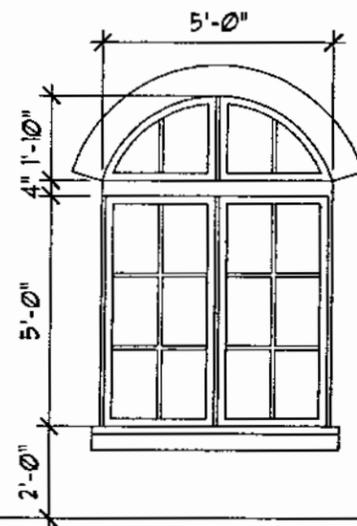
DWG. NO.
A8
FCSP-ARB.DWG



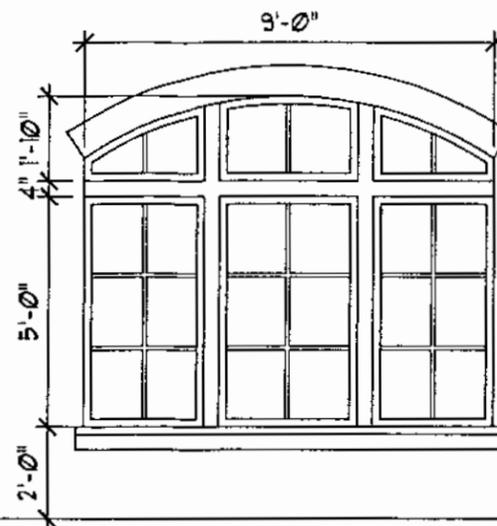
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



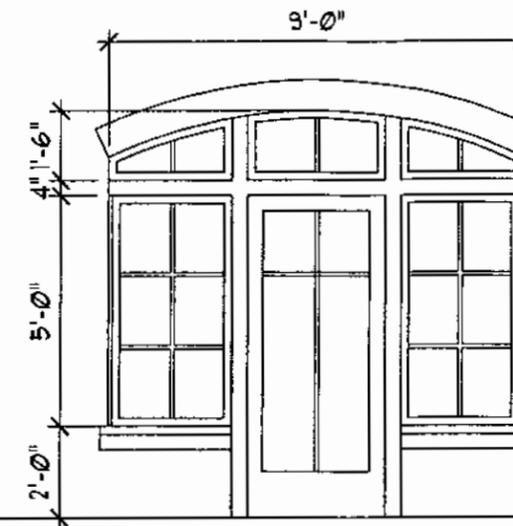
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



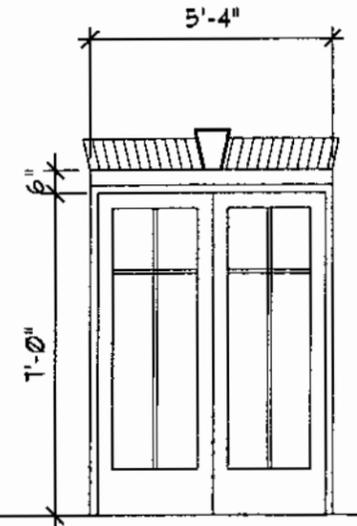
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ANDERSEN WHITE



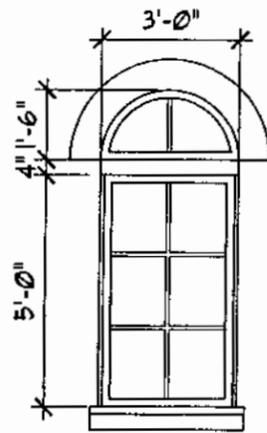
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



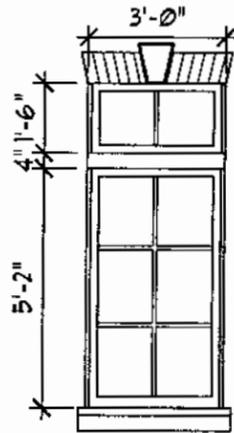
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



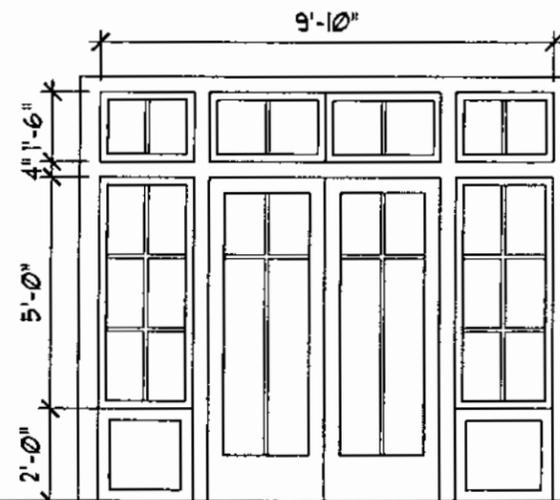
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



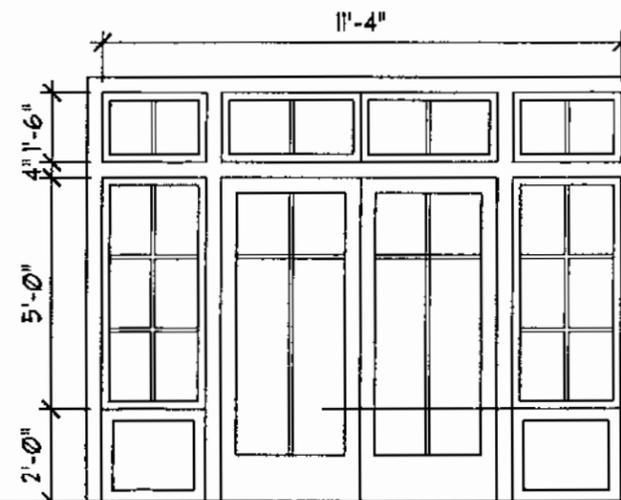
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



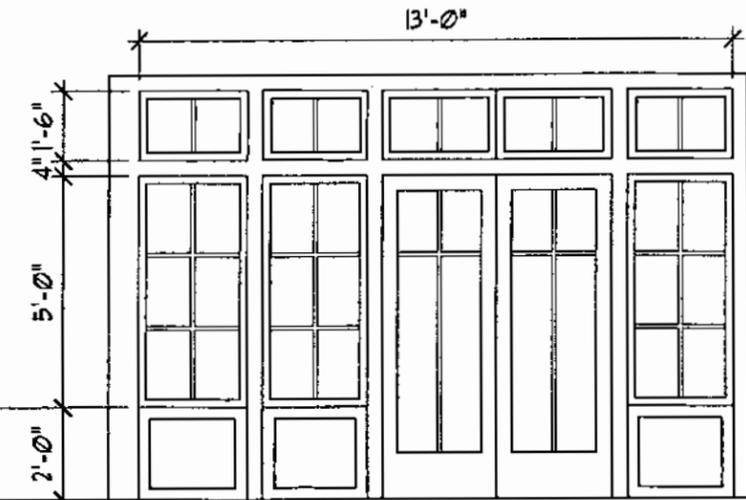
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



BASIS OF DESIGN COLOR:
ANDERSEN TERRATONE



BASIS OF DESIGN COLOR:
ANDERSEN TERRATONE



BASIS OF DESIGN COLOR:
ANDERSEN TERRATONE

A9 WINDOW DETAILS

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

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mbj ARCHITECTURE
A Professional Limited Company
Grove Park Square
11537-B Nuckols Road
Glen Allen, VA 23059
(804) 273-9811 fax: (804) 273-9843

PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA

PC: -

WINDOW DETAILS

SEPT 27, 2013

REVISIONS
NO. DATE

1/2"=1'-0"

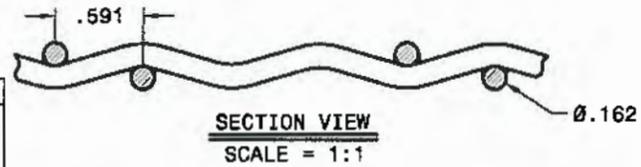
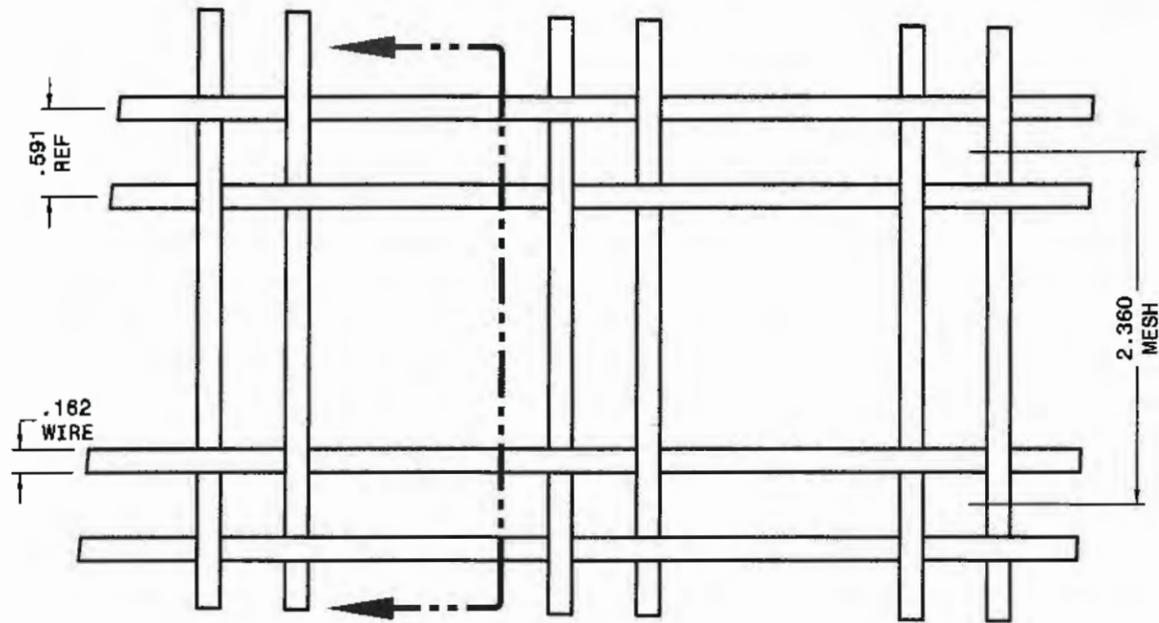
DWG. NO.

