



**ARCHITECTURAL REVIEW BOARD
CITY OF FREDERICKSBURG, VIRGINIA
AGENDA
August 8, 2016
7:00 P.M.
COUNCIL CHAMBERS, CITY HALL**

1. Call To Order
2. Transmittal Of Planning Commission Agenda - None
3. Discussion: Informal Review Of Alterations At 1010 Caroline Street
4. Determination Of A Quorum
5. Determination That Public Notice Requirements Have Been Met
6. Introduction Of City Manager Tim Baroody
7. Approval Of Agenda

7.I. Approval Of Agenda

Documents:

[1-08-08-2016_ARB AGENDA.PDF](#)

8. Review Of Minutes

8.I. June 27, 2016 - Supplementary Meeting & July 11, 2016 - Public Hearing

Documents:

[3-2016-06-27 ARB MINUTES DRAFT.PDF](#)

9. Disclosure Of Ex Parte Communication

10. Disclosure Of Conflicts Of Interest

11. Consent Agenda

11.I. COA 2016 -35 - 1308 Caroline Street

Documents:

[5-COA 2016-35_ARBMEMO_1308 CAROLINE STREET_UPDATED.PDF](#)

12. Continued Cases

12.I. COA 2016-34 - 203 Princess Elizabeth Street

Documents:

[6-COA 2016-34_ARBMEMO_203 PRINCESS ELIZABETH STREET_UPDATED07-27-2016.PDF](#)

13. Public Hearing

13.I. New Business

13.II. COA 2016-40 - 715 Caroline Street

Documents:

[8-COA 2016-40_ARBMEMO_715 CAROLINE STREET.PDF](#)

13.III. COA 2016-42 - 1308 Caroline Street

Documents:

[9-COA 2016-42_ARBMEMO_1308 CAROLINE STREET.PDF](#)

13.IV. COA 2016-41 - 1213 Prince Edward Street

Documents:

[10-COA 2016-41_ARBMEMO_1213 PRINCE EDWARD STREET.PDF](#)

13.V. COA 2016-43 - 1006 Caroline Street

Documents:

[11-COA 2016-43_ARBMEMO_1006 CAROLINE STREET.PDF](#)

13.VI. COA 2016-44 - 900 Princess Anne Street

Documents:

[12-COA 2016-44_ARBMEMO_900 PRINCESS ANNE STREET.PDF](#)

13.VII. COA 2016-46 - Corner Of Frederick Street & Caroline Street

Documents:

[13-COA 2016-46_ARBMEMO_CORNER FREDERICK AND CAROLINE STREETS.PDF](#)

13.VIII. COA 2016-47 - 401 Charles Street

Documents:

[14-COA 2016-47_ARBMEMO_401 CHARLES STREET.PDF](#)

14. Other Business

14.I. COA 2016-12 - 100 Hanover Street

Documents:

[7-COA 2016-12_ARBMEMO_100 HANOVER STREET_08-08-2016.PDF](#)

15. Adjournment



ARCHITECTURAL REVIEW BOARD

CITY OF FREDERICKSBURG, VIRGINIA

August 8, 2016

7:00 PM

Council Chambers, City Hall

1. Call to Order
2. Determination of a Quorum
3. Determination that Public Notice Requirements have been Met
4. Introduction of City Manager Tim Baroody
5. Approval of Agenda
6. Review of Minutes of Previous Meeting(s)
 - A. June 27, 2016 – Supplementary Meeting
 - B. July 11, 2016 – Public Hearing
7. Disclosure of *Ex Parte* Communication
8. Disclosure of Conflicts of Interest
9. Consent Agenda
 - A. **COA 2016-35 – 1308 Caroline Street** – Susan and Chuck Fennell request a Certificate of Appropriateness to construct a new detached garage to the rear of this single-family residence.
10. Continued Cases
 - A. **COA 2016-34 – 203 Princess Elizabeth Street** – Lesa and Mike Carter request a Certificate of Appropriateness for exterior alterations to this single-family residence including removal and alteration of windows on the side elevations.
11. Public Hearing
 - A. New Business
 - 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 four-story masonry building. The building footprint will be 105 feet along Hanover Street and 155 feet along Sophia Street, with ground level parking.
 - ii. **COA 2016-40 – 715 Caroline Street** – Raymond Renault requests a Certificate of Appropriateness to replace two exterior light fixtures and install two new exterior light fixtures for the Legume restaurant.

- iii. **COA 2016-42 – 1308 Caroline Street** – Charles and Susan Fennell request a Certificate of Appropriateness to relocate a portion of the existing six foot fence to the property line at the rear of this single-family residence.
- iv. **COA 2016-41 – 1213 Prince Edward Street**– Bill Cole requests a Certificate of Appropriateness to construct a pergola to the rear of this single-family residence.
- v. **COA 2016-43 – 1006 Caroline Street**– Leonard Atkins requests a Certificate of Appropriateness to replace four windows at the second story of the front elevation.
- vi. **COA 2016-44 – 900 Princess Anne Street**– Michael Adams requests a Certificate of Appropriateness to construct a 12 foot by 13 foot brick dumpster enclosure to the rear of the National Bank Building.
- vii. **COA 2016-46 – Corner of Frederick Street & Caroline Street**– The Fredericksburg Arts Commission requests a Certificate of Appropriateness to install a concrete pad to be used for the display of artwork.
- viii. **COA 2016-47 – 401 Charles Street** – Hamilton Palmer requests a Certificate of Appropriateness to construct an entrance into the basement of the Purina Tower and construct a 16 by 20 foot garage at the northeast corner of the site.

