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

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1. Call To Order
2. Determination Of A Quorum
3. New Business

3.I. COA 2016-13 515 Princess Anne Street

Documents: COA 2016-13_ARBMEMO_515 PRINCESS ANNE ST.PDF

3.II. COA 2016-14 1020 Caroline Street

Documents: COA 2016-14_ARBMEMO_1020 CAROLINE ST.PDF

3.III. COA 2016-15 610 Caroline Street

Documents: COA 2016-15_ARBMEMO_610 CAROLINE ST.PDF

3.IV. COA 2016-16 1109 Caroline Street

Documents: COA 2016-16_ARBMEMO_1109 CAROLINE ST.PDF

4. Determination That Public Notice Requirements Have Been Met
5. Review Of Minutes

5.I. Meeting Minutes - March 14, 2016

Documents: 2016-03-14 ARB MINUTES DRAFT (1).PDF

5.II. Supplementary Meeting Minutes - March 28, 2016

Documents: 2016-03-28 SUPP MTG MINUTES DRAFT.PDF

6. Approval Of Agenda

6.I. Agenda

Documents: 04-11-2016_ARBAGENDA.PDF

7. Disclosure Of Ex Parte Communication

8. Disclosure Of Conflicts Of Interest

9. Public Hearing

9.I. Continued Cases

9.I.i. COA 2016-12 One Hanover

Documents: COA 2016-12_ITEM 5 - ONE HANOVER.PDF

10. Other Business

10.I. Planning Commission Agenda

Documents: PLANNINGCOMMISSION_AGENDA 04-13-2016.PDF

11. Adjournment

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: April 11, 2016
SUBJECT: Certificate of Appropriateness for exterior alteration at 515 Princess Anne Street

ISSUE

Judith C. Alston, Chairperson, Trustee Board, Shiloh Baptist Church (New Site) requests a Certificate of Appropriateness to:

1. Replace two existing aluminum awnings on the upper story over the inset porch and upper right window on the west/Princess Anne Street elevation.
2. Install a replacement awning over the upper left window on the west/Princess Anne Street elevation.

RECOMMENDATION

Approval of the Certificate of Appropriateness for the replacement awnings on condition that: the applicant install the NuImage model without the optional sidewings in order to more closely match the visual appearance of the existing awnings.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Guidelines for Awnings (Historic District Handbook, pg.119)

1. Awnings should be placed to enhance rather than obscure architectural elements.
2. Avoid metal awnings.
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

This two-story, four-bay, flat-roof structure was constructed in the Modern style c.1945. The building is constructed of concrete block with the façade covered by a brick veneer. Character-defining features include barrel tile coping lining the edge of the roof, multi-light metal casement windows, and an inset porch on the upper story. All window openings sit on brick sills. This commercial building was previously used as the A.L. Bennett Funeral Home, but is now used by the Shiloh Baptist Church (New Site). This building is identified as contributing to the historic district.

Though metal awnings are typically not appropriate for buildings in the Historic District, they are compatible with the age and architectural style of this structure. The National Park Service's *Preservation Brief 44: The Use of Awnings on Historic Buildings, Repair, Replacement, and New Design* describes the widespread use of aluminum awnings for both residential and commercial structures built during the postwar period, stating, "Widely available by the 1950s, aluminum awnings were touted as longer-lasting and lower-maintenance than traditional awnings." The installation date of the current awnings is unknown.

The applicant is proposing to install NuImage Aluminum awnings in the burgundy enamel color with almond-colored trim over the two windows and inset porch on the upper story. The left-most window once had an awning to match the other two, but it has since been removed. The existing awnings cannot be matched with any products currently on the market, so the applicant has chosen a new product in the closest match available to cover all three openings. The existing attachment points will be used so as to minimize damage to the historic materials. Staff finds that the proposed change will not have an adverse impact on the historic character of the building.

APPROVAL CRITERIA

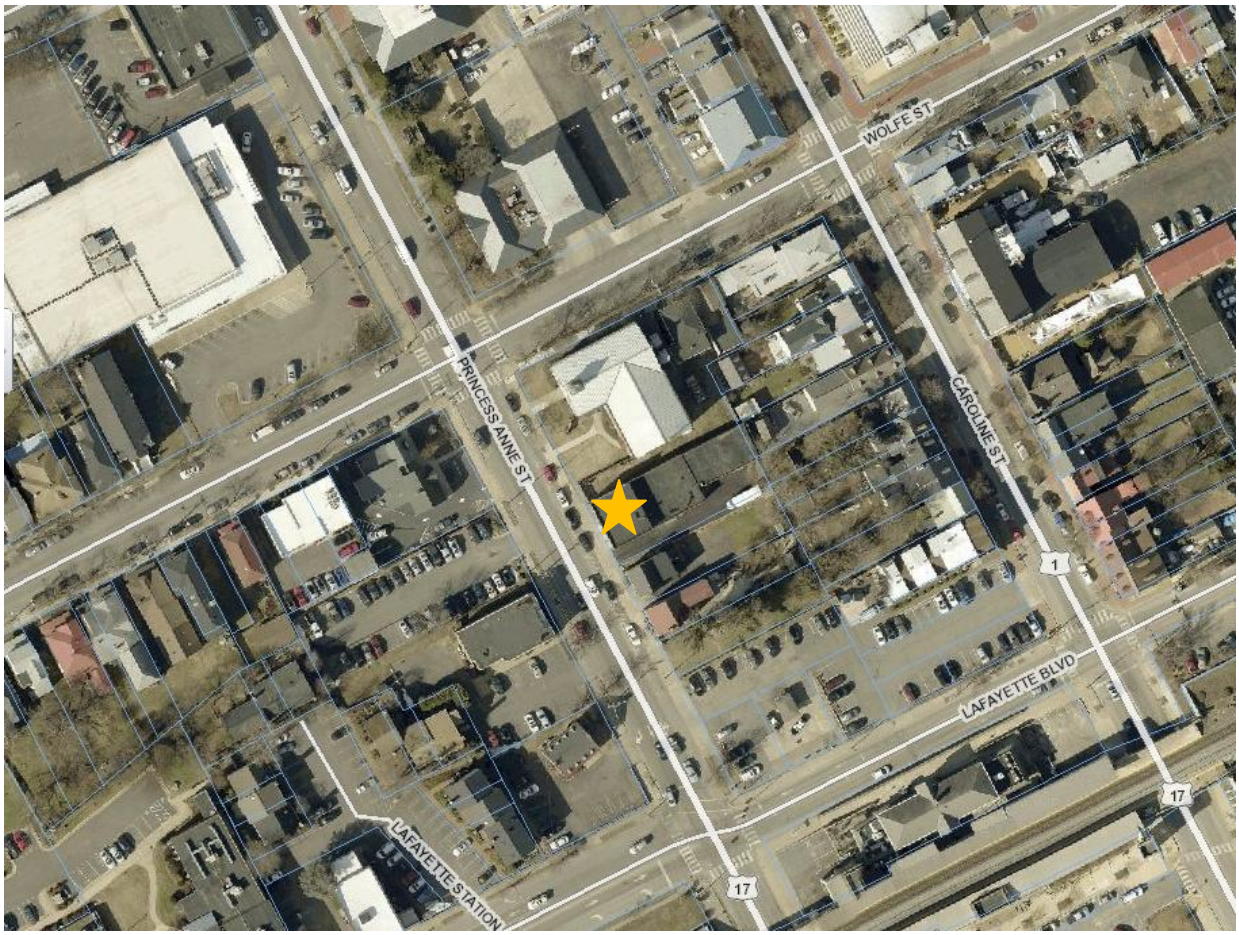
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

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, Upper Left Window, West Elevation
3. Photograph, Upper Right Window and Inset Porch, West Elevation
4. Product Specifications, NuImage Aluminum Awnings

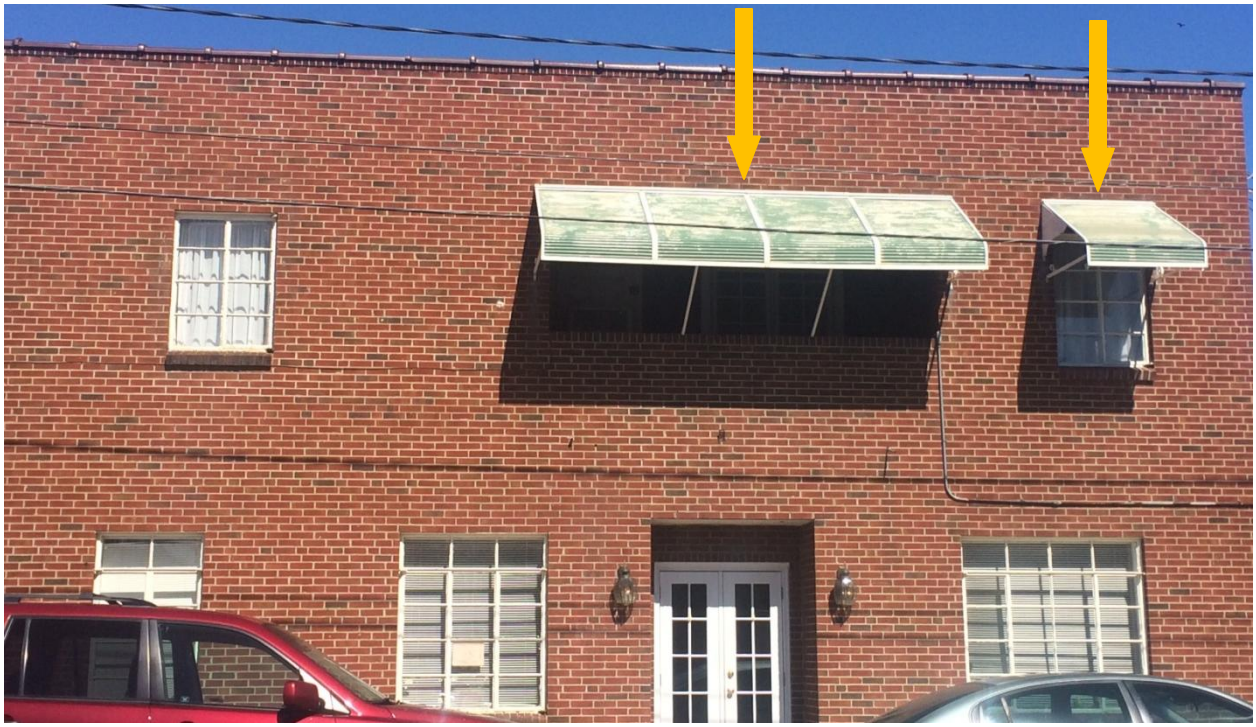


AERIAL

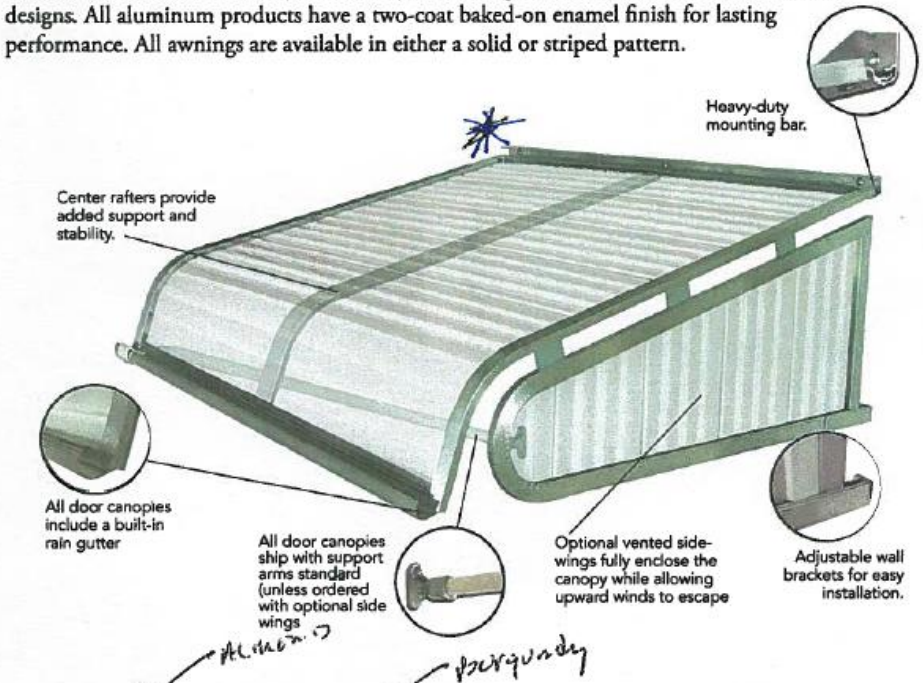
WEST (FRONT) ELEVATION

Upper Left Window, West Elevation
New awning to be installed above this window

Inset Porch and Upper Right Window, West Elevation.
Existing awnings to be replaced above these openings



When you need protection from the elements, NuImage Aluminum products are the perfect choice. Our aluminum awnings and canopies are made to last and feature a beautiful milled finish aluminum framework. Door canopies are designed to protect your entry from both the rain and the snow. Heavy-duty support arms are standard with optional sidewings available to fully enclose your canopy. Aluminum window awnings are available in several models to fit almost any window style. NuImage features both stationary or roll-up designs. All aluminum products have a two-coat baked-on enamel finish for lasting performance. All awnings are available in either a solid or striped pattern.



Choose From 13 Baked on Enamel Colors To Match Your Home

COA 2016-13

COA 2016-14

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: April 11, 2016
SUBJECT: Certificate of Appropriateness for exterior alteration at 1020 Caroline Street

ISSUE

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 rear garden of the Hugh Mercer Apothecary Shop.

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.

BACKGROUND

The Hugh Mercer Apothecary Shop is a c.1761 wood-frame Colonial-style structure, one-and-a-half stories in height, clad in beaded weatherboard with a slate roof and two interior end brick chimneys. A formal English garden is located to the west of the building and is surrounded by a fieldstone wall on the north side. The property is a contributing structure in the historic district. The garden features a steep vegetated slope leading up to the rear (west) property line. Two sets of stone steps are set into this slope. The applicant is requesting to install a gate at the base of each of these sets of stone steps as a safety measure to deter visitors from using them. The southernmost stair and gate will be visible from Caroline Street. Both stairs and gates are visible from Amelia Street.

The two gates will be identical and will be built to match the existing entrance gate that provides access to the garden from Amelia Street. The gates will be constructed of wood and painted to match the existing gate. Treated four-by-four posts will be located on either side of each set of steps with a four-foot wide gate mounted between each pair. The height of the gates will be approximately four feet six inches above grade. Both gates will be operable, but will remain locked at all times. Staff finds that the proposed change will not have an adverse impact on the historic character of the site or the historic district.