A9

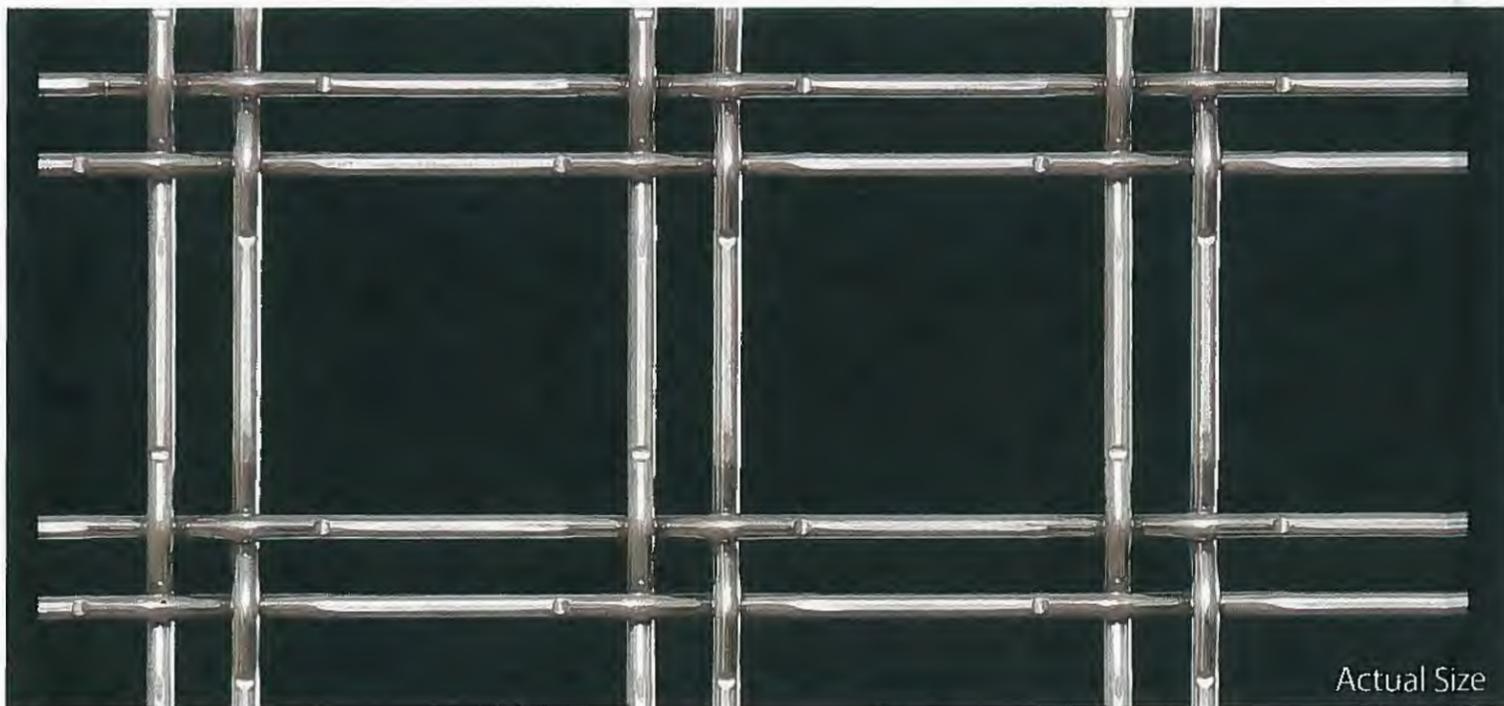
FCSP-ARB.DWG

Woven metal mesh in parking garage openings. (finished to match Medium Bronze storefront frames)

Residential Windows (2nd - 4th Floor) - Marvin and Anderson Basis of Design



| McNICHOLS Quality Wire Mesh Specs | |
|-----------------------------------|------------------------|
| 1. Wire Type: | McNICHOLS Techna™ 3150 |
| 2. Wire Centers or Opening: | 2.360" Mesh |
| 3. Wire Diameter: | .162" |



Actual Size



Aluminum Clad Wood (Marvin)
or Fibrex Wood Composite
(Anderson) exterior finish



simulated divided lites

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mbj ARCHITECTURE
A Professional Limited Company
Grove Park Square
11537-B Nuckols Road
Glen Allen, VA 23059
(804) 273-9811 fax: (804) 273-9843

PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA
PC: -

**BASIS OF DESIGN
SELECTIONS**

| | |
|---------------|------|
| SEPT 27, 2013 | |
| REVISIONS | |
| NO. | DATE |
| | |
| | |

DWG. NO.

A10

FCSP-ARB.DWG

Basis of design park benches - Finish color to match Medium Bronze storefront finish



Basis of design exterior lighting- Finish color to match Medium Bronze storefront finish



Product Details

Materials: Manufactured with 20oz, Non-Corrosive Copper
 Finish: Aged Copper Appearance - No Clear Coat is Applied
 Lead Time: Approximately 3-4 Weeks
 Mounting: Standard Wall Mount is 6" x 5" and Designed to Mount Into Standard 4" Exterior Junction Box
 UL/CSA Approved
 Note: Please Call for Individual Specification Sheets or Mounting Options
 No Returns Accepted On This Product

Lantern Sizes

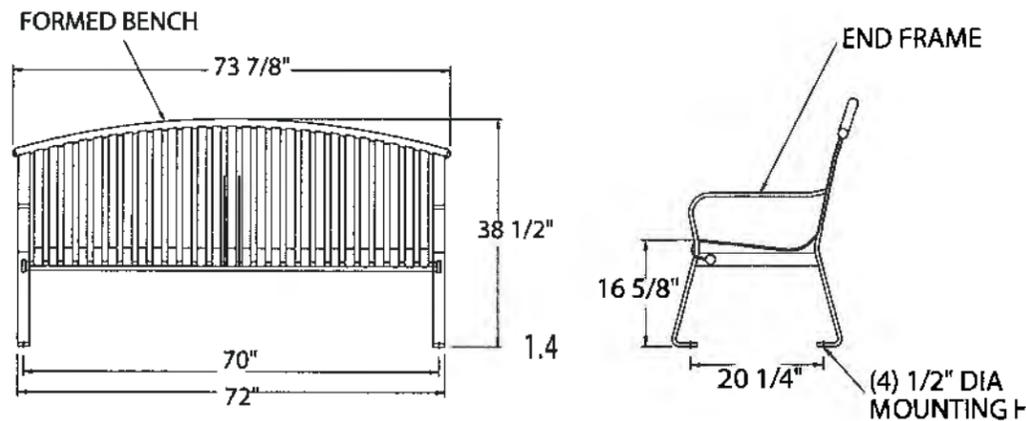
Small Size: H 19 3/4" x W 9 1/2" with 11 1/4" Depth
 Medium Size: H 26 1/4" x W 13 1/2" with 15 1/2" Depth
 Large Size: H 32 1/4" x W 13 3/4" with 15 3/4" Depth

Gas and Electric Information

Small Lantern: Gas: Single Burner | Electric: 2-60W Candles
 Medium Lantern: Gas: Single Burner | Electric: 3-60W Candles
 Large Lantern: Gas: Single Burner | Electric: 3-60W Candles

Metal-ArmorSM Coated Steel Park Bench w/ Center Arm

- ANCHOR DETAIL
 To install Rawl-BoltSM one piece heavy duty anchors, follow simple instructions below:
1. With fixtures in place, drill hole of same nominal diameter as the Rawl-BoltSM.
 2. Remove tag from assembled anchor. Insert anchor through hole in fixture.
 3. Tap Rawl-BoltSM into hole until washer and bolt head are seated against fixture.
 4. Tighten with wrench.



