



**ARCHITECTURAL REVIEW BOARD
CITY OF FREDERICKSBURG, VIRGINIA
AGENDA
May 9, 2016
7:30 P.M.
COUNCIL CHAMBERS, CITY HALL**

1. Call To Order
2. Determination Of A Quorum
3. Determination That Public Notice Requirements Have Been Met
4. Approval Of Agenda

Documents: [\(1\) 05-09-2016_ARBAGENDA.PDF](#)

5. Review Of Minutes

- 5.I. April 11, 2016 - ARB Meeting Minutes

Documents: [\(3\) 2016-04-11 ARB MINUTES DRAFT.PDF](#)

- 5.II. April 11, 2016 - ARB Supplementary Meeting Minutes

Documents: [\(4\) 2016-04-11 ARB SUPP MINUTES DRAFT.PDF](#)

6. Disclosure Of Ex Parte Communication

7. Disclosure Of Conflicts Of Interest

8. Public Hearing

- 8.I. Continued Cases

- 8.I.i. COA 2016-12 - 100 Hanover Street

- 8.I.ii. COA 2016-16 - 1109 Caroline Street

Documents: [\(6\) COA 2016-16_ARBMEMO_1109 CAROLINE ST_UPDATED05-02-2016.PDF](#)

- 8.II. New Business

- 8.II.i. COA 2016-17 - 1107 Caroline Street

Documents: [\(7\) COA 2016-17_ARBMEMO_1107 CAROLINE ST.PDF](#)

- 8.II.ii. COA 2016-18 - 425 William Street

Documents: [\(8\) COA 2016-18_ARBMEMO_425 WILLIAM STREET.PDF](#)

8.II.iii. COA 2016-20 - 1317 Charles Street

Documents: [\(9\) COA 2016-20_ARBMEMO_1317 CHARLES STREET.PDF](#)

8.II.iv. COA 2016-19 - 201-203 William Street

Documents: [\(10\) COA 2016-19_ARBMEMO_201-203 WILLIAM STREET.PDF](#)

8.II.v. COA 2016-21 - 400-402 William Street

Documents: [\(11\) COA 2016-21_ARBMEMO_400-402 WILLIAM STREET.PDF](#)

8.II.vi. COA 2016-22 - 209 Prince Edward Street

Documents: [\(12\) COA 2016-22_ARBMEMO_209 PRINCE EDWARD STREET.PDF](#)

8.II.vii. COA 2016-23 - 106 George Street

Documents: [\(13\) COA 2016-23_ARBMEMO_106 GEORGE STREET.PDF](#)

9. Other Business

9.I. Transmittal Of Planning Commission Agenda

9.II. Recommendation To The Planning Commission For Van Perroy's Special Exception Application

Documents: [04-25-2016_ARBMEMO_VANPERROY.PDF](#)

9.III. Review Of Draft Changes To ARB Bylaws

10. Closed Session

11. Adjournment



ARCHITECTURAL REVIEW BOARD

CITY OF FREDERICKSBURG, VIRGINIA

May 9, 2016

7:30 PM

Council Chambers, City Hall

1. Call to Order
2. Determination of a Quorum
3. Determination that Public Notice Requirements have been Met
4. Approval of Agenda
5. Review of Minutes of Previous Meeting(s)
 - I. April 11, 2016 – Public Hearing
 - II. April 11, 2016 – Supplementary Meeting
6. Disclosure of *Ex Parte* Communication
7. Disclosure of Conflicts of Interest
8. Public Hearing
 - I. Continued Cases
 - i. **COA 2016-12** – 100 Hanover Street – Tommy Mitchell requests a Certificate of Appropriateness to:
 - Demolish the existing structures at 106 Hanover Street, 108 Hanover Street, and 718 Sophia Street
 - Construct a new five-story masonry building. The building footprint will be 105 feet along Hanover Street and 155 feet along Sophia Street, with ground level parking.
 - ii. **COA 2016-16** – 1109 Caroline Street – Pamela McLeod Giegerich requests a Certificate of Appropriateness to construct a five feet six inch tall brick and block wall along the south side of the rear yard.
 - II. New Business
 - i. **COA 2016-17** – 1107 Caroline Street – Francis and Lois Carter request a Certificate of Appropriateness to retain a chain link fence, four feet in height, along the north side of the rear yard.
 - ii. **COA 2016-18** – 425 William Street – Michael Adams requests a Certificate of Appropriateness to install a wood fence, six feet in height, along the north property line.
 - iii. **COA 2016-20** – 1317 Charles Street – Mario and LaVonne Alberti request a Certificate of Appropriateness to install a brick wall, four feet in height, along the north property line behind the house.

- iv. **COA 2016-19** – 201-203 William Street – Dan Hebron requests a Certificate of Appropriateness for exterior alterations including:
 - Replacement of one window with a wood entry door on the William Street façade
 - Replacement of the aluminum corner entry door with a wood door, sidelights, and transom
 - Installation of new fabric awnings under the ground floor cornice overhang
 - Replacement of the roof with synthetic slate roof shingles

- v. **COA 2016-21** – 400-402 William Street – Raymond Freeland requests a Certificate of Appropriateness to install 13 wall washers under the cornice on the William Street elevation for structural reinforcement.

- vi. **COA 2016-22** – 209 Prince Edward – Jay Lewis requests a Certificate of Appropriateness for exterior alterations including:
 - Replacement of the exterior siding, windows, doors, and porch roof
 - Construction of a one-story addition on the east side of the house
 - Expansion of the front porch deck
 - Installation of a four foot wood fence in front of the house and a six foot wood fence behind the house

- vii. **COA 2016-23** – 106 George Street – Shawn Phillips requests a Certificate of Appropriateness to paint a mural on the northeast corner of the Spencer Devon Brewery building.

9. Other Business

- I. Transmittal of Planning Commission Agenda

- II. Recommendation to the Planning Commission for Van Perroy’s Special Exception Application

- III. Review of draft changes to ARB bylaws

10. Closed Session

- I. Closed session under the Virginia Freedom of Information Act, Code of Virginia Section 2.2-3711(A)(7), to discuss legal matters with counsel regarding City Council of the City of Fredericksburg v. Architectural Review Board and NBB LLC.

ARB Resolution 16-03, approving Certification of Closed Meeting.

11. Adjournment



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

Members Present

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

Members Absent

Staff

Kate Schwartz
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. Ms. Schwartz stated that they had.

APPROVAL OF AGENDA

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

Mr. McFarland added two items to Other Business: #2 – a discussion of recommended changes to the supplementary meeting procedures and public commentary at all ARB meetings, and #3 – inquiry of the median on Princess Anne Street by the train station.

Dr. Barile added Other Business item #4 – a discussion of Liberty Place.

Ms. Weitzman added Other Business item #5 – a discussion of 704 Prince Edward Street.

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

REVIEW OF MINUTES

Mr. Harris asked if there were changes to the meeting minutes from March 14, 2016. There were no changes. Mr. Van Zandt made a motion to approve the minutes as presented. Mr. McFarland seconded. The motion carried unanimously.

Mr. Harris asked if there were changes to the supplementary meeting minutes from March 28, 2016. There were no changes. Mr. McFarland made a motion to approve the minutes as presented. Ms. Weitzman seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Mr. Harris asked if any Board member had engaged in any *ex parte* communication 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.

Ms. Weitzman said she had a conflict of interest with Item # 2 at 1020 Caroline Street. She provided a signed disclosure form to staff.

PUBLIC HEARING

I. Continued Cases

- i. COA 2016-12 – 100 Hanover Street – Tommy Mitchell requests a Certificate of Appropriateness to:**
 - **Demolish the existing structures at 106 Hanover Street, 108 Hanover Street, and 718 Sophia Street**
 - **Construct a new five-story masonry building. The building footprint will be 105 feet along Hanover Street and 155 feet along Sophia Street, with ground level parking.**

Mr. Harris informed the public that there had been a supplementary meeting prior to the regular meeting regarding the application at 100 Hanover Street. He stated that the application had been tabled and would be considered again at the May 9, 2016 meeting of the Board.

II. New Business

- i. COA 2016-13 – 515 Princess Anne Street – Judith C. Alston, Chairperson, Trustee Board, Shiloh Baptist Church (New Site) requests a Certificate of Appropriateness to:**
 - **Replace two existing aluminum awnings on the west elevation.**
 - **Install a replacement awning over the upper left window on the west elevation.**

The applicant was not present. There was no public comment.

Dr. Barile said she was pleased with the aluminum awnings and said they were a character defining feature.

Mr. McFarland said the proposed replacement awnings, following the recommendation of staff, were architecturally compatible with the historic aspects of the Historic District and made a motion to approve as presented. Mr. Scully seconded. The motion carried unanimously.

- ii. COA 2016-14 – 1020 Caroline Street – Anne Darron, Executive Director, Washington Heritage Museums, requests a Certificate of Appropriateness to install a gate at the base of each of two sets of stone steps in the Hugh Mercer Apothecary Shop’s rear garden.**

Anne Darron, Executive Director, Washington Heritage Museums was present. There was no public comment.

Mr. McFarland asked for clarification of the gates’ placement at the steps.

Ms. Darron said the gates would be installed at the base of the steps to prevent access to the steps.

Dr. Barile thanked Ms. Darron for her thorough packet and sympathetic design.

Mr. McFarland made a motion to approve the certificate of appropriateness and said it was architecturally compatible with the historic aspects of the Historic District. Dr. Barile seconded. The motion carried 6-0-1 with Ms. Weitzman abstaining.

- iii. 2016-15 – 610 Caroline Street – Michael Ellis requests a Certificate of Appropriateness to install a building-mounted sign, window decal, and hanging sign for the Fredericksburg Brew Exchange business.**

The applicant was not present. There was no public comment.

Ms. Weitzman asked if the existing wood sign would be removed from the façade.

Ms. Schwartz said yes and that it was not a historic sign.

Ms. Weitzman said the signs were architecturally compatible with the historic aspects of the Historic District and made a motion to approve the signs as presented. Ms. Pates seconded. The motion carried unanimously.

- iv. COA 2016-16 – 1109 Caroline Street – Pamela McLeod Giegerich requests a Certificate of Appropriateness to construct a five feet six inch brick and block wall along the south side of the rear yard.**

The applicant was not present. There was no public comment.

Ms. Weitzman asked if the wall was visible from Amelia Street.

Ms. Schwartz said that it was.

Ms. Weitzman asked what would be the deciding factor in determining which material would be used for the wall.

Ms. Schwartz said the applicant had requested approval for both brick veneer and stone veneer, with the idea that they could decide which material to use based on availability.

Ms. Weitzman, Ms. Pates and Mr. McFarland said their preference would be to use the brick veneer.

Mr. Harris commented on the location of the chain-link fence at 1107 Caroline Street.

Ms. Schwartz informed the Board that an application had been submitted, requesting to retain the chain-link fence, and would be on the agenda for the May 9, 2016 meeting.

The Board discussed the existing chain-link fence along the property line and the placement of the proposed wall.

Mr. Scully asked if details had been provided for the columns and caps.

Ms. Schwartz said that those details had not been provided.

Mr. Van Zandt said that more details were needed and asked that the applicant be informed that the Board's preference would be to use brick rather than stone veneer.

Dr. Barile said she did not think a stone veneer, faux material was appropriate. She suggested the use of rusticated, concrete block.

Dr. Barile made a motion to table the application and asked Ms. Schwartz to relay the Board's concerns to the applicant. Mr. McFarland commented that it would be helpful to have the applicant present to discuss the application. Mr. Van Zandt seconded. The motion carried unanimously.

OTHER BUSINESS

I. Transmittal of Planning Commission agenda.

Ms. Schwartz said that there had been an addition to the Planning Commission agenda and distributed an updated agenda to the Board. The addition was the Liberty Place project, which opened up the discussion for Dr. Barile's addition to the ARB agenda, Other Business item #4.

IV. Liberty Place.

Dr. Barile said that due to the height and massing of Liberty Place, it was readily visible from the Historic District and asked the Board if they should make any comments regarding the project.

Mr. Scully commented that you can see a long way from almost any point in the Historic District and did not feel it was appropriate to comment on the project.

Mr. Harris said that there had been a lot of projects that the ARB had not had any input on and said that he did not think it was appropriate to start. He said that Board members are able to comment independently if they wish to do so.

II. Proposed changes to the supplementary meeting procedures and public commentary at all ARB meetings.

Mr. McFarland suggested adding consideration of amendments to the ARB's bylaws regarding supplementary meeting procedures and public comment to the next meeting's agenda. He requested that staff prepare the appropriate language for the Board to consider.

Mr. Harris asked staff to research the feasibility of having the ARB agendas posted on the local Public access television channel.

Mr. McFarland informed Ms. Schwartz of a previous agreement with staff. It had been requested that Board members be copied when a Certificate of Appropriateness was issued to the applicant.

III. Inquiry of the wall in the median on Princess Anne Street by the train station.

Mr. McFarland requested that staff research whether the wall had been approved by the ARB.

Ms. Schwartz said she would research it.

The Board had a brief discussion of the wall.

V. Discussion of 704 Prince Edward Street.

Ms. Weitzman informed the Board of upcoming repairs to the solid brick wall at 704 Prince Edward Street. She said the wall was falling away from the house and was dangerous. The wall will need to be removed, then rebuilt with the existing brick.

ADJOURN

Meeting adjourned at 8:21 p.m.

John Harris, ARB Chair



Minutes
Architectural Review Board
Supplementary Meeting

April 11, 2016
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

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

Members Absent

Staff

Kate Schwartz
Erik Nelson
Charles Johnston
Phaun Moore

Mr. Harris called the Architectural Review Board meeting to order at 6:00 p.m.

OPENING REMARKS

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

APPROVAL OF AGENDA

Mr. Harris asked if there were any changes or additions to the agenda. There were none.

Ms. Weitzman made a motion to accept the agenda as presented. Mr. Van Zandt seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Mr. Harris asked if any Board member had engaged in any *ex parte* communication on any item before the Board.

No one indicated 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.

No one indicated they had a conflict of interest.

APPLICATIONS – CONTINUED CASES

1. **COA 2016-12** – 100 Hanover Street – Tommy Mitchell requests a Certificate of Appropriateness to:
 - Demolish the existing structures at 106 Hanover Street, 108 Hanover Street, and 718 Sophia Street
 - Construct a new five-story masonry building. The building footprint will be 105 feet along Hanover Street and 155 feet along Sophia Street, with ground level parking.

Tommy Mitchell and project architect Cassidy Droski were present.

Ms. Droski provided handouts showing several perspective views of the building design and the streetscape.

Mr. Scully asked Mr. Mitchell if he intended to build the project. Mr. Mitchell said that he intended to sell the project and not build it.

Ms. Weitzman asked if interior plans had been developed. She stated that that ARB did not have purview over the interior elements, except as they affect the exterior of the building.

Mr. Mitchell stated that complete construction documents had been created for the project.

Ms. Weitzman asked how much change in the design Mr. Mitchell would be willing to accommodate if the ARB found the scale and massing to be incompatible with the district.

Mr. Mitchell replied that any change would impact the economic value of the project, but that he was willing to consider the Board's suggestions.

Mr. Harris stated that the Board's primary concerns were scale and massing and asked for questions or suggestions from the members.

Ms. Droski asked the Board to discuss changes in setbacks and materials, but maintain the square footage and economic viability of the project.

Ms. Weitzman stated that this design was a story taller than the parking garage and doesn't reflect the way architecture steps down to the river in Fredericksburg. She asked if there was a way the whole building could step down towards the river.

Ms. Droski suggested stepping back the front corner of the fourth story or constructing it of glass to soften the corner.

Mr. Van Zandt asked if the jewel box/glass aesthetic of the fifth floor could be used on the fourth floor as well to soften and reduce the visual impact. Ms. Droski said they could consider that.

Mr. Scully asked if Mr. Van Zandt was suggesting a setback on the fourth story as well. He agreed that it would be helpful.

Mr. Scully stated that a change in material alone would not be enough to reduce the impact of the fourth floor and that it needs to be set back as well.

Ms. Droski agreed to consider the options for stepping back the fourth floor and changing the materiality.

Mr. Scully asked Mr. Mitchell if he would be willing to eliminate a floor from the design.

Mr. Mitchell stated that he would prefer not to because it would decrease the value of the land.

Mr. Harris asked the Board if they would like to discuss the shape or detailing of the balconies.

Mr. McFarland stated that he had questions regarding the balconies, but that they should focus on the discussion of scale and massing first.

Dr. Barile stated that she liked elements of the design, and that the Hanover Street elevation was largely sympathetic to the district, but that overall it was too tall.

Mr. McFarland remarked that the view-sheds showed that the building design is out of context in terms of scale, massing, and height. He also added that he did not think the rooftop pergola was complementary to the design of the building and he was concerned about the long-term maintenance of rooftop gardens when used as a softening element of a design.

Mr. Scully clarified that the design did not include a green roof or rooftop garden, just landscaping with planters. Ms. Droski confirmed that this was correct.

Mr. Johnston suggested eliminating one of the two penthouses, specifically the one closest to Hanover Street, to reduce the impact of the fifth story.

Mr. Mitchell asked for comments from the Board regarding this idea.

Dr. Barile listed the modifications she would like to see incorporated into the project: elimination of the fifth story, a setback of the fourth story, removal of all elliptical windows on the fourth story, and reducing the size and curvature of the balconies on the Sophia Street elevation.

Ms. Droski suggested reducing the size of the fifth story, pulling it away from the edges of the building, and reducing the eave overhang on this story.

Mr. Scully agreed that it would be helpful to reduce the eave overhang. Mr. McFarland agreed that he would like to see these modifications.

Mr. Van Zandt made a motion to table this application until the next regular meeting of the ARB. Dr. Barile seconded. The motion carried unanimously.

ADJOURN

Meeting adjourned at 7:15pm.

John Harris, ARB Chair



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: April 11, 2016
SUBJECT: Certificate of Appropriateness for exterior alteration at 1109 Caroline Street

ISSUE

Pamela McLeod Giegerich requests a Certificate of Appropriateness to construct a five feet six inch tall brick and block wall along the south side of the rear yard.

RECOMMENDATION

Continue the application to the June 13, 2016 Architectural Review Board hearing.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Site Planning – Fences and Walls, Construction Guidelines (Historic District Handbook, pg.72)

1. Fence and wall materials and design should relate to those found in the neighborhood. Chain-link fences are generally not recommended.
2. Old fencing should be removed before a new fence is installed.
3. Fences between adjoining commercial and residential areas should be of a design that relates to the residential area.

BACKGROUND

At the April 11, 2016 ARB hearing, the Board continued this request so that the applicant could provide additional information regarding the proposed materials, wall width, and construction details. Staff has not yet received additional information from the applicant.

Findings from the April 11, 2016 staff memorandum:

The structure at 1109 Caroline Street is a c.1850 vernacular Greek Revival-style commercial building. Two stories in height and constructed of stucco-clad masonry, the roof is covered in standing seam metal with a small pediment and molded cornice above the storefront entry. This structure is identified as contributing to the historic district. The applicant proposes to erect a concrete-block wall faced with either brick or a stone composite material along the south property line in the property's rear yard. A block wall previously existed in this location, but was damaged and removed.

The neighboring property owners at 1107 Caroline Street erected a chain-link fence along this property line without approval. They have submitted an application requesting to retain this fence, and their application will be considered at the ARB's May 9 hearing. The new wall will be minimally visible from both Caroline Street and from Amelia Street. The wall will begin at the southeast corner of the primary structure and extend for 25 feet along the south property line. The design consists of three (3) piers, 5 feet 6 inches in height, with 4 feet 8 inch tall sections of wall running between the piers. The wall will be constructed of concrete block and faced with either brick or a stone composite depending on material availability. Both facing materials are compatible with the character of the historic district and would not adversely affect the historic character of the property or the district. Staff finds that the proposed wall meets the standards and guidelines for the historic district.

APPROVAL CRITERIA

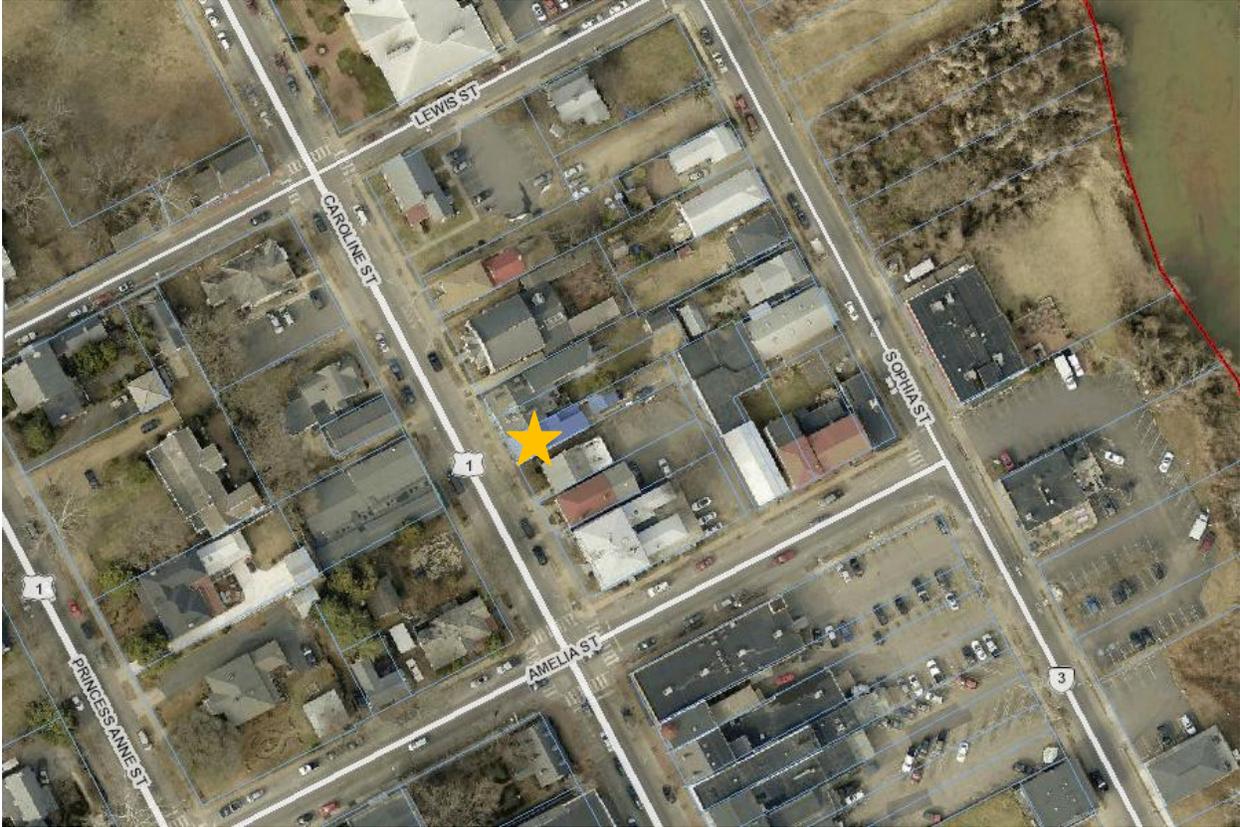
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
		X	(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
X			(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
X			(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will

			damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
		X	(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Attachments:

1. Aerial photograph showing property location
2. Photograph, view of wall location from Caroline Street
3. Photograph, view of wall location from Amelia Street
4. Plans, wall location provided by applicant
5. Plans, wall design provided by applicant