APPROVAL CRITERIA

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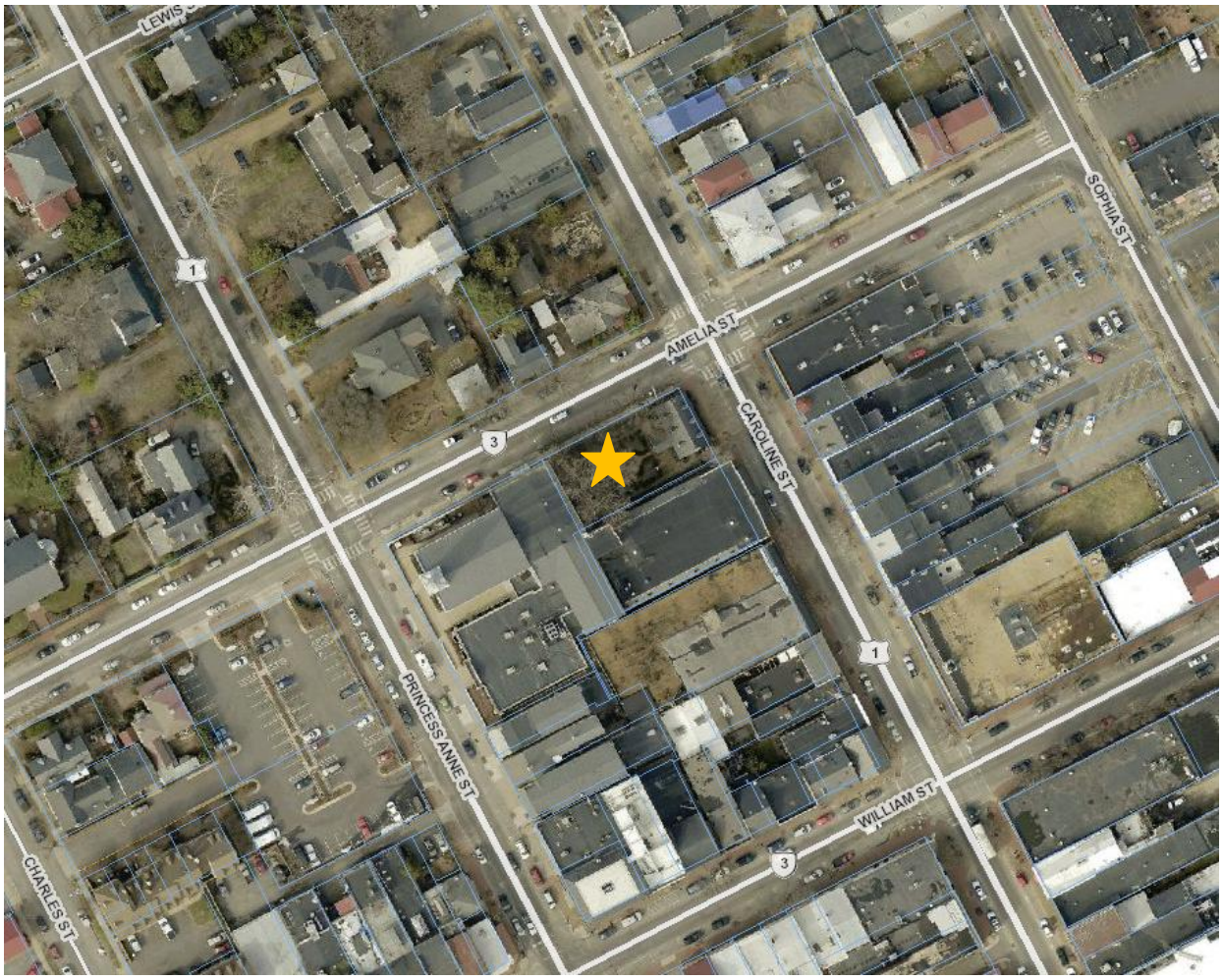
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources 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. Photographs, rear garden step locations
3. Drawing, proposed gate
4. Photograph, existing gate to be matched



AERIAL

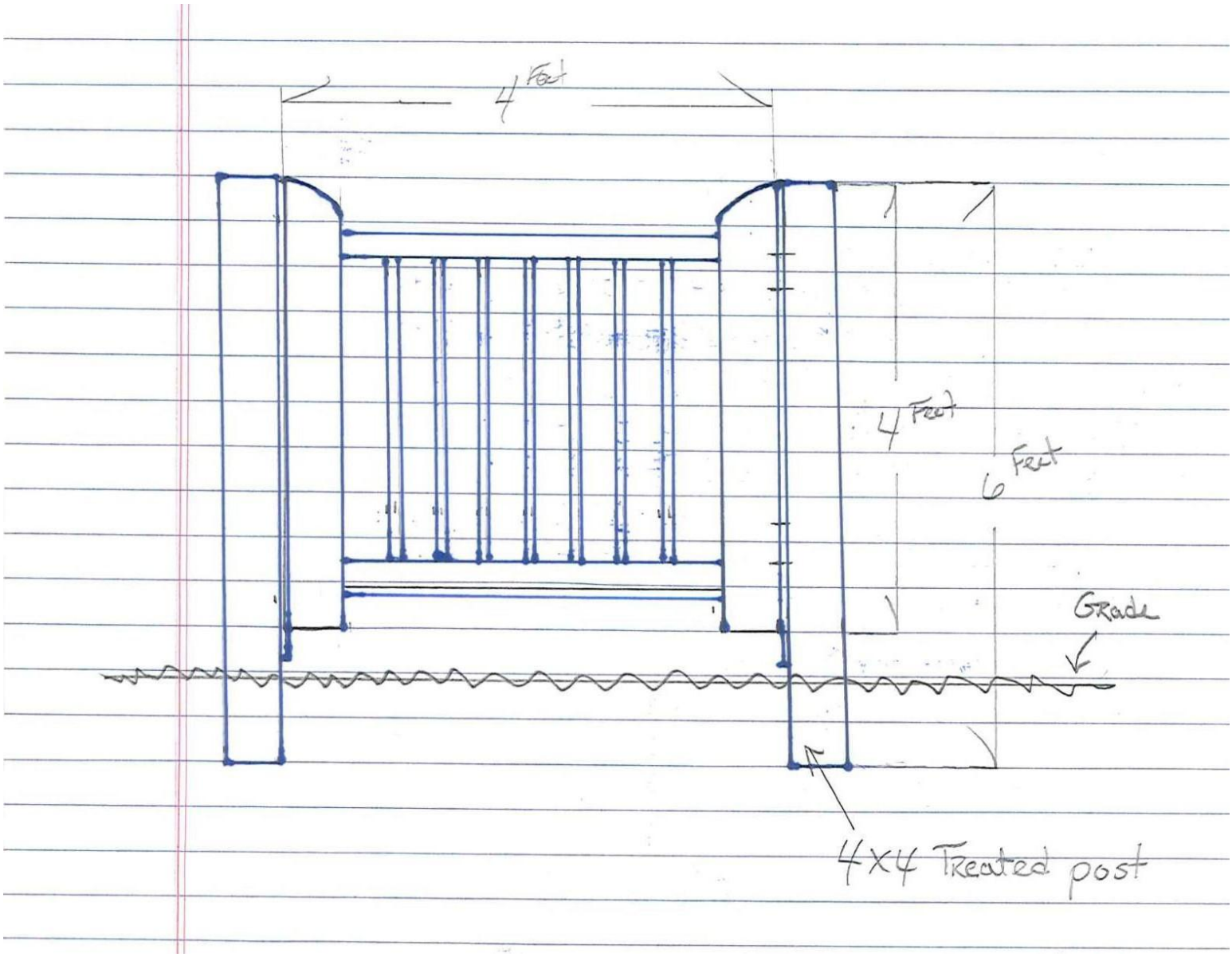
EAST (FRONT) ELEVATION

Rear Garden: View looking west from Amelia Street
Arrows show location of two stairs

Southernmost stair visible from Caroline Street

Both stairs visible from Amelia Street

Garden Gate Design
Hugh Mercer Apothecary Shop - Spring 2016



Gate design provided by applicant

Existing gate to be matched

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: April 11, 2016
SUBJECT: Certificate of Appropriateness for sign installation at 610 Caroline Street

ISSUE

Michael Ellis requests a Certificate of Appropriateness to install a building-mounted sign, window decal, and projecting sign for the Fredericksburg Brew Exchange business.

RECOMMENDATION

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

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Sign Guidelines (Historic District Handbook, pg.117-118)

1. A sign should fit the architecture of its building and not obstruct defining elements.
2. The number of signs should be compatible with the building and should not cause visual clutter.
3. The size of each sign and the total area of signs should match the character of the building and of the Historic District. Exact sign allowance should be verified with the Planning Office.
4. Sign design and graphics should be coordinated with the character of the building and the nature of the business.
5. Materials should relate to the building. Traditional sign materials include wood, glass, raised individual letters, and painted letters on wood or glass.

BACKGROUND

The structure at 610 Caroline Street is a c.1830 Federal-style commercial building, two-and-one-half stories in height and constructed of brick. This building is identified as contributing to the historic district. The applicant proposes to install three signs for the Fredericksburg Brew Exchange business.

- A wall-mounted sign, with dimensions of 84 inches by 30 inches, will be constructed of painted wood with vinyl graphics applied. This sign will be attached between the first and second stories in approximately the same location as an existing sign. The sign will be attached through the mortar joints on the building.
- A projecting sign will also be constructed of painted wood with vinyl graphics applied. The sign is shaped like a beer growler bottle and is sized approximately 15 inches x 24 inches. The sign will hang from an existing bracket above the entry door.

- A window decal, sized 18.5 inches x 15 inches will be applied to the glass in the upper half of the entry door.

The sign allowance for this property is based on 15.63 linear feet of building frontage. The sign allowance is calculated as follows:

15.63 linear feet x 1.5 = 23.44 square feet

Sign Type	Dimensions	Area (square feet)
Wall-Mounted Sign	84 inches x 30 inches	17.5
Projecting Sign	15 inches x 24 inches	2.5
Window Decal	18.5 inches x 15 inches	1.925
Total		**21.93**

The total area of the signs proposed is 21.93 square feet which is under the allowance for this site of 23.44 square feet. The signs proposed are compatible with the structure, do not obstruct character-defining features, and the materials are appropriate for the both the building and the historic district. Staff finds that the sign installation will not have an adverse impact on the historic character of the structure.

APPROVAL CRITERIA

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		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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		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, existing front elevation
3. Plan, proposed sign installation provided by applicant

CHARLOTTE ST
PRINCESS ANNE ST
CAROLINE ST
WOLFE ST
SOPHIA ST
1
1

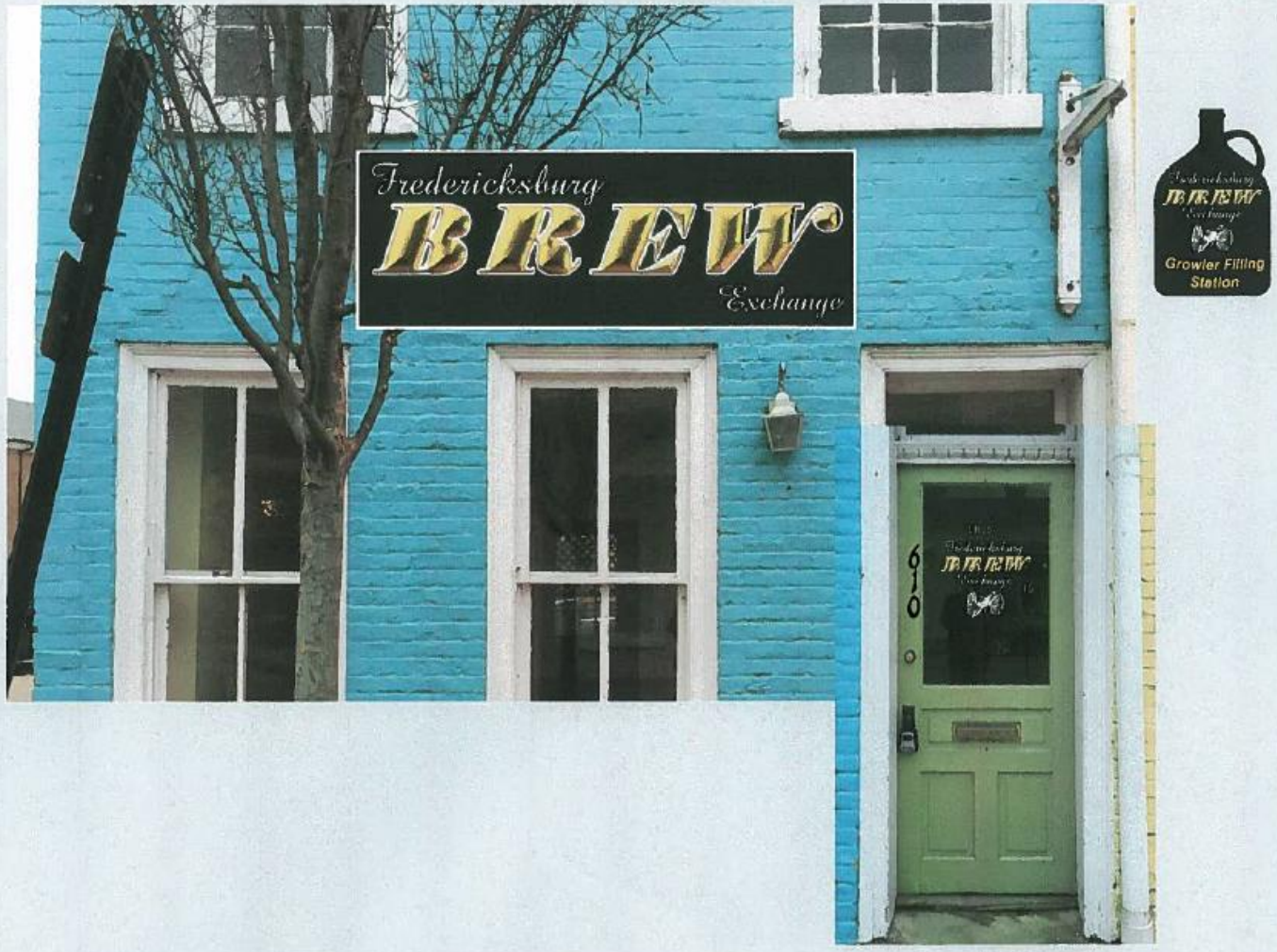
AERIAL

Existing Front Elevation (View looking west from Caroline Street)

Fredericksburg Brew Exchange_ Building Sign, Window Decals, Hanging Sign

Designer: ***NDK 2/25/16***

DUE DATE: ASAP



84" X 30" Building Sign

18.5" X 15" Window Decals

15" X 24"" Hanging Sign (two sided)

forany**th!**ng.com

PLEASE CHECK ALL SPELLING, GRAMMAR, EMAILS, WEBSITES & PHONE NUMBERS.

SIGNS FOR ANYTHING WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS AFTER THE PROOF ABOVE HAS BEEN APPROVED

Sign Here .....

100 Industrial Drive Fredericksburg, VA 22408 | 1.866.583.5434 | www.ForAnything.com |

COA 2016-15

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

Approval of the Certificate of Appropriateness for installation of a concrete-block wall faced with either brick or a stone composite material on condition that: the existing unapproved chain-link fence be removed from the site.