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nbj ARCHITECTURE
 A Professional Limited Company
 Grove Park Square
 11537-B Nuckols Road
 Glen Allen, VA 23059
 ☎ (804) 273-9811 fax: (804) 273-9843

PROJECT:
ONE HANOVER CONDOMINIUMS
 FREDERICKSBURG, VA
 PC: -

BASIS OF DESIGN SELECTIONS

| | |
|---------------|------|
| SEPT 27, 2013 | |
| REVISIONS | |
| NO. | DATE |
| | |

DWG. NO.
A11
 FCSP-ARB.DWG



TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner *EFN*
DATE: March 4, 2016
RE: **Other Business for meeting of 14 March 2016**

The following information is provided for items under Other Business. Additional information for some of them will be made available at the March 14 meeting:

1. Transmittal of Planning Commission agenda – The PC has no meeting planned for March.
2. Informal review – 1107 Princess Anne Street
 - Charles Aquino will be on hand to discuss a proposed rear addition and other alterations.
3. Informal review – 201 William Street
 - A potential tenant for the old Cards and Cones storefront is considering façade improvements. Different options will be available for discussion.
 - A set of preliminary drawings is attached.
4. Informal review – 106 George Street
 - The tenant would like to discuss painting a mural on the rear wall that faces Sophia Street. The Board's policy is to avoid painting bricks, but this is a secondary elevation, with bricks that are different from the bricks facing George Street, and there is historic precedent for painting images on brick walls. The tenant would like to have this discussion before considering alternatives.
 - A photo of this building is attached.
5. Training opportunities
 - The Virginia Department of Historic Resources has scheduled a series of workshops for architectural review boards. Advance sign up is necessary.
 - Schedule is attached.

VIRGINIA MAIN STREET: This community is a designated Virginia Main Street Community and as such these drawings are provided at no charge to the property owner. The Virginia Main Street program is sponsored through the Virginia Department of Housing and Community Development.

SCHEMATIC DESIGN: This drawing is conceptual and is not a working drawing for construction. The notes are intended as guidelines for rehabilitation. Any changes to the conceptual design should be reviewed and approved by the Main Street Designer and the local Program Manager. Some aspects of the design may require further drawings prior to construction. Field check any dimensions shown on this drawing. It is the responsibility of the owner and contractor to acquire additional technical or professional assistance as needed before or during construction.

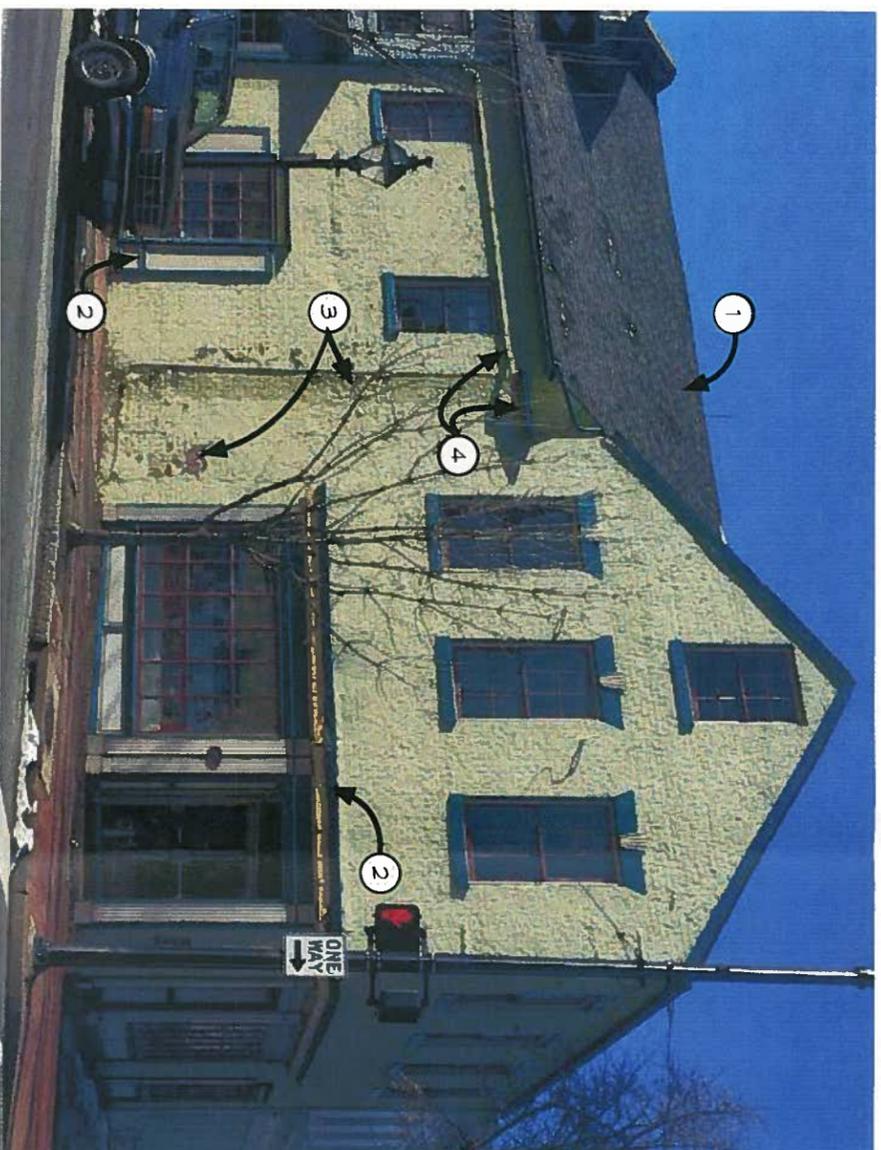
ADA GUIDELINES: Ensure that all entrances meet the ADA Guidelines. It is the owner's responsibility to ensure that the entire building meets the ADA Guidelines. While change-of-use will not activate ADA, alterations to the space will. In addition, barriers must be removed when readily achievable.

SIGNS: Verify compliance of sign size, mounting, and location with municipality's sign ordinance prior to manufacturer and/or purchase. All efforts were made to comply with all information provided by owner and owner representative at the time of this drawing.

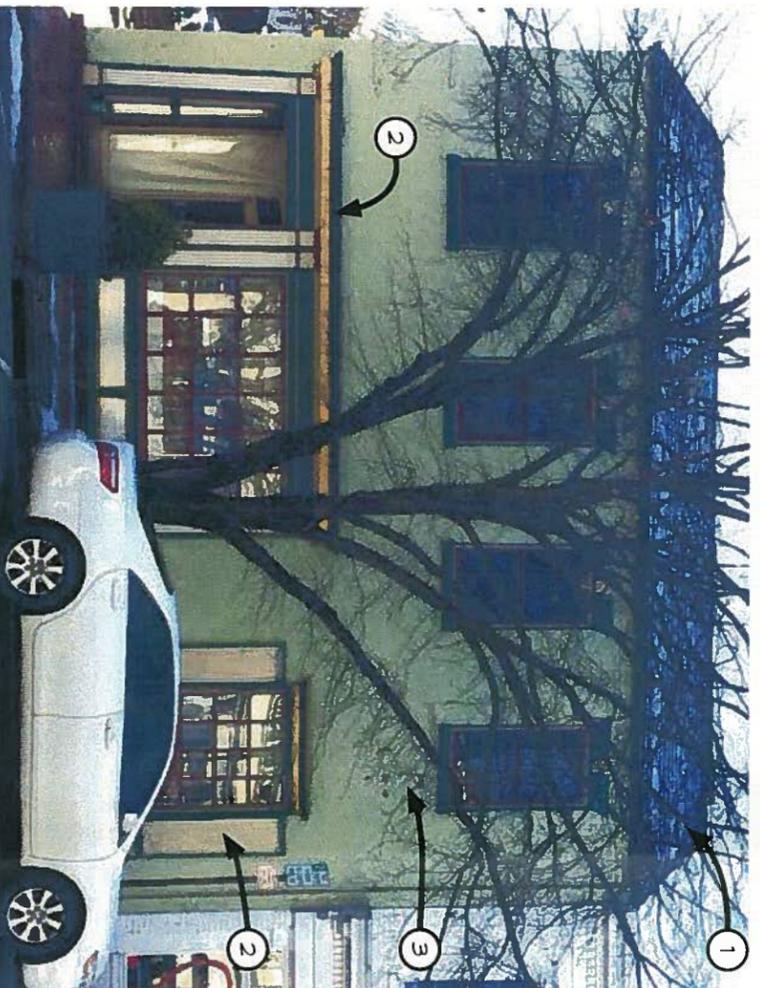
PAINT AND AWNINGS: If new paint colors and awnings are shown for this building, they will be specified on a separate Colors and Materials Chart. Paint colors can be matched to paint brand of the owner's choice as long as the color is the same and a high quality paint is chosen. If an exact color match is not possible, please contact the Virginia Main Street Designer for assistance in choosing new colors. See the back of the Colors and Materials Chart for paint specifications.

REHABILITATION GUIDELINES: For information on materials and methods used for rehabilitating historic buildings, see the Design Manual located at the office of the local Main Street Program Manager. Questions regarding rehabilitation methods should be addressed to the Virginia Main Street Architect.

STATE AND FEDERAL HISTORIC TAX CREDIT PROJECTS: If a project will be submitted for rehabilitation tax credits, submit all required forms and secure any and all approval from state and federal agencies for proposed work prior to beginning any construction. Contact the Virginia Department of Historic Resources (VDHR) for more information.