AERIAL



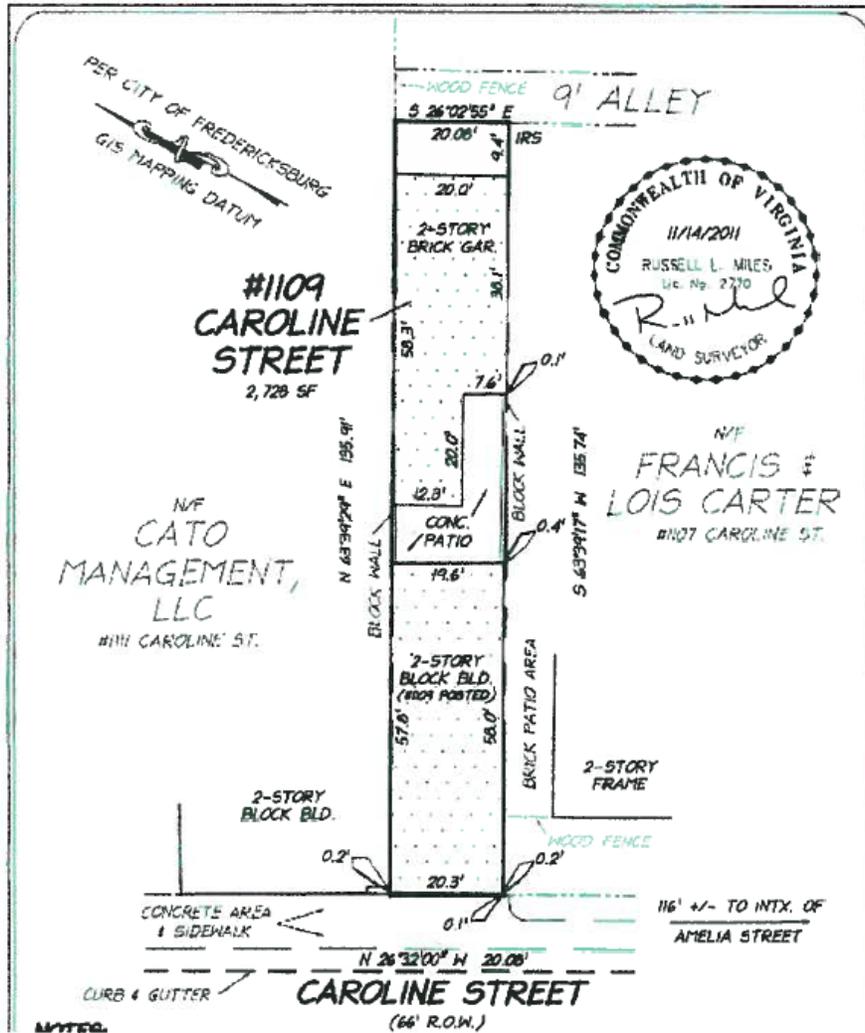
WEST (FRONT) ELEVATION



View from Caroline Street, looking east
Arrow shows the location of the proposed wall



View from Amelia Street, looking north
Arrow shows the location of the proposed wall



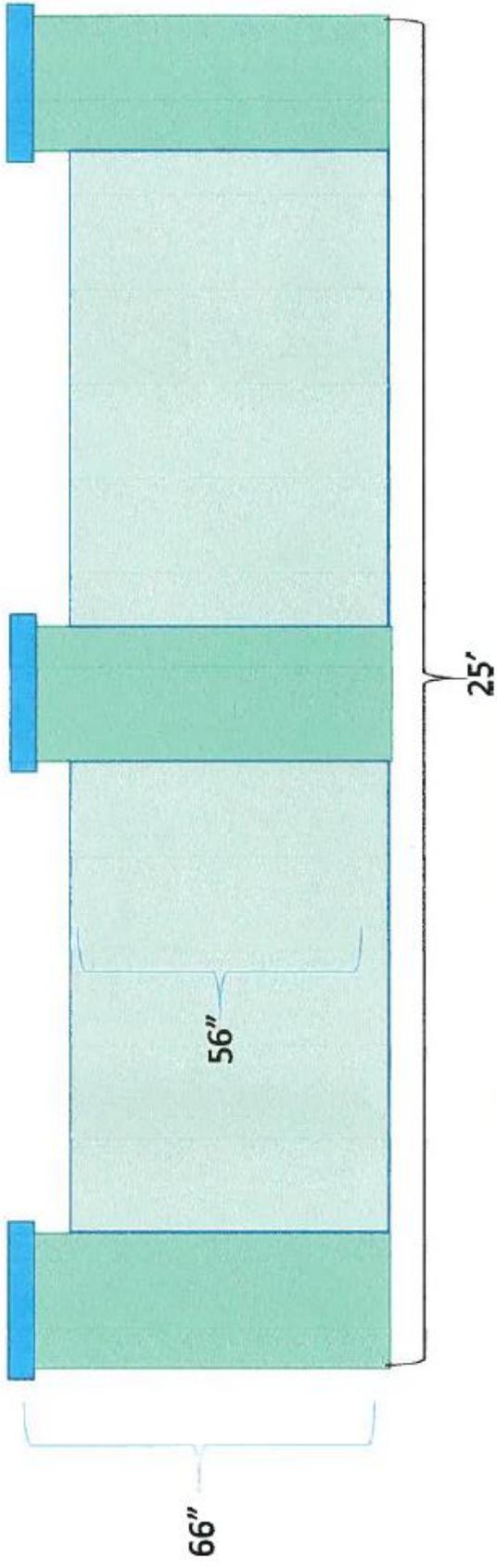
Plat provided by the applicant.

Proposed wall will be constructed in the same location as the previous "Block Wall."

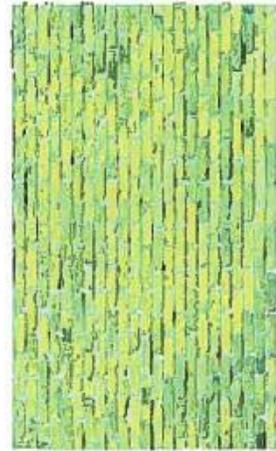


Concept photo, provided by applicant

Sketch of Wall - Sideview



Stone composite



Brick

Sample Materials



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: May 9, 2016
SUBJECT: Certificate of Appropriateness for fence at 1107 Caroline Street

ISSUE

Francis and Lois Carter request a Certificate of Appropriateness to retain a chain link fence, four feet in height, along the north side of the rear yard.

RECOMMENDATION

Approval of the Certificate of Appropriateness.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Site Planning – Fences and Walls, Construction Guidelines (Historic District Handbook, pg.72)

1. Fence and wall materials and design should relate to those found in the neighborhood. Chain-link fences are generally not recommended.
2. Old fencing should be removed before a new fence is installed.
3. Fences between adjoining commercial and residential areas should be of a design that relates to the residential area.

BACKGROUND

The structure at 1107 Caroline Street is a c.1870 vernacular Greek Revival-style building. Two stories in height and constructed of wood with weatherboard siding, the structure is topped by a side-gabled roof clad in asphalt shingles. This structure is identified as contributing to the historic district. The applicant erected a four foot tall chain-link fence, 86 feet in length, on the north side of the rear yard approximately three years ago without acquiring a fence permit or ARB approval. The fence is minimally visible from both Caroline Street and Amelia Street.

A gate is located between the northeast rear corner of this property and the southeast rear corner of the neighboring property at 1109 Caroline Street. The fence then extends from the southeast rear corner of the structure at 1109 Caroline for 86 feet along the property line between these two parcels. The location and height of the fence are in compliance with zoning regulations. Chain-link fence is not recommended as a material compatible with the character of the Historic District; however, due to its limited visibility, staff finds that the fence does not have an adverse impact on the historic character of the property or the District.

APPROVAL CRITERIA

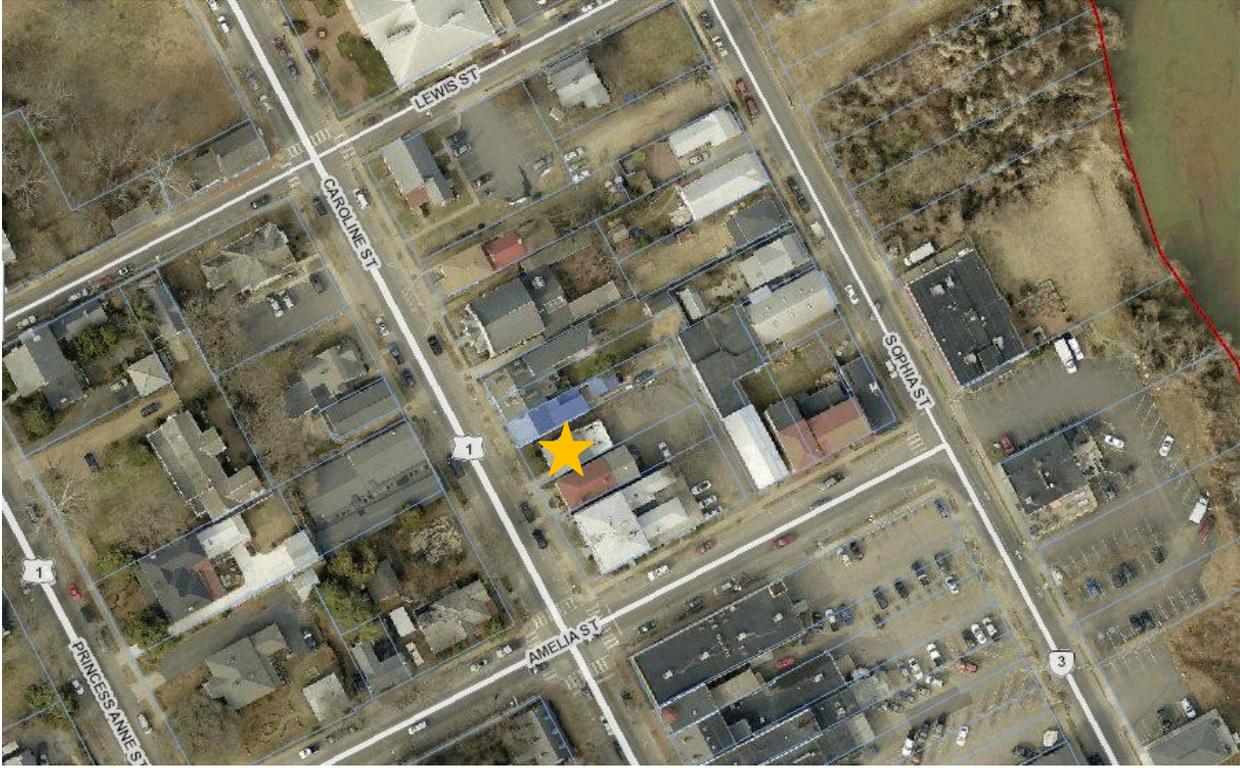
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
		X	(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
X			(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
X			(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
X			(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
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Attachments:

1. Aerial photograph showing property location
2. Photograph, view of existing fence from Caroline Street
3. Photograph, view of existing fence from Amelia Street



AERIAL



WEST (FRONT) ELEVATION



View from Caroline Street, looking east
Arrow shows the location of the existing chain-link fence.



View from Amelia Street, looking north



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: May 9, 2016
SUBJECT: Certificate of Appropriateness for fence at 425 William Street

ISSUE

Michael Adams requests a Certificate of Appropriateness to install a wood fence, six feet in height, along the north property line.

RECOMMENDATION

Approval of the Certificate of Appropriateness for the request as submitted.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Site Planning – Fences and Walls, Construction Guidelines (Historic District Handbook, pg.72)

1. Fence and wall materials and design should relate to those found in the neighborhood. Chain-link fences are generally not recommended.
2. Old fencing should be removed before a new fence is installed.
3. Fences between adjoining commercial and residential areas should be of a design that relates to the residential area.

BACKGROUND

Fencing for the new mixed-use masonry building at 425 William Street was approved by the ARB at the September 9, 2014 hearing. The applicant proposes to erect an additional section of fence along the north property line, as shown on the attached site plan. The fence will be double-sided, six feet in height, constructed of pressure-treated wood, and stained. The fence will match the existing fence previously approved for this site. Staff finds that the proposed fence is compatible with the historic aspects of the Historic District and recommends approval as submitted.

APPROVAL CRITERIA

Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior’s Standards for Rehabilitation.

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
		X	(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site

			and its environment, or by using a property for its originally intended purposes.
X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
X			(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
X			(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
X			(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Attachments:

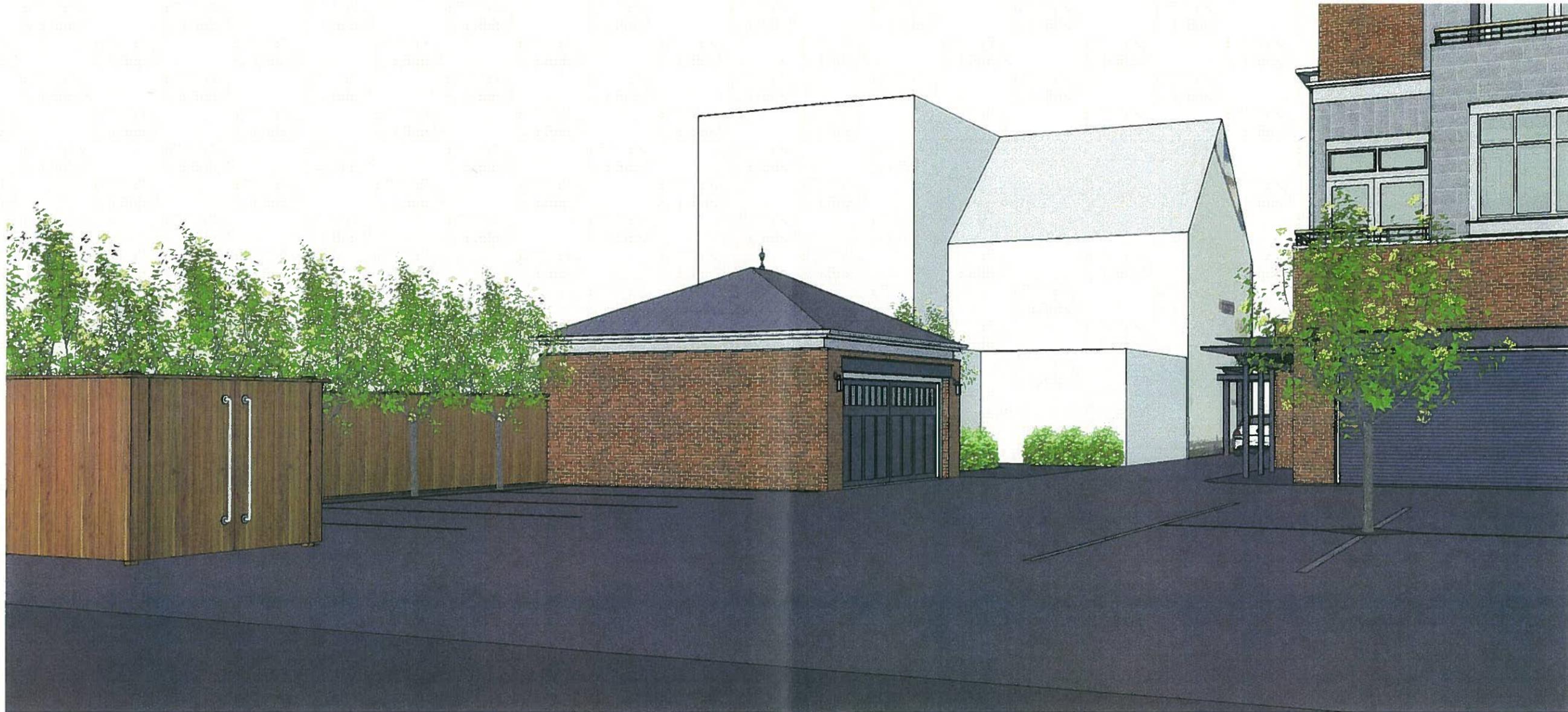
1. Aerial photograph showing property location
2. Site plan with proposed fence location
3. Building perspective, showing previously approved fence
4. Building perspective, showing previously approved fence



AERIAL



SOUTH/ WILLIAM STREET ELEVATION



BUILDING PERSPECTIVE

09.24.2014

PARK VIEW
C O N D O M I N I U M S
MIXED-USE SPACE
FREDERICKSBURG, VIRGINIA





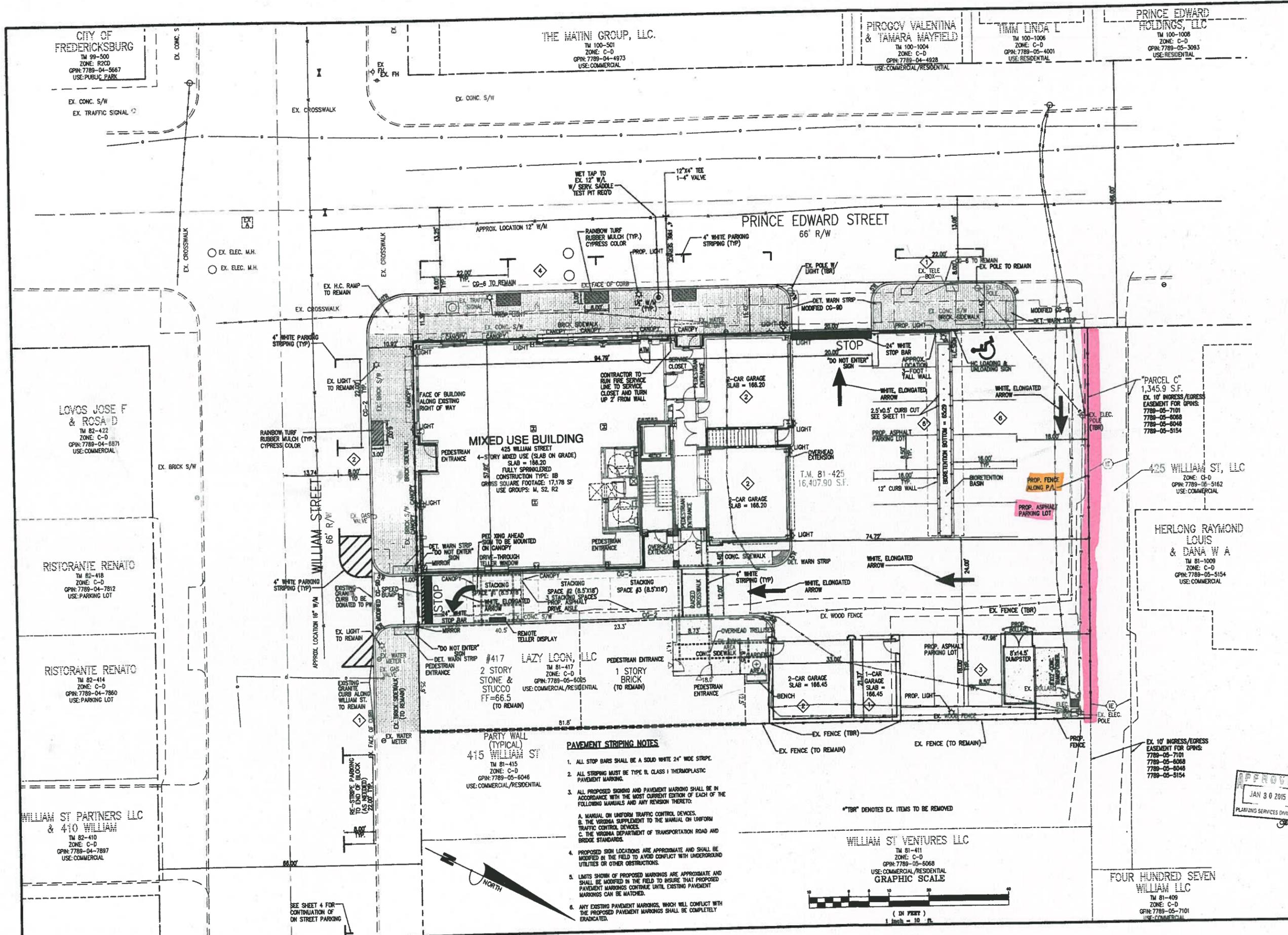
BUILDING PERSPECTIVE

09.24.2014

PARK VIEW
C O N D O M I N I U M S

MIXED-USE SPACE
FREDERICKSBURG, VIRGINIA





Bowman

CONSULTING

Bowman Consulting Group, Ltd.
 650-A Market Circle
 Fredericksburg, Virginia 22405
 Phone: (847) 371-0258
 Fax: (847) 371-3479
 www.bowmanconsulting.com
 © Bowman Consulting Group, Ltd.

DIMENSIONAL, SIGNAGE AND STRIPING PLAN
 PARK VIEW
 MAJOR SITE PLAN
 CITY OF FREDERICKSBURG, VIRGINIA
 WARD 2: PRECINCT 201

SPMAJ 2014-12
 COUNTY PROJECT NUMBER



PLAN STATUS
 09/09/14 1ST SUB. TO CITY
 02/02/14 2nd SUB. TO CITY
 01/29/15 3rd SUB. TO CITY



DATE	DESCRIPTION	JT/WD	WD/JD	JRT
DESIGN	DRAWN			CHKD
SCALE	H: 1"=10'			
	V: N/A			
JOB No.	9431-01-001			
DATE	AUGUST 2014			
FILE No.	9431-D-CP-001			

THE MATINI GROUP, LLC.
 TM 100-501
 ZONE: C-D
 GPN: 7789-04-4973
 USE: COMMERCIAL

PIROGOV VALENTINA & TAMARA MAYFIELD
 TM 100-1004
 ZONE: C-D
 GPN: 7789-04-4928
 USE: COMMERCIAL/RESIDENTIAL

TRIM LINDA L
 TM 100-1006
 ZONE: C-D
 GPN: 7789-05-4001
 USE: RESIDENTIAL

PRINCE EDWARD HOLDINGS, LLC
 TM 100-1008
 ZONE: C-D
 GPN: 7789-05-3093
 USE: RESIDENTIAL

CITY OF FREDERICKSBURG
 TM 99-500
 ZONE: R2C
 GPN: 7789-04-5667
 USE: PUBLIC PARK

LOVOS JOSE F & ROSA D
 TM 82-422
 ZONE: C-D
 GPN: 7789-04-6871
 USE: COMMERCIAL

RISTORANTE RENATO
 TM 82-418
 ZONE: C-D
 GPN: 7789-04-7812
 USE: PARKING LOT

RISTORANTE RENATO
 TM 82-414
 ZONE: C-D
 GPN: 7789-04-7860
 USE: PARKING LOT

WILLIAM ST PARTNERS LLC & 410 WILLIAM
 TM 82-410
 ZONE: C-D
 GPN: 7789-04-7897
 USE: COMMERCIAL

MIXED USE BUILDING
 425 WILLIAM STREET
 4-STORY MIXED USE (SLAB ON GRADE)
 SLAB = 168.20
 FULLY SPRINKLERED
 CONSTRUCTION TYPE: IB
 GROSS SQUARE FOOTAGE: 17,178 SF
 USE GROUPS: M, S2, R2

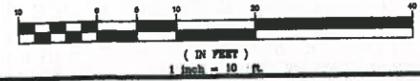
#417 LAZY LOON, LLC
 TM 81-417
 ZONE: C-D
 GPN: 7789-05-6025
 USE: COMMERCIAL/RESIDENTIAL

PARTY WALL (TYPICAL)
 415 WILLIAM ST
 TM 81-415
 ZONE: C-D
 GPN: 7789-05-6046
 USE: COMMERCIAL/RESIDENTIAL

WILLIAM ST VENTURES LLC
 TM 81-411
 ZONE: C-D
 GPN: 7789-05-6068
 USE: COMMERCIAL/RESIDENTIAL

FOUR HUNDRED SEVEN WILLIAM LLC
 TM 81-409
 ZONE: C-D
 GPN: 7789-05-7101
 USE: COMMERCIAL

- PAVEMENT STRIPING NOTES**
- ALL STOP BARS SHALL BE A SOLID WHITE 24" WIDE STRIPE.
 - ALL STRIPING MUST BE TYPE B, CLASS 1 THERMOPLASTIC PAVEMENT MARKING.
 - ALL PROPOSED SIGNAGE AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING MANUALS AND ANY REVISION THEREOF:
 - A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS.
 - PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS.
 - LIMITS SHOWN OF PROPOSED MARKINGS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO INSURE THAT PROPOSED PAVEMENT MARKINGS CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE MATCHED.
 - ANY EXISTING PAVEMENT MARKINGS, WHICH WILL CONFLICT WITH THE PROPOSED PAVEMENT MARKINGS SHALL BE COMPLETELY ERADICATED.





MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: May 9, 2016
SUBJECT: Certificate of Appropriateness for fence at 1317 Charles Street

ISSUE

Mario and LaVonne Alberti request a Certificate of Appropriateness to erect a brick wall, four feet in height, along the north property line behind the house.