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 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. The applicant and City staff are working with the neighbors to remove the chain-link fence in coordination with installation of the proposed wall. 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

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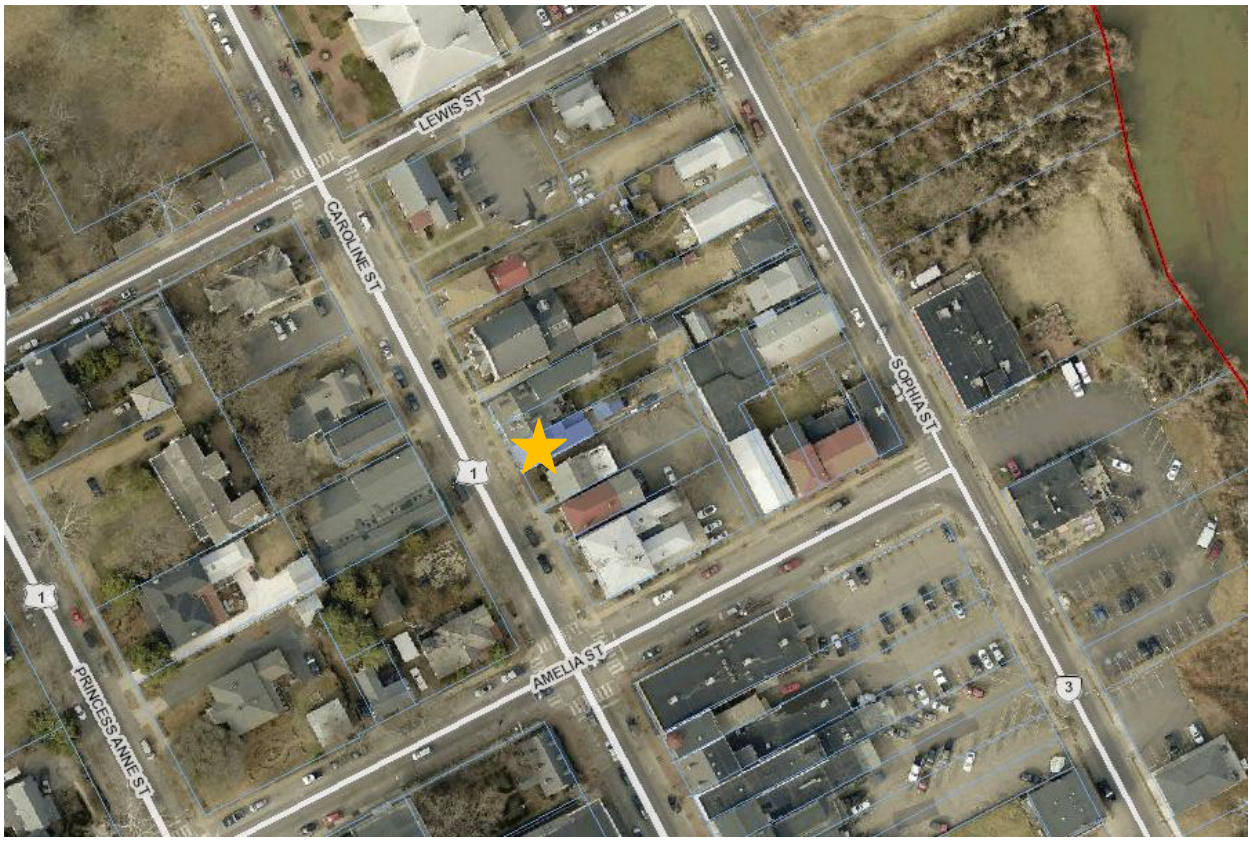
		X	(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of 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. 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

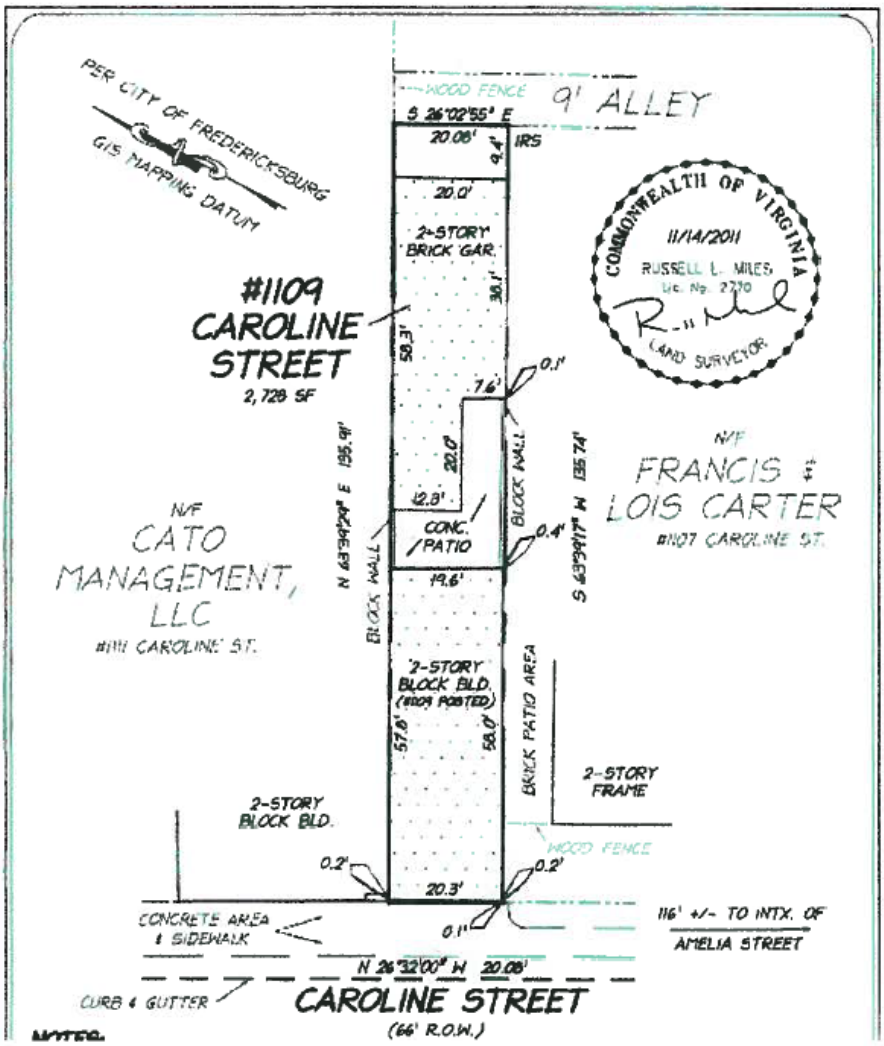


AERIAL

WEST (FRONT) ELEVATION

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

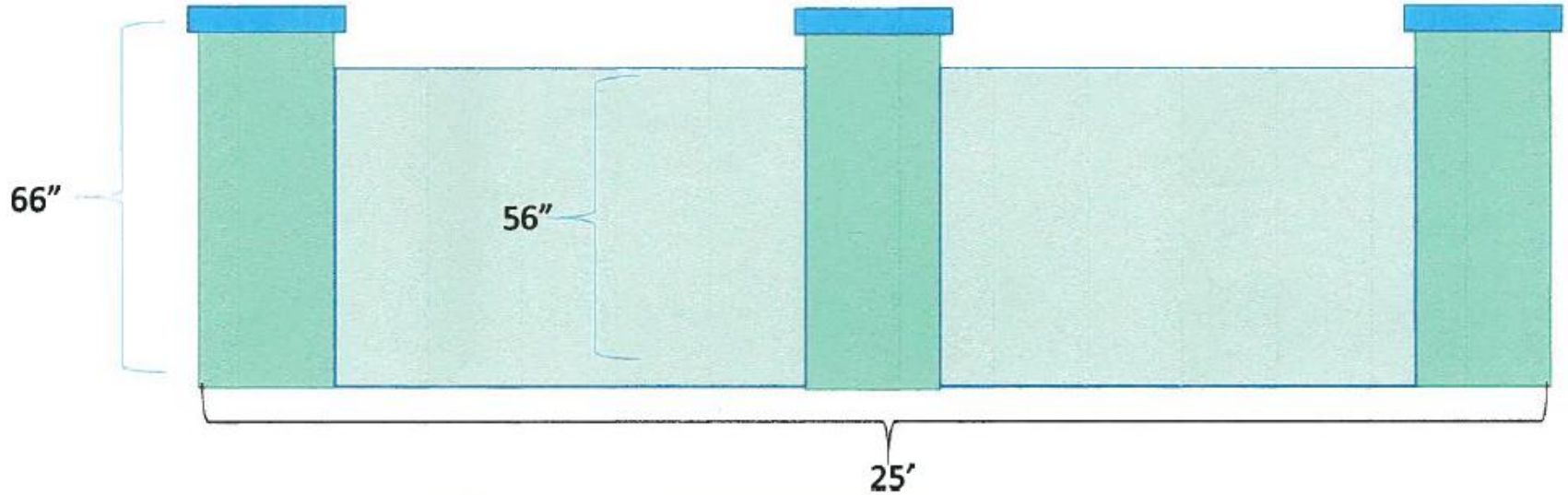
View from Amelia Street, looking north
Arrow shows the location of the proposed wall



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



Sample Materials

Brick

Stone composite

COA 2016-16

Minutes
Architectural Review Board
March 14, 2016
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present	**Members Absent**	**Staff**
John Harris, Chair	Sabina Weitzman, Vice Chair	Erik Nelson
Susan Pates		Charles Johnston
John Van Zandt		Kate Schwartz
Jamie Scully		Phaun Moore
Kerri S. Barile		
Kenneth McFarland		

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

OPENING REMARKS

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

APPROVAL OF AGENDA

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

Dr. Barile added two items to Other Business: #6 – a discussion of 701 Prince Edward Street and #7 – the Historic Fredericksburg Foundation (HFFI) award for the ARB.

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

REVIEW OF MINUTES

Mr. Harris asked if there were changes to the regular meeting minutes from February 8, 2016 and the supplementary meeting minutes from December 15, 2015 and February 8, 2016. There were no changes.

Dr. Barile made a motion to approve all of the submitted meeting minutes as presented. Mr. McFarland 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. Dr. Barile noted that she had sent an email to the Board members distributing

HFFI documents from 2013 regarding Item #5 on the agenda, construction of a new building at 100 Hanover Street.

No one else 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.

Mr. Harris noted that he was friends with Tommy Mitchell, the applicant for Item #5, but they had not had any discussions regarding Mr. Mitchell's application.

APPLICATIONS – NEW BUSINESS (Public Hearing)

1. **Bobby Pins & Blush, LLC – Installation of signs at 600 Caroline Street.**

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

Mr. McFarland 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.

2. **Community Bank of the Chesapeake – Installation of signs at 425 William Street.**

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

Mr. Nelson read an email into the record from Sabina Weitzman (Attachment A) who expressed concern with the size of the illuminated sign panel.

Mr. McFarland said the sign dimensions are less than what is allowed and that he did not find anything offensive about the sign.

Dr. Barile said she agreed that the signs were extremely large and cover all of the brick between the first and second floor. She said smaller signs would be more appropriate for the Historic District.

Mr. Scully asked if the sign would be a box sign, with a flat face, and be internally lit.

Mr. Nelson said there was a box underneath for the LED lighting.

Mr. Scully asked if the sign the entire white background of the sign would be lit.

Mr. Nelson said that only the lettering and logo would be lit.

Mr. Scully commented on the structure of the awning. He said the frame covered the header of the window. He said he was concerned about damage to the header.

Mr. Nelson said it was sealed at the top, so water damage was not supposed to occur.

Mr. Scully said the awnings covered too much of the windows and suggested raising them up.

Mr. Van Zandt asked if the awnings could be downsized.

Mr. Harris commented that the sign is within the allowable size limits.

Dr. Barile said that the Board could recommend altering the size of the sign if too much of the character defining features were covered.

Mr. Nelson said that there were steel structural members on the inside wall that posed an issue and the size of the sign was to allow for the electrical components.

Mr. Scully said his major concern was the big, white back-plate and suggested downsizing or removing the back-plate.

Mr. McFarland suggested having only the logo stand out.

Dr. Barile made a motion to table the application to a supplemental meeting, to further discuss the application with the applicant. Mr. Van Zandt seconded. The Board agreed to meet on March 28, 2016 at 7:30 p.m. in City Hall. The motion carried unanimously.

3. **City of Fredericksburg – Installation of a four foot aluminum fence at 1016 Charles Street.**

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

Mr. McFarland asked if aluminum was less expensive than other options that would be more appropriate for that area.

Mr. Freehling said the City had discussed different options. He said they had been recommended to go with a black aluminum fence, similar to the fence at Maury Field. He said the fence would be attractive and easy to maintain and would not be readily visible from Prince Edward or Charles Street.

Ms. Pates asked why they did not want foot traffic. She said a fence was unfriendly.

Mr. Freehling said the purpose of the fence was mainly to prevent cut through traffic through the lot. He said foot traffic could still use the alley.

Mr. Scully said that the lot on the other side of the fence was private and not part of the alley. He said there had previously been a fence at this location.

Mr. McFarland commented that the fence would be easy to replace.

Mr. Scully asked if there would be curb stops in the parking spots. Mr. Freehling said yes.

Mr. Van Zandt made a motion to approve the installation of the aluminum fence, as submitted. Mr. Scully seconded. The motion carried unanimously.

4. **Charles Aquino –Addition at 101 Caroline Street.**

Charles Aquino and the property owner, Trisha McDaniel, were present. There was no public comment.

Mr. Scully said the proposal was a thoughtful design. He said the addition was set back and was sympathetic to the original structure. He said the proportions and materials were appropriate.

Mr. Van Zandt agreed with Mr. Scully and said the addition would tie in well with the house and the neighborhood.

Mr. McFarland asked about the roof detail. He said the Board always asks for hand crimped seams.

Mr. Aquino said the metal roof would be hand-crimped.

Mr. Van Zandt asked if the remaining roof would be replaced.

Mr. Aquino said it would not be replaced at this time.

Dr. Barile said she thought the addition was quite large and said she appreciated the low profile of the hipped roof and maintaining the fenestration lines of the original structure. She thanked Mr. Aquino for the attention to detail.

Mr. Van Zandt made a motion to approve the addition, as presented. Ms. Pates seconded. The motion carried unanimously.

5. **Tommy Mitchell – Demolition of 106 and 108 Hanover Street, and 718 Sophia Street. Construction of a new five-story masonry building at 100 Hanover Street.**

The applicant, Tommy Mitchell, and the engineer, Ray Freeland, were present.

Mr. Nelson read emails from the following:
Sabina Weitzman, Vice-Chair of the ARB – requested comparative massing details. (Attachment B)
Taylor Bricker – opposed. (Attachment C)
Kelly Bricker – opposed. (Attachment D)
Susan Woodworth West – opposed. (Attachment E)

Mr. Freeland said the project had been ongoing for several years. He said the special use permit and the special exceptions that were granted were still valid. He said they were not proposing changes, but were proposing to construct the project as approved previously.

Mr. Mitchell commented that it had been a lengthy process to get all the approvals. He said Sophia Street needed a renaissance and they had worked hard to get this new building to fit.

Tom Smith, of 1310 Kenmore Avenue and owner of 723 Caroline Street, said that he and his wife had expressed their views at many meetings regarding this site. He summarized and distributed their views. (Attachment F)

Emily Taggart-Schricker, of 801 Marye Street and president of the Historic Fredericksburg Foundation (HFFI), said the proposed structure was too tall and too large. She said height has become an issue in Historic Fredericksburg. Ms. Schricker distributed copies of comments opposing the project to the Board. The comments were printed from HFFI's Facebook page. (Attachment G)

David James, of 213 Princess Anne Street, spoke in opposition to the scale and massing. He said five stories was too high and was not the norm in Fredericksburg. Mr. James presented the Board with a picture of New Bern, N.C. that included a five-story condominium building and demonstrated the effect of very large buildings disrupting the historic downtown character. (Attachment H)

Ed Sandtner, of 132 Caroline Street, spoke in opposition. He said the purpose of the ARB is to maintain the historic and architectural integrity of the designated historic areas. Mr. Sandtner said this project and the project on George Street did not promote architectural integrity. He said that the scale, massing, and the design were incompatible with the architectural ambiance of the Historic District. Mr. Sandtner said he would support development of a compatible and appropriate development. He suggested that the ARB revisit their previous decision.

Dick Hansen, of 109 Kinloch Drive, spoke in opposition. He said that he had spoken on the project when it was before the ARB previously and had been opposed to the scale and massing. Mr. Hansen said his current focus was on the look of the building. He said the building was deliberately broken up with prominent protrusions, balconies and strong cornices. He said there were too many different materials and that the building was confused. Mr. Hansen said the building did not look like any other in Fredericksburg and said that it did not belong.

Leslie Pugh, of 6 Bridle Path Lane in Stafford, commented that the scale and mass of the building were not in keeping with the streetscape of Sophia Street and would overwhelm the area. She said development was a good idea, but suggested more businesses, shops, and restaurants that would generate more income for the area.

Barbara Anderson, of 1811 Washington Avenue, said she was opposed to the scale and massing of the building. She said that five stories was too tall and it was not fair to compare the height to the parking garage. Ms. Anderson agreed that Sophia Street needed a renaissance, but it needed to be in keeping with the historic character. She said large buildings were destroying the historic character of downtown Fredericksburg.