WILLIAMS STREET FACADE



CAROLINE STREET FACADE

KEYNOTES:

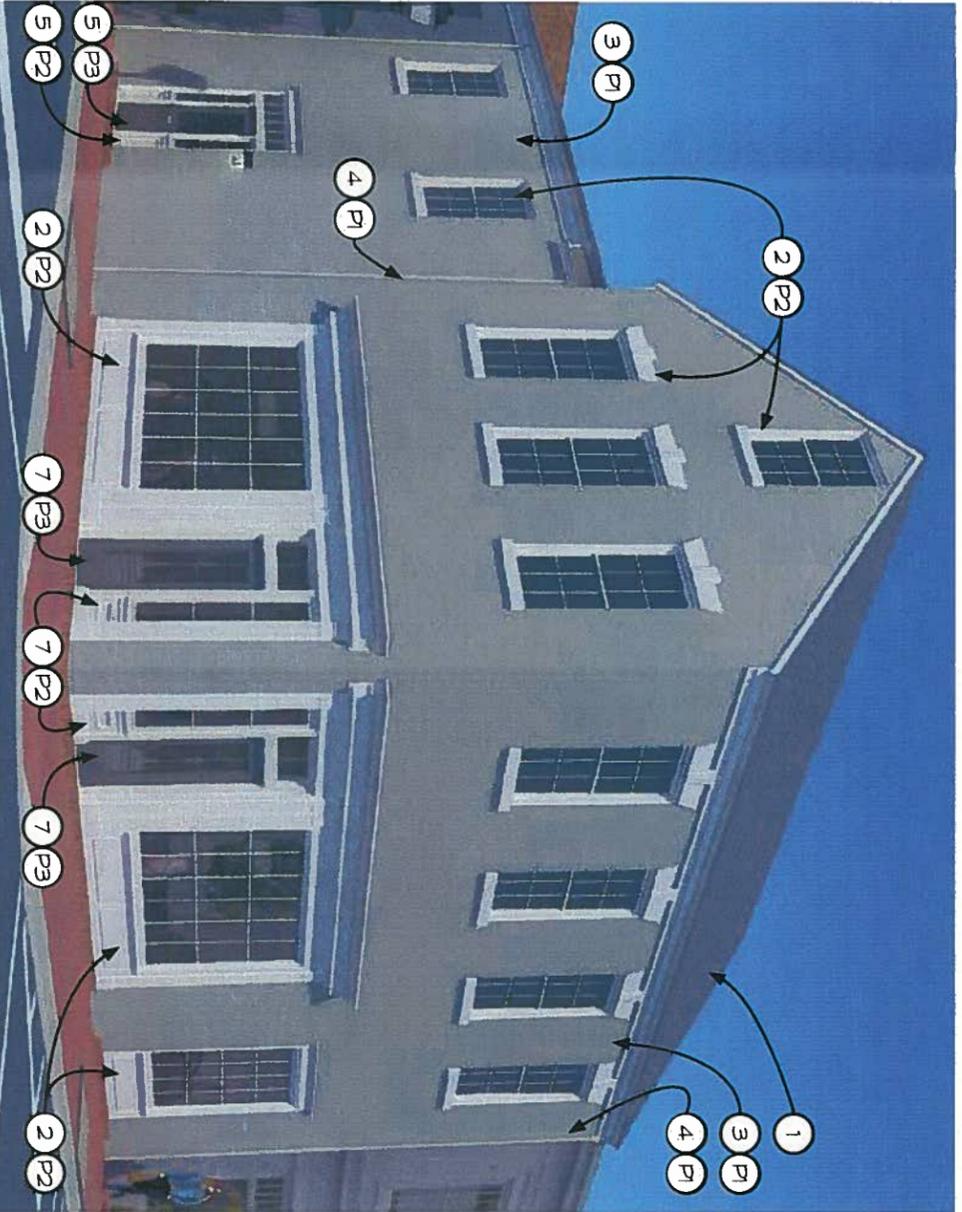
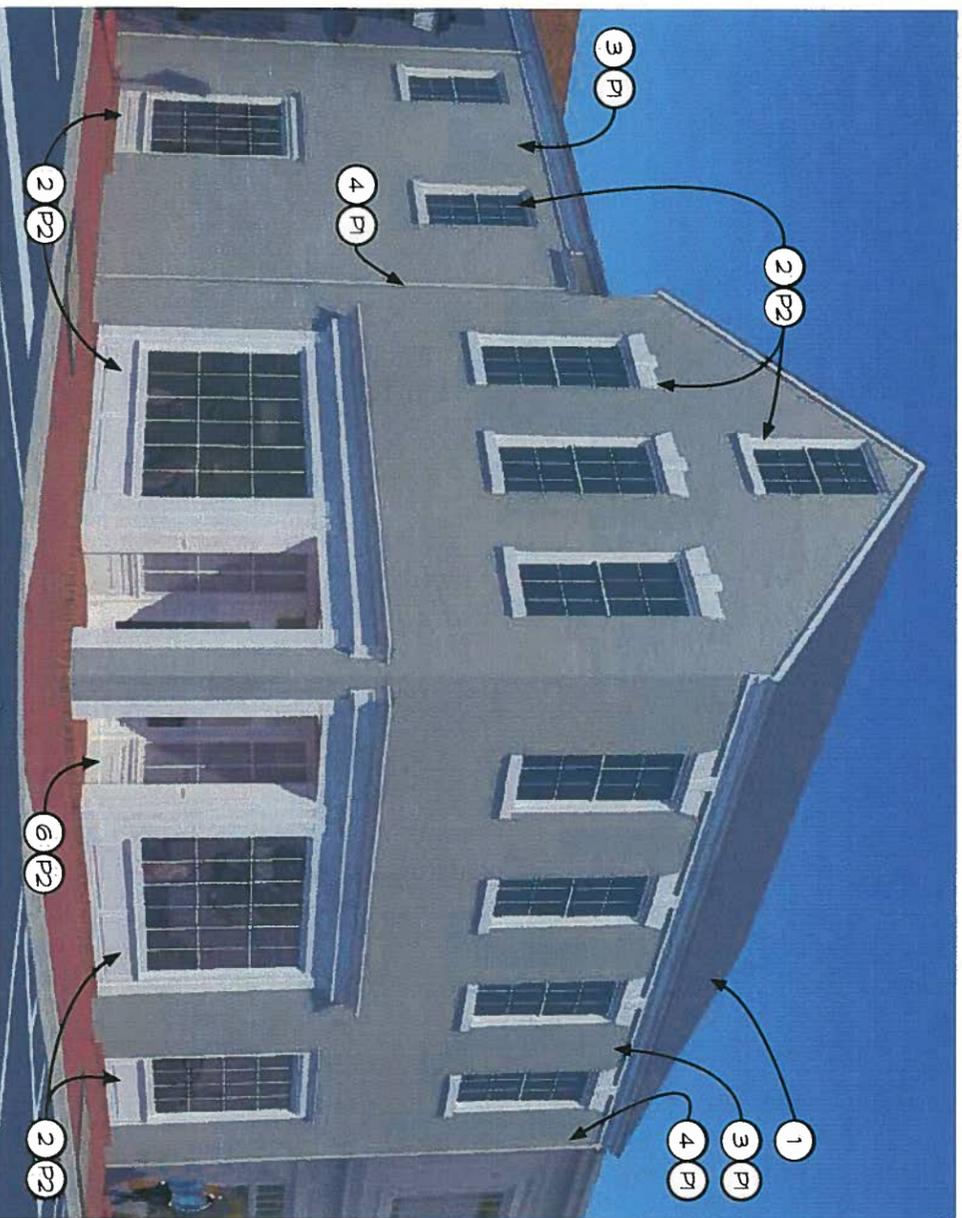
*See attached Materials and Maintenance Checklist for more information.

1. Consider repair and patching of slate roof prior to complete replacement with synthetic slate roof shingle. If roof is deemed beyond repair, contact VM5 architect for synthetic slate sources that have been accepted in other historic districts in Virginia. Ensure approval of substitute by your municipality prior to purchase of material.
2. Remove wood shutters. Repair or replace wood trim on first floor storefronts and windows. Prime and paint all trim.
3. Scrape loose paint from existing masonry. Patch and repaint to match existing. Ensure mortar is suitable for early 19th c. brick masonry. Prime and paint.
4. Replace and re-route gutters and downspouts. Paint downspouts to match wall color, and paint gutters to match trim color.
5. Replace wood window with new wood entry door, sidelights and transom to fit opening. Prime and paint. See 203 Williams St. Facade on Sheet A.4.
6. Install new wood recessed entry (3'-0" door) and sidelights using existing entry footprint. Prime and paint. See New Recessed Entry Detail on Sheet A.4.
7. Install new wood entry (3'-0" door) and sidelight to fit opening and enclose recessed entry. Egress doors are shown with in-swing, so ensure occupancy of building allows for in-swing entry doors for egress. If municipal code and occupancy require out-swinging doors, new in-fill doors to create airlock may not be possible.
8. Install new wood windows on first floor adjacent to entry.
9. Install new fabric awnings with loose 6" deep valances and open corners to allow valances to move freely. Tightly fit frame between pilasters and under cornice overhang on 201 Williams St. building. If awning desired on 203 Williams St. building, tightly fit frame under