RECOMMENDATION

Approval of the Certificate of Appropriateness for the request as submitted.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Site Planning – Fences and Walls, Construction Guidelines (Historic District Handbook, pg.72)

1. Fence and wall materials and design should relate to those found in the neighborhood. Chain-link fences are generally not recommended.
2. Old fencing should be removed before a new fence is installed.
3. Fences between adjoining commercial and residential areas should be of a design that relates to the residential area.

BACKGROUND

The two-story frame structure at 1317 Charles Street is a new residence completed in 2016 at the southeast corner of the intersection of Charles and Hawke Streets. As it is new construction, the home is a noncontributing structure in the Historic District. The applicant proposes to erect a brick wall, four feet in height, along two sides of the rear yard. The wall will extend from the northeast corner of the house, along the north property line, then turn ninety degrees and extend south to the northeast corner of the existing storage shed.

The wall will be constructed as a masonry cavity wall, ten inches in width, with a rebar reinforced concrete footer buried to a depth of two feet. A gate will be installed in the eastern wall section, next to the storage shed. The proposed gate is a wood door with a rounded top, four feet in height, in the style of the attached image. The door will be constructed from wood salvaged from a home in Fredericksburg. Staff finds that the proposed design is compatible with the historic aspects of the Historic District and recommends approval.

APPROVAL CRITERIA

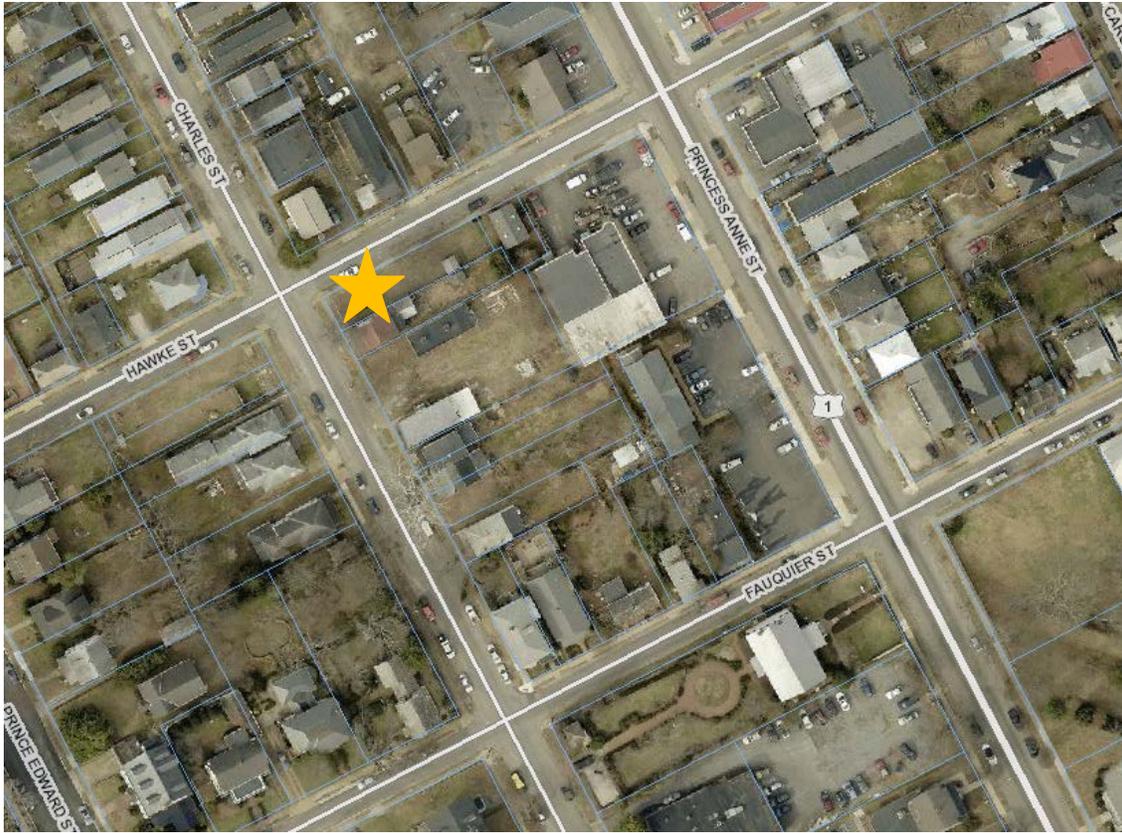
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
		X	(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
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X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
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Attachments:

1. Aerial photograph showing property location
2. Photograph showing proposed gate style
3. Landscape design plan
4. Site plan
5. Wall construction details



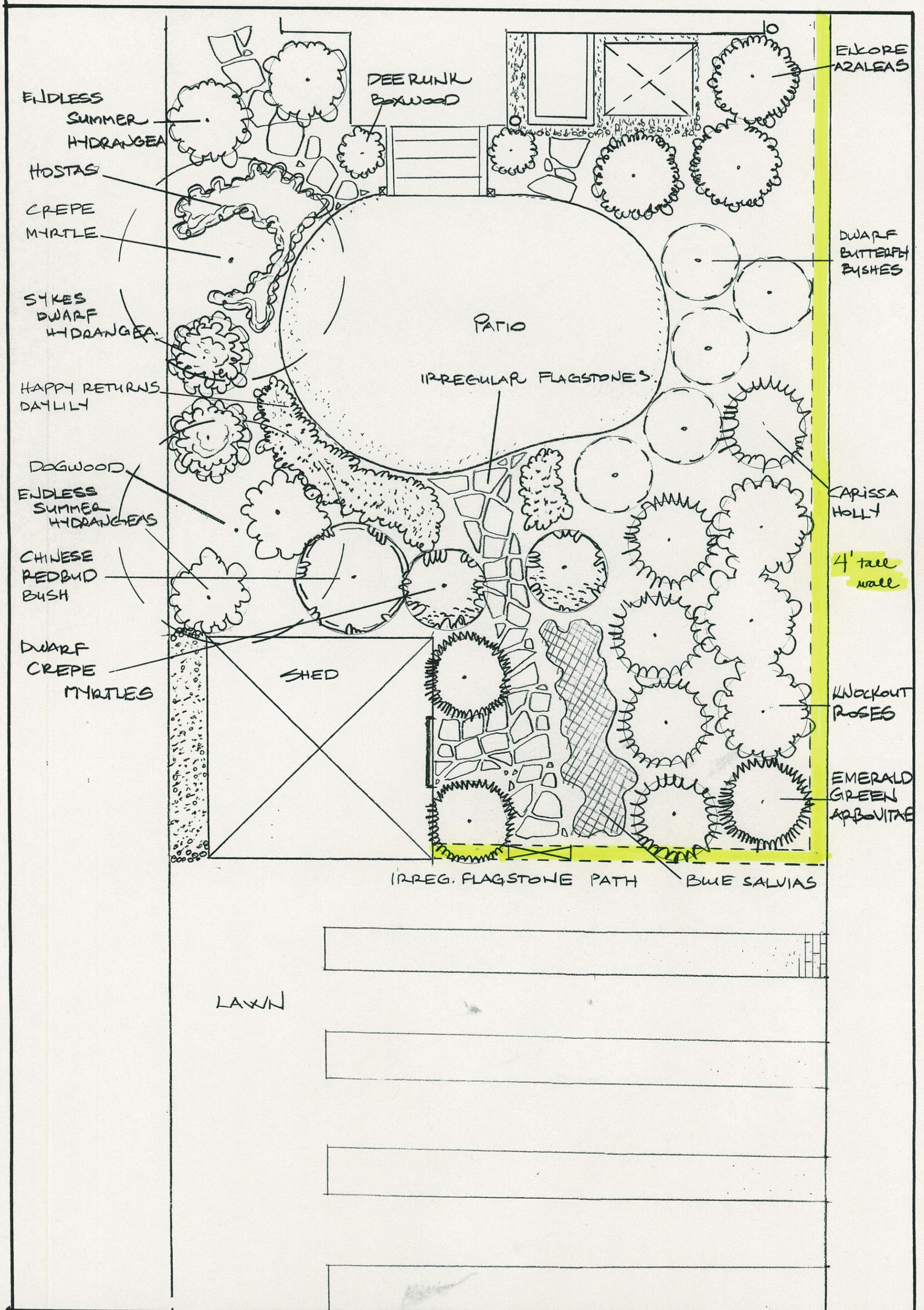
AERIAL



WEST (FRONT) ELEVATION



PROPOSED GATE STYLE

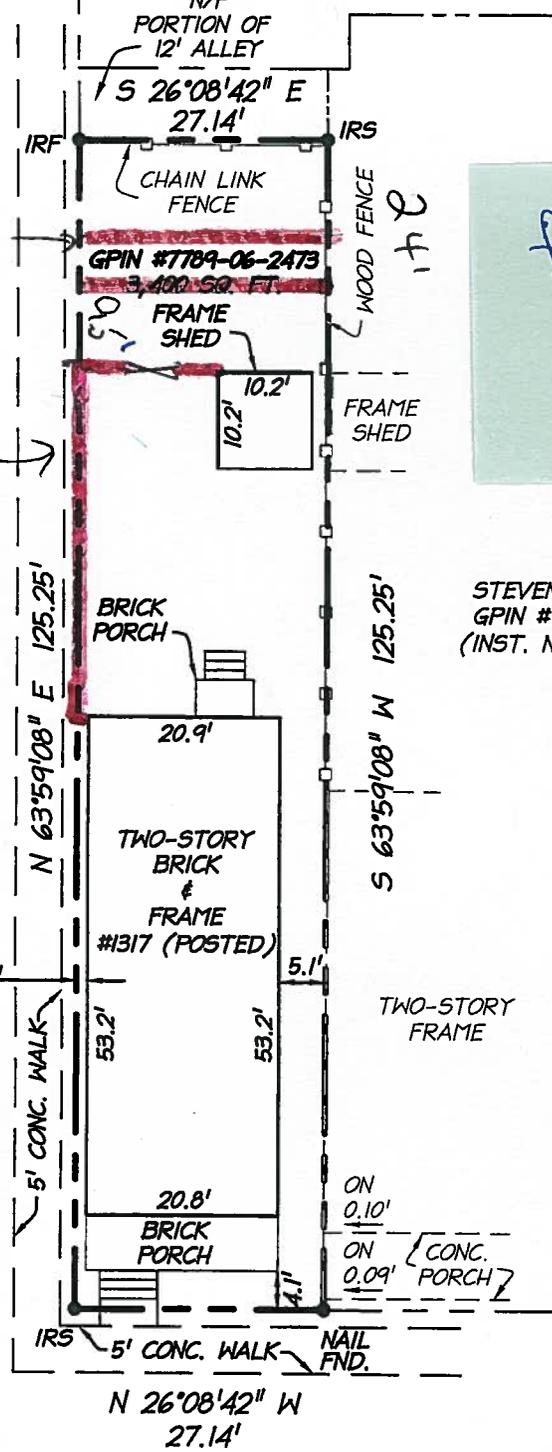


**LANDSCAPE PLAN FOR
THE ALBERTI RESIDENCE
1317 Charles St, F. BURG, VA**

ZSOLT FRECSKA
Certified landscape
designer.
04.06.2016
STAFFORD LANDSCAPE

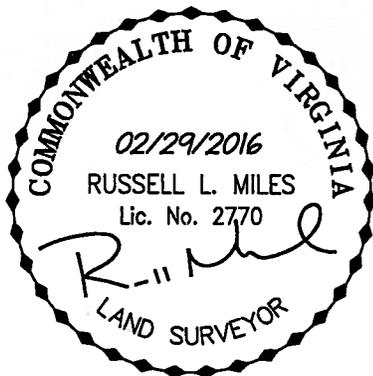


KOEZE
GPIN #7789-06-3446
(INST NO. 0120001911)
N/F



first choice
for driveway

N/F
STEVEN D. LOWERY
GPIN #7789-06-2481
(INST. NO. 0110002219)



HAWKE STREET
(40' R/W)

CHARLES STREET
(60' R/W)

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENT'S, RIGHT-OF-WAYS, AND RESTRICTIVE COVENANTS OF RECORD MAY NOT NECESSARILY BE SHOWN.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON THE CITY OF FREDERICKSBURG, VIRGINIA TAX ASSESSMENT MAP AS PARCEL ID No. 7789-06-2473.
3. THE CURRENT OR FORMER OWNER OF THE PROPERTY IS FAHMEY ABDELALEY, AS RECORDED AMONG THE LAND RECORDS OF THE CITY OF FREDERICKSBURG, VIRGINIA IN INSTRUMENT #130003367.
4. THE CURRENT ADDRESS FOR THIS PROPERTY IS 1317 CHARLES STREET, FREDERICKSBURG, VIRGINIA 22401.

MILES & COMPANY, INC.
Professional Land Surveying
& Land Planning Services
6316 Five Mile Center, Suite #300
Fredericksburg, Virginia 22407
Phone: 540-295-6404
Fax: 540-548-4647
Email: info@miles-company.com

HOUSE LOCATION SURVEY
GPIN #7789-06-2473
INSTRUMENT NO. 130003367
CITY OF FREDERICKSBURG, VIRGINIA
DATE: FEBRUARY 29, 2016 SCALE: 1" = 20'

BRICK WALL DETAILS FOR THE ALBERTI RESIDENCE

1317 Charles St Fredericksburg, VA 22401

April 10, 2016

Stafford Landscape

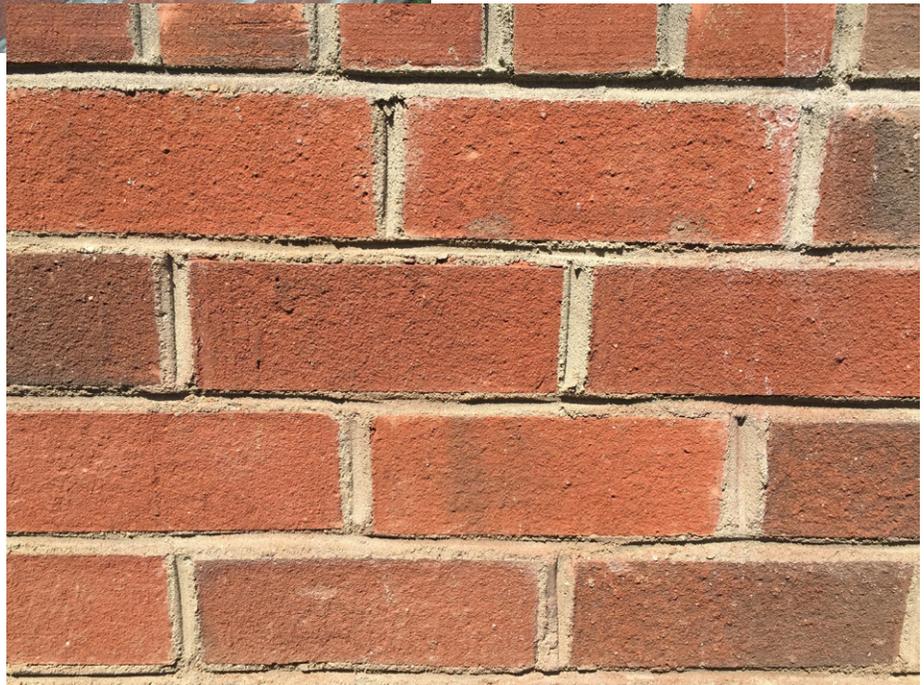
544 Truslow Road

Fredericksburg, VA 22406

540-654-5410

website: www.staffordnursery.com

Existing brick style, color and pattern on the house to be matched on the proposed brickwall along the sidewalk.



Stafford Landscape

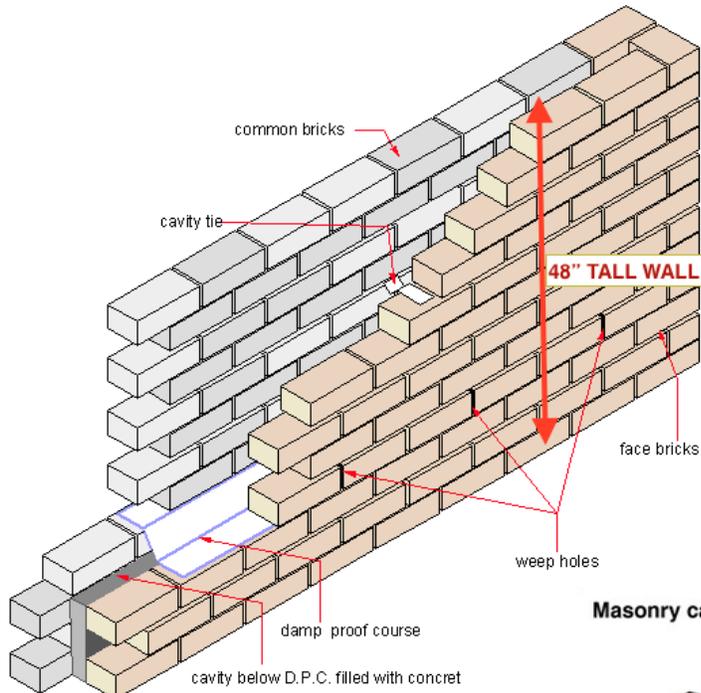
544 Truslow Road

Fredericksburg, VA 22406

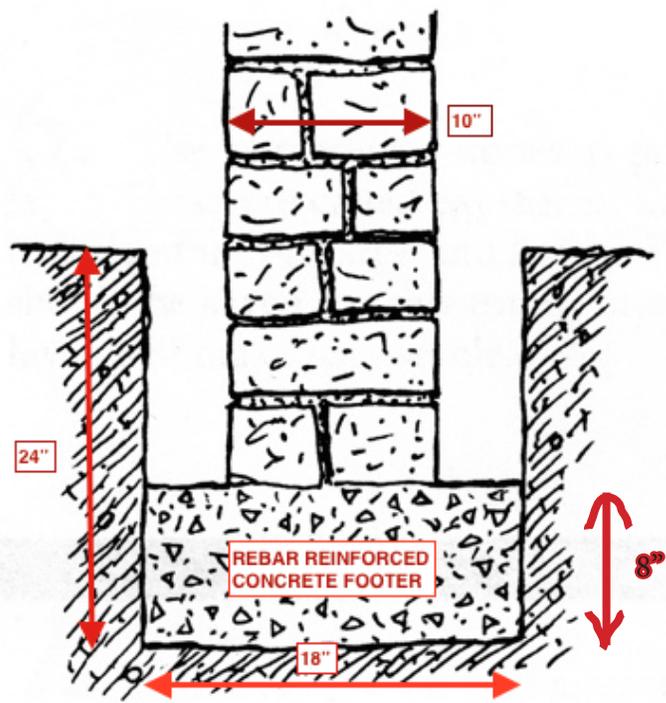
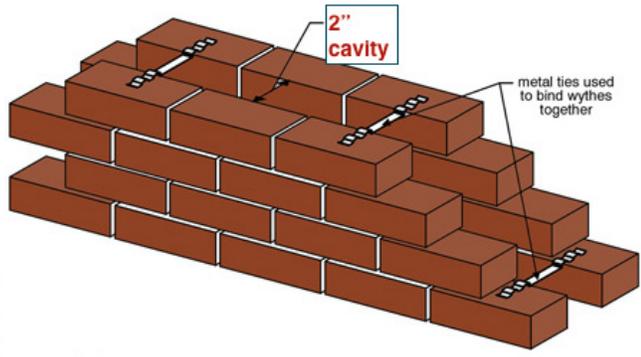
540-654-5410

website: www.staffordnursery.com

CONSTRUCTION DETAILS OF THE PROPOSED FREESTANDING BRICK WALL AT THE ALBERTI RESIDENCE



Masonry cavity wall



Stafford Landscape

544 Truslow Road

Fredericksburg, VA 22406

540-654-5410

website: www.staffordnursery.com



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: May 9, 2016
SUBJECT: Certificate of Appropriateness for exterior alterations at 201-203 William Street

ISSUE

Dan Hebron requests a Certificate of Appropriateness for exterior alterations including:

- Replacement of one window with a wood entry door on the William Street façade
- Replacement of the aluminum corner entry door with a wood door, sidelights, and transom
- Installation of new fabric awnings under the ground floor cornice overhang
- Replacement of the roof with synthetic slate roof shingles

RECOMMENDATION

Approval of the Certificate of Appropriateness for all requested items except replacement of the roof. Additional details on the proposed synthetic slate are needed for consideration.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Roofs (pg. 79)

Maintenance and Repair

8. Avoid replacing roofs with a substitute material that does not convey the same visual appearance as the historic roof. If replacement of a roof is not technically or economically feasible, the substitute material should convey the same visual appearance as the original roof as much as possible.

Storefronts (pg. 92)

Maintenance and Repair

1. Retain and repair all elements, materials, and features that are original to the storefront or are sensitive remodelings.
2. Consider restoring any original window opening that has been covered, filled in, or altered.

Construction Guidelines

1. If feasible, return a storefront to its original configuration by restoring as many original elements as possible, including windows, cornice, and decorative details. This work should be based on pictorial research and exploratory demolition that has determined the original storefront design and condition. If reconstruction is not possible, any new storefront design should respect the character, materials, and design of the building.

Awnings (pg. 119)

1. Awnings should be placed to enhance rather than obscure architectural elements.

3. The size, type, and placement of awnings should not interfere with signs or distinctive architectural elements.
4. Coordinate colors and patterns with the color scheme of the building.

BACKGROUND

The building at 201-203 William Street was originally constructed as two separate structures. The corner portion at 201 William was built c.1822 and is two-and-one-half stories in height, constructed of brick laid in Flemish bond, topped by a slate-clad front-gabled roof. The building at 203 William was constructed c.1825, also constructed of brick laid in Flemish bond, topped by a slate-clad side-gabled roof. The second structure is also two-and-one-half stories in height, though the story heights are shorter and the overall building height is shorter than the corner structure.

The corner structure was originally built as Hall's Apothecary by John B. Hall. The second building was used as a grocery store, then a "tinner's shop" before reverting to a grocery store once again. Dr. W.L. Bond, originally of South Carolina, purchased the business from the Hall family in 1907, and then purchased the two parcels in 1915. Originally separated by a gap of approximately four feet, Dr. Bond demolished the walls between the two buildings to create a continuous interior space and filled in the gap in the facades to create a solid exterior wall. The store, known as Bond's Drug Store, featured a soda fountain towards the rear of the smaller building, and a toy store on the second floor.

The property was sold to Gus Rangos in 1946. At this time, the front door and two windows on the first floor of the 203 building were removed, with the current display window installed later. The store became affiliated with the Rexall drug chain, and was known as Bond's Rexall Drugs. The business closed in 1964. A number of businesses were housed in the property between 1967 and the present, with "Cards and Cones" as the most recent. The location and detailing of the second-story windows and gable-end attic window appear unchanged, though the four-foot brick infill section between the two structures once had windows on the first and second floors. Early 20th-century photos show two-over-two windows on the upper floor of the corner structure; the current windows are six-over-six wood windows.

The first-floor storefront has been significantly altered. The earliest known photos, dating to the early 20th century after the conversion to Bond's Drug Store, show arched windows and doors on the ground floor aligning with the upper-story windows. An Italianate cornice divided the first and second floors on the William Street elevation. Based on pictorial evidence, the corner entry was most likely installed between 1946 and 1950, corresponding with the conversion to Bond's Rexall Drugs. A c.1950 image shows the corner entry and plate glass display windows. The Colonial Revival storefront details, including cornice, multi-light fixed windows, shutters, and trim appear to have been installed sometime after the 1950 image, but before the establishment of Fredericksburg's Historic District in 1972.

The applicant proposes several exterior alterations:

- The display window centered in the 203 William Street elevation will be replaced with a half-glazed, two-panel wood entry door with sidelights and transom to fit the existing opening in the brick. The existing display window is not a contributing feature of the building, and a door was historically placed in approximately this location. Staff finds that this alteration reflects

the original configuration of the property and is compatible with the character, materials, and design of the structure.