Matthew Kelly, of 1309 Hanover Street, spoke in opposition. Mr. Kelly said he thought he had a unique perspective as he had been involved with other downtown projects over the years; the parking garage, hotel, and others. He said the hotel project included much dialog and became a very good project that he thought they were all very proud of. Mr. Kelly mentioned that the City had received awards for the parking garage. He said that if we're going to build in downtown, you have to ask yourself, "Is this an award winning project?" He said he didn't think we were going to get that with this project or anywhere close to it. He said the Historic District was the

one thing the City has that no one else around us has. He said the longer we maintain the historic character of downtown, the more valuable it becomes as the region approaches build-out and we must keep that in mind when we make decisions. He said he gets concerned each time a big project comes forth and the thinking is "well it's going to bring about X amount of dollars." He said it would bring about X amount of dollars now, but where are we going to be 15-20 years from now when we've wiped out what makes our downtown distinct? He said that's what we have to watch. He instructed the Board that what Council does with regard to zoning, height limits, and all that, is immaterial to how the Board is to make decisions. He said the Board was under no obligation legally to recognize the fact that Council had approved a 56 foot high building. He said their job is to look at one thing and one thing alone: does this project fit the historic character of the downtown? He said this project is so out of place. With both the parking garage and the hotel, we went through a lot of public comment. He said he fully understood that infill development is a fact of life, but it does need to be compatible with and meet our preservation goals which are clearly stated and which the Board is obligated to base its decisions on. Not on zoning. Not on how much revenue it's bringing to the City. He said that was his job. That was Council's job to deal with that. He asserted that the Board's job is strictly to protect the historic character of the City of Fredericksburg.

Mr. Harris asked Mr. Kelly if he was speaking as a private citizen or as a City Councilman.

Mr. Kelly said he introduced himself as Matt Kelly, 1309 Hanover Street.

Mr. Harris thanked Mr. Kelly for the clarification.

Shirley Grant, of 806 Hanover Street, said she was opposed to the height and size of the structure. She said the scale of buildings in other historic towns moves up from the river, even the commercial development. Ms. Grant commented that the proposed building would be out of place with its surroundings.

Jay Brown, business office at 725 Jackson Street, said he was on the ARB when the scale and massing of the project was approved. He said the previous ARB had asked the applicant to tie the building in to the downtown. Mr. Brown said he was not opposed to the scale and massing and said he thought the architect and developer had done a good job. Mr. Brown said it was a good building, sensitive to concerns of height, but that some details needed to be addressed. The first floor, for instance, was a blank canvas of stone and a different use of materials would keep the building in perspective.

Tommy Mitchell commented that the façade of the building was not etched in stone and requested a supplemental meeting to further discuss the project.

Dr. Barile suggested that the Board provide preliminary comments prior to a work session.

Mr. Scully asked why the drawing showed a height of 58 feet, not 56 feet. He also asked what the finished floor height was of each individual floor.

Mr. Mitchell said the ceiling heights were 9 feet. He said there was a parapet that extended the height 2 feet, but ultimately the measured height was 56 feet.

Dr. Barile stated that she was on the ARB in 2013. She said that she thought development on that lot would be a great addition to the Historic District, but was opposed to the scale and massing and the materials of this project. Dr. Barile pointed out that the project had four special exceptions and two special use permits and it seemed they were trying to bypass the guidelines. She said the project does not fit in with the Historic District.

Mr. McFarland said he was opposed to the scale and massing of this project and of the George Street townhomes. He said it would be beneficial to develop this site, but the development should be something to boast about. Mr. McFarland referenced the ARB guidelines, which state that new buildings should relate to the average height of existing adjacent structures and have the same number of stories as neighboring buildings. He said he agreed that the buildings should step down from the center of town towards the river. Mr. McFarland added that there was a great deal of room for change with the façade design to make it compatible with the character of the Historic District. He said the structure was too tall and he could not support the project.

Ms. Pates stated she was on the ARB in 2013 and also did not support the project then and could not support it now. She suggested they have a work session to discuss a compromise.

Mr. Harris asked if there were any issues to discuss regarding demolition.

Mr. McFarland said he could not vote on demolition without an approved project.

Mr. Harris said that was what he wanted to hear before moving on.

Mr. Mitchell said he was not in town on the 28th, but could meet on April 11th.

Dr. Barile made a motion to table the application and have a work session on April 11, 2016 at 6:00 p.m. Ms. Pates seconded. The motion carried unanimously.

Mr. Harris thanked the members of the public for their comments.

OTHER BUSINESS

1. Transmittal of Planning Commission agenda.

Mr. Nelson said there was no Planning Commission meeting in March, so there was not an agenda to transmit.

2. Informal review – 1107 Princess Anne Street.

Charles Aquino was present to ask questions for a potential buyer. Mr. Aquino asked if the Board would consider the following changes: 1 – change the height of the front door that faces Princess Anne Street, 2 – change the size of the 2nd floor windows, and 3 – build an addition and relocate the kitchen to the other side of the house.

Mr. Aquino and the Board discussed the reuse of the historic fabric and keeping the measurements of the door the same. The Board made clear that replacing the windows would not be acceptable, but they would review modifications to the door and an addition.

3. **Informal review – 201 William Street.**

Mr. Nelson reviewed a series of drawings for the changes a potential tenant proposed to make at 201 William Street.

Ms. Pates clarified that the roof was real slate, not synthetic.

Dr. Barile said the recessed entry was rare.

Mr. McFarland commented that the changes were minimally invasive and advised they leave the corner entry intact.

Mr. Nelson said the building had been heavily altered and had not been well cared for. He said staff would find photos to help evaluate the proposed project.

4. **Informal review 106 George Street.**

Mr. Nelson said the tenant would like to paint a mural on the rear brick wall that faces Sophia Street. The Board discussed the possibilities.

5. **Training opportunities.**

There was a brief discussion on training opportunities through the Virginia Department of Historic Resources.

6. **Discussion of 701 Prince Edward Street.**

Dr. Barile distributed pictures of the front of 701 Prince Edward Street. The Board discussed the repairs that had been made to the structure after a fire. Mr. Nelson said he would follow up and find out when the window would be installed.

7. **HFFI award to the ARB.**

Dr. Barile presented City staff with the award the ARB had received from the HFFI for 1317 Charles Street.

Mr. Harris confirmed there would be supplemental meetings on March 28, 2016 at 7:30 p.m. and on April 11, 2016 at 6:00 p.m. prior to the regular meeting at 7:30 p.m.

ADJOURN

Meeting adjourned at 9:48 p.m.

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John Harris, ARB Chair

Architectural Review Board

Supplemental Meeting Minutes
March 28, 2016
City Hall Council Chambers
Fredericksburg, Virginia

Members Present	**Members Absent**	**Staff**
John Harris, Chair	Jon VanZandt	Erik Nelson
Susan Pates		Kate Schwartz
Sabina Weitzman		Chuck Johnston
Ken McFarland		
Kerri Barile		
Jamie Scully		

OPENING REMARKS

Mr. Harris called the Architectural Review Board meeting to order at 7:30 p.m. He determined that a quorum was present and asked if public notice requirements had been met. Mr. Nelson stated that they had.

APPROVAL OF AGENDA

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

Ms. Weitzman asked to add an item under New Business – lighting at 904 Princess Anne Street.

Dr. Barile made a motion to accept the agenda as amended. Ms. Weitzman seconded. Motion carried unanimously.

DISCLOSURE OF *EX PARTE* COMMUNICATION

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.

No one indicated that they had a conflict of interest.

OLD BUSINESS

1. Community Bank of the Chesapeake – Installation of signs at 425 William Street

Diane Hicks, Assistant Vice President and Marketing Director, was present.

Dr. Barile noted that the signs were dramatically better than what they had seen previously. The new signs respected the building while also getting their message across.

Mr. Scully clarified the location of the projecting sign and the design of the awnings.

Ms. Pates asked if the awnings were adjustable. Ms. Hicks said they were fixed.

Ms. Weitzman said she agreed with her colleagues, that the signs were much improved.

Dr. Barile said she found the signs to be architecturally compatible with the historic aspects of the Historic District and made a motion to approve them, as submitted. Ms. Weitzman seconded. Motion carried unanimously.

Ms. Hicks thanked the Board.

NEW BUSINESS

1. Shawn Phillips – Informal review of murals at 106 George Street

Mr. Phillips said he wanted to add some visual interest to the corner of the building, which was built in 1955 as a department store. He proposed to paint a historic beer making/tavern scene on one side of the corner and a modern beer making/tavern scene on the other side.

Mr. McFarland said that the painter, Bill Harris, was a well known artist and would do a good job. The concept is also appealing and innovative, but they must carefully consider the painting of unpainted bricks.

Mr. Phillips said he did not want to harm the building and noted that the building owner was going to make him sign a written agreement to remove the mural if the business moves elsewhere.

Dr. Barile said the concept was imaginative.

Ms. Weitzman said her issue would be more with removing what will surely be a piece of art. She suggested less emphasis with taking it off and more attention to ensuring the bricks are not damaged. If the mural is a good one, why remove it?

Mr. McFarland noted that the mid-twentieth century bricks were hard fired and could handle any removal process.

Ms. Pates asked if any other options had been considered.

Mr. Philips said they had looked at putting vinyl graphics on a metal sheet that would wrap the corner and had also looked at the potential for attaching wood panels that would be painted. Attaching something to the walls, however, would provide places where bugs could thrive, otherwise damage the mortar, and generally cause other problems with maintenance of the building.

Mr. Scully expressed support for painting directly on to the surface rather than attaching something, but noted that the Board's concern would be maintaining the breathability of the bricks. Any painting should not make the bricks behave differently.

Mr. Phillips thanked the Board and said he would return with a formal proposal as well as have answers to the issues raised.

2. Zoning and Zoning Overlay Procedures

Mr. Nelson noted that Councilmember Matt Kelly had raised an interesting issue at the last meeting, by suggesting that the Board was not supposed to consider zoning matters when reviewing submitted designs. Mr. Nelson noted that this interpretation of the Board's legal due process was a departure from what it normally does and asked if any discussion was needed regarding the Board's obligation to follow the jurisdiction's zoning code.

No one on the Board expressed any need to discuss Mr. Kelly's interpretation of the Board's responsibilities.

3. Supplemental Meeting Procedures

Kate Schwartz presented slides to show comparative supplemental meeting procedures. She said this matter and others would be worth discussing at future meetings.

4. Lighting at 904 Princess Anne Street

Ms. Weitzman expressed concern with the new LED lighting at 904 Princess Anne Street. Mr. Johnston explained that his office had looked into the matter and that there were photographs that revealed that the building had already been outlined with lights and that the new lighting was a replacement of previously existing lighting.

CLOSED SESSION

Mr. Harris noted that the Board needed a closed session to discuss legal matters with one of their attorneys, L. Eden Burgess, who would be calling in.

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

The Planning staff departed the meeting.

Upon conclusion of the closed meeting, Mr. Harris made a motion to adopt a resolution (ARB Resolution 16-02) certifying that the closed session had been properly conducted. Dr. Barile seconded. Motion carried 6-0.

ADJOURN

Upon a motion made and duly seconded, the meeting adjourned at 8:58 p.m.

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John Harris, ARB Chair

MOTION: Harris

SECOND: Barile

March 28, 2016
Supplemental Mtg.
ARB Resolution 16-02

RE: **CERTIFICATION OF CLOSED MEETING**

ACTION: **APPROVED: Ayes: 6; Nays: 0**

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

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

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

-Adjourned into Closed Meeting at	8:32 p.m.
-Adjourned out from Closed Meeting at	8:58 p.m.

Votes:
Ayes: Harris, Barile, Weitzman, Scully, Pates, McFarland
Nays: None
Absent from Vote: VanZandt
Absent from Meeting: VanZandt

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Staff's Certificate

I, Erik F. Nelson the undersigned, certify that I am the Senior Planner for the City of Fredericksburg, Virginia, and that the foregoing is a true copy of ARB Resolution 16-02 duly adopted at the Architectural Review Board meeting held March 28, 2016 at which a quorum was present and voted.

Erik F. Nelson

Motion for Closed Meeting Under
The Virginia Freedom Of Information Act

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

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

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

ARCHITECTURAL REVIEW BOARD

CITY OF FREDERICKSBURG, VIRGINIA
April 11, 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. Review of Minutes of Previous Meeting(s)
   I. March 14, 2016
   II. March 28, 2016
5. Approval of Agenda
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. 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.

      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.

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

iv. **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.

9. Other Business

   I. Transmittal of Planning Commission Agenda

10. Adjournment

Item #5

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

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

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

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

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

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

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

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

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

2. **The historical significance of the buildings -**
   - As noted in the 2006 architectural survey, these buildings reflect the utilitarian uses of the Fredericksburg riverfront. The river has been a route for commerce, been diverted to power local industries, and has also been a dumping place for all manner of industrial and organic waste. The buildings are not associated with significant events or people.
3. **Whether the buildings are linked, historically or architecturally, to other buildings or structures, so that their concentration or continuity possesses greater significance than the particular buildings individually -**
   - As noted in the 2006 architectural survey, these commercial buildings are not individually significant, but rather are an assemblage that represents the uses of the riverfront in the early twentieth century. A trend toward environmental values that began in the 1960s, however, has altered public policy related to natural resources such as the river and resulted in ambitious plans for a riverfront park that will highlight the entire span of the City's history along the river. A public park highlighting the river as a resource is a departure from the historical use of the river as a receiving stream for waste products. Components of this assemblage of small commercial buildings have been removed over the past 25 years, to allow for a riverfront recreational amenity to be developed.
4. **The significance of the buildings or their proposed replacement in furthering the goals of the Comprehensive Plan -**
   - The overall plan for the Sophia Street corridor is for an open riverfront on the east (river) side of Sophia Street and redevelopment along the west (dry) side of Sophia Street. The Comprehensive Plan (2015) includes the following statement: "[A] riverfront park is being designed for 3 acres of City-owned land between Hanover and Wolfe Streets. The concept for the road corridor is to encourage development on the west side of the street, while leaving the east side open (p. 117)." The Comprehensive Plan contains policies related to preserving historic resources, but the City has engaged in a judicious removal of obsolete buildings in this area to meet its other public policy goals.
5. **The condition and structural integrity of the buildings -**
   - The buildings at 106 and 108 Hanover Street are in reasonably good shape. The building at 718 Sophia Street is intact, but is more of a large shed than viable commercial space. The condition of the buildings is not a factor in this request for demolition.
6. **Effect on surrounding properties -**
   - The justification for seeking demolition approval is to clear these lots to accommodate a proposed 18-unit condominium project, with all related parking provided on-site on the first level. There will also be commercial space on Hanover

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

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

Recommendation

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

New Construction at 100 Hanover Street

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

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

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

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

- **Windows and Doors**
  - The fenestration, separate from the storefronts, will consist of Anderson units, with aluminum exteriors and wood interiors. Some Board members had previously expressed concern that the amount of glass might be inappropriate to the historic context. The response was that the Hanover Street side of the building, which is the front of the building, reflects the ratio of solids to voids and the rhythm and balance of the fenestration of nearby historic buildings on Caroline Street. The Sophia Street elevation is a side elevation and though there is more glass, the modulation of the walls and the use of solid side walls ensure that an observer will see more brick than glass from most any angle. In addition, the windows on the primary wall planes are smaller units, to reflect an appropriate ratio of solids to voids, and will also be white, to give them visual definition. The French doors and surrounding glass walls will provide critically needed light to the residential units, but are set back from the primary wall planes and will also have a dark terratone finish, which will obscure their visual presence.
- **Storefronts**
  - The storefronts will be aluminum, with a terratone finish that matches the top floor windows. The finish will be Kawneer Medium Bronze.
- **Exterior Architectural Elements**
  - Entrances – There are two storefronts on Hanover Street, as well as an entryway for the residential units. The residential entry is deliberately understated, leaving the visual emphasis on the commercial components. The openings into the parking area that front on Sophia Street have been configured to relate to the fenestration of the upper stories, as much as possible. The garage openings will have woven metal screens, with a Kawneer Medium Bronze finish. The garage doors will have metal gates.
  - Porches – There are prominent balconies for each of the residential units, which is part of the significant modulation that breaks up the building massing.
  - Cornices – The Hanover Street side of the building has a strong cornice at the fourth story, to relate the façade to Caroline Street. The opposite (south) end of the building has the same feature in the same location. Along Sophia Street, there will be a strong cornice at the fourth story, but some of the fourth floor is set back from the front wall plane. Another cornice will cap the third story, which will provide for visual continuity along Sophia Street.
- **Materials**
  - Wall surfaces – The upper stories will be clad in brick and include an accent brick.
  - Foundation – The first story will be clad in a smooth stone, with an accent of split stone.
  - Roof – The roof will be flat and not visible.
- **Miscellaneous Details**
  - Trim – The window arches and the cornices will be a pre-cast material, consistent with the first story stone. The columns on the alley side of the building will be composite or aluminum clad units, with a finish that matches the railings.