CAROLINE STREET LOWER WINDOW

| | | | |
|--|---|---|---|
|  <p>FRAZIER ASSOCIATES ARCHITECTURE • COMMUNITY DESIGN • MAINTENANCE 213 NORTH AUGUSTA STREET, SUITE 101, VA 23101 PHONE 540.885.5720 FAX 540.885.8829 www.frazierassociates.com</p> |  |  | <p>201-203 Williams Street Fredericksburg, Virginia</p> |
| <p>02/23/2016 86002.D.52</p> | <p>A.1 SHEET 1 OF 6</p> | | |



**REPAIR, PAINTING & NEW RECESSED ENTRY-
WILLIAMS & CAROLINE ST. FACADES**

**NEW 203 WILLIAMS ENTRY & 201 ENTRY ENCLOSED-
WILLIAMS & CAROLINE ST. FACADES**

KEYNOTES:

****See attached Materials and Maintenance Checklist for more information.**

1. Consider repair and patching of slate roof prior to complete replacement with synthetic slate roof shingle. If roof is deemed beyond repair, contact VHS architect for synthetic slate sources that have been accepted in other historic districts in Virginia. Ensure approval of substitute by your municipality prior to purchase of material.
2. ***Remove wood shutters. Repair or replace wood trim on first floor storefronts and windows. Prime and paint all trim.
3. ***Scrape loose paint from existing masonry. Patch and repaint to match existing. Ensure mortar is suitable for early 19th c. brick masonry. Prime and paint.
4. Replace and re-route gutters and downspouts. Paint downspouts to match wall color, and paint gutters to match trim color.
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8. Install new wood windows on first floor adjacent to entry.
9. Install new fabric awnings with loose 6" deep valances and open corners to allow valances to move freely. Tightly fit frame between pilasters and under cornice overhang on 201 Williams St. building. If awning desired on 203 Williams St. building, tightly fit frame under cornice trim and on either side of sidelight frame.

COLOR & MATERIALS CHART

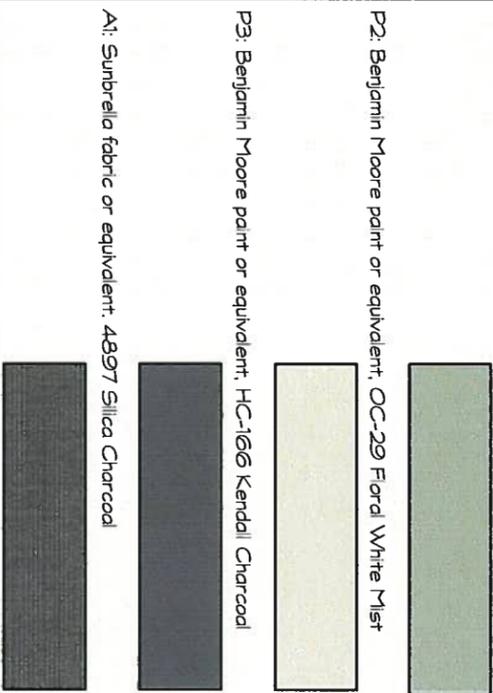
Acquire paint chip or material sample for more accurate color or material representation.

P1: Benjamin Moore paint or equivalent, 14915 October Mist

P2: Benjamin Moore paint or equivalent, OC-29 Ford White Mist

P3: Benjamin Moore paint or equivalent, HC-166 Kendall Charcoal

A1: Sunbrella fabric or equivalent, 4897 Silca Charcoal



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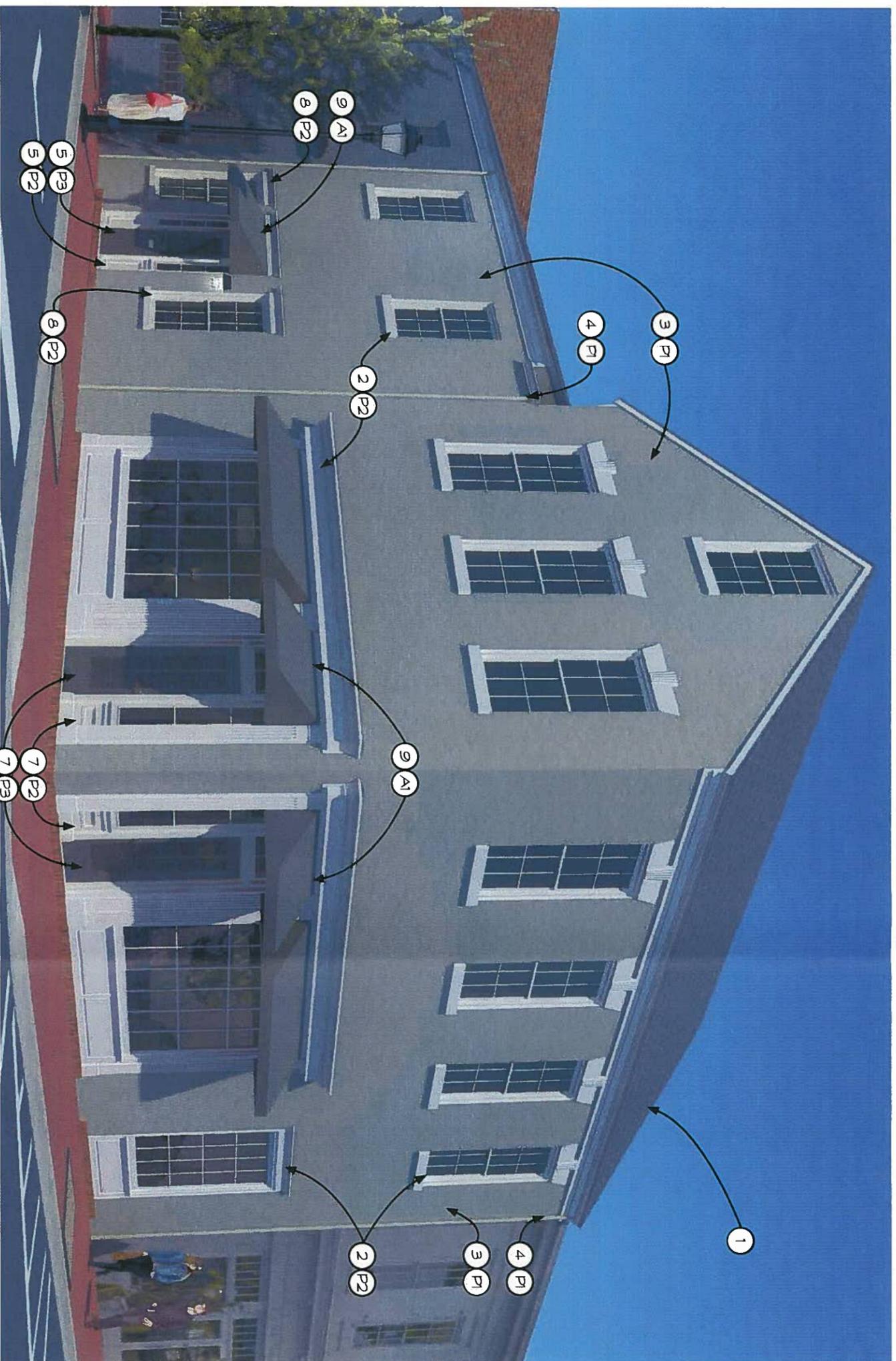


201-203 Williams Street
Fredericksburg, Virginia

02/23/2016
86002.D.52

A.2

SHEET 2 OF 6



NEW 1ST FLOOR WINDOWS FOR 203 & AWNING - WILLIAMS & CAROLINE ST. FACADES

KEYNOTES:

****See attached Materials and Maintenance Checklist for more information.**

1. Consider repair and patching of slate roof prior to complete replacement with synthetic slate roof shingle. If roof is deemed beyond repair, contact VMS architect for synthetic slate sources that have been accepted in other historic districts in Virginia. Ensure approval of substitute by your municipality prior to purchase of material.
2. ****Remove wood shutters. Repair or replace wood trim on first floor storefronts and windows. Prime and paint all trim.**
3. ****Scrape loose paint from existing masonry. Patch and repoint to match existing. Ensure mortar is suitable for early 19th c. brick masonry. Prime and paint.**
4. Replace and re-route gutters and downspouts. Paint downspouts to match wall color, and paint gutters to match trim color.
5. Replace wood window with new wood entry door, sidelights and transom to fit opening. Prime and paint. See 203 Williams St. Facade on Sheet A.4.
6. Install new wood recessed entry (3'-0" door) and sidelights using existing entry footprint. Prime and paint. See New Recessed Entry Detail on Sheet A.4.
7. Install new wood entry (3'-0" door) and sidelight to fit opening and enclose recessed entry. Egress doors are shown with in-swing, so ensure occupancy of building allows for in-swing entry doors for egress. If municipal code and occupancy require out-swinging doors, new in-fill doors to create airlock may not be possible.
8. Install new wood windows on first floor adjacent to entry, and open corners to allow valances to move freely. Tightly fit frame between pilasters and under cornice overhang on 201 Williams St. building. If awning desired on 203 Williams St. building, tightly fit frame under cornice trim and on either side of sidelight frame.
9. Install new fabric awnings with loose 6" deep valances

COLOR & MATERIALS CHART
Acquire paint chip or material sample for more accurate color or material representation.