- The aluminum corner entry paired doors will be replaced with a single glazed wood door, sidelights, and transom. It is unknown if the existing doors are original to the c.1946-1950 corner entry configuration. The proposed design maintains the existing entry and is compatible with the character, materials, and design of the structure. The alteration is compatible with the character of the Historic District.
- New fabric awnings with loose six-inch deep valances and open corners will be installed between the pilasters and beneath the cornice, over the display windows on the 201 William Street building. Awnings were previously installed over these display windows, as shown in the c.1950 photograph. The placement, design, material, and color of the proposed awnings are compatible with the historic character of the structure and the District.
- If repair of the existing slate roof is not feasible, the roof will be replaced with synthetic slate shingles. In the National Park Service’s *Preservation Brief 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs*, the author states, “If 20% or more of the slates on a roof or roof slope are broken, cracked, missing, or sliding out of position, it is usually less expensive to replace the roof than to execute individual repairs. This is especially true of older roofs nearing the end of their serviceable lives.” It is likely that the current roof dates to the original construction of the buildings and has been in place for 191 to 194 years. Synthetic slates have been used successfully within the district; however, staff recommends continuing this request to allow the applicant to provide additional information on the proposed material.

APPROVAL CRITERIA

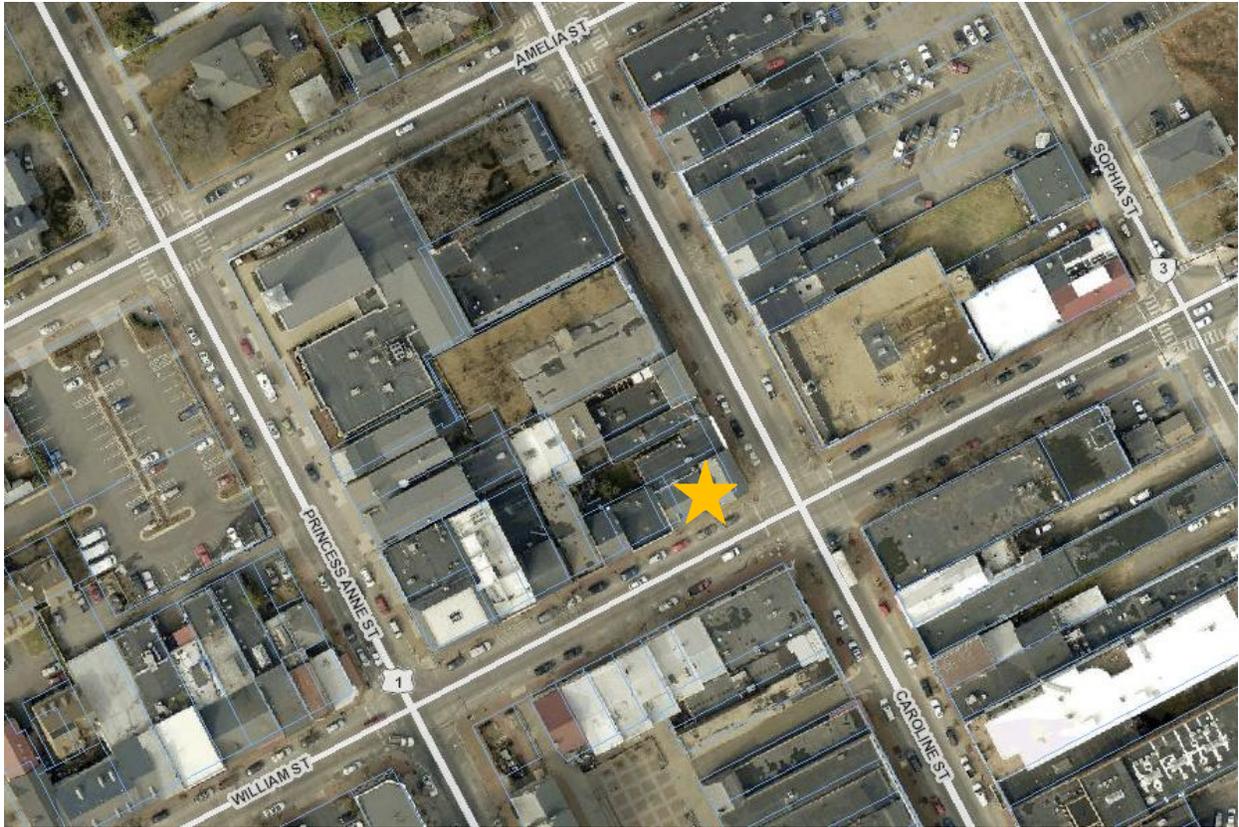
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X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
X			(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
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Attachments:

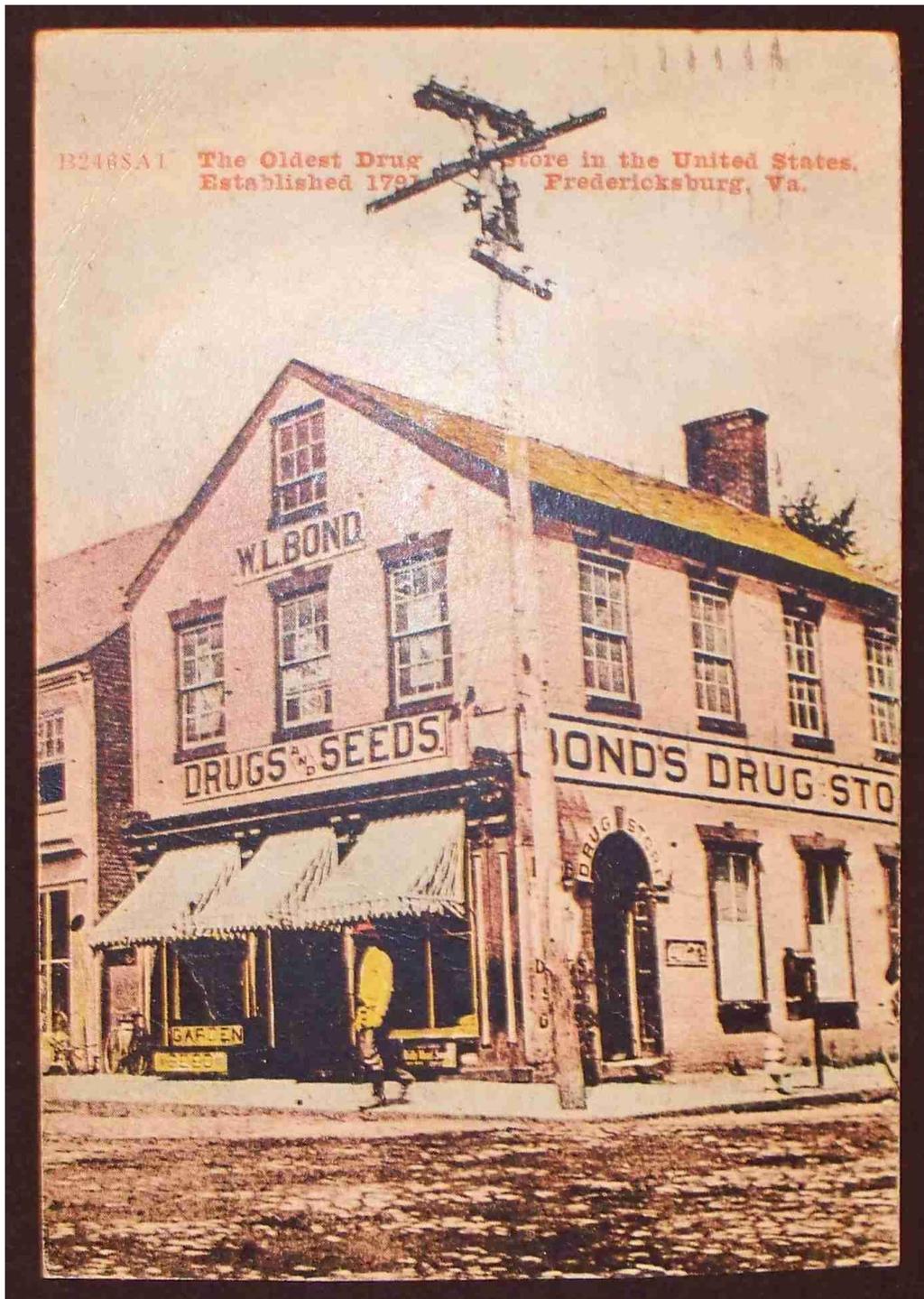
1. Aerial photograph showing property location
2. Postcard, c.1907, Bond's Drug Store
3. Photograph, c.1924, Bond's Drug Store at the corner of Main (Caroline) and Commerce (William) Streets and Photograph, c.1950, Bond Rexall Drugs
4. Design Plans provided by applicant



AERIAL



SOUTH/ WILLIAM STREET ELEVATION



Postcard, c.1907

Featuring Bond's Drug Store

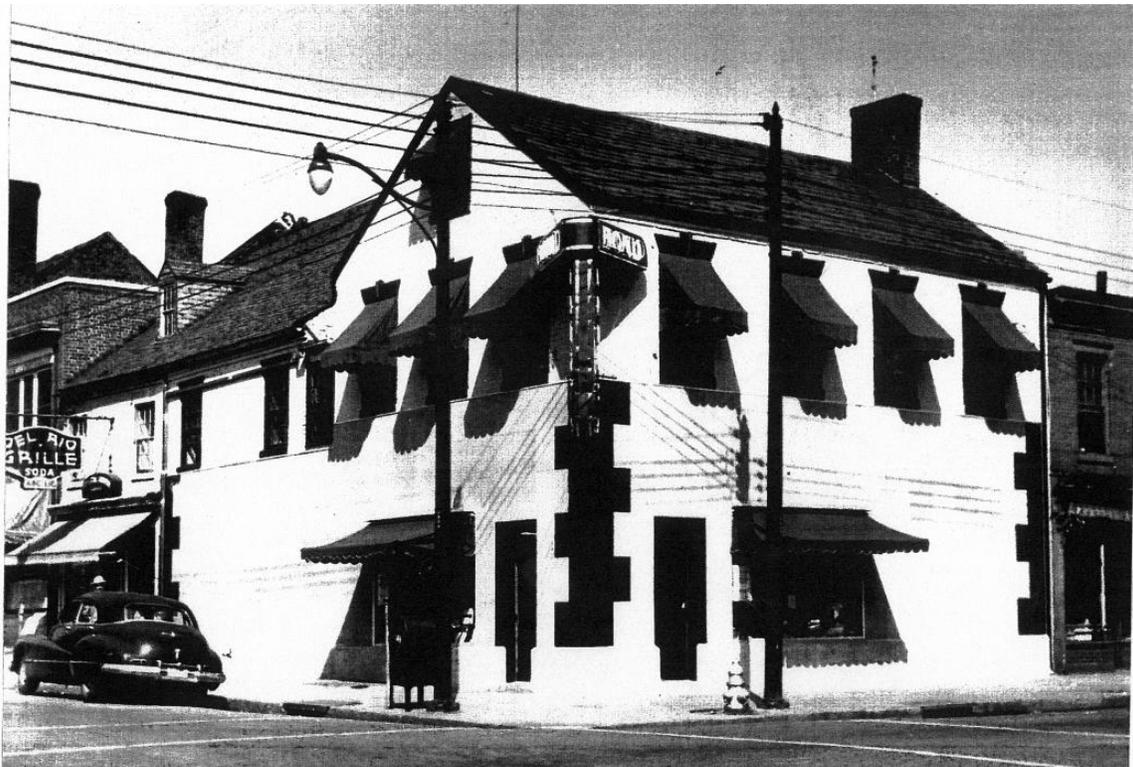
Note the gap between the two structures at 201 and 203 William Street.



Bond's Drug Store, c.1924

Image courtesy of Valentine Museum

Note that the gap between 201 and 203 William has been filled and windows appear in this location. Also note the entry door and window configuration on the 203 William building.



Bond Rexall Drugs, c.1950

Image courtesy Fredericksburg Area Museum and Cultural Center

Note the corner entry, reconfiguration of ground floor windows, and removal of the 203 William entry.

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.



WILLIAM STREET FACADE

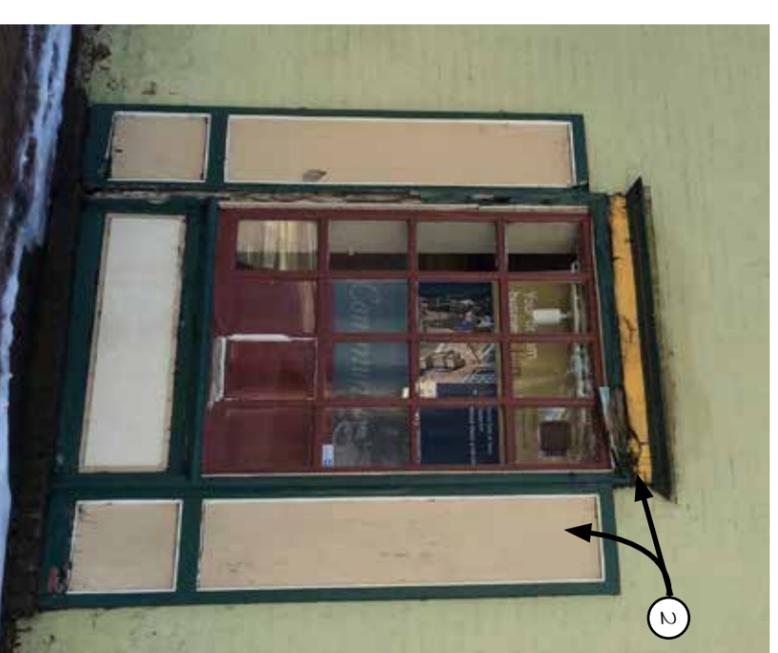


CAROLINE STREET FACADE

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 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.
***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. Note not used.
8. Note not used.
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.



CAROLINE STREET LOWER WINDOW



FRAZIER ASSOCIATES

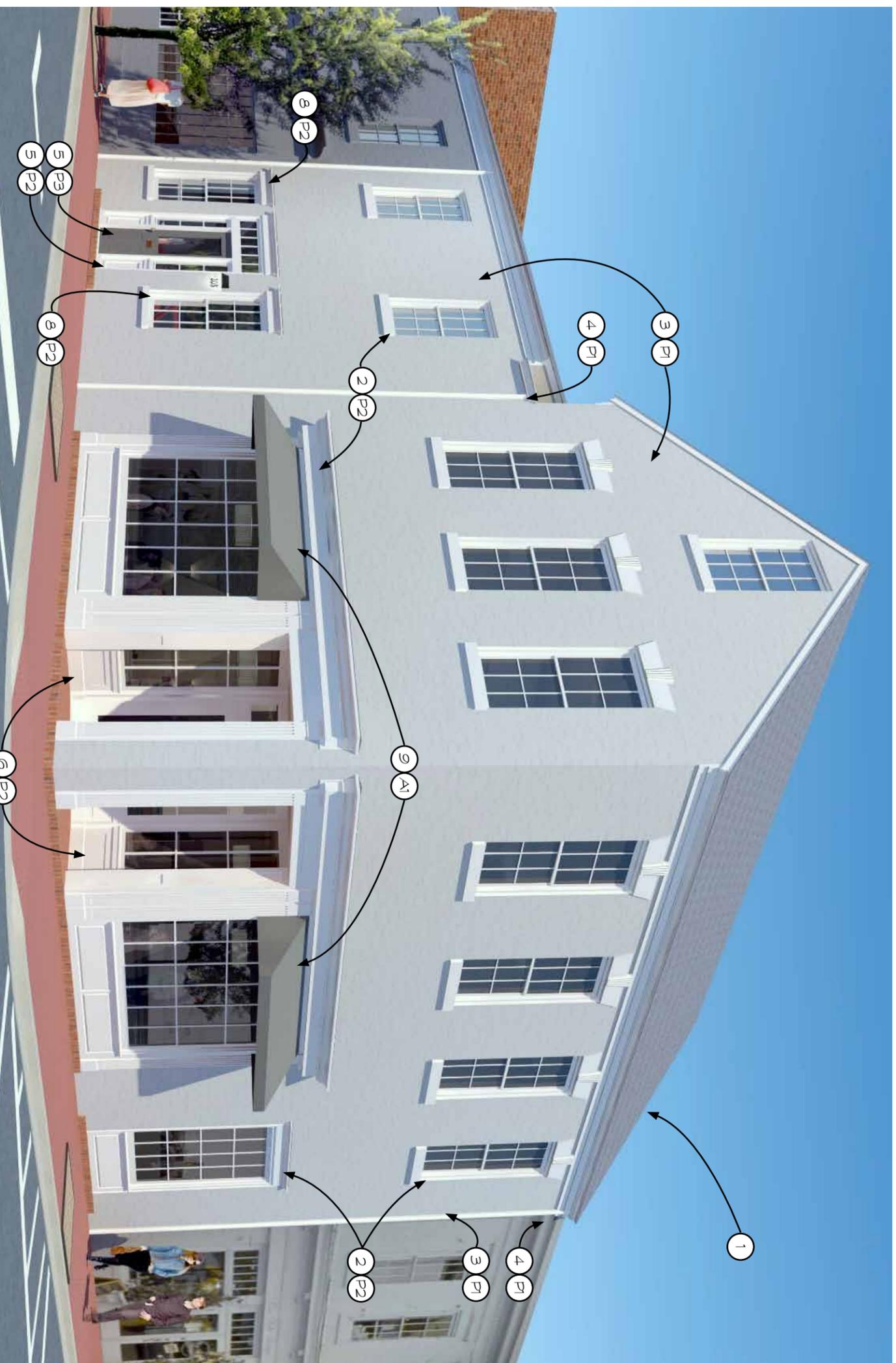
ARCHITECTURE • COMMUNITY DESIGN • WAREHOUSING
213 NORTH AUGUSTA STREET, STAMFORD, VA 24401
PHONE 540.888.8200 FAX 540.888.8629
www.frazierassociates.com



201-203 William Street
Fredericksburg, Virginia

Revised 03/08/2016
02/23/2016
86002.D.52

A.1
SHEET 1 OF 3



NEW 1ST FLOOR WINDOWS FOR 203 & AWNINGS - WILLIAM & 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 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. Note not used.
8. Note not used.
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.

COLOR & MATERIALS CHART

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

P1: Benjamin Moore paint or equivalent. To be determined

P2: Benjamin Moore paint or equivalent. To be determined

P3: Benjamin Moore paint or equivalent. To be determined

A1: Sunbrella fabric or equivalent. To be determined



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ARCHITECTURE • COMMUNITY DESIGN • WATERSHED
213 NORTH AUGUSTA STREET, STAMTOWN, VA 24401
PHONE 540.885.6220 FAX 540.885.8623
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201-203 William Street
Fredericksburg, Virginia

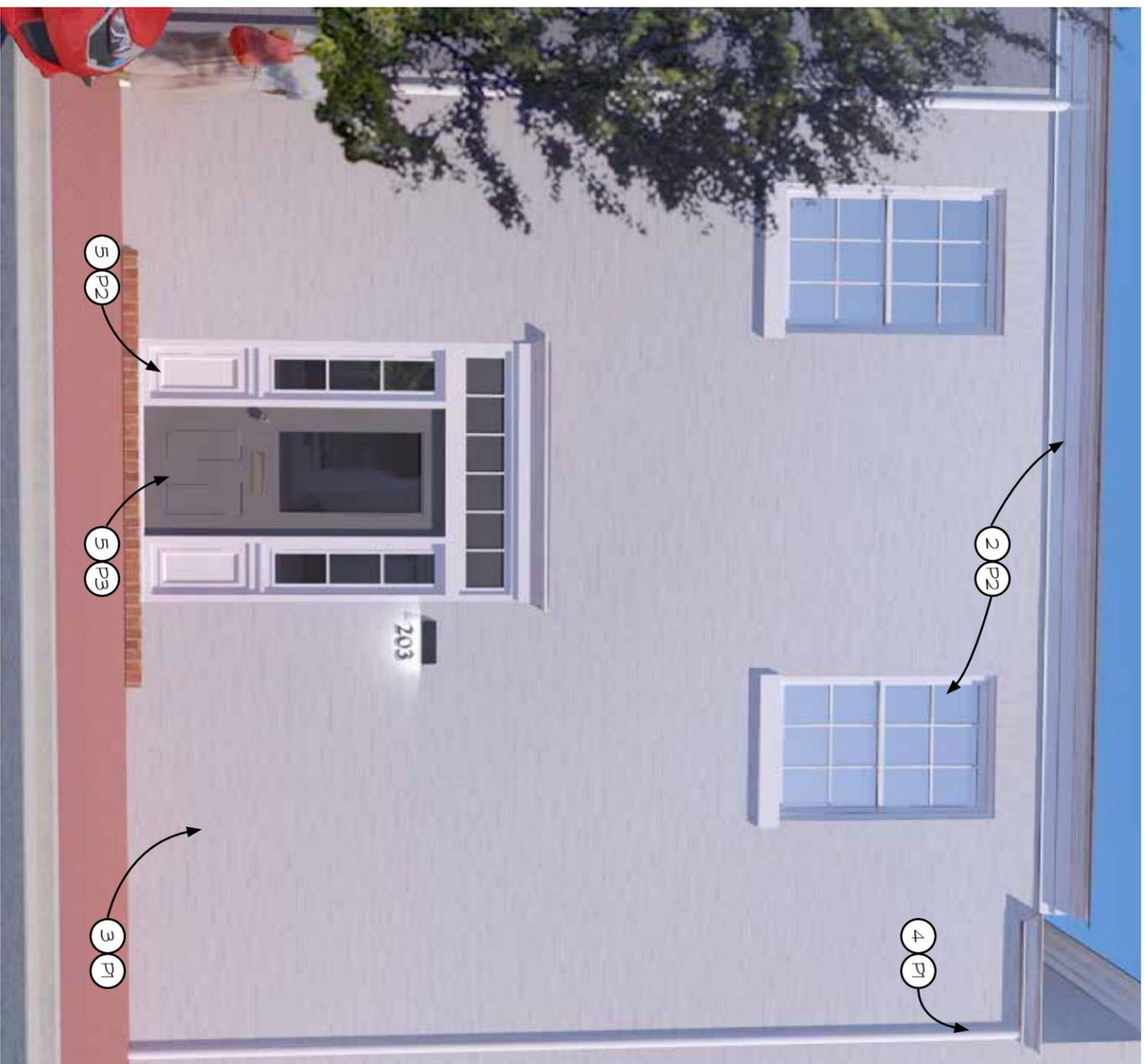
Revised 03/08/2016

02/23/2016

86002.D.52

A.2

SHEET 2 OF 3



203 WILLIAM 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.



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

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. Note not used.
8. Note not used.
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.

COLOR & MATERIALS CHART

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

P1: Benjamin Moore paint or equivalent. To be determined

P2: Benjamin Moore paint or equivalent. To be determined

P3: Benjamin Moore paint or equivalent. To be determined

A1: Sunbrella fabric or equivalent. To be determined



FRAZIER ASSOCIATES

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213 NORTH AUGUSTA STREET, STAMFORD, VA 24401
PHONE 540.885.6200 FAX 540.885.8629
www.frazierassociates.com

VIRGINIA
WAXMIN
Street
VIRGINIA DEPARTMENT
OF HISTORIC AND
COMMUNITY DEVELOPMENT



201-203 William Street
Fredericksburg, Virginia

Revised 03/08/2016

02/23/2016

86002.D.52

A.3

SHEET 3 OF 3



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: May 9, 2016
SUBJECT: Certificate of Appropriateness for exterior alteration at 400-402 William Street

ISSUE

Raymond Freeland requests a Certificate of Appropriateness to install thirteen wall washers under the cornice on the William Street elevation for structural reinforcement.

RECOMMENDATION

Approval of the request on condition that all thirteen stars are aligned horizontally and spaced as evenly as possible.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Materials – Masonry (pg. 101)

Color, texture, mortar joints, and masonry patterns help to define a building's character.

Retain masonry features that define this character such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns.

BACKGROUND

The c.1920 commercial structure at 400-402 William Street is described in the City's 2006 architectural survey as a "well-preserved example of the Colonial Revival architecture that proliferated within the historic core during the widespread, early twentieth-century growth of the city. The two-story, flat-roof, brick structure laid in American bond features a simple molded entablature and projecting cornice just below the roof parapet, multi-light windows, and a paneled wood storefront. The building is a contributing structure in the Historic District.