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

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

CITY OF FREDERICKSBURG, VIRGINIA
NOTIFICATION OF CITY ACTION

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

FROM: Charles Johnston, Director of Planning and Community Development

DATE: August 30, 2013

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

Your request for:

____Subdivision Plat/Plan

_____Rezoning

_XX_Special Use Permits

_____Site Plan

_____Change of Non-Conforming Use

has been:

____Approved _XX_Approved with conditions _____Denied

_____Other_____

At the August 27, 2013 meeting of the:

_____Planning Commission _XX_ City Council

Your next step should be:

_____File additional/revised plans as required

_XX_Obtain other required permits

_____No further information is required

SPECIFICS/CONDITIONS (Continued on reverse, if necessary)

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

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

MOTION: **ELLIS**

SECOND: **DEVINE**

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

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

ACTION: **APPROVED: Ayes: 7; Nays: 0**

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

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

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

Votes:
Ayes: Greenlaw, Ellis, Devine, Howe, Kelly, Paolucci, Solley
Nays: None
Absent from Vote: None
Absent from Meeting: None

****

Clerk's Certificate

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

Tonya Lacey, CMC
Clerk of Council

MOTION: **DEVINE**

SECOND: **ELLIS**

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

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

ACTION: **APPROVED: Ayes: 5; Nays: 2**

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

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

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

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

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

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

Votes
Ayes: Greenlaw, Ellis, Devine, Howe, Solley
Nays: Kelly, Paolucci
Absent from vote: None
Absent from meeting: None

****

Clerk's Certificate

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

Tonya Lacey, CMC
Clerk of Council

CITY OF FREDERICKSBURG, VIRGINIA
NOTIFICATION OF CITY ACTION

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

FROM: Charles Johnston, Director of Planning and Community Development

DATE: August 30, 2013

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

Your request for:

____Subdivision Plat/Plan

_____Rezoning

_XX_Special Exception Permits

_____Site Plan

_____Change of Non-Conforming Use

has been:

_XX_Approved _____Approved with conditions _____Denied

_____Other_____

At the August 27, 2013 meeting of the:

_____Planning Commission _XX_ City Council

Your next step should be:

_____File additional/revised plans as required

_XX_Obtain other required permits

_____No further information is required

SPECIFICS/CONDITIONS (Continued on reverse, if necessary)

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

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

MOTION: **ELLIS**

SECOND: **HOWE**

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

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

ACTION: **APPROVED: Ayes: 5; Nays: 2**

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED,

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

2. Council grants to Thomas H. Mitchell a special exception to:

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

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

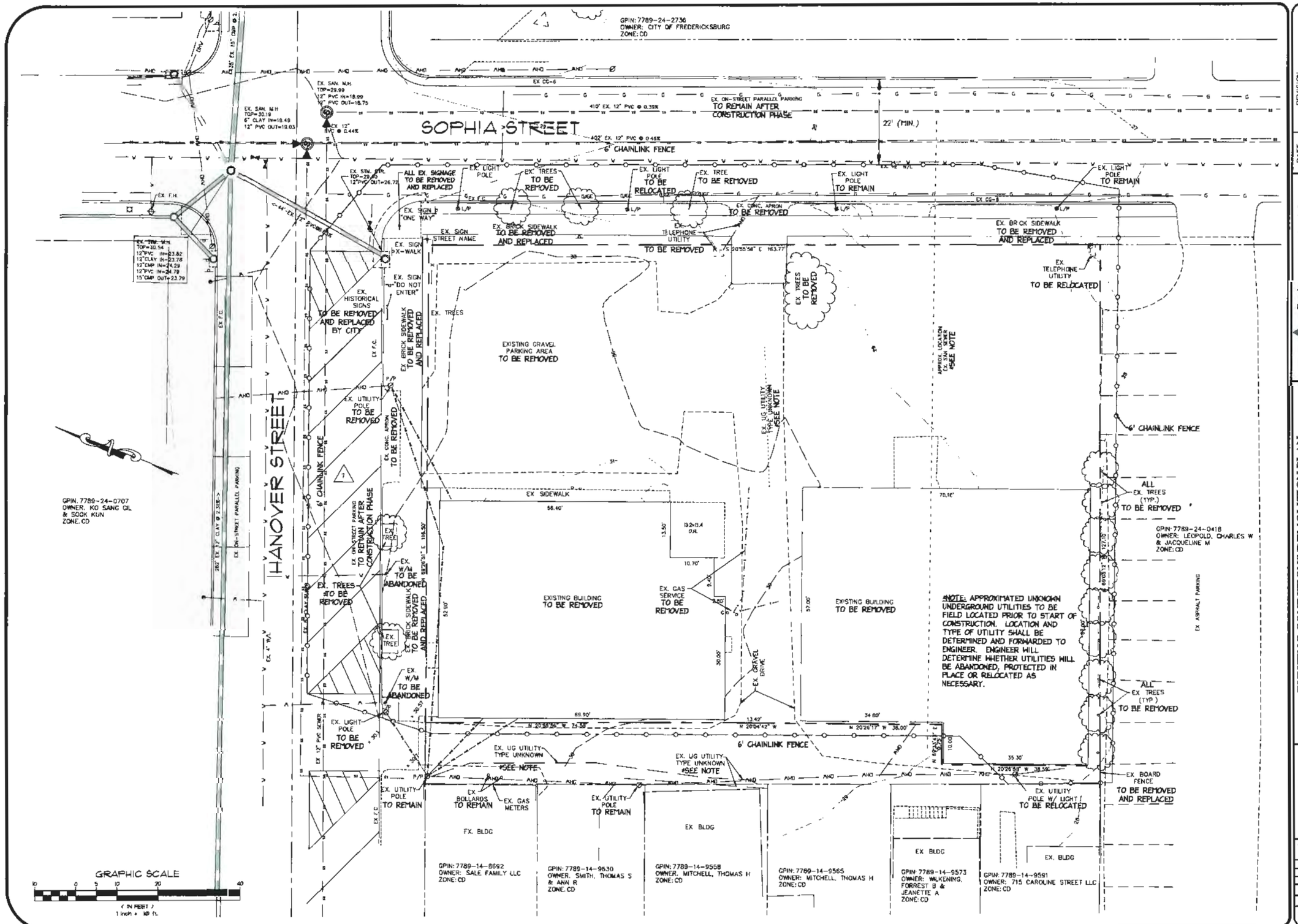
Votes
Ayes: Greenlaw, Ellis, Devine, Howe, Solley
Nays: Kelly, Paolucci
Absent from vote: None
Absent from meeting: None

****

Clerk's Certificate

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

Tonya Lacey, CMC
Clerk of Council



DATE	REVISION

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

EXISTING CONDITIONS/DEMOLITION PLAN

ONE HANOVER CONDOMINIUMS

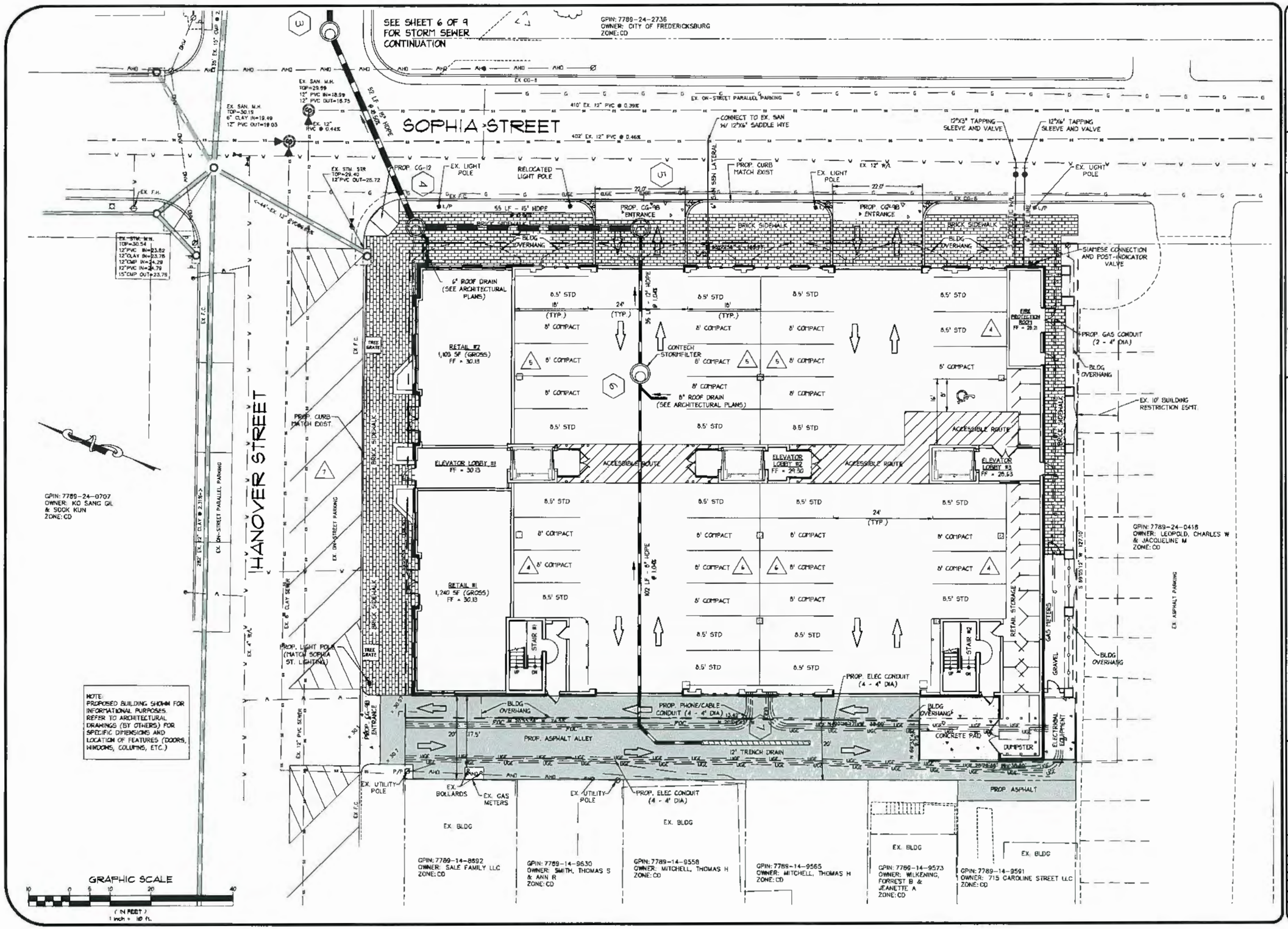
CITY OF FREDERICKSBURG, VIRGINIA

COMMONWEALTH OF VIRGINIA
RAYMOND P. FREELAND
Lic. No. 040752
PROFESSIONAL ENGINEER

SEAL

County Plan Number:

Drawn By:	TMP
Designed By:	TMP
Checked By:	RPF
Date:	04/21/14
Scale:	1" = 10'
Sheet:	3 of 9



REVISION	DATE

Freeland Engineering, PC
rfreeland@FreelandEngineeringPC.com
108 14 Courthouse Road
Fredericksburg, Virginia 22408
Phone: 540.898.3092
Fax: 877.638.7735
www.FreelandEngineeringPC.com

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

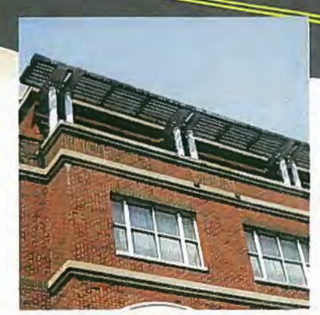
COMMONWEALTH OF VIRGINIA
RAYMOND P. FREELAND
Lic. No. 040752
PROFESSIONAL ENGINEER
SEAL

County Plan Number:

Drawn By:	TMP
Designed By:	TMP
Checked By:	RPF
Date:	04/21/14
Scale:	1" = 10'
Sheet:	4 of 9

SITE CONTEXT BUILDINGS

ONE HANOVER CONDOMINIUMS



INSPIRATION PHOTOS
(Charleston, SC)

FOR FREDERICKSBURG ARB USE ONLY. NOT FOR CONSTRUCTION

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

PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA

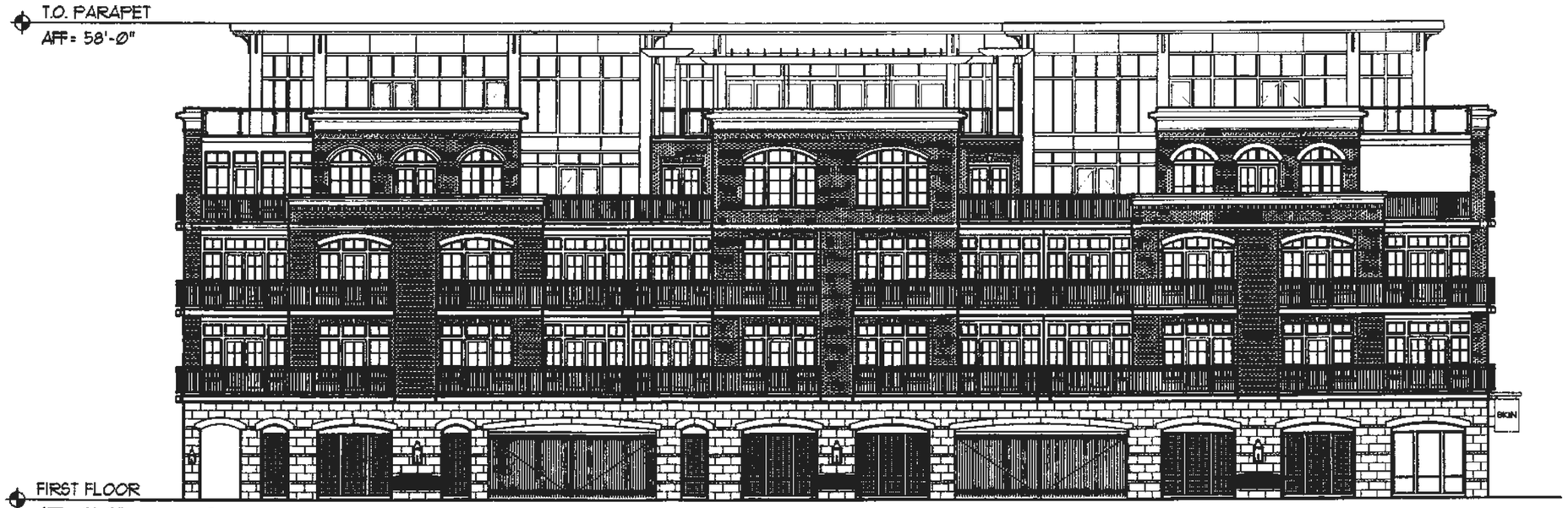
PC: -

SEPT 27, 2013

REVISIONS	
NO.	DATE

DWG. NO.
A0
FCSP-ARB.DWG

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



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

BASIS OF DESIGN FINISHES

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

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PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA

PC: -

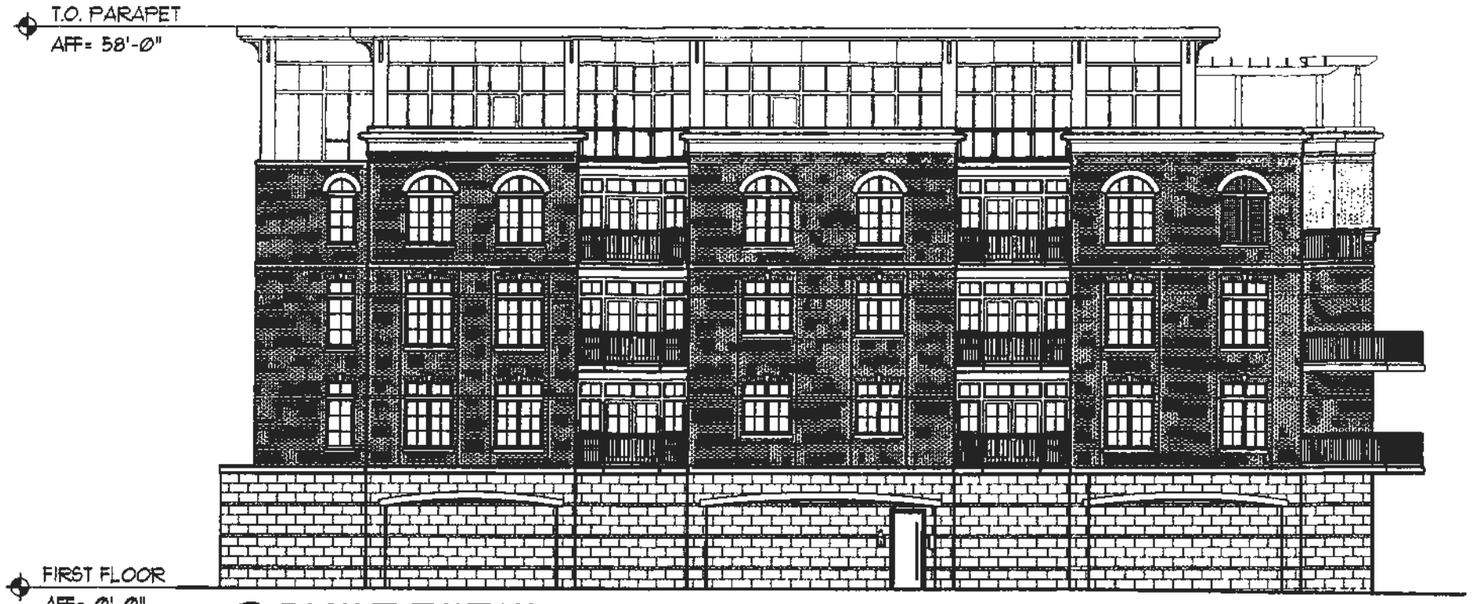
ELEVATIONS

SEPT 27, 2013

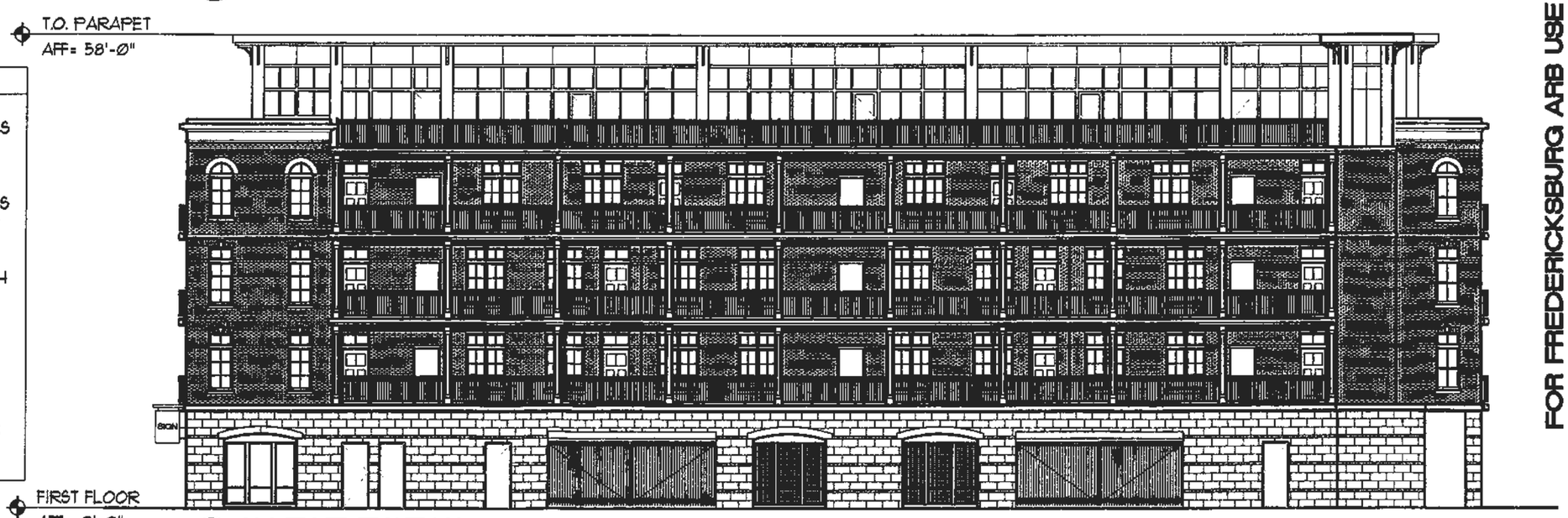
REVISIONS	
NO.	DATE

1/16"=1'-0"

DWG. NO.
A1
FCSP-ARB.DWG



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



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

BASIS OF DESIGN FINISHES

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

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PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA

PC: -

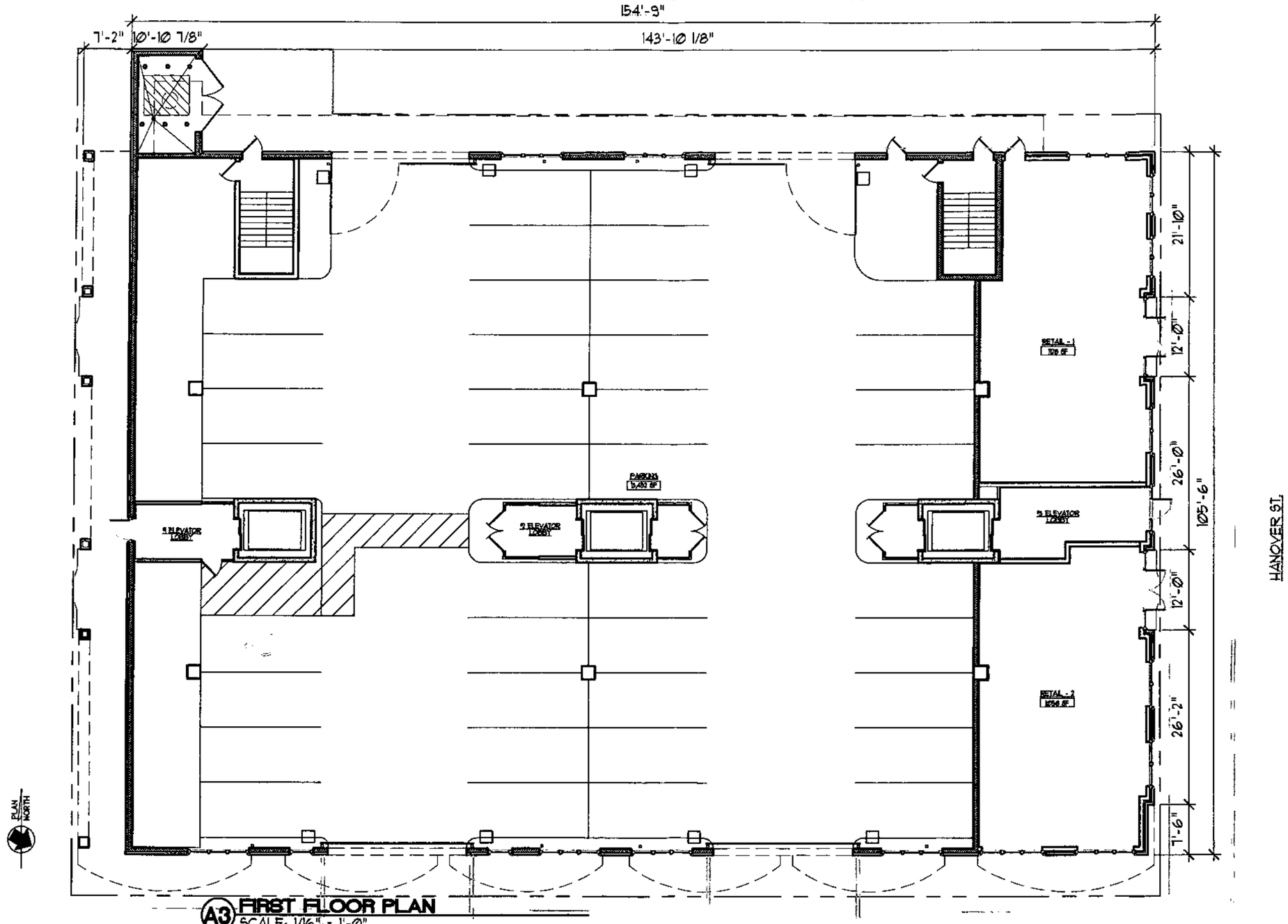
ELEVATIONS

SEPT 27, 2013

REVISIONS	
NO.	DATE

1/16"=1'-0"

DWG. NO.
A2
FCSP-ARB.DWG



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

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FREDERICKSBURG, VA

PC: -

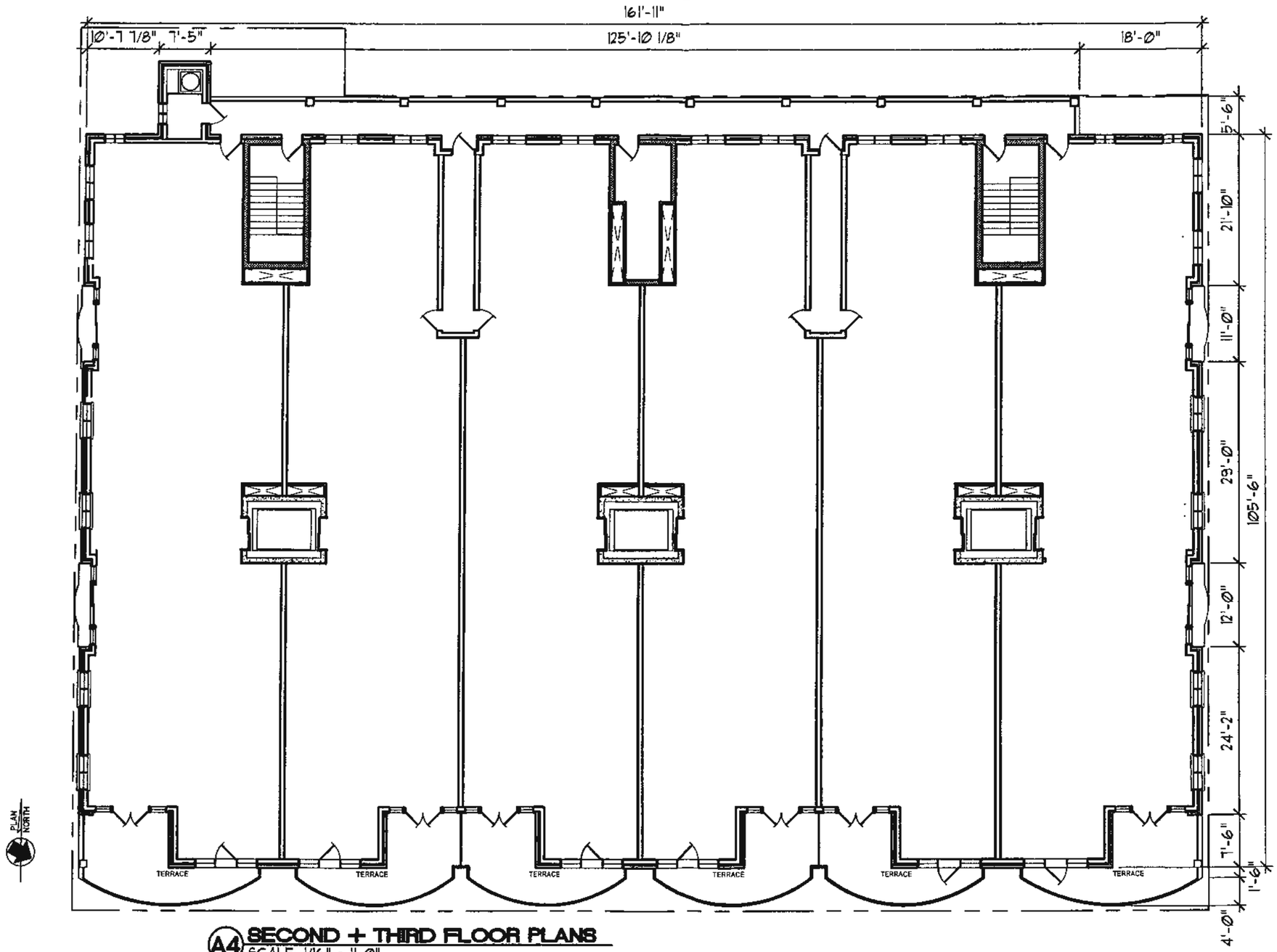
FIRST FLOOR PLAN

SEPT 27, 2013

REVISIONS	
NO.	DATE

1/16"=1'-0"

DWG. NO.
A3
FCSP-ARB.DWG



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

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PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA

PC: -

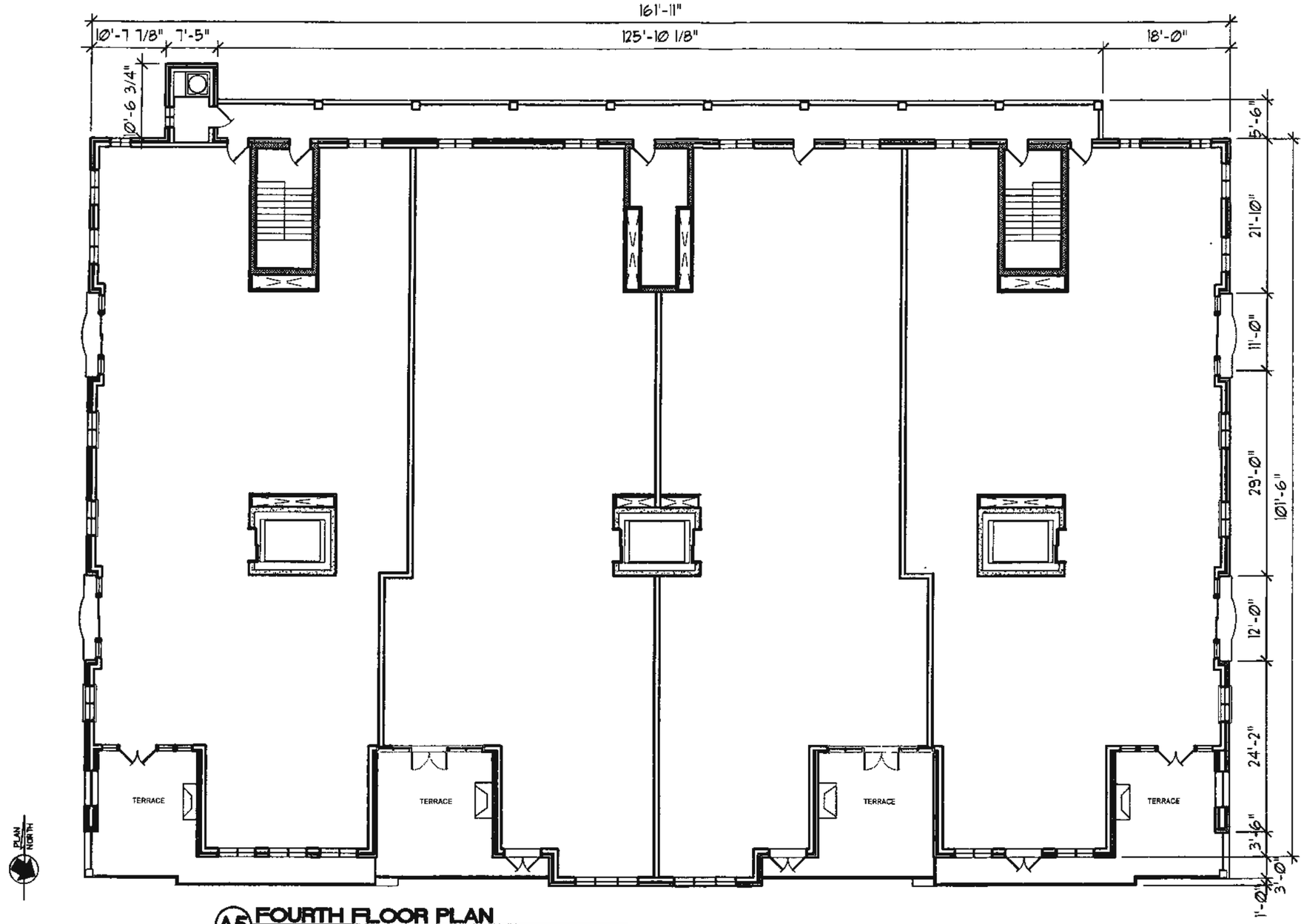
SECOND +THIRD FLOOR PLANS

SEPT 27, 2013

REVISIONS	
NO.	DATE

1/16"=1'-0"