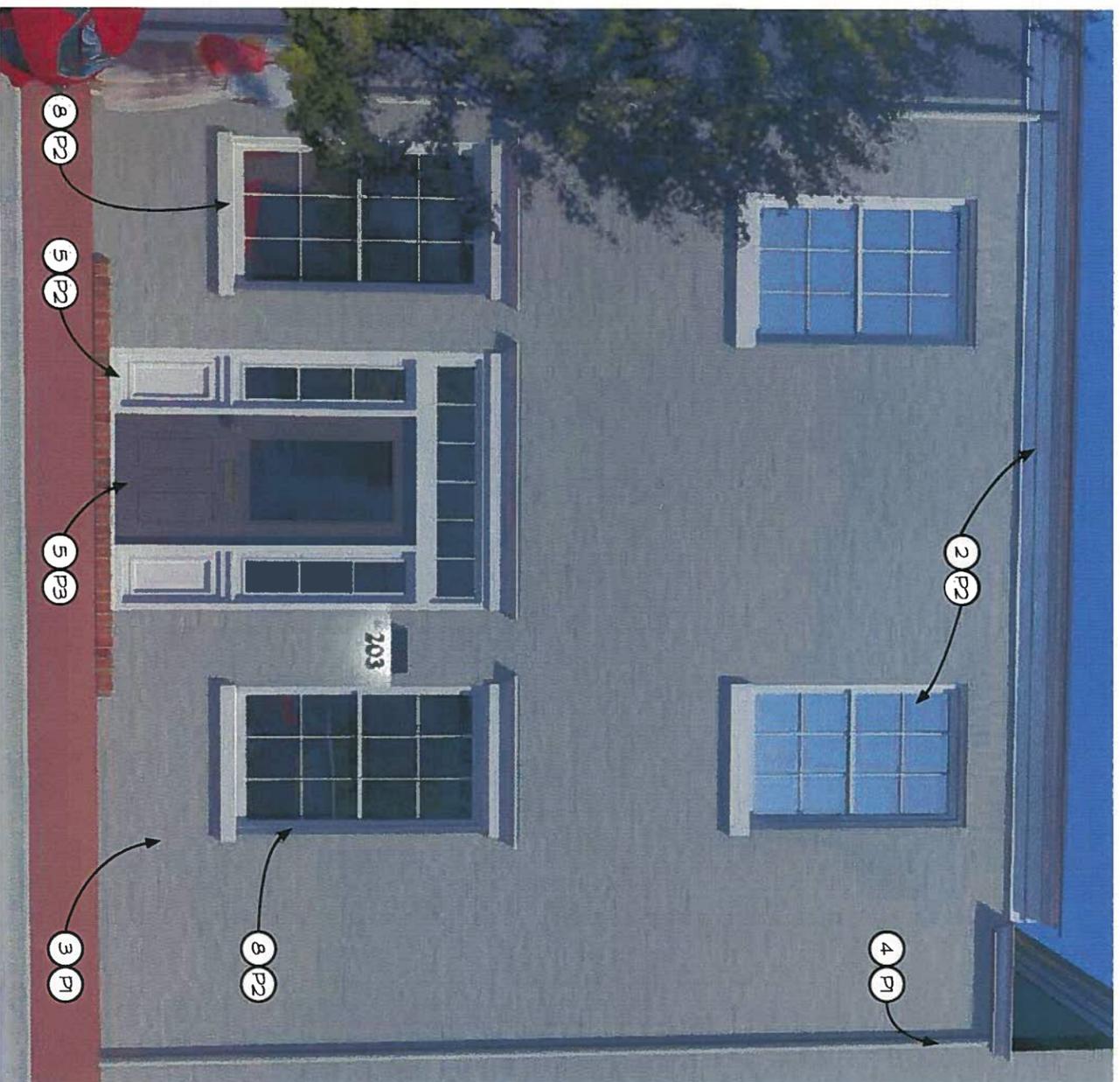
P1: Benjamin Moore paint or equivalent. 1495 October Mist

P2: Benjamin Moore paint or equivalent. OC-29 Floral White

P3: Benjamin Moore paint or equivalent. HC-166 Kendall Charcoal

A1: Sunbrella fabric or equivalent. 4897 Silca Charcoal

| | | | |
|---|---|--|--|
|  FRAZIER ASSOCIATES ARCHITECTURE • COMMUNITY DESIGN • LANDSCAPING 213 NORTH AUGUSTA STREET, STAUNTON, VA 24401 PHONE 540.885.5700 FAX 540.886.8939 www.frazierassociates.com |  VIRGINIA WASHINGTON <small>VALENTIA DUMAHAY ARCHITECT COMMUNITY DEVELOPMENT</small> Streets |  Fredericksburg Virginia Main Street | <p>201-203 Williams Street</p> <hr/> <p>Fredericksburg, Virginia</p> |
| <p>02/23/2016</p> <p>86002.D.52</p> | | | |
| <p>A.3</p> <p>SHEET 3 OF 6</p> | | | |

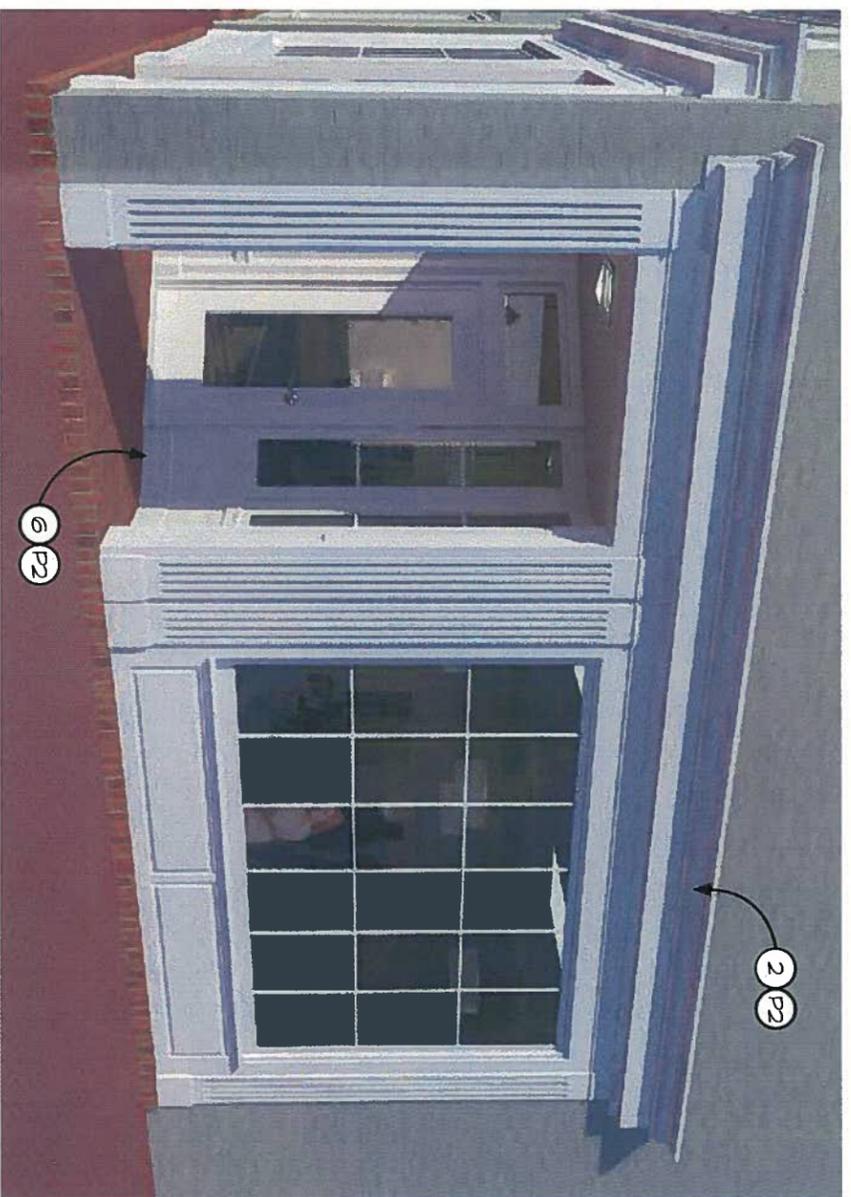


203 WILLIAMS STREET FACADE

KEYNOTES:

*See attached Materials and Maintenance Checklist for more information.

1. Consider repair and patching of slate roof prior to complete replacement with synthetic slate roof shingle. If roof is deemed beyond repair, contact VMS architect for synthetic slate sources that have been accepted in other historic districts in Virginia. Ensure approval of substitute by your municipality prior to purchase of material.
2. ***Remove wood shutters. Repair or replace wood trim on first floor storefronts and windows. Prime and paint all trim.
3. ***Scrape loose paint from existing masonry. Patch and repoint to match existing. Ensure mortar is suitable for early 19th c. brick masonry. Prime and paint.
4. Replace and re-route gutters and downspouts. Paint downspouts to match wall color, and point gutters to match trim color.
5. Replace wood window with new wood entry door, sidelights and transom to fit opening. Prime and paint. See 203 Williams St. Facade on Sheet A.4.
6. Install new wood recessed entry (3'-0" door) and sidelights using existing entry footprint. Prime and paint. See New Recessed Entry Detail on Sheet A.4.
7. Install new wood entry (3'-0" door) and sidelight to fit opening and enclose recessed entry. Egress doors are shown with in-swing, so ensure occupancy of building allows for in-swing entry doors for egress. If municipal code and occupancy require out-swinging doors, new in-fill doors to create airlock may not be possible.
8. Install new wood windows on first floor adjacent to entry.
9. Install new fabric awnings with loose 6" deep valances and open corners to allow valances to move freely. Tightly fit frame between pilasters and under cornice overhang on 201 Williams St. building, if awning desired on 203 Williams St. building, tightly fit frame under cornice trim and on either side of sidelight frame.