The masonry wall fronting William Street requires stabilization for structural issues. The treatment for stabilization involves inserting tie rods through the brick to anchor the wall. Cast iron wall washers in the shape of stars will anchor each tie rod. The stars are 12.5 inches in diameter with a painted black finish. Thirteen stars will be spaced as evenly as possible across the William Street elevation, placed approximately 26 inches above the second-story windows. This measurement is from the top of the windows to the center of the star. The placement may be minimally altered from the submitted plan to account for proper structural anchoring. The use of tie-rods and washers is a common assembly used to brace masonry walls against lateral bowing, and has been used since the early 19th century. In *Preservation Brief 41: The Seismic Retrofit of Historic Buildings*, the authors advise against any awkward placement of washers used in this manner. Staff finds that the proposed structural repair is an appropriate

technology to use for reinforcement and the use of star-shaped wall washers is compatible with the historic aspects of the Historic District. Staff recommends approval of the request on condition that all thirteen stars are aligned horizontally and spaced as evenly as possible.

APPROVAL CRITERIA

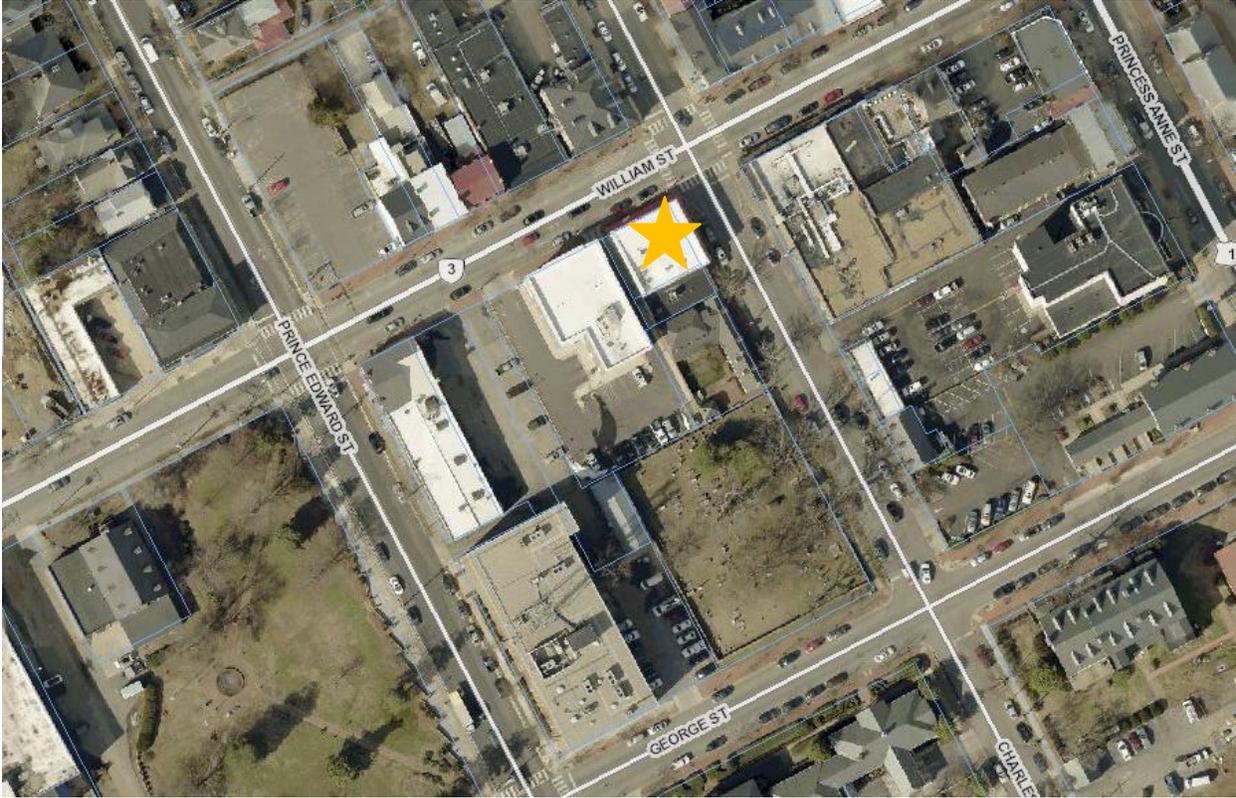
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
		X	(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
X			(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
X			(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

		X	(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Attachments:

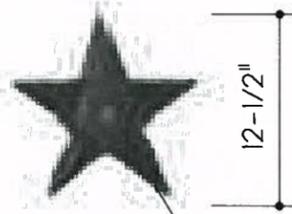
1. Aerial photograph showing property location
2. Proposed Front Elevation



AERIAL



NORTH/ WILLIAM STREET ELEVATION



LARGE STAR: CAST GRAY IRON (ASTM A48/A48M) W/ 3/4" CENTER HOLE. PAINTED BLACK FINISH.

NOTES:

- STRUCTURAL WALL WASHERS TO BE INSTALLED FOR REINFORCEMENT OF EXISTING MASONRY WALL
- 13 WASHERS TO BE INSTALLED ON WILLIAM STREET ELEVATION
- WALL WASHERS TO BE SPACED AS EVENLY AS POSSIBLE ACROSS WILLIAM STREET ELEVATION.
- VERTICAL PLACEMENT OF WALL WASHER MAY BE SLIGHTLY ADJUSTED FOR PROPER STRUCTURAL ANCHORING

STRUCTURAL WALL WASHER

1"=1'-0"

2

NOTES

3

STRUCTURAL WALL WASHER, TYP.
26"± CENTER OF WASHER TO HD OF WINDOW



PROPOSED FRONT ELEVATION - 400 & 402 WILLIAM STREET

NTS

1

Freeland Engineering, P.C.

10814 Courthouse Rd
Fredericksburg, VA 22408

Ph: 540.898.3092

Fax: 877.658.7735

Web: www.FreelandEngineeringPC.com
Email: rfreeland@FreelandEngineeringPC.com



ARB Presentation

Johnson Commercial Real Estate

400 & 402 William Street
Fredericksburg, VA 22401

Drawn By: MTC

Designed By: RPF

Checked By: RPF

Project No.: 3264

Date: 2016-04-15

Scale: VARIES

Sheet: D1



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: May 9, 2016
SUBJECT: Certificate of Appropriateness for exterior alterations at 209 Prince Edward Street

ISSUE

Jay Lewis requests a Certificate of Appropriateness for exterior alterations including:

- Replacement of the exterior siding, windows, doors, and porch roof
- Construction of a one-story addition on the east side of the house
- Expansion of the front porch deck
- Installation of a four foot wood fence in front of the house and a six foot wood fence behind the house

RECOMMENDATION

Approval of the following requests:

- Removal of the existing siding, vinyl shutters, and aluminum trim and storm windows; replacement of the existing siding with six-inch Hardiplank lap siding and installation of painted wood trim, eaves, and dentil molding
- Removal of the existing portico and replacement with a full-width, one-story, six-foot deep, shed-roofed front porch with details as submitted.
- Construction of a new addition on condition that a corner board or vertical trim element be retained or included to define the original ending point of the north and south elevations where the addition begins.
- Installation of fences as submitted.

Denial of the following requests:

- Replacement of existing windows and doors.
- Reconfiguration of windows and door on the front and side elevations.
- Construction of a new carport because the request does not meet City Code.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Building Massing – Additions (pg. 76)

1. Before a building is enlarged, the needed functions an addition is meant to address should be evaluated to see if they can be accommodated within the existing structure.
2. An addition, when needed, should not visually overpower the existing structure.
3. Located additions on the rear or side (secondary) elevations.

4. To avoid compromising the integrity of historic buildings, additions should not be made to look older than they are. New construction should be differentiated from the old while still being compatible with the massing, scale, and architectural features of the original building.
5. Additions should be constructed so as not to impair the essential form and integrity of the original building.

Roofs (pg. 80)

8. Avoid replacing roofs with a substitute material that does not convey the same visual appearance as the historic roof.

Windows (pg. 82)

Maintenance and Repair

1. Retain original windows.
5. Repair original windows by patching, splicing, consolidating, or reinforcing. Wood may appear to be rotten because of peeling paint or separation of joints, yet still be sound and able to be repaired. Rotted parts can be replaced, as necessary, without replacing the entire window.
6. Windows should only be replaced when they are missing or beyond repair.
7. Avoid changing the number, location, size, or glazing pattern of a building's windows by cutting new openings, enlarging existing openings, blocking in windows, or installing replacement sash that does not fit the window opening.

Construction Guidelines

1. Ensure a new building's ratio of solids (walls) to voids (windows and doors) is compatible and relates to neighboring buildings.

Doors (pg. 90)

Maintenance and Repair

1. Retain original doors.
2. Repair original doors by patching, splicing, consolidating, or reinforcing.
3. Doors should only be replaced when they are missing or beyond repair.

Construction Guidelines

1. New doors should relate to the door styles found on similar buildings in the Historic District.

Porches (pg. 96)

Maintenance and Repair

5. Avoid removing historic materials from porches.

Construction Guidelines

2. New porches should reflect the size, height, and materials of the porches on the existing buildings along the street.

Materials – Synthetic Siding (pg. 114)

Maintenance and Repair

2. Consider removing synthetic siding to reveal a building's historic character and restore original building material, as applicable.

BACKGROUND

The City's 2006 architectural survey describes this c. 1925 residence as one of a large number of late nineteenth and early twentieth-century Colonial Revival-style dwellings clustered to the north, south, and west of the urban core. Juxtaposed alongside other similarly styled structures, this building demonstrates

the rapid growth of the industrial working-class neighborhoods in the early twentieth century. Eliza Richardson, a domestic servant, and Leila Smith were some of the first occupants of this home. The residence is a contributing structure in the Historic District.

Many of the home's original character-defining features have been compromised; however, it still retains its simple two-story form topped by a side-gabled roof. A paneled wood six-light door opens into the left bay of the façade and is sheltered by a gable-roofed portico supported on decorative iron posts. Paired wood eight-over-eight double-hung sash windows are located on the first-floor façade. Windows in the upper story and on the side elevations are four-over-four double-hung wood sash. A COA application dated 1989 granted approval to install vinyl siding. The report at this time indicated that the original weatherboard siding had already been removed and replaced by a mix of faux-brick asphalt siding and plywood. In addition, the windows had previously been replaced with units to match the original windows. A tree fell on the house in May 1989 and many repairs to the framing and roof likely date to this time. The aluminum storm windows, false shutters, and iron porch posts are also likely mid-to-late twentieth-century additions.

The applicant proposes a number of exterior alterations to the property:

- The vinyl exterior siding will be replaced with six-inch Hardiplank lap siding in an Iron Gray finish. As no original siding exists, Hardiplank is an appropriate replacement material in keeping with the character of the Historic District.
- The aluminum trim and vinyl shutters will be removed and all openings will be framed with simple painted wood trim.
- As part of the scope of work, the asphalt shingle roof will be replaced in-kind, which does not require ARB approval. All eaves will be boxed with painted wood. Dentil trim will be added under the eave on the front elevation. Staff finds the proposed design compatible with the Colonial Revival character of the structure.
- Replacement of all windows with single or paired six-over-six aluminum or vinyl-clad true divided light windows. The applicant proposes to shift the position of the upper-story windows on the front façade to create a more symmetrical arrangement, with the windows centered over the door and paired window. The applicant also proposes to remove the first floor window on the south elevation, and install two new windows in the same wall. The property file indicates that the windows are not original, but they are exact matches to the original windows. Newer framing appears inside the house, possibly as a result of repairs made after the tree fell on the house, so it is unclear if the windows were ever moved previously.

Removal of the existing wood windows is not recommended. Though the upper-story windows on the front elevation are not centered over the door and paired window below, they are evenly spaced across the upper story. Relocating these windows may accentuate the asymmetry rather than improving the configuration. Rearranging the windows on the side elevation is also not recommended.

- Replacement of the existing front door with a six-panel wood door with glazing in the upper two panels. Staff recommends retaining the existing six-light paneled wood entry door. The existing screen door is a recent alteration and does not appear in photos from 2008. The screen door can be removed without adverse effect.
- The existing entry portico and posts will be removed and replaced with a full-width, six-foot deep, shed-roofed porch supported by eight-inch wood posts. The portico appears to be a non-original feature. The 1947 Sanborn Fire Insurance Map shows two one-story entry porches projecting off the front façade. Neither of these matches the existing entry. The proposed porch design aligns with many examples in the surrounding neighborhood and is an appropriate style for the residence and the district.
- Construction of a side-gabled carport projecting off the south elevation over the existing driveway. The proposed carport is located too close to the property line and is not permitted by the City Code. City Code 72-82.4C specifies that carports may not be built less than three feet from the lot line. Staff recommends denial of the carport feature.
- Construction of a new two-story, front-gabled addition projecting off the east-facing rear elevation. The addition will project sixteen feet off the rear of the house, with the ridge of the gable projecting off the center of the existing gable ridge. The new addition will be the same height as the existing structure and the eaves will align. A two-story, six foot deep wood deck will project off the rear of the addition, supported by eight inch wood posts, with simple wood railings surrounding the upper story. The addition will be clad in six inch Hardiplank lap siding to match that proposed for the existing structure. Windows will be six-over-six aluminum or vinyl-clad wood with true divided lights. A six-panel wood door with glazing in the upper two panels will be located just behind the existing structure on the south elevation. The rear elevation is not visible from the public right-of-way. Staff recommends approval on condition that a corner board or vertical trim element be retained or included to define the original ending point of the north and south elevations where the addition begins.
- Installation of a four-foot wood fence with spaced vertical boards along the front property line and on the side property lines in front of the house, and installation of a six-foot wood fence on the side and rear property lines behind the house. A wood fence is an appropriate replacement for the existing incompatible chain-link fence and staff recommends approval.

APPROVAL CRITERIA

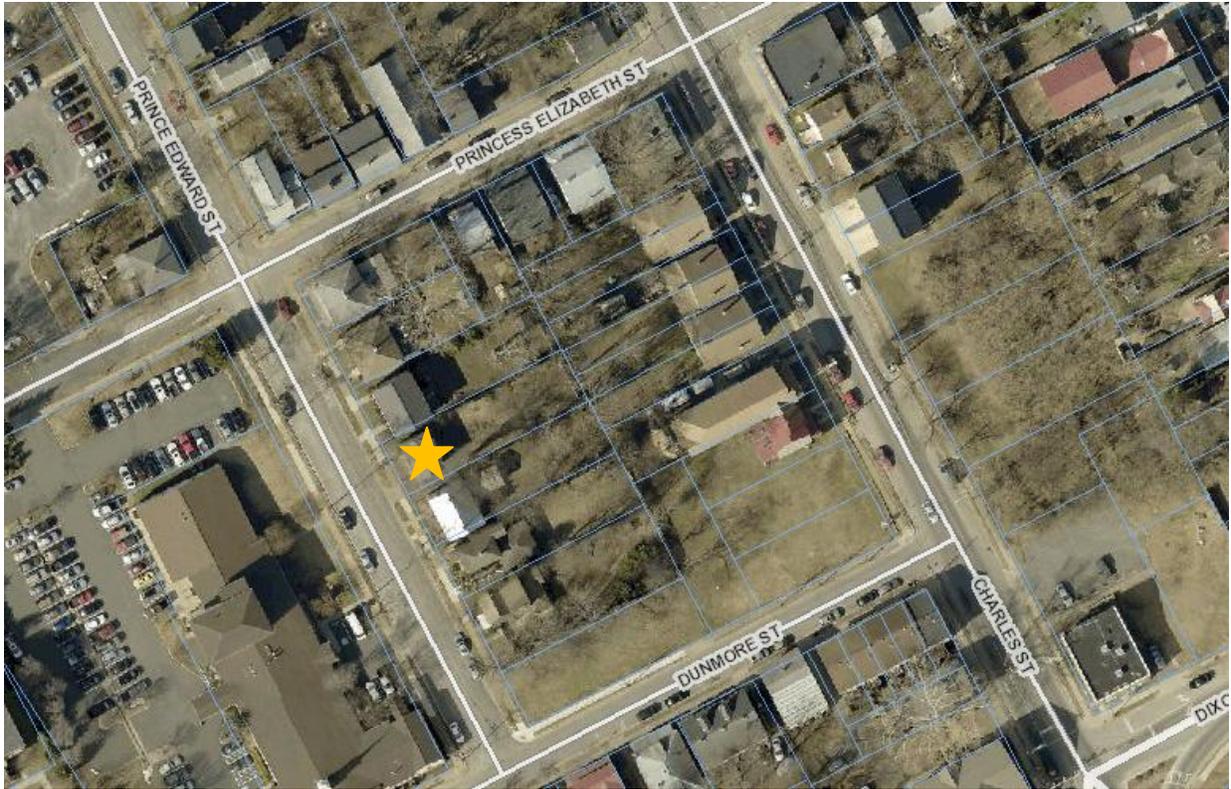
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior’s Standards for Rehabilitation.

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X			(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.

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X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
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		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
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X			(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Attachments:

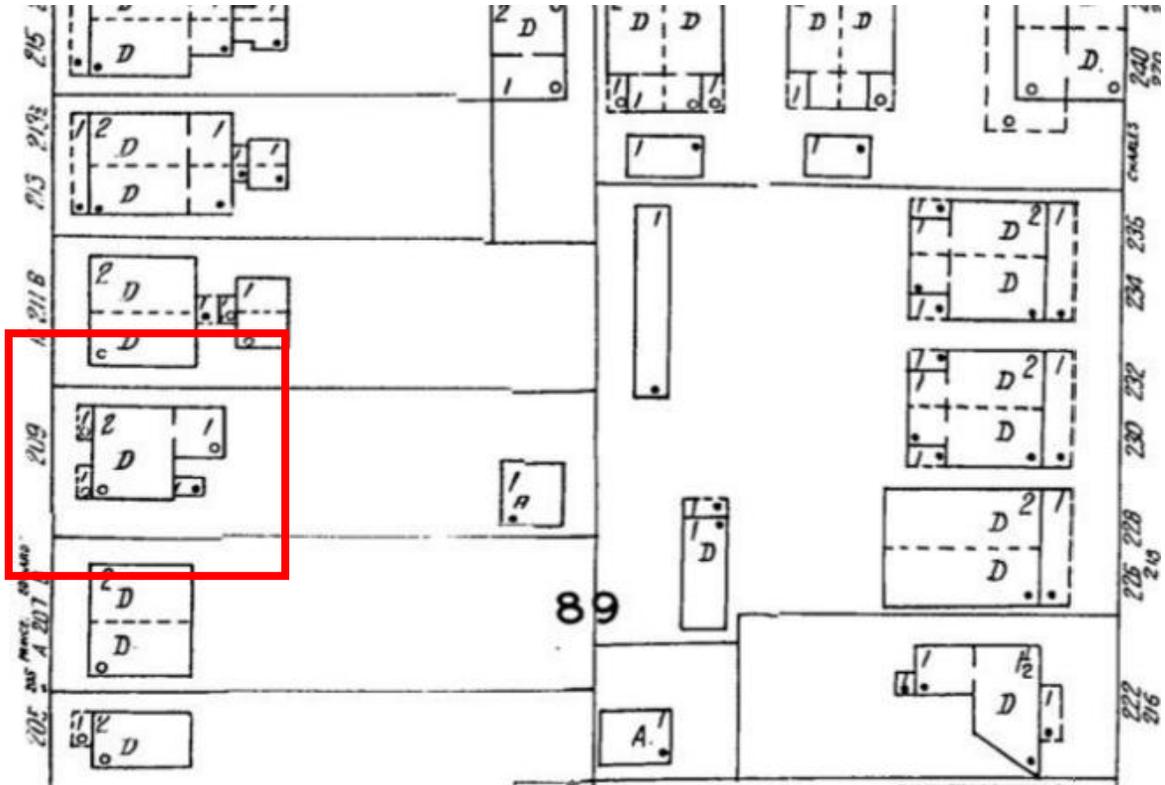
1. Aerial photograph showing property location
2. 1927 Sanborn Fire Insurance Map
3. Proposed Front Elevation
4. Proposed Side Elevation
5. Proposed Rear Elevation
6. Images of Existing Windows
7. Context Images