DWG. NO.
A4
FCSP-ARB.DWG



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

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Grove Park Square
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Glen Allen, VA 23059
☎ (804) 273-9811 fax: (804) 273-9843

PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA

PC: -

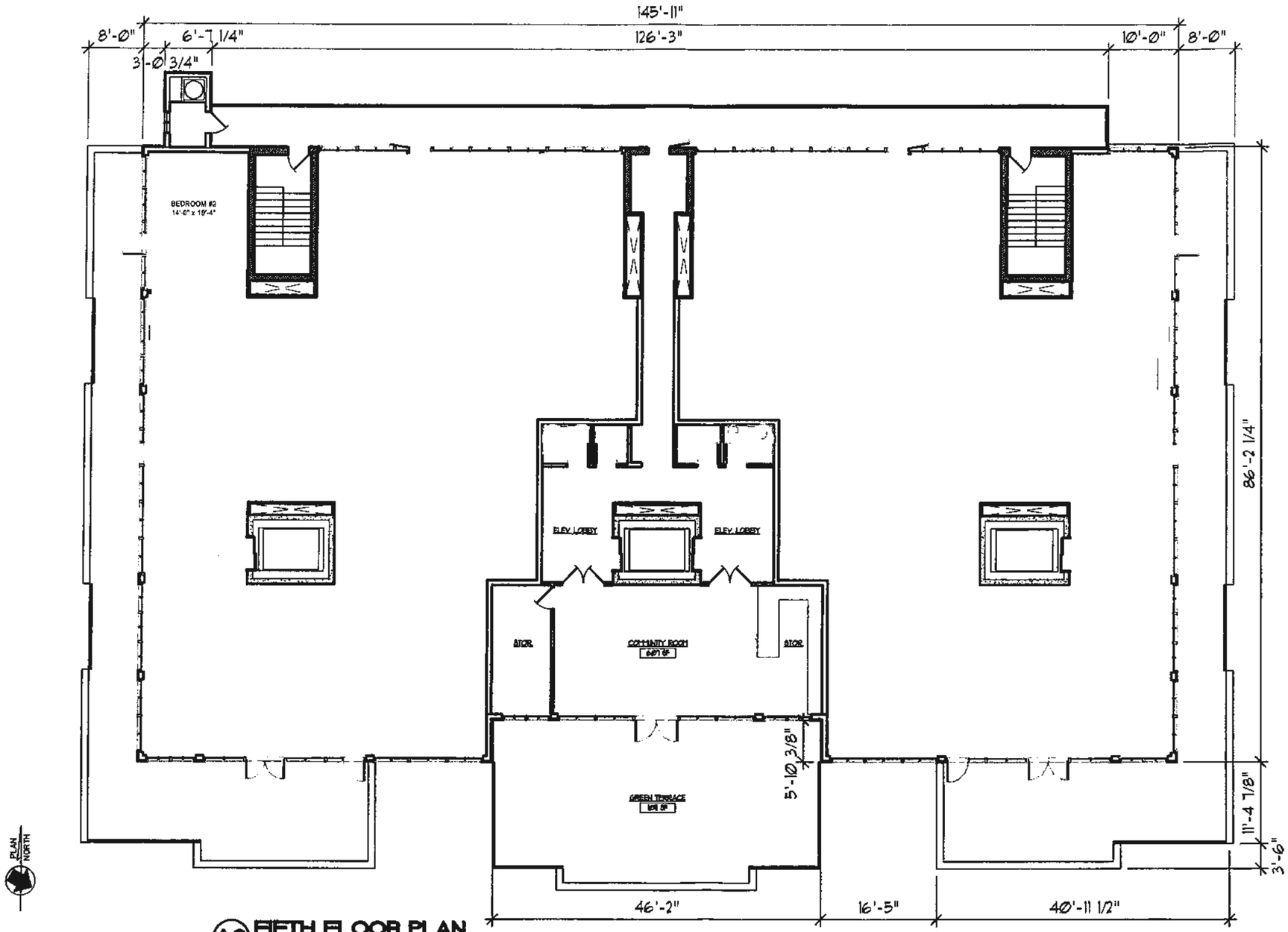
FOURTH FLOOR PLAN

SEPT 27, 2013

REVISIONS	
NO.	DATE

1/16"=1'-0"

DWG. NO.
A5
FCSP-ARB.DWG



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

FOR FREDERICKSBURG ARB USE ONLY. NOT FOR CONSTRUCTION

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

PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA

PC: -

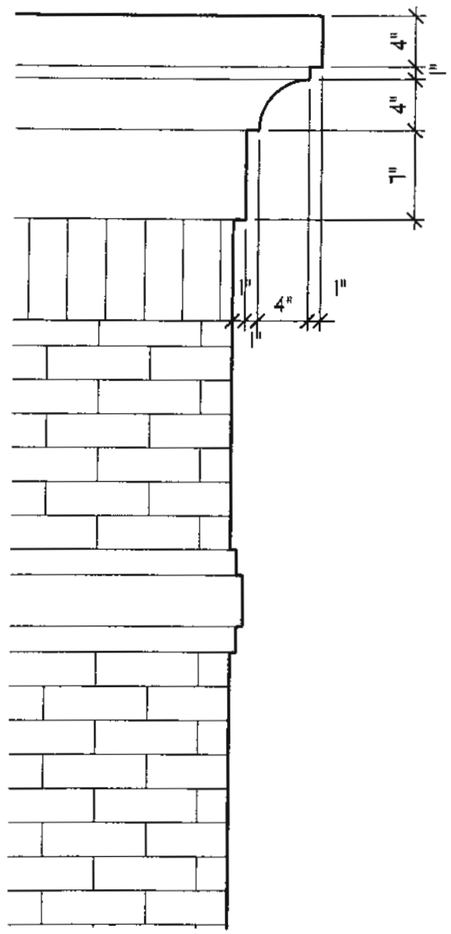
FIFTH FLOOR PLAN

SEPT 27, 2013

REVISIONS	
NO.	DATE

1/16"=1'-0"

DWG. NO.
A6
FCSP-ARB.DWG



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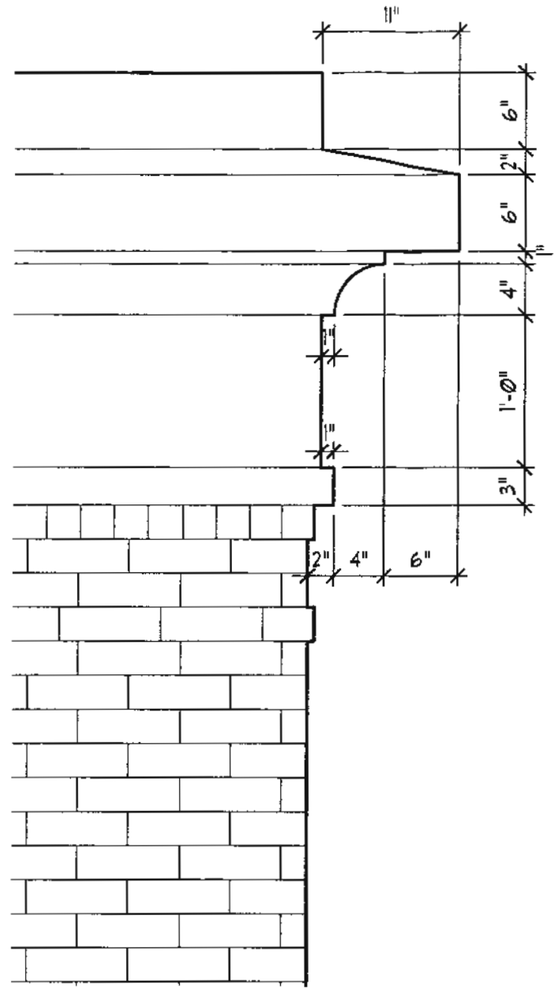

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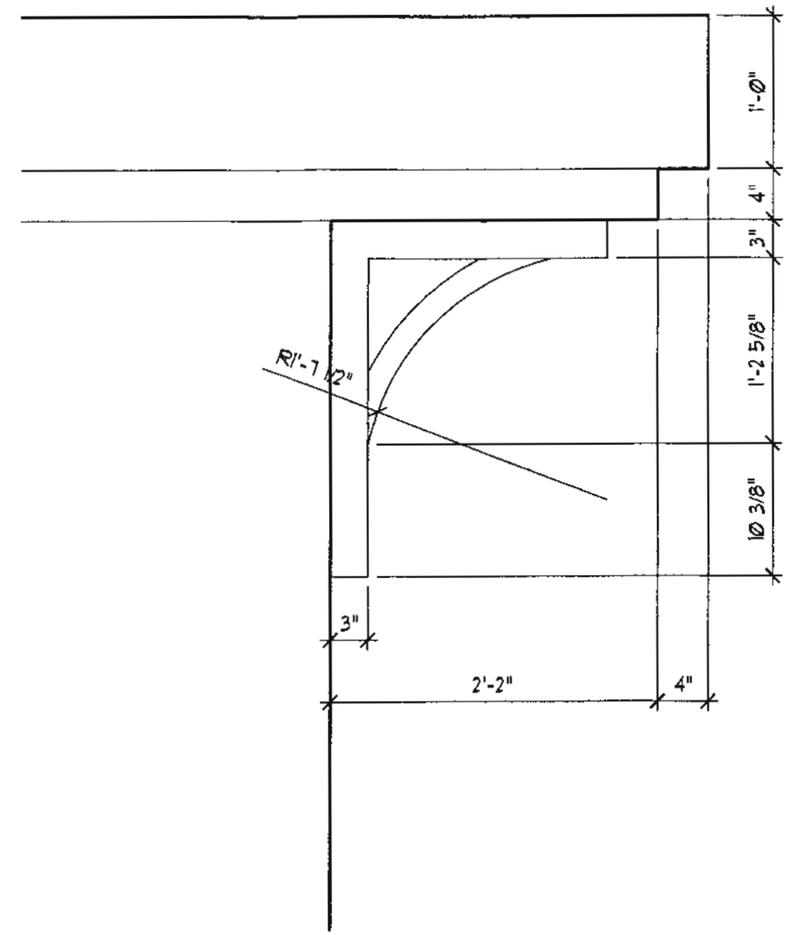


C

FOR FREDERICKSBURG ARB USE ONLY. NOT FOR CONSTRUCTION

A7 CORNICE PROFILES

SCALE: 1" = 1'-0"

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

PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA

PC: -

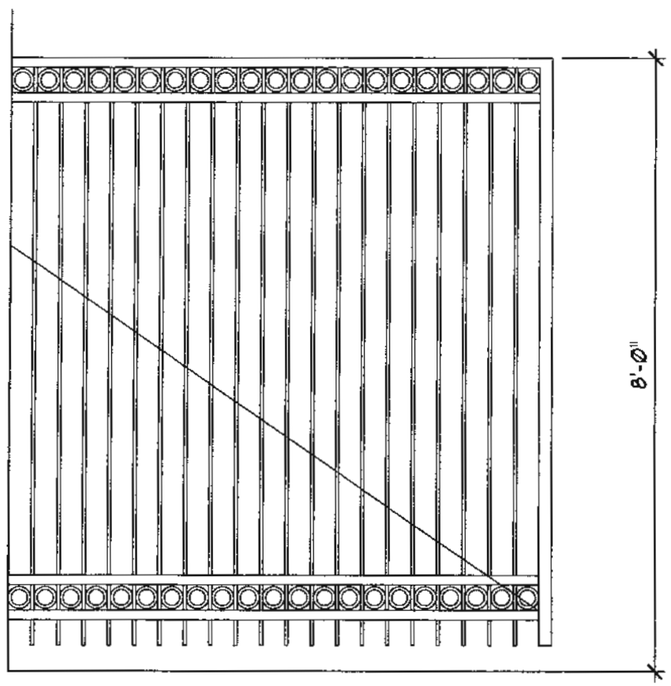
DETAILS

SEPT 27, 2013

REVISIONS	
NO.	DATE

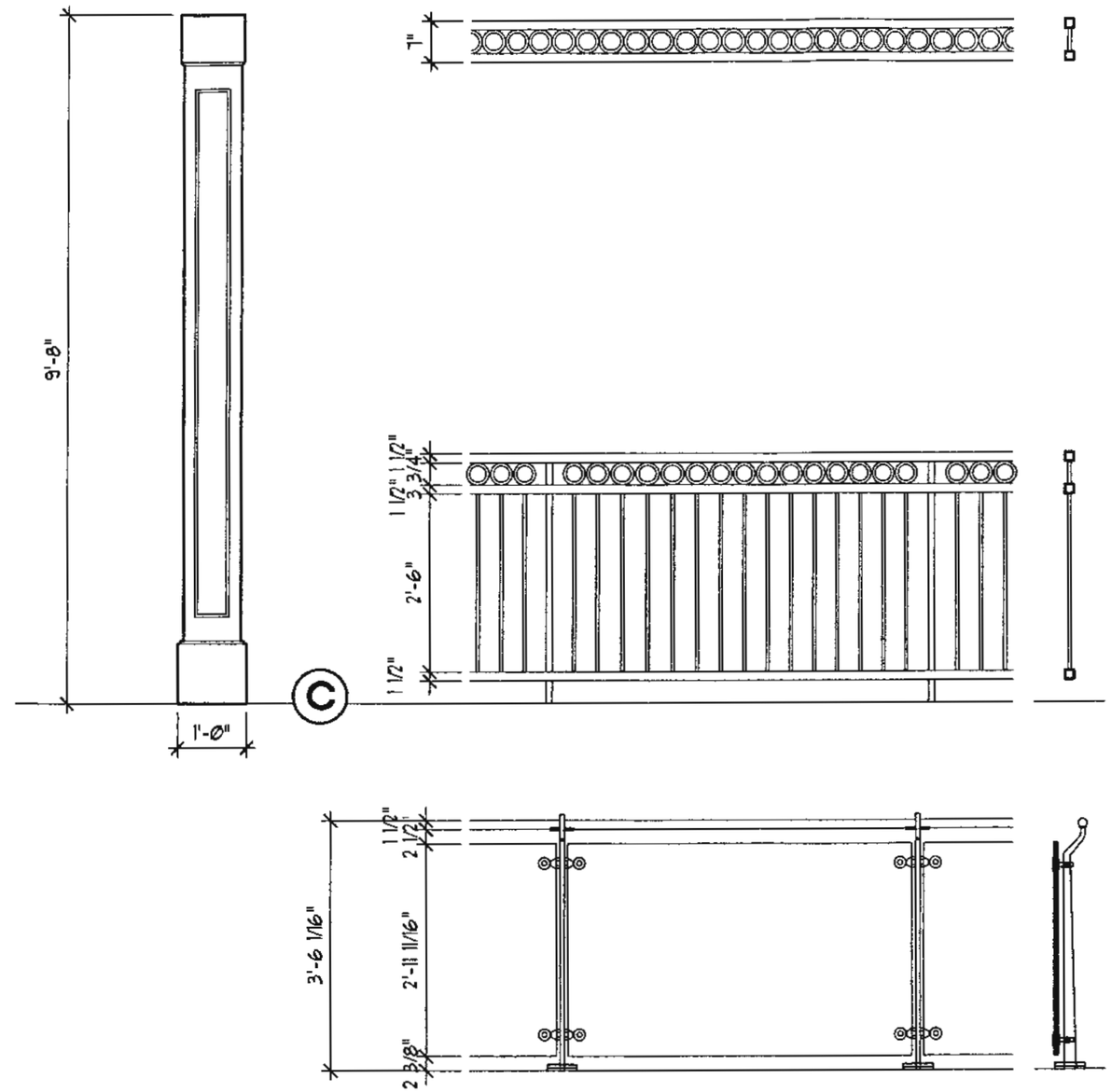
1"=1'-0"