NEW RECESSED ENTRY DETAIL - FOR 201 WILLIAMS STREET BUILDING AS SEEN FROM CAROLINE STREET

COLOR & MATERIALS CHART

Acquire paint chip or material sample for more accurate color or material representation.

P1: Benjamin Moore paint or equivalent, 1495 October Mist

P2: Benjamin Moore paint or equivalent, OC-29 Floral White

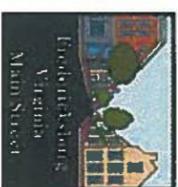
P3: Benjamin Moore paint or equivalent, HC-166 Kendall Charcoal

A1: Sunbrella fabric or equivalent, 4897 Silca Charcoal



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 213 NORTH AUGUSTA STREET, STAUNTON, VA 24401
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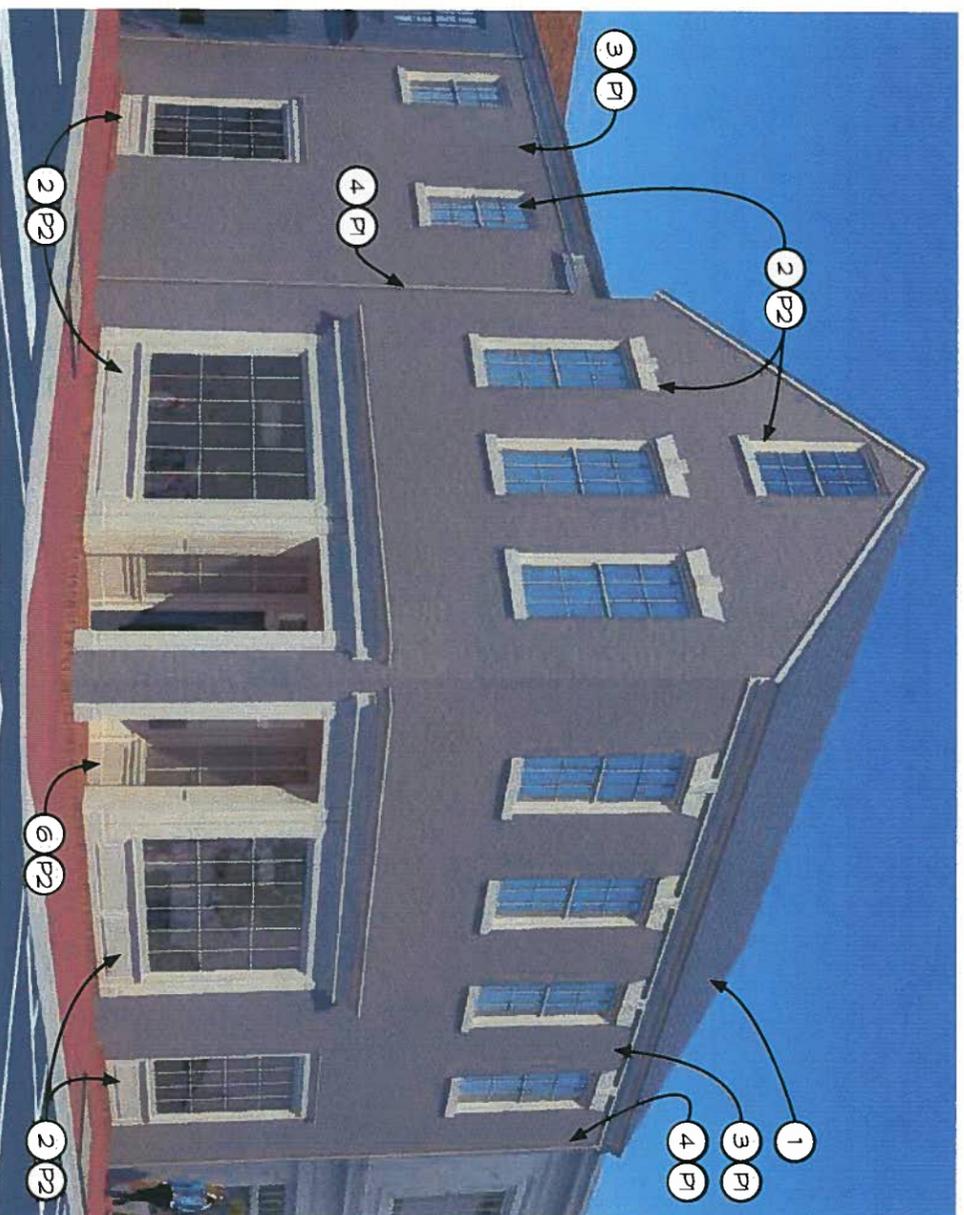
VIRGINIA
WALTON
 Streets
VIRGINIA OFFSHORE
 53 BOWLING GREEN
 COMMONWEALTH DEVELOPMENT



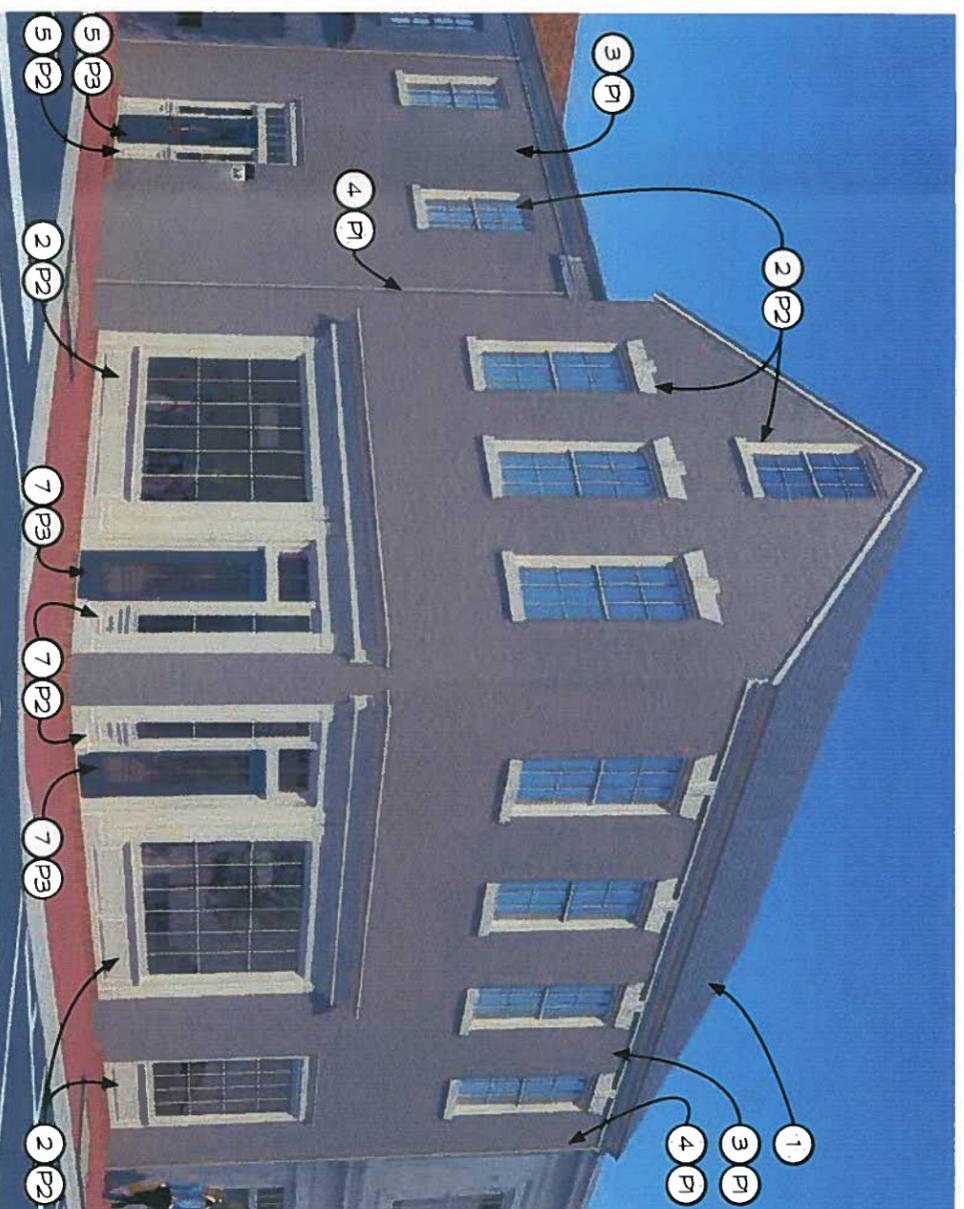
201-203 Williams Street
 Fredericksburg, Virginia

02/23/2016
 86002.D.52

A.4
 SHEET 4 OF 6



**REPAIR, PAINTING & NEW RECESSED ENTRY-
WILLIAMS & CAROLINE ST. FACADES**



**NEW 203 WILLIAMS ENTRY & 201 ENTRY ENCLOSED-
WILLIAMS & CAROLINE ST. FACADES**

KEYNOTES:

See attached Materials and Maintenance Checklist for more information.