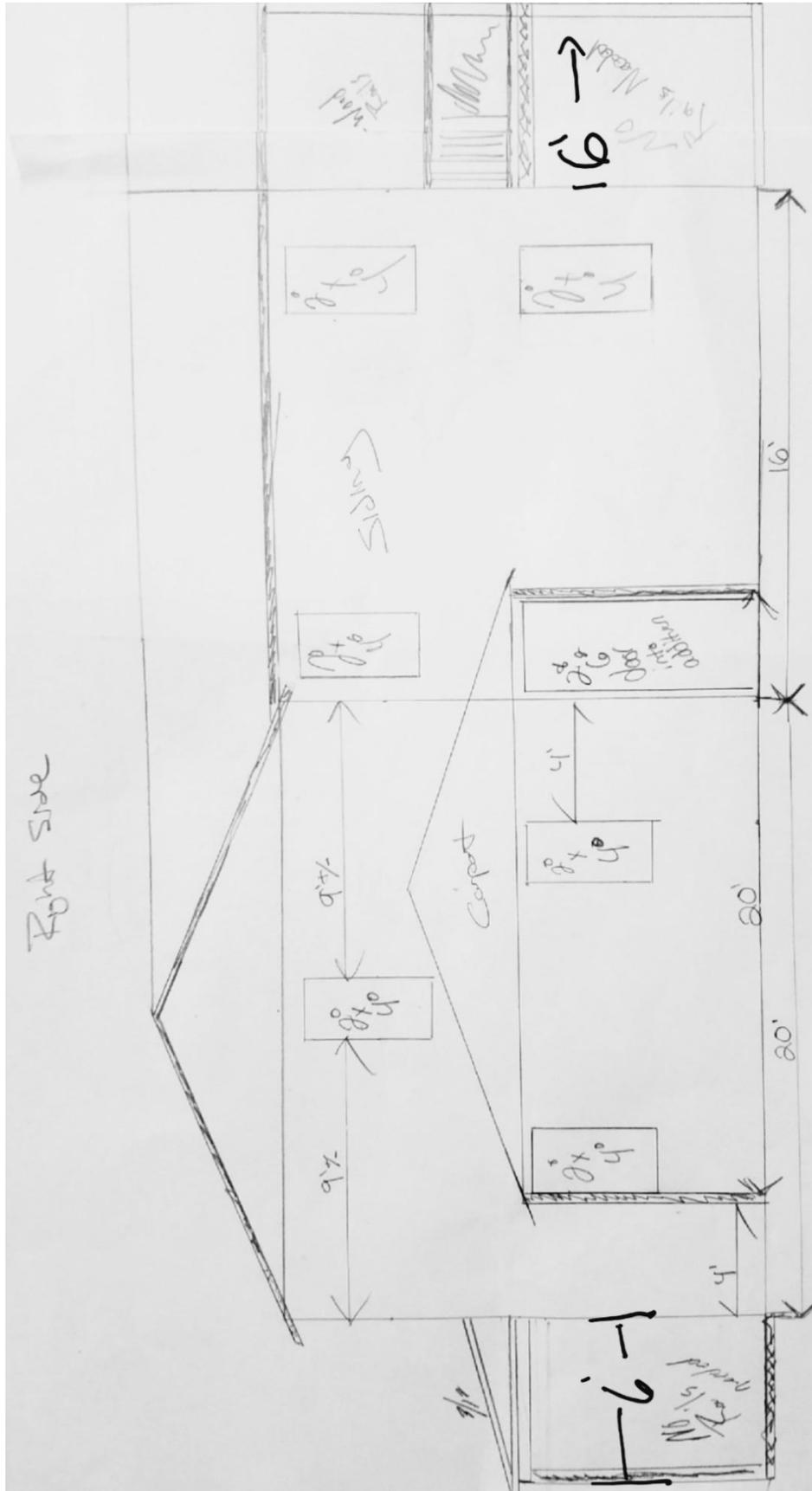
AERIAL

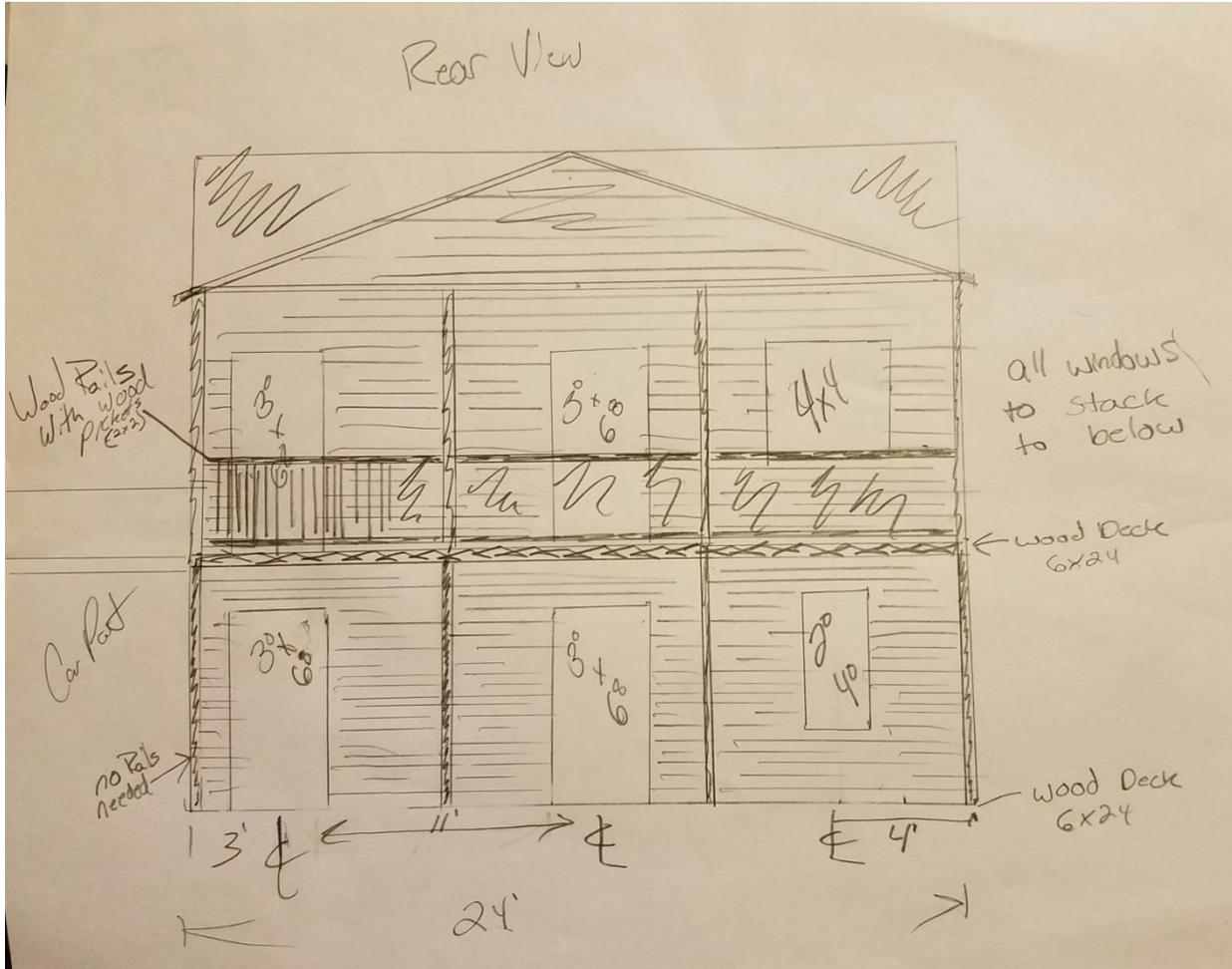


WEST (FRONT) ELEVATION



1927 Sanborn Fire Insurance Map
Note two entry porches at 209 Prince Edward Street.





Rear Elevation

Provided for reference; not visible from public right-of-way



Existing Windows, images provided by applicant



Context images for porch design provided by applicant

REF
1



REF

2



Your Store:
Fredericksburg, VA

Your Store: **Fredericksburg, VA**



James Hardie HardiePlank Primed Iron Gray Cedarmill Lap Fiber Cement Siding Panel (Actual: 0.312-in x 6.25-in x 144-in)

Item #: 165986 | Model #: 6921111

Be the first to

\$10.25

Image depicts product family/texture-may not show the color; see C+ pallet and contact your store for availability



- Facebook
- Pinterest
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- Google+
- Email

FREE Store Pickup

Your order will be ready for pickup from Lowe's Of Fredericksburg, VA by 05/16/2016.

Lowe's Truck Delivery

Your order will be ready for delivery to you from Lowe's Of Fredericksburg, VA by 05/16/2016.

Parcel Shipping

Unavailable for This Order
Sent by carriers like UPS, FedEx, USPS, etc.

James Hardie 10 x \$10.25
HardiePlank Primed Iron Gray Cedarmill Lap Fiber Cement Siding Panel (Actual: 0.312-in x 6.25-in x 144-in)

Description

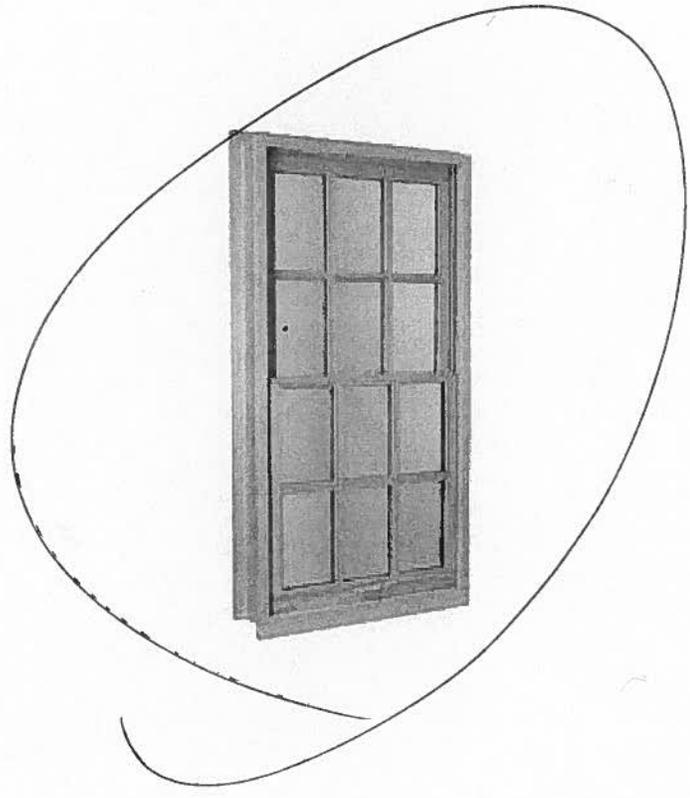
HardiePlank Primed Iron Gray Cedarmill Lap Fiber Cement Siding Panel (Actual: 0.312-in x 6.25-in x 144-in)

- HardiePlank® lap siding is not just our best-selling product, it's the most popular brand of siding in America
- Our natural cedar look has a soft texture that mimics wood
- James Hardie siding and trim are Engineered for Climate® so no matter where you live, you can rest assured that your investment is going to stand up to Mother Nature
- Each substrate is precisely engineered to resist moisture intrusion, cracking, shrinking and swelling in the specific region for which it was designed
- Perfect for your next do-it-yourself project - pre-painted, easy to handle and install
- James Hardie® fiber cement siding products also resist water absorption to help prevent damage from mold, swelling and cracking
- Over a lifetime fiber cement siding costs less than natural wood siding, doesn't attract pests and is fire resistant
- James Hardie® fiber cement siding products are backed by a 30-year non-prorated warranty
- James Hardie® siding products with ColorPlus® Technology are backed by a 15-year limited finish warranty

Specifications

Series Name	HardiePlank	Painted	Yes
Actual Thickness (Inches)	0.312	Finish Warranty	15-year limited
Actual Length (Inches)	144	Texture	Cedarmill
Actual Width (Inches)	6.25	Color/Finish Family	Gray
Manufacturer Color/Finish	Iron Gray	Type	Lap
Warranty	30-year limited	Primed	Yes

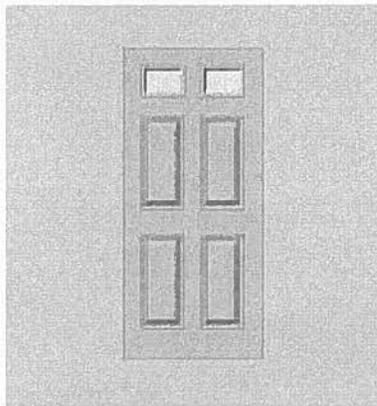
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3



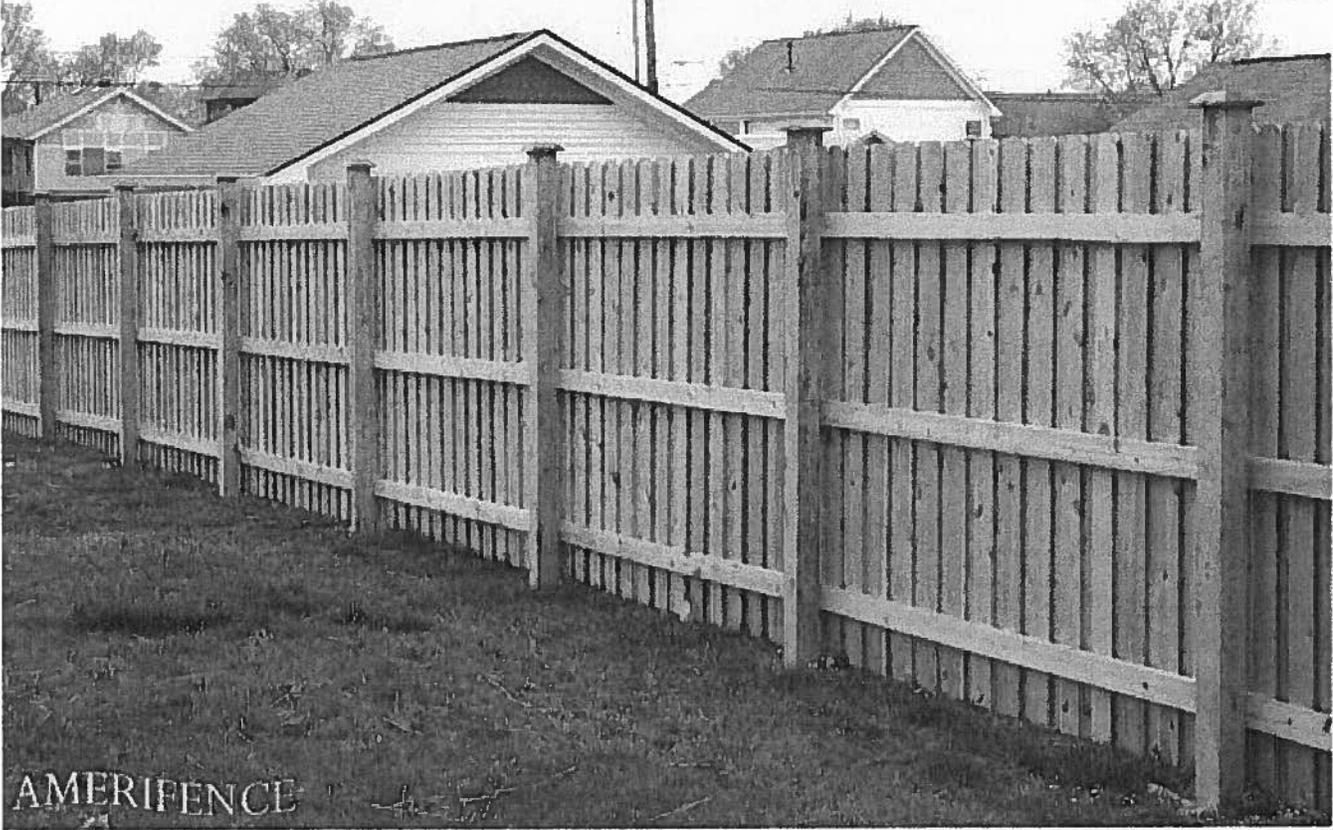
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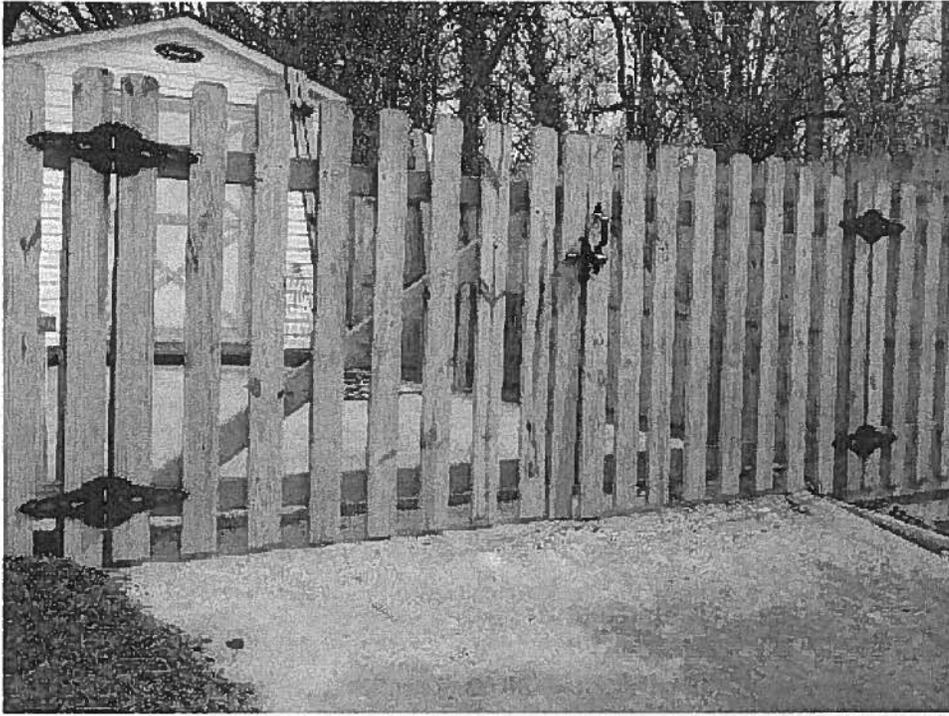
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AMERIFENCE



RF

7



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: May 9, 2016
SUBJECT: Certificate of Appropriateness for exterior alteration at 106 George Street

ISSUE

Shawn Phillips requests a Certificate of Appropriateness to paint a mural on the northeast corner of the Spencer Devon Brewery building.

RECOMMENDATION

Approval of the Certificate of Appropriateness for the request as submitted.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Materials – Masonry (pg. 104)

Leave masonry unpainted, as a general rule, if it has not been painted previously.

Clean dirty masonry prior to painting with a low-pressure water wash. Avoid sandblasting, high-pressure water, or caustic solutions, as these will damage bricks.

Prime and paint with an appropriate masonry primer and masonry paint system.

BACKGROUND

The property at 106 George Street is an addition to the c.1940 Colonial Revival-style commercial structure at 825-829 Caroline Street, which is a contributing structure in the Historic District. This long, flat-roofed, brick and concrete block addition extends off the rear, east-facing elevation of the building fronting Caroline Street. Brick veneer covers the north-facing, west-facing, and part of the south-facing elevations. The remainder of the south-facing elevation is constructed of concrete block. The City's 2006 architectural survey does not provide a specific date of construction for this addition, but the construction details indicate that it was most likely constructed in the mid-twentieth century. Past COA applications date this building to 1955, though the source of this date is unclear.

The District guidelines generally recommend avoiding the painting of traditionally unpainted brick. The applicant proposes to have a mural painted on the northeast corner of the mid-century addition, with painted areas on the north-facing and east-facing elevations meeting at the corner. The painted area on each wall is approximately eighteen feet tall by twenty-five feet wide. Mid-century brick is typically a much harder and more durable brick than older historic bricks, so it is likely that this treatment can be reversed. The applicant has provided a sample showing the reversibility of the painted treatment. The proposed mural area is located on secondary building elevations, which have limited or no visibility when

viewing the primary elevation fronting Caroline Street. Staff finds that the proposed mural meets the guidelines and will not have an adverse impact on the historic character of the structure or the District.

APPROVAL CRITERIA

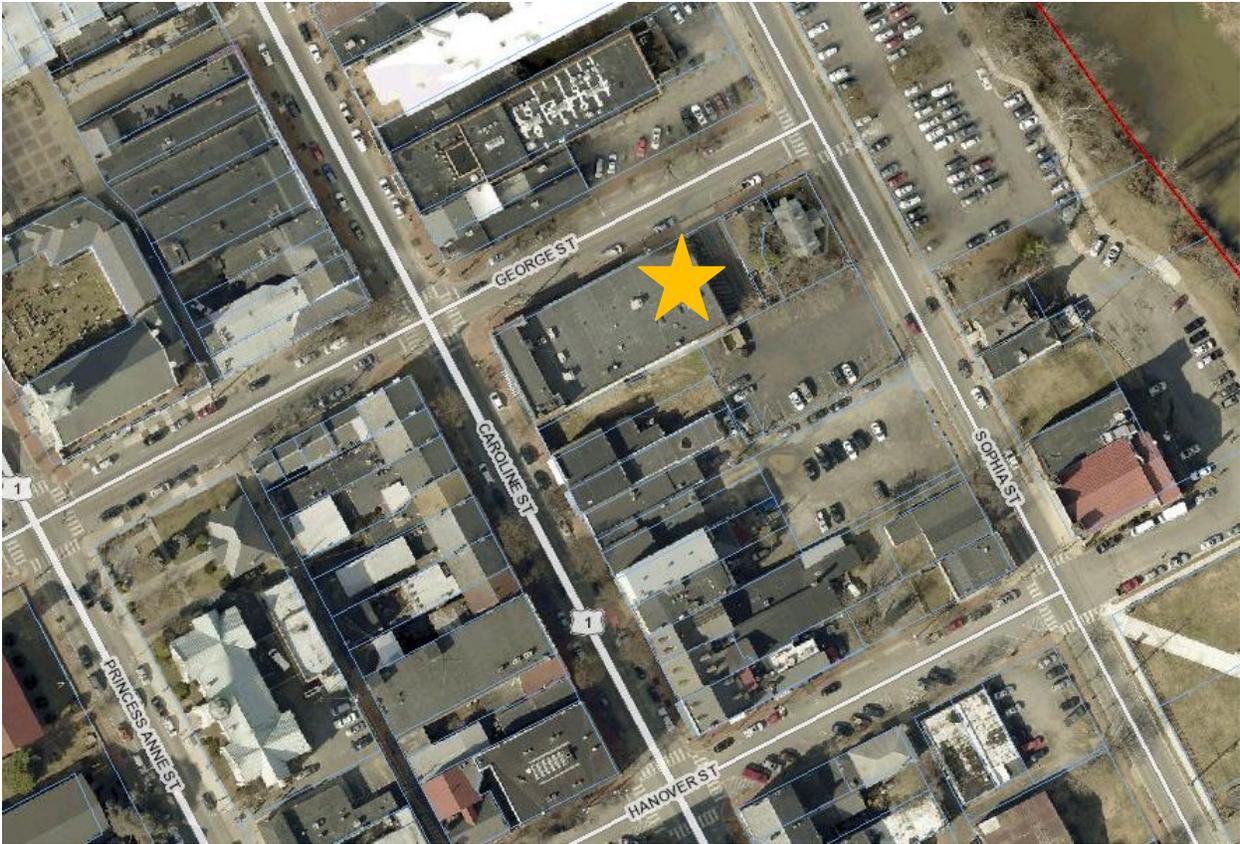
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
		X	(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
X			(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
X			(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

X			(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Attachments:

1. Aerial photograph showing property location
2. Mural location and design
3. Detail, mural design
4. Paint removal example



AERIAL



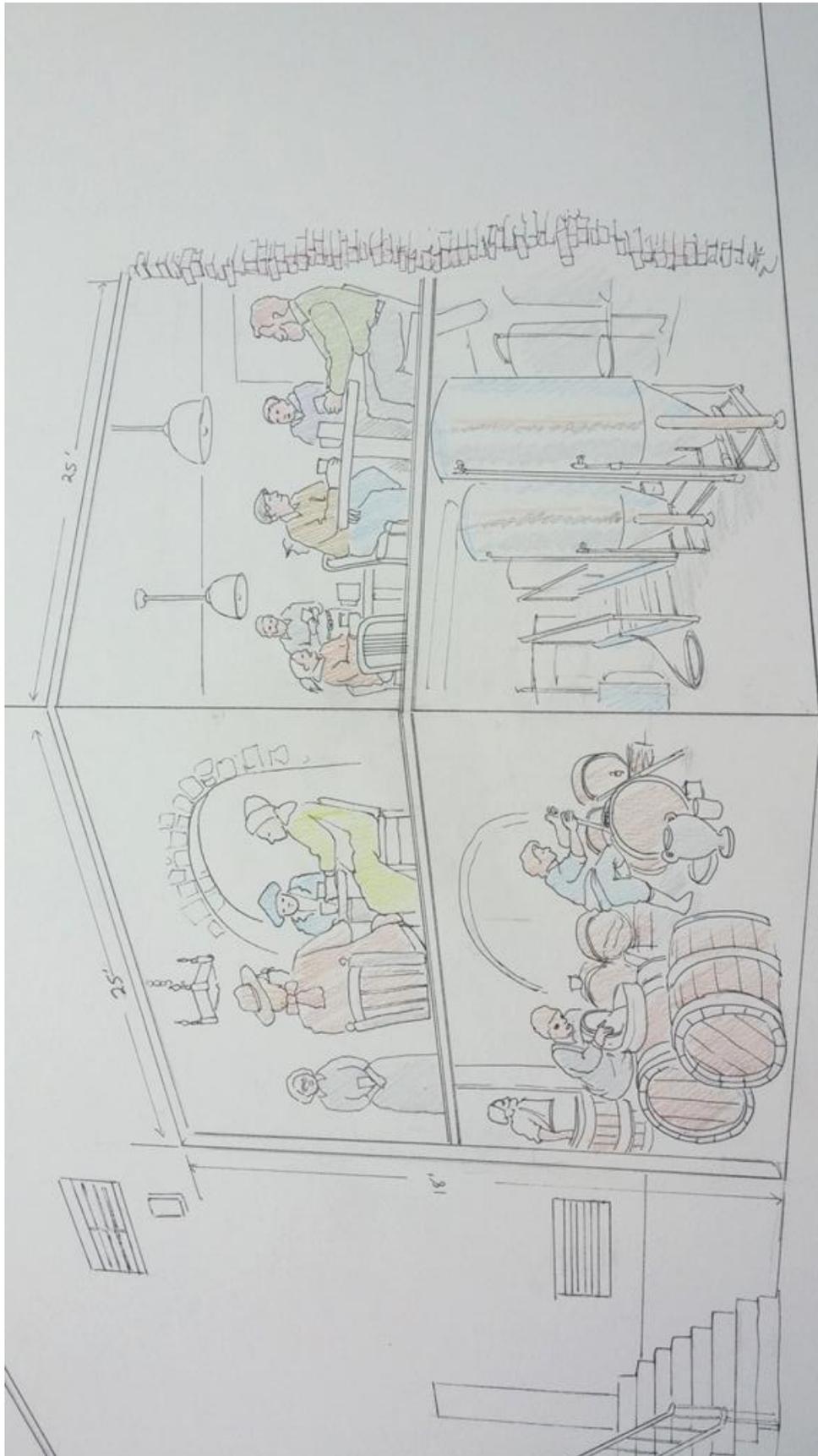
NORTH/ GEORGE STREET ELEVATION



Proposed Mural Location,
View looking southwest from George Street



Mural design by Bill Harris





Painting allowed to cure, then removed from brick face by artist.



Sample brick painted by artist.



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: April 25, 2016
SUBJECT: Review of Special Exception application and informal review of proposed demolition and new construction at 506-514 Sophia Street and 525 Caroline Street

ISSUE

In accordance with section 72-21.7 of the City Code, the ARB may review special exception applications associated with land in the Historic District. Van Perroy has submitted an application requesting special exceptions for a proposed new construction project at 506-514 Sophia Street and 525 Caroline Street in the Historic District. The exceptions include increased residential density, a reduction in required parking, and a five feet two inch height variance from the 50 foot maximum height limit for one of three new buildings. This application will be considered by the Planning Commission on May 11.

The ARB should also conduct an informal review in anticipation of a Certificate of Appropriateness for demolition of one contributing building and construction of three new structures at the above referenced site, including seven townhomes in two buildings and one seven-unit apartment building.