DWG. NO.
A7
FCSP-ARB.DWG



A8 GATE DETAILS

SCALE: 1/2" = 1'-0"



A8 RAILING DEAILS

SCALE: 1/2" = 1'-0"

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

PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA

PC: -

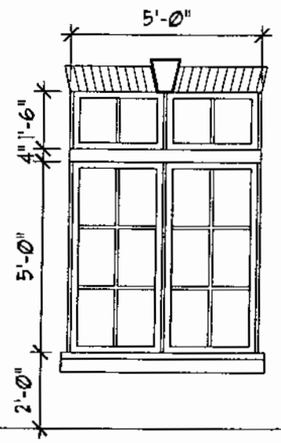
DETAILS

SEPT 27, 2013

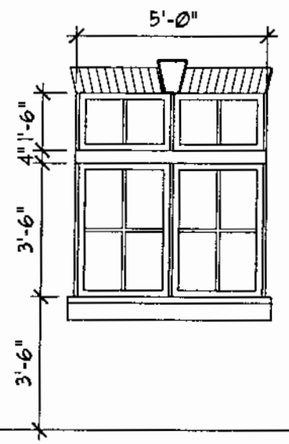
REVISIONS	
NO.	DATE

1/2"=1'-0"

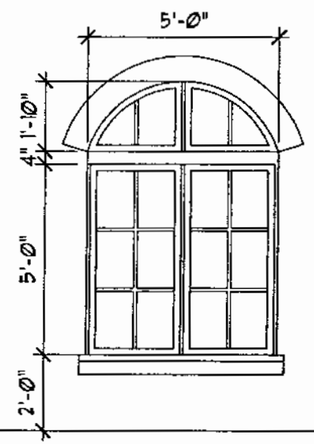
DWG. NO.
A8
FCSP-ARB.DWG



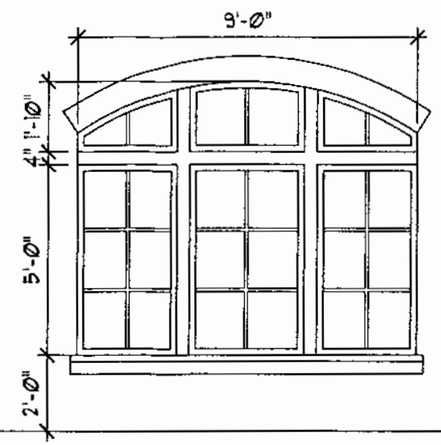
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



BASIS OF DESIGN COLOR:
ANDERSEN WHITE



BASIS OF DESIGN COLOR:
ANDERSEN WHITE



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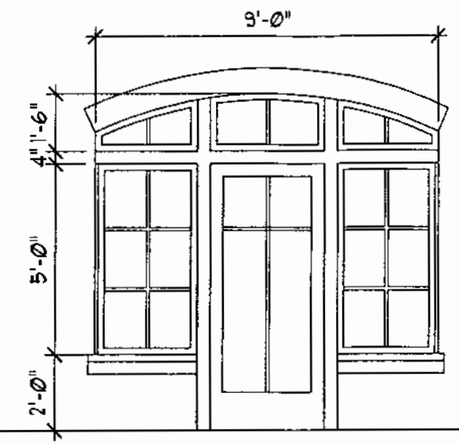

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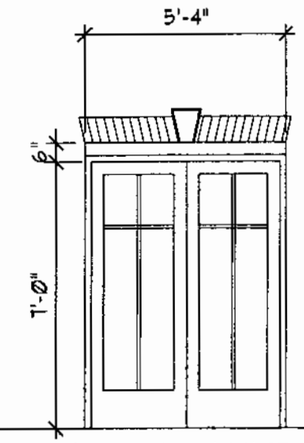

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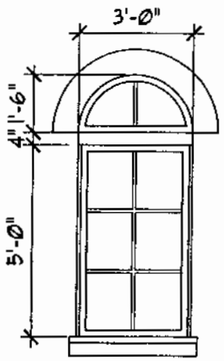
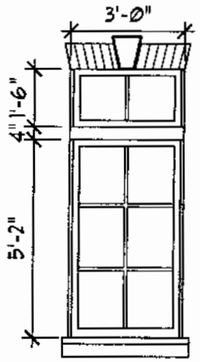
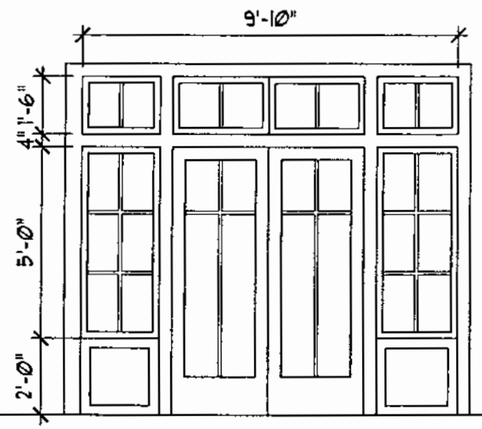


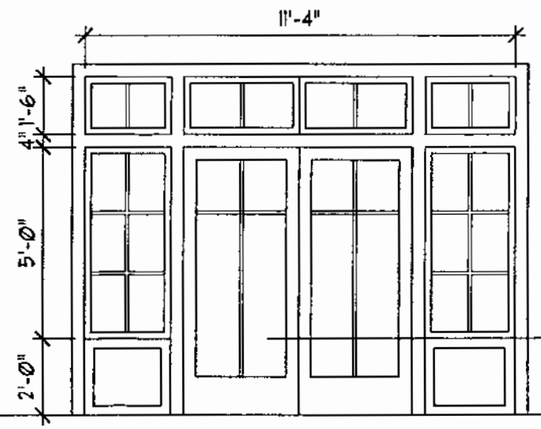
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



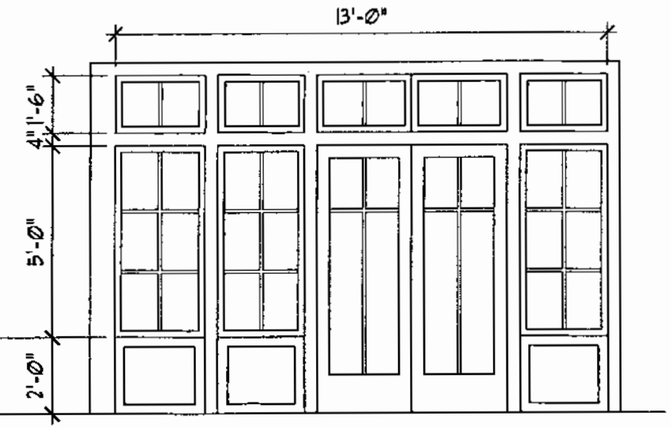
BASIS OF DESIGN COLOR:
ANDERSEN WHITE



BASIS OF DESIGN COLOR:
ANDERSEN TERRATONE



BASIS OF DESIGN COLOR:
ANDERSEN TERRATONE



BASIS OF DESIGN COLOR:
ANDERSEN TERRATONE

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A9 WINDOW DETAILS

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

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FREDERICKSBURG, VA

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WINDOW DETAILS

SEPT 27, 2013

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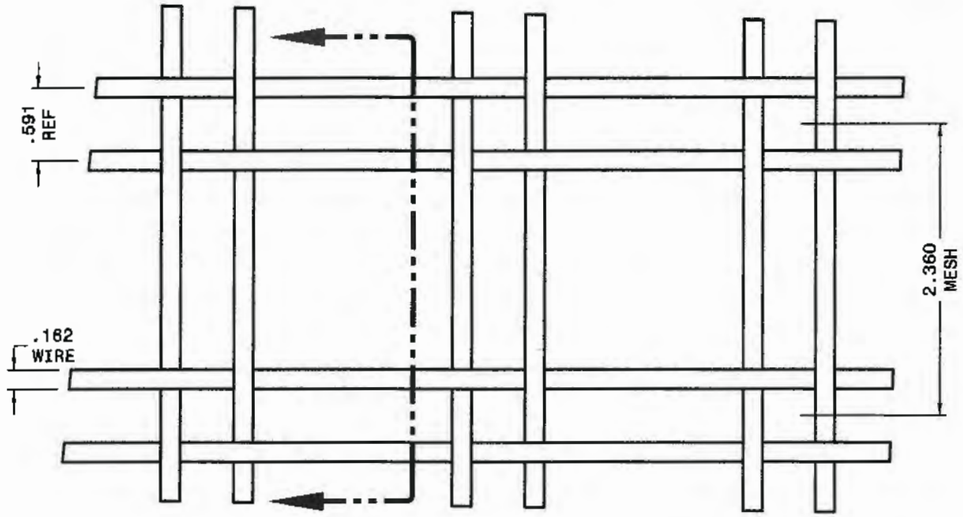
NO.	DATE

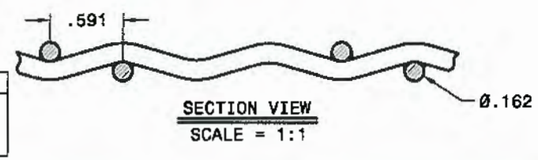
1/2"=1'-0"

DWG. NO.
A9

FCSP-ARB.DWG

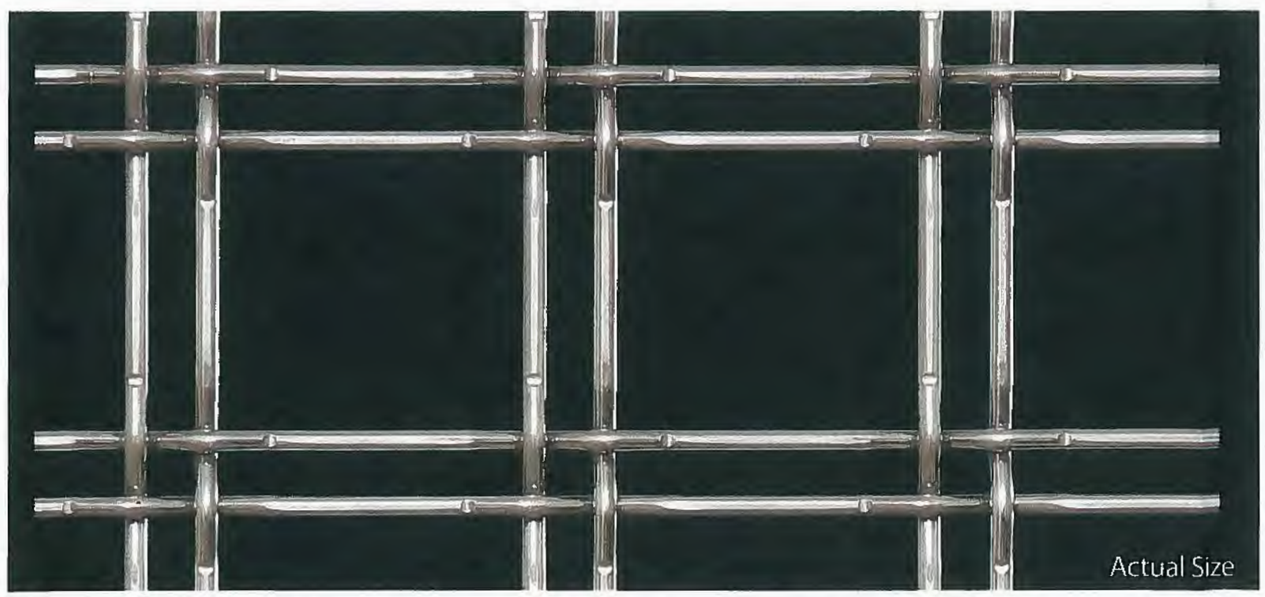
Woven metal mesh in parking garage openings. (finished to match Medium Bronze storefront frames)





SECTION VIEW
SCALE = 1:1

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



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

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

simulated divided lites

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BASIS OF DESIGN SELECTIONS

SEPT 27, 2013

REVISIONS	
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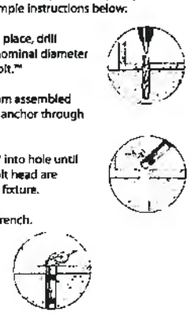
DWG. NO.
A10
FCSP-ARB.DWG

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

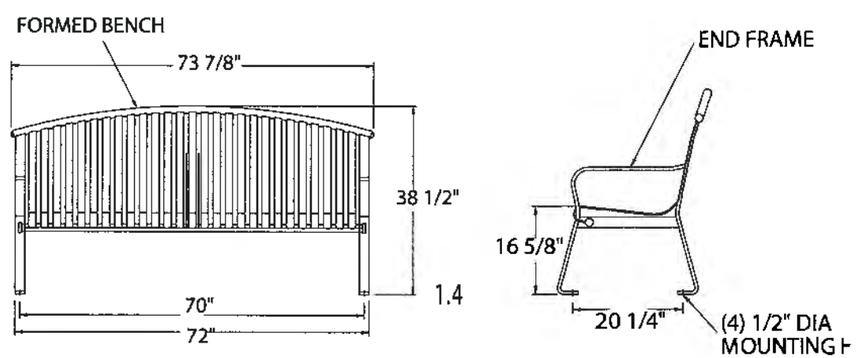
ANCHOR DETAIL

To install Rawl-Bolt ™ one piece heavy duty anchors, follow simple instructions below:

1. With fixtures in place, drill hole of same nominal diameter as the Rawl-Bolt.™
2. Remove tag from assembled anchor. Insert anchor through hole in fixture.
3. Tap Rawl-Bolt™ into hole until washer and bolt head are seated against fixture.
4. Tighten with wrench.



Metal-Armor℠ Coated Steel Park Bench w/ Center Arm



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

Product Details

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

Lantern Sizes

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

Gas and Electric Information

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

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BASIS OF DESIGN SELECTIONS

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DWG. NO.
A11
FCSP-ARB.DWG

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ADOPTION OF MINUTES

- **February 10, 2016 –** Work Session
- **February 10, 2016 –** Regular Meeting

PUBLIC HEARINGS

4. SUP2016-01 – Amendment to Special Use Permit: The Thomas J. Wack Company, proposes to amend the conditions placed on the Special Use Permit approved August 12, 2014 (SUP2014-03) that increased the residential density from 24 to 36 dwelling units per acre on the parcel at 605 William Street (GPIN 7789-04-0822) in the Commercial-Downtown (CD) Zoning District. Under by-right CD zoning, the 1.46 acre parcel could support 35 dwelling units. The approved Special Use Permit permits up to 51 dwelling units. A condition of the 2014 approval was that the development would be in substantial accordance with a General Development Plan and architectural elevations. This amendment is the result of changes in the site plan and architectural elevations for the project, including plans to allow the building wall on Amelia Street to have no setback from the sidewalk for the four story structure. The Comprehensive Plan designates the area for Downtown, which has no specific recommended residential density or setback standard.

GENERAL PUBLIC COMMENT

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

NEW BUSINESS

6.

OTHER BUSINESS

7. Capital Improvements Plan Update – Mark Whitley, Assistant City Manager
8. Planning Commissioner Comment

9. Planning Director Comments

ADJOURNMENT