1. Consider repair and patching of slate roof prior to complete replacement with synthetic slate roof shingle. If roof is deemed beyond repair, contact VMS architect for synthetic slate sources that have been accepted in other historic districts in Virginia. Ensure approval of substitute by your municipality prior to purchase of material.
2. Remove wood shutters. Repair or replace wood trim on first floor storefronts and windows. Prime and paint.
3. Scrape loose paint from existing masonry. Patch and repoint to match existing. Ensure mortar is suitable for early 19th c. brick masonry. Prime and paint all trim.
4. Replace and re-route gutters and downspouts. Paint downspouts to match wall color, and paint gutters to match trim color.
5. Replace wood window with new wood entry door, sidelights and transom to fit opening. Prime and paint. See 203 Williams St. Facade on Sheet A.4.
6. Install new wood recessed entry (3'-0" door) and sidelights using existing entry footprint. Prime and paint. See New Recessed Entry Detail on Sheet A.4.
7. Install new wood entry (3'-0" door) and sidelight to fit opening and enclose recessed entry. Egress doors are shown with in-swing, so ensure occupancy of building allows for in-swing entry doors for egress. If municipal code and occupancy require out-swinging doors, new in-fill doors to create airlock may not be possible.
8. Install new wood windows on first floor adjacent to entry.
9. Install new fabric awnings with loose 6" deep valances and open corners to allow valances to move freely. Tightly fit frame between pilasters and under cornice overhang on 201 Williams St. building. If awning desired on 203 Williams St. building, tightly fit frame under cornice trim and on either side of sidelight frame.

COLOR & MATERIALS CHART

Acquire paint chip or material sample for more accurate color or material representation.

P1: Benjamin Moore paint or equivalent, CW-155
Revolutionary Storm

P2: Benjamin Moore paint or equivalent, HC-45 Shaker
Beige

P3: Benjamin Moore paint or equivalent, 1638 Midnight Blue

A1: Sunbrella fabric or equivalent, 4646 Captain Navy



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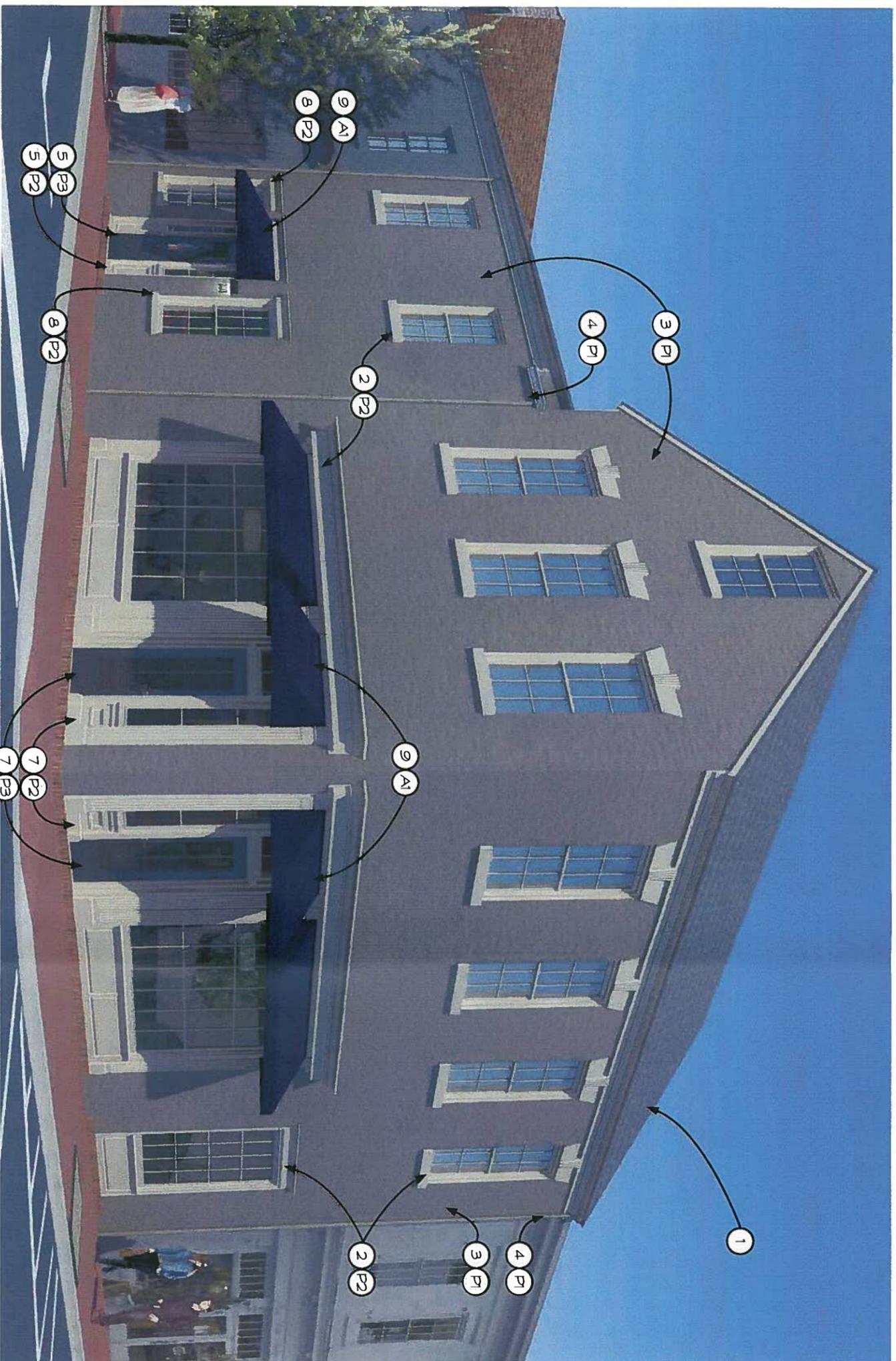
VIRGINIA
MAINTAIN
SHEETS
VIRGINIA DEPARTMENT
OF HISTORIC AND
CULTURAL DEVELOPMENT



201-203 Williams Street
Fredericksburg, Virginia

02/23/2016
86002.D.52

A.5
SHEET 5 OF 6



NEW 1ST FLOOR WINDOWS FOR 203 & AWNINGS - WILLIAMS & CAROLINE ST. FACADES

KEYNOTES:

See attached Materials and Maintenance Checklist for more information.

1. Consider repair and patching of slate roof prior to complete replacement with synthetic slate roof shingle. If roof is deemed beyond repair, contact VMS architect for synthetic slate sources that have been accepted in other historic districts in Virginia. Ensure approval of substitute by your municipality prior to purchase of material.
2. Remove wood shutters. Repair or replace wood trim on first floor storefronts and windows. Prime and paint all trim.
3. Scrape loose paint from existing masonry. Patch and repoint to match existing. Ensure mortar is suitable for early 19th c. brick masonry. Prime and paint.
4. Replace and re-route gutters and downspouts. Paint downspouts to match wall color, and paint gutters to match trim color.
5. Replace wood window with new wood entry door, sidelights and transom to fit opening. Prime and paint. See 203 Williams St. Facade on Sheet A4.
6. Install new wood recessed entry (3'-0" door) and sidelights using existing entry footprint. Prime and paint. See New Recessed Entry Detail on Sheet A4.
7. Install new wood entry (3'-0" door) and sidelight to fit opening and enclose recessed entry. Egress doors are shown with in-swing, so ensure occupancy of building allows for in-swing entry doors for egress. If municipal code and occupancy require out-swinging doors, new in-fill doors to create airlock may not be possible.
8. Install new wood windows on first floor adjacent to entry, and open corners to allow valances to move freely. Tightly fit frame between pilasters and under cornice overhang on 201 Williams St. building. If awning desired on 203 Williams St. building, tightly fit frame under cornice trim and on either side of sidelight frame.
9. Install new wood windows on first floor adjacent to entry, complete replacement with synthetic slate roof shingle. If roof is deemed beyond repair, contact VMS architect for synthetic slate sources that have been accepted in other historic districts in Virginia. Ensure approval of substitute by your municipality prior to purchase of material.

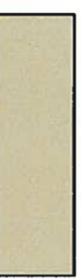
COLOR & MATERIALS CHART

Acquire paint chip or material sample for more accurate color or material representation.

P1: Benjamin Moore paint or equivalent: CW-155 Revolutionary Storm



P2: Benjamin Moore paint or equivalent, HC-45 Shaker Beige



P3: Benjamin Moore paint or equivalent, 1638 Midnight Blue



A1: Sunbrella fabric or equivalent, 4646 Captain Navy



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201-203 Williams Street
Fredericksburg, Virginia

02/23/2016
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A.6
SHEET 6 OF 6