RECOMMENDATION

1. Special Exception
Recommend to the Planning Commission the denial of the special exception for a five feet two inch variance from the 50 foot maximum building height.
2. Informal Review of Certificate of Appropriateness
Suggest to the applicant a redesign of the site planning, scale, and massing of the project as the current proposal is not architecturally compatible with the historic aspects of the Historic District. One existing structure on the property is a contributing building in the Historic District and may be considered for demolition in coordination with the evaluation of new construction. A revised design should meet the goals of the Comprehensive Plan (2015) by closely aligning with historic patterns of development in order to reinforce the traditional streetscape.

SUMMARY

The ARB should make two recommendations in the review of this project.

First, the board should make a recommendation to the Planning Commission with regards to the specific exceptions requested in the application. Two of the three special exception requests, pertaining to residential density and parking requirements, are not under the purview of the Architectural Review

Board. However, the requested exception for building height is directly related to the ARB’s consideration of architectural compatibility in the district.

The ARB should recommend to the Planning Commission that the proposed building height variance is not compatible with the surrounding context or appropriate given the historic pattern of development in the immediate vicinity.

Secondly, in anticipation of an application for a Certificate of Appropriateness, the ARB should conduct a preliminary informal review of the site planning, scale, and massing. The project includes the following elements subject to approval by the ARB:

1. Demolition of existing townhomes at 506-514 Sophia Street. One of three buildings on the site is a contributing structure in the Historic District.
With additional information, demolition of this structure may be appropriate.
2. Construction of three new residential structures at 506-514 Sophia Street and on the rear portion of the parcel at 525 Caroline Street. The three structures will be:
 - a. One grouping of three attached townhomes, three-and-one-half stories in height, oriented to Sophia Street (shown as B1 on attachment A).
 - b. One grouping of four attached townhomes, three-and-one-half stories in height, oriented to a service drive that is accessed via Sophia Street (shown as B2 on attachment A).
 - c. One five-story apartment building containing seven units, with a height of fifty-five feet two inches, measured as an average of the eave and ridge heights, located on the southwest corner of the parcel behind the townhome structures (shown as B3 on attachment A).

As submitted, the proposed arrangement of structures and uses is not consistent with the historic character of the immediate area. Proposed residential should fill in the gaps between buildings on Caroline Street and create a continuous streetscape on Sophia Street. The interior of the block should be reserved for parking and service needs.

BACKGROUND

1. Special Exception for Height Variance

The Historic District guidelines specify that new buildings should relate to the average height of existing adjacent structures and in general should not be more than ten percent taller. Structures in the 500 block of Sophia Street are one to two stories in height, with the majority at two stories. Structures in the 500 block of Caroline Street range from one-and-one-half to three-and-one-half stories, with the majority at two or two-and-one-half stories in height.

Block Face 1: Existing Building Heights on Sophia Street

500 Block Sophia Street (West Side)		500 Block Sophia Street (East Side)	
Address	Height in Stories	Address	Height in Stories
502 Sophia	1	521-523 Sophia	2
504 Sophia	2	503 Sophia	2
506-514 Sophia	2	419 Sophia	1
525 Caroline (rear property line)	---- Parking Lot ----		
100 Wolfe (side property line)	2		

Block Face 2: Existing Building Heights on Caroline Street

500 Block Caroline Street, East Side	
Address	Height in Stories
531	2.5
529	2
525	3.5
517-519	2
515-513	2
511	2
509	2
507	2.5
505	2.5
503	2
501	2

500 Block Caroline Street, West Side	
Address	Height in Stories
500-506	---- Parking Lot ---
508	3
510	2
512	2.5
514	2
516	2
518	2
520	1.5
522	2
524	2.5
526	2
528	2

At three-and-one-half stories, the proposed townhome units (B1 and B2 on attachment A) are one-and-one-half stories taller than adjacent structures on Sophia Street. The new structures are also one to one-and-one-half stories taller than the average height on the neighboring Caroline block. No height variance is needed for the townhome units, as they stand below the 50 foot maximum height. However, the height of these buildings is incompatible with the character of the surrounding context and it is recommended that the height be reduced, or the upper stories be stepped back to reduce the overall impact.

The five feet two inch height variance is requested for the five-story apartment building at the rear of the site. This proposed height is fifty percent greater or more than adjacent structures and incompatible with the character of the Historic District. Requirements for new construction in the floodplain should be considered when evaluating scale. The base flood elevation for this site, as established by the federal Flood Insurance Rate Map is 38 feet. The current elevation on site is 36 feet. The lowest floor of new residential construction must be at least 1 ½ feet above the base flood elevation (City Code section 72-34.3.G.3)—in this case, 3 ½ feet above the current elevation on site. Floodplain requirements do not outweigh architectural compatibility standards, and the request for a special exception for the height of the apartment building is not justified by the relatively minor floodplain construction requirements for this site.

2. Proposed Demolition of 506-514 Sophia Street

The ARB uses the criteria defined in City Code Section 72-23.1.D.3 to evaluate the appropriateness of any application for demolition within the Historic District. A Certificate of Appropriateness application has not been submitted to date, but the initial evaluation based on the criteria is as follows:

a. The architectural significance of the building or structure.

Three multi-family dwellings are located at 506-514 Sophia Street and are placed generally in a U-shaped configuration on the property. Only the building closest to the street, fronting Sophia Street, is identified as contributing to the Historic District. This structure was constructed c. 1940

and displays elements of the Colonial Revival style. The two-story masonry structure is constructed of rock-faced concrete block topped by a standing seam metal-clad side-gabled roof with boxed cornice. Projecting one-story gable roof porches with standing seam metal roofs, concrete decks, and metal rails delineate the individual units along the Sophia Street frontage. The property reflects typical patterns of architectural development in Fredericksburg during the World War I to World War II period. The City's 2006 architectural survey describes this period and states, "Industrial pursuits continued to draw factory workers, and a general prosperity enjoyed across the country after the First World War led to a significant building boom." While the contributing building that fronts Sophia Street aligns with the traditional streetscape, the noncontributing buildings towards the interior of the block do not.

b. The historical significance of the building or structure.

The City's 2006 architectural survey defines the building fronting Sophia Street as "contributing to the Fredericksburg Historic District under National Register Criterion C in the areas of architecture and community planning because it retains integrity of location, design, materials, workmanship, feeling, and association." As of 2006, the building was considered to be in fair-to-good condition.

The side and rear dwellings are considered noncontributing because they are minimally visible from the public right-of-way and do not retain their integrity due to a number of alterations, including changes in the siding, roofing, windows, and form. These structures were not included in the 2006 architectural survey.

c. Whether a building or structure is linked, historically or architecturally, to other buildings or structures, so that their concentration or continuity possesses greater significance than the particular building or structure individually.

These dwellings are not considered individually significant, but one is considered contributing to the architectural integrity of the Historic District and is representative of patterns of architecture in Fredericksburg during the World War I to World War II period.

d. The significance of the building or structure or its proposed replacement in furthering the Comprehensive Plan's goals.

The proposed development project meets a number of goals in the City's Comprehensive Plan (2015) including promoting clustered and compact development, enhancing the quality of residential areas, encouraging homeownership, and promoting "redevelopment of downtown properties in a manner that reflects the character of the City as a vibrant and growing community" (Environmental Protection Goal 6, Residential Neighborhood Goals 2 and 9, and Historic Preservation Goal 2). In addition, the overall plan for the Sophia Street corridor is for an open riverfront on the east (river) side of Sophia Street and redevelopment of a consistent streetscape on the west side of Sophia Street. The existing structures are residential in use and contribute to the streetscape on the west side of Sophia Street; however, the deteriorated nature of the buildings and relatively modest means of original construction may limit the potential for rehabilitation. In addition, the noncontributing buildings on site do not align with the city's traditional pattern of growth.

The proposed project does not align with Business Opportunity Goal 4: Community Character, “Preserve and enhance the City’s visual appeal by pursuing patterns of development that respect the City’s historic growth pattern,” or Residential Neighborhood Goals 1 and 6, regarding historic character and visual compatibility. The proposed site planning is not consistent with historic patterns of development, does not provide for continuity of the streetscape, and limits the potential for future restoration of two significant streetscapes in the district.

e. The condition and structural integrity of the building or structure.

The City’s architectural survey indicates that the contributing structure was in “fair-to-good condition” at the time of the survey in 2006. The applicant has not provided documentation prepared by a qualified professional or licensed contractor to show the current condition or structural integrity of the buildings. Permits for interior and exterior alterations were issued in 2008, consultation with the Building Department occurred in 2010, and electrical and plumbing rough-in work was initiated in 2012. No renovation work has been completed to date.

f. Effect on surrounding properties.

No adverse effect on the surrounding properties is anticipated.

g. Inordinate hardship.

In the documents provided, the applicant has stated, “it is not economically viable to maintain and upgrade [the existing structures] in the face of new Code requirements and market realities with regard to square footage norms.” However, the applicant has not submitted evidence that rehabilitation of the buildings is impractical or that they cannot make reasonable economic use of the property. Such evidence may include proof of consideration of plans for adaptive reuse, or attempts to sell, rent, or lease the property. Substantial rehabilitation of the side and rear structures, meaning improvement costs equal to or greater than fifty percent of the fair market value, would require bringing the structure into compliance with flood resistant design and construction standards. As a designated historic structure, this standard would not apply to the building fronting Sophia Street.

3. New Construction at 506-514 Sophia Street and 525 Caroline Street

The ARB’s evaluation of new construction in the Historic District is based on principles of architectural compatibility, with review criteria defined in City Code Section 72-23.1.D.1 and additional guidelines in the Historic District Handbook. Architectural compatibility can be determined through analysis of the historic context in the vicinity of the project site. For this preliminary informal review of the proposed new construction, typical building heights and setbacks on the affected blocks were evaluated in order to determine appropriate site planning and building scale and massing.

Applicable Historic District Design Guidelines

Criteria for New Development

Site Planning (pg. 69)

Continuity of Street Edge

1. New buildings should be sited to reinforce the traditional street edge.

Spacing between Buildings

2. Spacing between new buildings in the downtown commercial district should reinforce the existing street wall.

Parking

Parking should be provided in such a way that it reinforces the existing rhythm and visual aspects of a neighborhood rather than being an obtrusive and incompatible break in the streetscape.

1. New buildings in the downtown commercial district should have their parking in the rear of the building, allowing the building to become part of the existing streetscape and to reinforce the street edge.

Building Scale (pg. 74)

1. Although the zoning ordinance defines height limitations within the various parts of the City, building height at the street front should be compatible with the prevailing height of the entire block.
2. New buildings that must be taller than the prevailing height should be stepped back so the additional height is not visible from the street.

Building Massing (pg. 75)

1. Building form should relate to the existing streetscape.
2. The orientation of new residential dwellings should be compatible with the neighboring houses in the block.

a. **Site Planning**

The applicant proposes to reconfigure the two parcels that will be used for this project, combining the rear portion of 525 Caroline Street (currently a parking lot) with the 506-514 Sophia Street property to accommodate three new structures. Because the combination of these parcels for the proposed project impacts two significant historic block faces—the 500 block of Caroline Street and the 500 block of Sophia Street—analysis of the site planning must take into account both streetscapes.

Block Face 1: Setback Evaluation of Existing Structures

500 Block Sophia Street (West Side)			
Address	Front Setback	Side Setbacks	
502	0	4	1
504	0	3	1
506-514	2.5	6	3
525 Caroline (rear property line)	----- Parking Lot -----		
100 Wolfe (corner lot; side property line on Sophia Street)	0	50	0

500 Block Sophia Street (East Side)			
Address	Front Setback	Side Setbacks	
521-523	15	17	5
503	0	120 (parking lot)	6
419	0	0	26

*all setbacks measured in feet

- The majority of properties in the 500 block of Sophia Street show a zero front setback.
- Side setbacks are irregular due to the inconsistent orientation of properties and the presence of parking lots; however, the streetscape is more consistent on the west side of Sophia and historic patterns of development are clear. The parking lot at the rear of 525 Caroline is the only significant gap in the streetscape.

On Sophia Street, one of the proposed new residential structures mimics the existing street edge of the contributing c.1940 dwelling. However, the other two follow the model of the existing non-contributing structures which are not consistent with historic patterns of development. Traditionally, service areas were located towards the interior of the block, with primary structures oriented to the street edge. Access to these service areas was typically provided through alleys, or through drives subordinate to the primary structure. Historic Sanborn Fire Insurance maps clearly show these traditional development patterns (attachments C.1 – C.3). The proposal shows an access drive between the two townhome structures, with one building oriented to this secondary drive, rather than the street.

The apartment building is located to the rear of the property, nearly in the center of the block, and is only accessible from the service drives. This is contradictory to the guidelines, which call for new buildings to be sited to reinforce the traditional street edge. An arrangement consistent with the ARB’s guidelines would be to locate the access drive to one side of the parcel, and orient a continuous row of townhomes to Sophia Street, providing access and parking in the rear (see attachments E.1 – E.3).

Block Face 2: Setback Evaluation of Existing Structures

500 Block Caroline Street (East Side)			
Address	Front Setback	Side Setbacks	
531	0	0	0
529	0	3	0
525	0	23	31
517-519	0	0	3
515-513	0	3	0
511	0	0	0
509	0	0	0
507	0	3	0
505	0	0	0
503	0	0	0
501	0	0	0

500 Block Caroline Street (West Side)			
Address	Front Setback	Side Setbacks	
500-506	----- Parking Lot -----		
508	0	0	0
510	0	0	0
512	0	0	0
514	0	0	0
516	0	0	0
518	0	3	0
520	0	10	0
522	0	5	0
524	0	0	0
526	0	0	2
528	0	5	4

*all setbacks measured in feet

- All properties show a zero front setback.
- Of 23 properties, seven are attached on one side and ten are attached on both sides.

- Of the remaining properties, most have side setbacks ranging from two to five feet. There are two outlying properties: the one-and-one-half story building housing the Agora coffee shop at 520 Caroline, with a ten-foot setback on the south side, and the Fredericksburg Square building, with a 23-foot setback on the north side and a 31-foot setback on the south side.

The 500 block of Caroline Street displays a very high level of integrity in the continuity of the street edge and consistency in the spacing, orientation, and placement of structures. All properties on this block display a zero front setback, and minimal or non-existent side setbacks, with many of the structures attached. The Fredericksburg Square building at 525 Caroline shows the most significant variation from this pattern, with 23 and 31-foot gaps to each side. The two primary areas of concern in the proposed site planning are disruption of the street edge and the location of service areas. The applicant proposes to construct buildings B2 and B3, as shown on attachment A, on the existing service and parking area for the Fredericksburg Square property, forcing those activities closer to the Caroline Street commercial corridor. By eliminating the ability to locate parking, delivery, mechanical, and other related needs on the interior of the block, the proposed project severely limits any future restoration of the Caroline Street frontage. In addition, the historic Sanborn maps show that structures once existed in these gaps (attachment C.3).

b. **Building Scale and Massing**

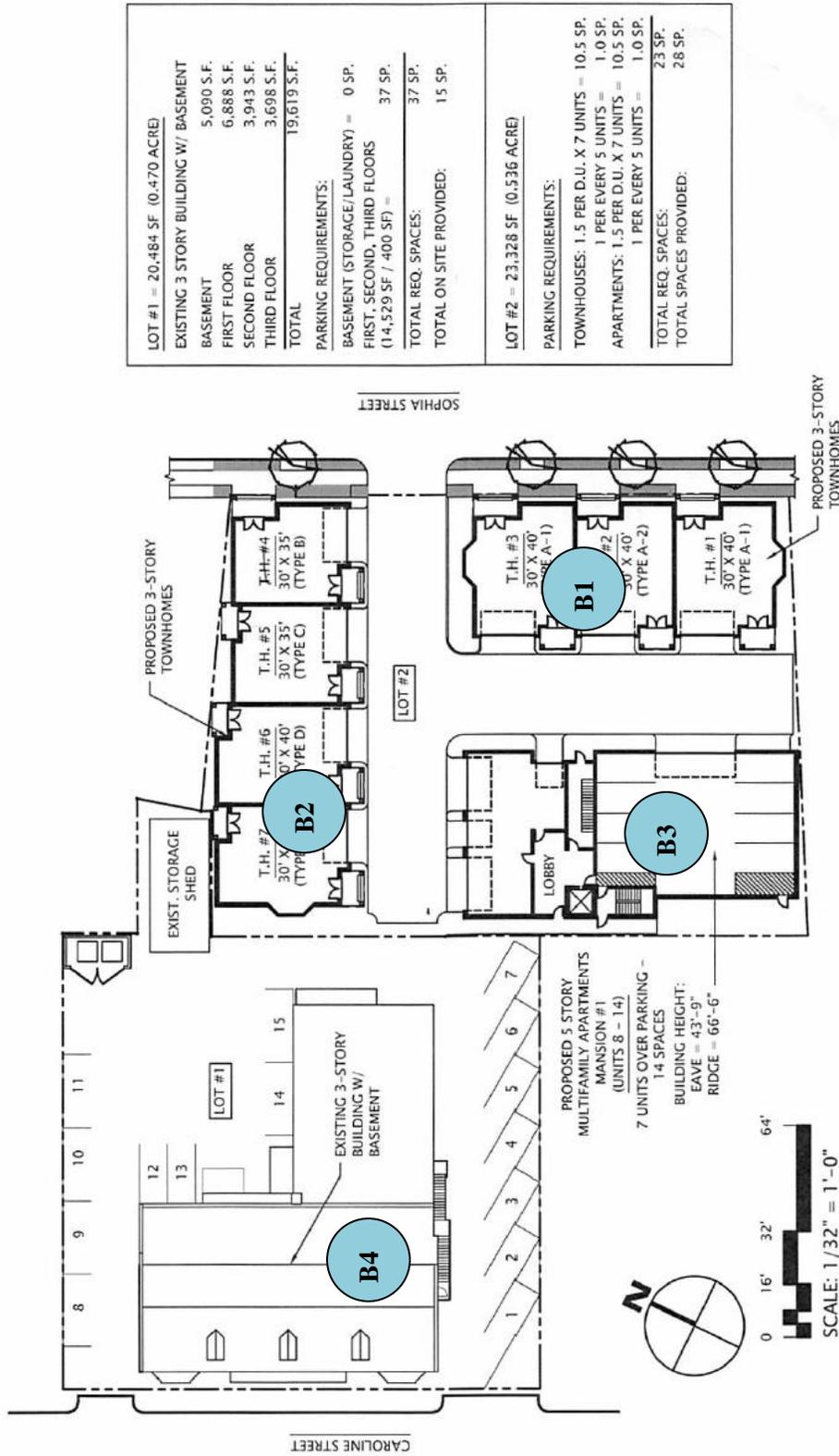
Refer to Background Item #1: Special Exception for Height Variance (above) for analysis of building heights and scale.

With regards to massing, structures in the district and in the immediate vicinity of the project site typically exhibit relatively narrow facades, with much of the mass extending towards the rear of the lot and/or the center of the block. The Caroline Street block clearly shows this pattern, with most structures ranging from 16-25 feet in width, oriented to the street, and displaying a clear and consistent streetscape. The pattern is also visible on Sophia Street, and is clearly visible when evaluating the historic Sanborn maps. Divisions in the façades of the proposed townhomes are generally consistent with adjacent structures, and the pattern of entrance and porch projections is appropriate for the district. However, the side-oriented unit (B2 on Attachment A) breaks with typical historic patterns of development. For this building, main entrances are accessed via a service drive and individual driveways are a primary feature. This arrangement creates a break in the streetscape and is incompatible with the character of the block and the Historic District.

Attachments:

- A. Proposed Site Plan: Townhomes at Riverwalk Square
- B. Existing Site Plan: 506-514 Sophia Street and 525 Caroline Street
- C. Sanborn Fire Insurance Maps:
 - 1. 1886 Sanborn Fire Insurance Map, Sheet 3
 - 2. 1902 Sanborn Fire Insurance Map, Sheet 8
 - 3. 1927 Sanborn Fire Insurance Map, Sheet 14
- D. Photograph, Existing Structures at 506-514 Sophia Street
- E. Recommended Site Planning
 - 1. Existing Streetscape
 - 2. Site Plan
 - 3. Infill Recommendation
- F. Special Exception Application: Townhomes at Riverwalk Square
- G. Additional drawings received April 19, 2016

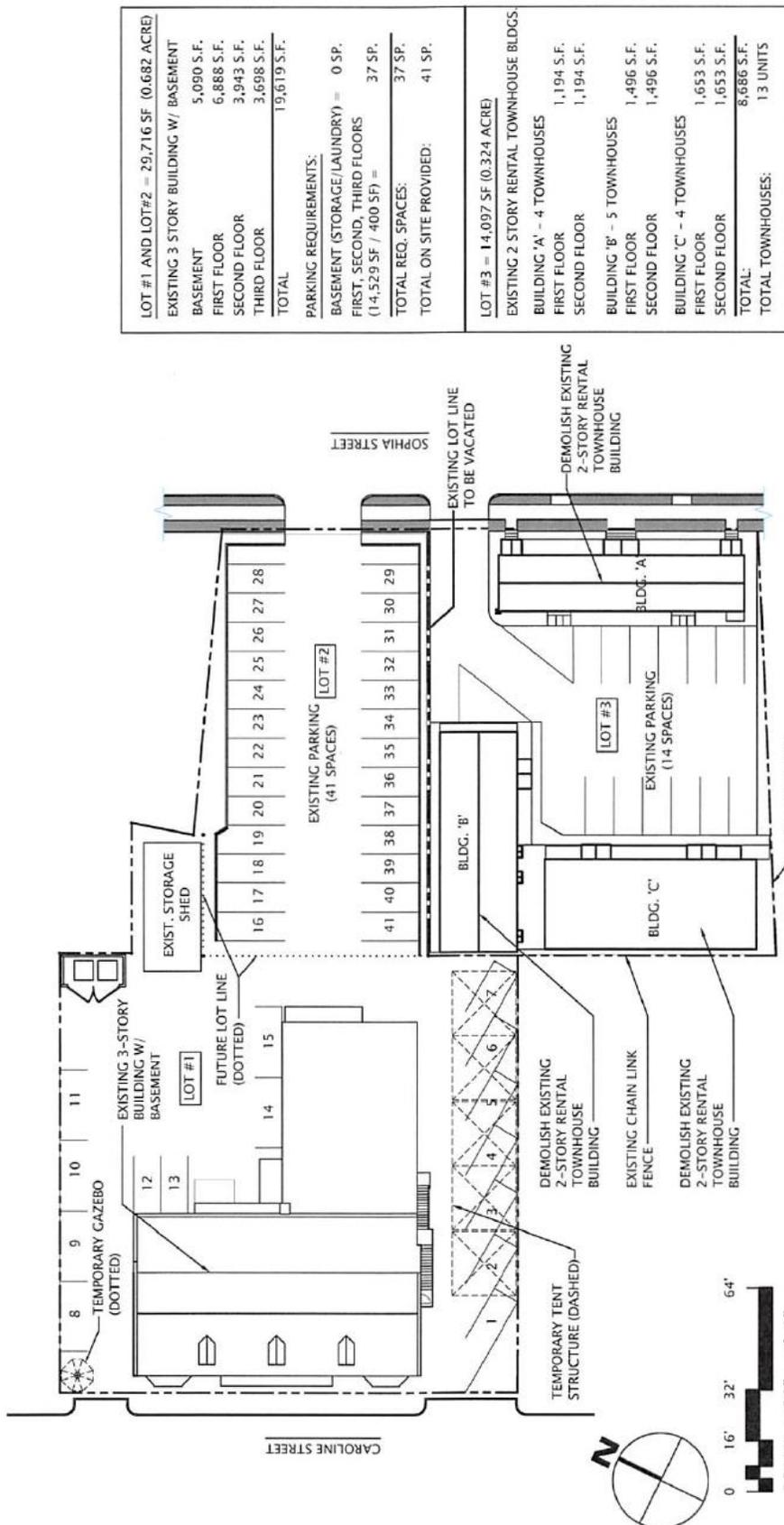
Attachment A



PROPOSED SITE PLAN
TOWNHOMES AT RIVERWALK SQUARE
 506 - 520 SOPHIA STREET FREDERICKSBURG, VA
 03/14/16
A2



Attachment B



LOT #1 AND LOT#2 = 29,716 SF (0.682 ACRE)	
EXISTING 3 STORY BUILDING W/ BASEMENT	
BASEMENT	5,090 S.F.
FIRST FLOOR	6,888 S.F.
SECOND FLOOR	3,943 S.F.
THIRD FLOOR	3,698 S.F.
TOTAL	19,619 S.F.
PARKING REQUIREMENTS:	
BASEMENT (STORAGE/LAUNDRY) =	0 SP.
FIRST, SECOND, THIRD FLOORS	37 SP.
(14,529 SF / 400 SF) =	
TOTAL REQ. SPACES:	37 SP.
TOTAL ON SITE PROVIDED:	41 SP.
LOT #3 = 14,097 SF (0.324 ACRE)	
EXISTING 2 STORY RENTAL TOWNHOUSE BLDGS.	
BUILDING 'A' - 4 TOWNHOUSES	
FIRST FLOOR	1,194 S.F.
SECOND FLOOR	1,194 S.F.
BUILDING 'B' - 5 TOWNHOUSES	
FIRST FLOOR	1,496 S.F.
SECOND FLOOR	1,496 S.F.
BUILDING 'C' - 4 TOWNHOUSES	
FIRST FLOOR	1,653 S.F.
SECOND FLOOR	1,653 S.F.
TOTAL:	8,686 S.F.
TOTAL TOWNHOUSES:	13 UNITS

EXISTING SITE PLAN TOWNHOMES AT RIVERWALK SQUARE

506 - 520 SOPHIA STREET FREDERICKSBURG, VA

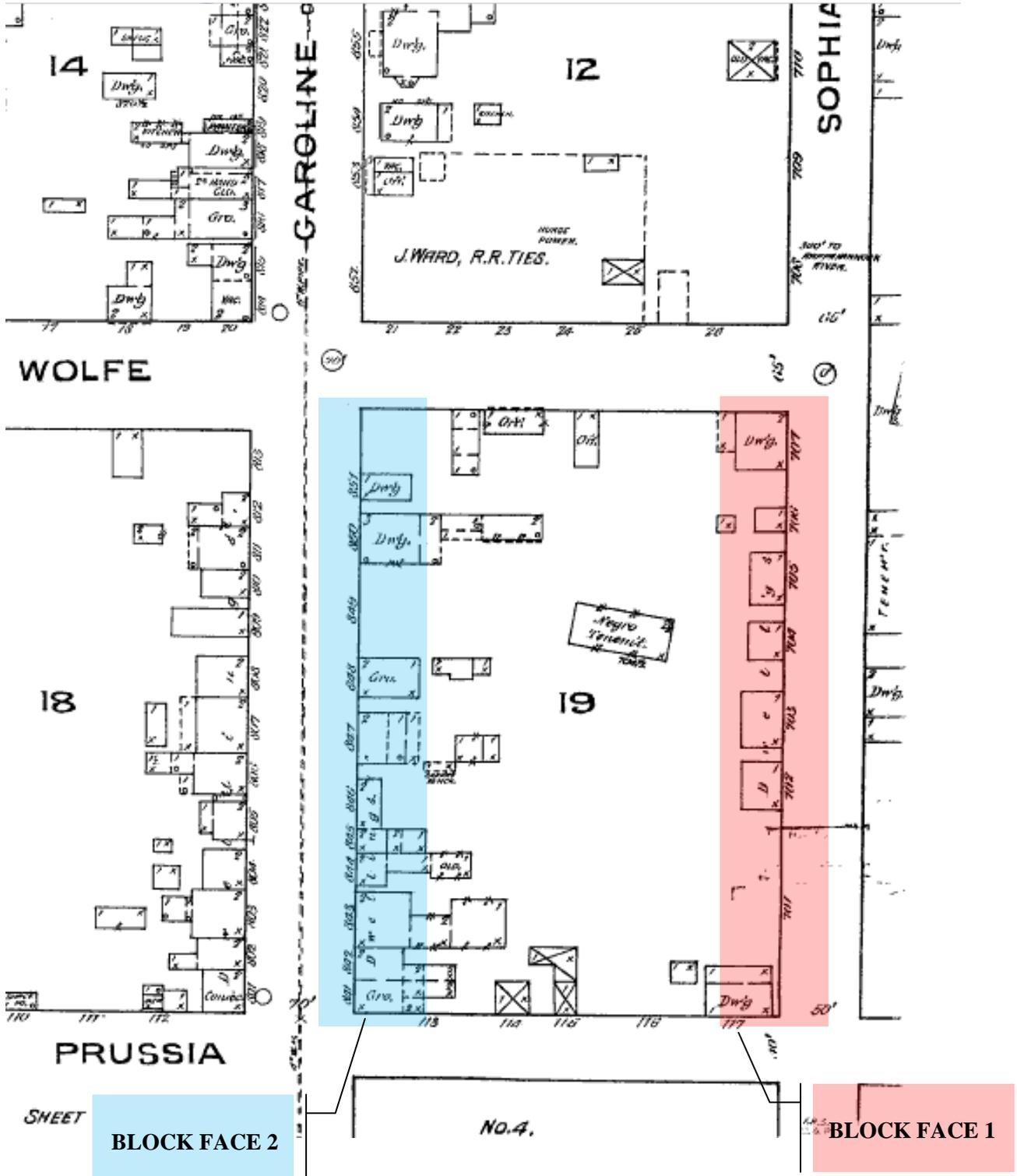


COMMONWEALTH
ARCHITECTS

03/14/16

A1

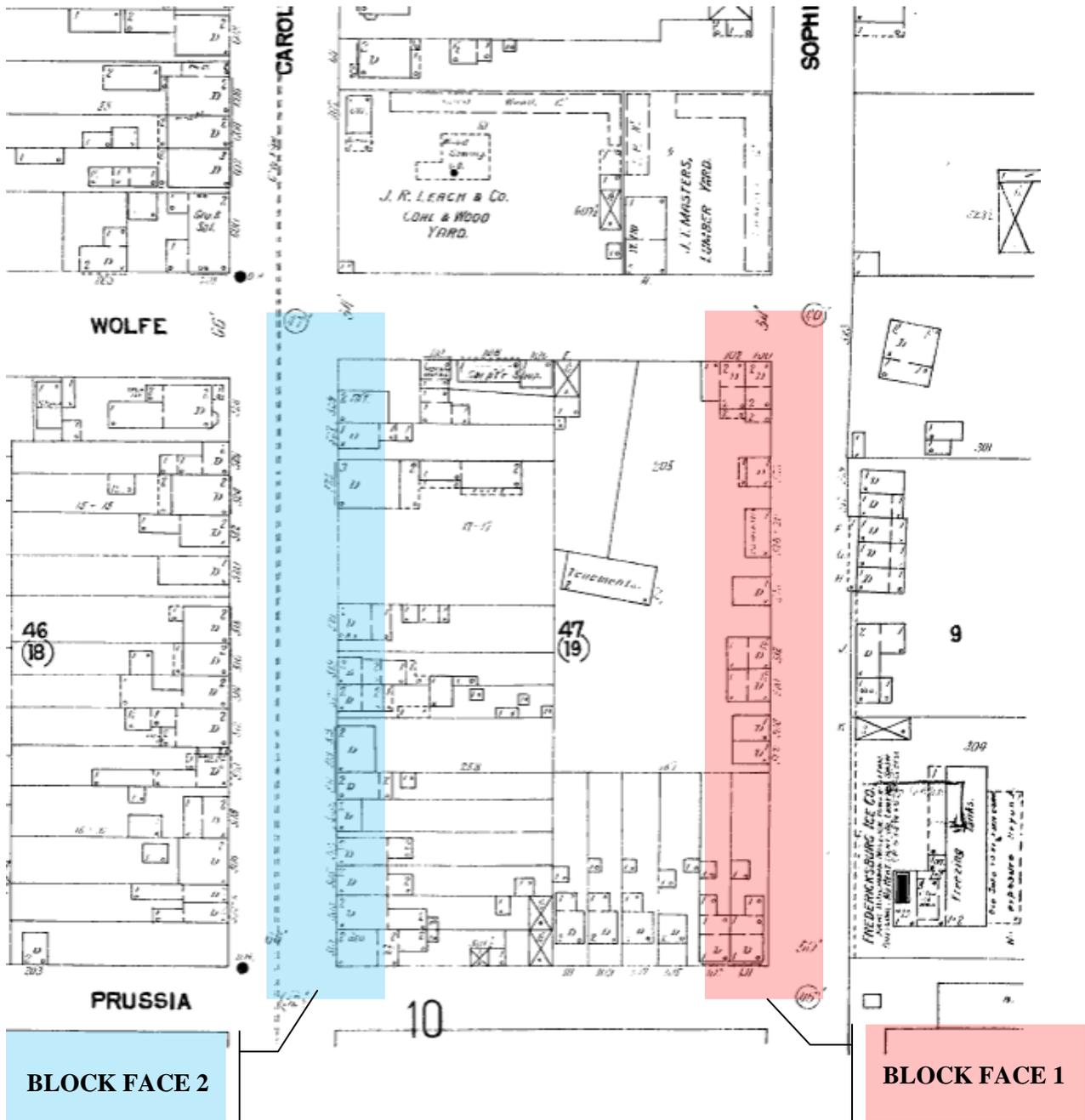
Attachment C.1



1886 Sanborn Fire Insurance Map

Note structures oriented close to the street, with interior of the block reserved for service needs.

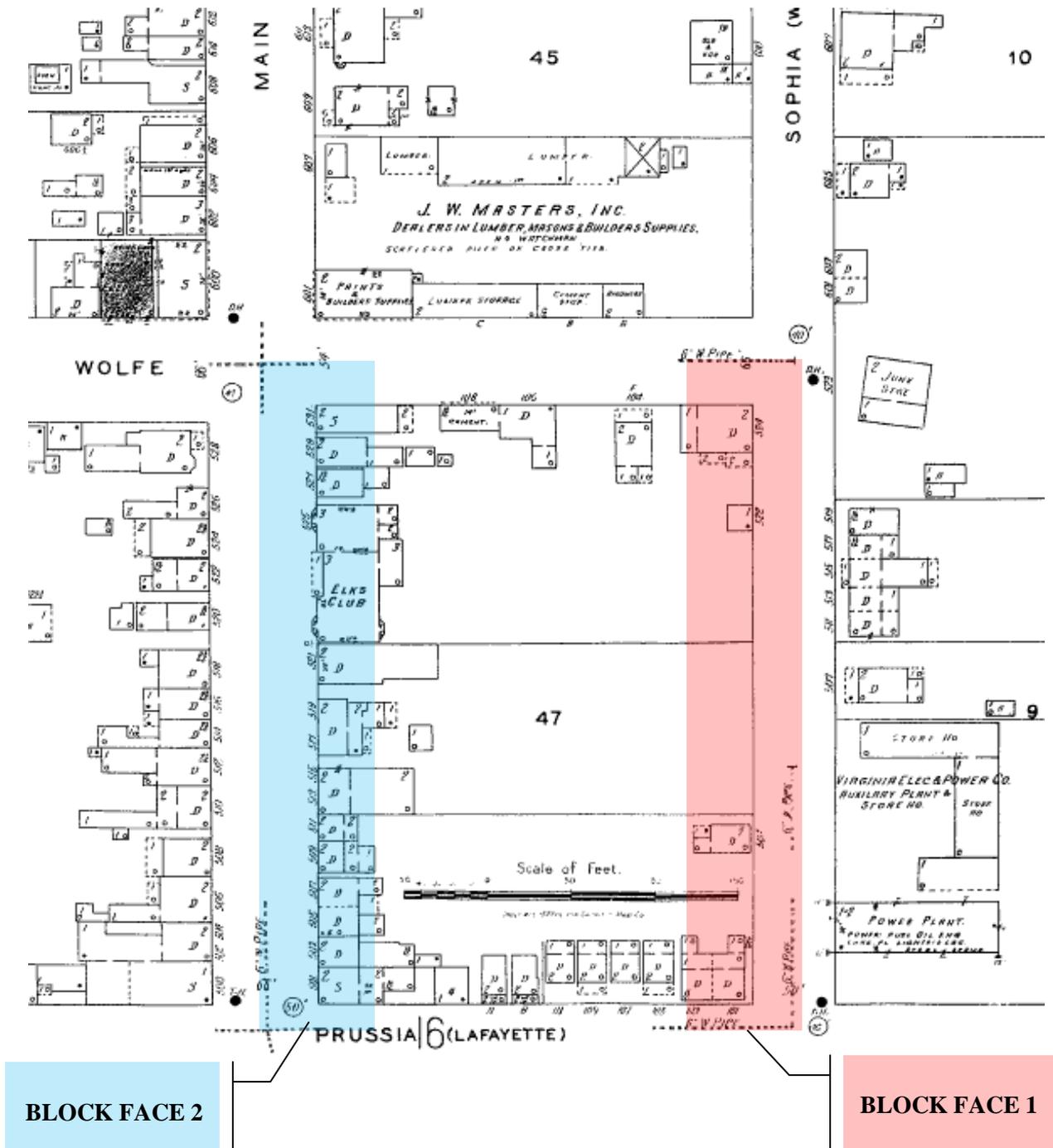
Attachment C.2



1902 Sanborn Fire Insurance Map

Note structures oriented close to the street, with interior of the block reserved for service needs.

Attachment C.3



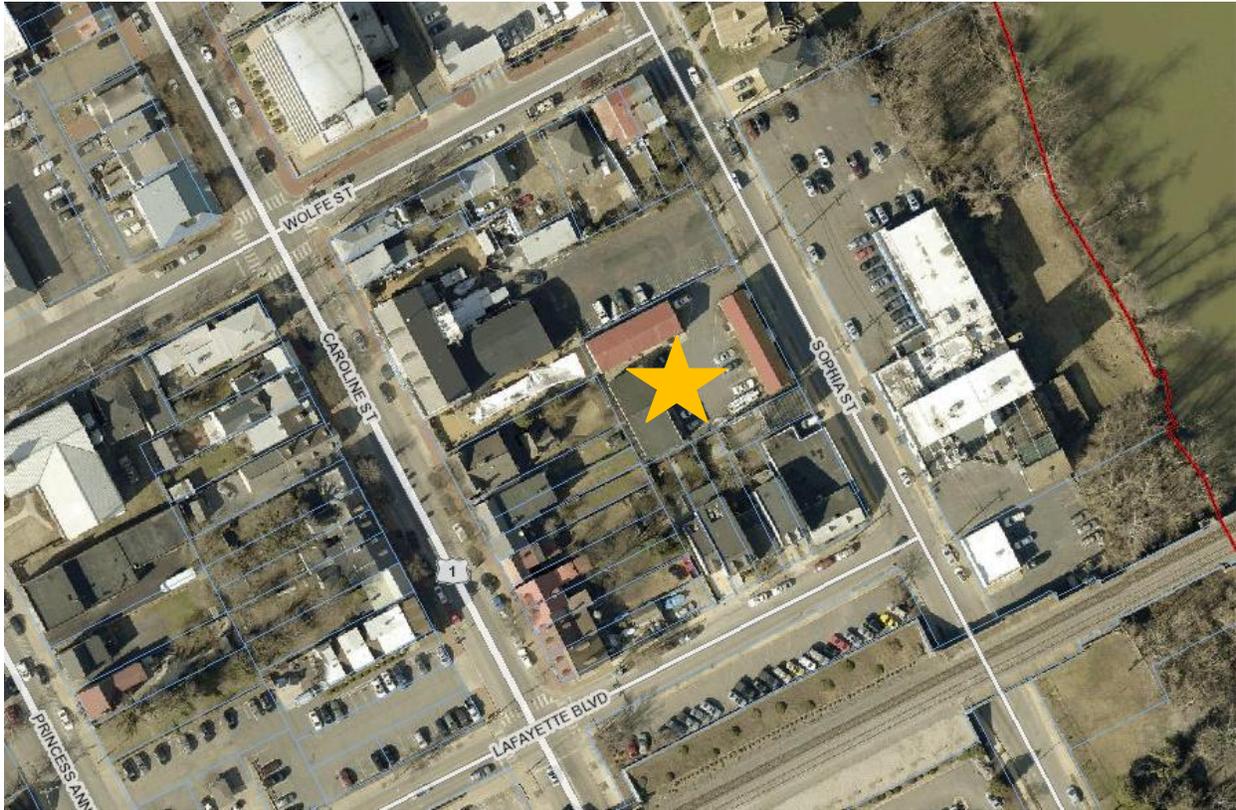
BLOCK FACE 2

BLOCK FACE 1

1927 Sanborn Fire Insurance Map

Note the complete streetscape on Caroline (Main) Street, with dwellings on either side of the Elks Club building at 525 Caroline.

Attachment D



AERIAL



506-514 SOPHIA STREET

Attachment E.1 – EXISTING STREETSCAPE

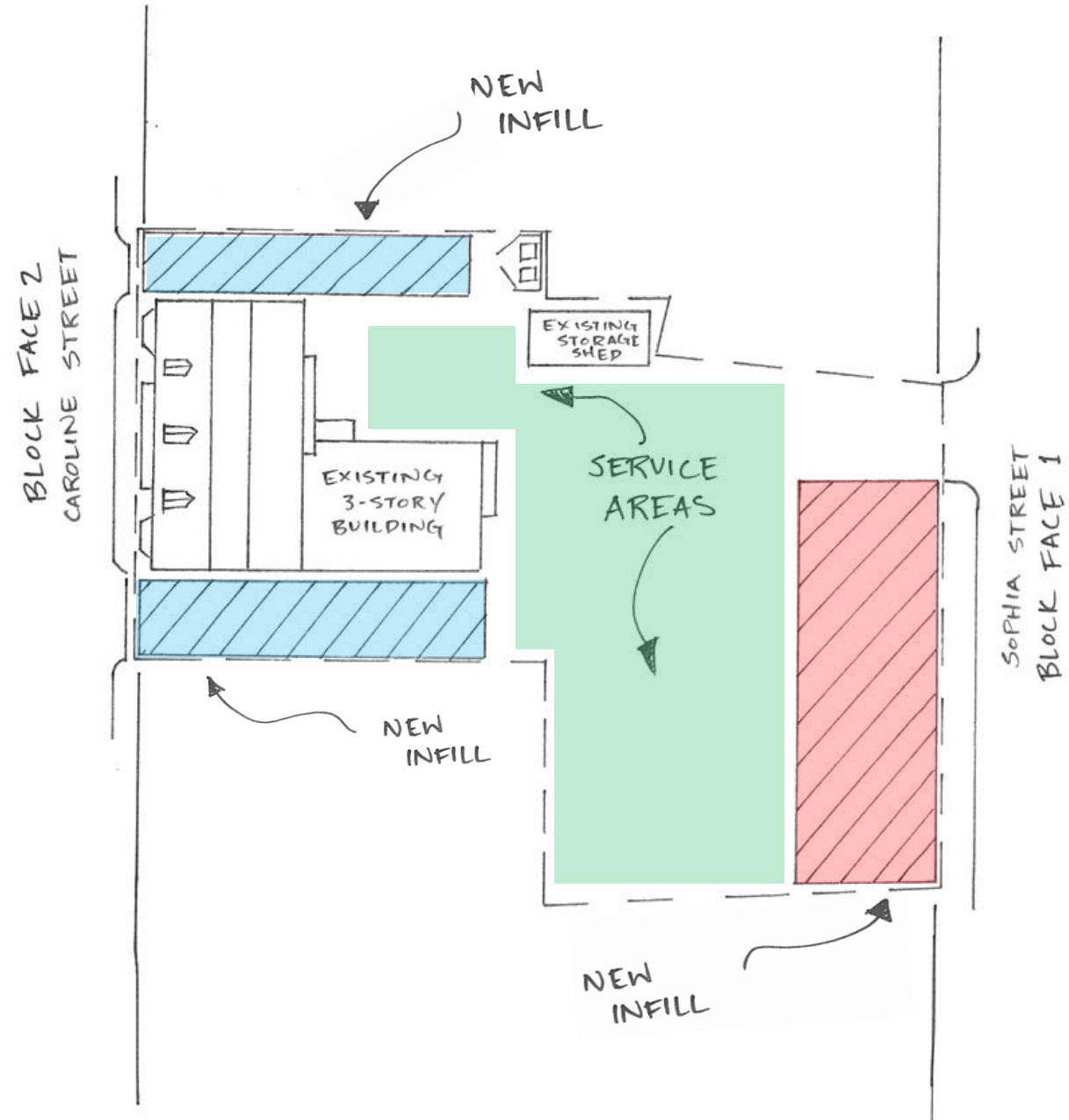


**BLOCK FACE 1
500 BLOCK SOPHIA STREET (WEST SIDE)**

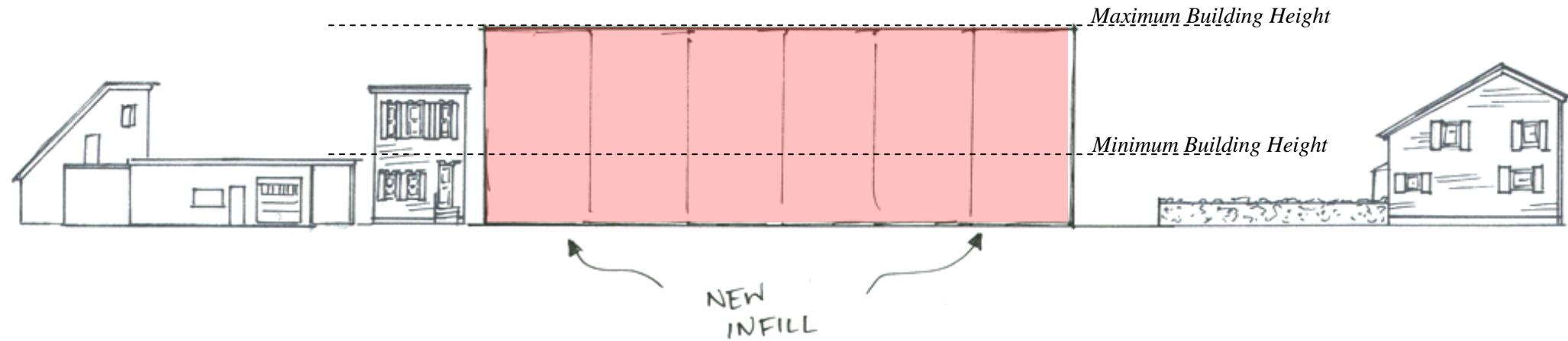


**BLOCK FACE 2
500 BLOCK CAROLINE STREET (EAST SIDE)**

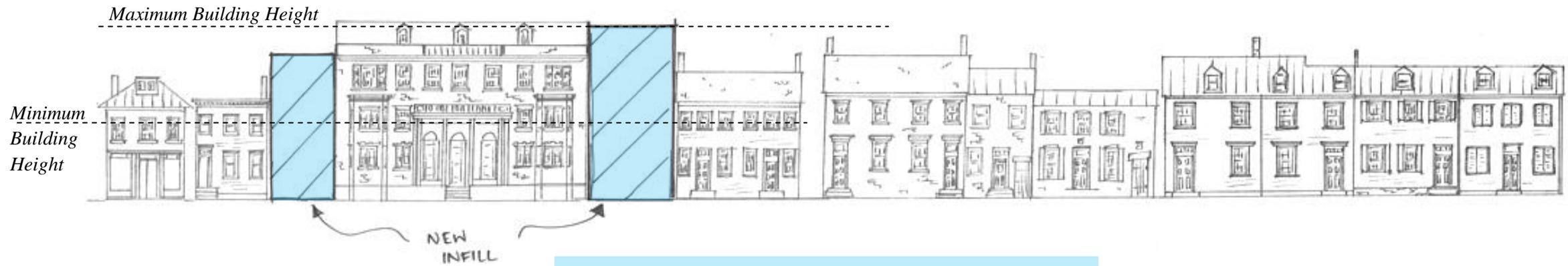
Attachment E.2 – RECOMMENDED SITE PLANNING



Attachment E.3 – INFILL RECOMMENDATION



BLOCK FACE 1
500 BLOCK SOPHIA STREET (WEST SIDE)



BLOCK FACE 2
500 BLOCK CAROLINE STREET (EAST SIDE)