12. Other Business

- A. Transmittal of Planning Commission agenda
- B. Discussion: informal review of alterations at 1010 Caroline Street

13. Adjournment



Minutes
Architectural Review Board
June 27, 2016
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

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

Members Absent

Jon Van Zandt

Staff

Kate Schwartz
Mark Whitley

Mr. Harris called the Architectural Review Board meeting to order at 7:02 p.m.

OPENING REMARKS

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

APPROVAL OF AGENDA

Mr. Harris asked if there were any changes or additions to the agenda. Mr. McFarland added a discussion of the concept of “like with like” replacement of materials in the Historic District. Mr. Harris also noted the addition of a discussion of the structures at 1208 and 1210 Sophia Street. Mr. McFarland made a motion to accept the agenda as amended. Dr. Barile seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Mr. Harris asked if any Board member had engaged in any *ex parte* communication on any item before the Board. No one indicated they had engaged in any *ex parte* communication.

DISCLOSURE OF CONFLICTS OF INTEREST

Mr. Harris asked if any Board member had a conflict of interest for any item before the Board. No one indicated they had a conflict of interest.

CONTINUED CASES

i. COA 2016-26 – 900 Princess Anne Street – Michael Adams requests a Certificate of Appropriateness to modify two existing signs, install one new sign, and install exterior lighting.

Beth Black and Joy Crump were present to represent the applicant.

Mr. McFarland asked for clarification from staff about why the existing light fixtures were determined not to be historically significant. Ms. Schwartz explained that no fixtures were present on the building in historic photographs and the current fixtures appear to be a recent addition.

Dr. Barile asked for clarification on the Board's potential motion, asking if they would be approving all components of the application at once. Ms. Schwartz presented the draft Record of Decision clarifying all components of the application and recommended action.

Dr. Barile made a motion to adopt the Record of Decision for COA application 2016-26 approving all components of the application defined therein. Ms. Weitzman seconded.

Mr. Scully commented that he supported the motion, but that there may be sconces pictured in the 1983 photograph by the George Street entrance to the building.

The motion carried unanimously.

NEW BUSINESS

i. Discussion: Potential demolition or relocation of 1208 and 1210 Sophia Street for expanded library parking and use

Assistant City Manager Mark Whitley introduced the matter to the Board, stating that he had been contacted by the Director of the Central Rappahannock Regional Library about their desire to relieve parking pressure at the library and begin work on their long-range plan for the site. He stated that the two properties behind the library were acquired a number of years ago with the intention of using that land for additional library parking and eventually for expansion of the library. The library currently owns 1208 Sophia Street and the City of Fredericksburg owns 1210 Sophia Street. A formal COA application has not been submitted at this time, but the City is looking for initial thoughts on what should be done with the structures and whether demolition would be appropriate.

Ms. Schwartz made a brief presentation summarizing the history of the two properties at 1208 and 1210 Sophia Street.

Dr. Barile asked when the City acquired 1210 Sophia Street. Mr. Whitley stated that he thought it was acquired in the early 2000s, but would confirm the date.

Dr. Barile asked when it was last occupied. Mr. Whitley stated that he was not certain. The library previously used 1208 for storage, but not 1210. Dr. Barile stated that she was dismayed that this City-owned property had not been maintained properly, especially

since it is a contributing structure in the District. She stated that it might have been considered for a spot blight designation if owned by a different entity.

Dr. Barile asked if the rafter tails were removed. Ms. Schwartz clarified that they had been boxed in by a fascia board, but not removed. Dr. Barile commented that the building retains its character-defining features, appears to be structurally sound, and continues to be a contributing structure in the District. She said she did not see how it could meet the ARB's criteria for demolition.

Mr. McFarland agreed and stated that he would not vote for the demolition of the structure or to move it off the site. He thought it had potential as office space for the library or other uses.

Mr. Scully stated that he knew this building was owned by the City and was disappointed by its ongoing neglect. He said this case showed the City leading by example in a negative way and was glad to hear that it is still in relatively good condition.

Ms. Pates stated that as a real estate broker, she felt this property was valuable due to its partial river view and its location downtown. It could be fixed up and used as a residence. She stated that if the City could not take on the project, they could look to other communities, such as Petersburg, where properties are offered at low prices to be rehabilitated. She would not support demolition and thinks another solution is possible.

Ms. Weitzman stated that the function of the library in Fredericksburg's downtown is an absolute gem and she sympathizes with the library and those that live in the surrounding neighborhood regarding parking. She understands the need to look for parking, but hopes that 1210 could remain where it is. She stated that perhaps 1208 could be demolished to increase parking, but not 1210. She said that she is keeping an open mind about that need.

Mr. Harris asked if there was any concern about safety at 1210. Mr. Whitley commented that the staircase on the south side of 1210 could be dangerous. Ms. Schwartz stated that there were no immediate concerns at the interior. Mr. Harris agreed that this house could be saved.

Mr. Whitley thanked the Board for their input and discussion.

ii. Discussion: Concept of “like with like” replacement in the Historic District

Mr. McFarland discussed his concerns about the concept of in-kind replacement of materials in the Historic District. He stated that replacement of like with like materials may need to be analyzed more closely, especially for the rehabilitation or repair of highly significant historic structures. The replacement of slate roofing with new slate roofing, for example, may not be accurate enough because of the color, qualities, and historic significance of the material being replaced. For example, all slate does not have the same qualities. He recommended the Board more fully examine what “like with like” means.

Ms. Weitzman stated that the Board does not typically look at these kinds of replacements. Mr. McFarland agreed that this was his concern. He recommended that the Board and staff more closely analyze replacement materials.

Mr. Scully stated that he agreed with Mr. McFarland and said that there had been concern in the past that the Board would not have the opportunity to assess some of these replacements if a project did not require a building permit.

Ms. Schwartz said that building permits were not the only trigger for ARB review and that she was working closely with applicants and the building department to ensure that projects are carefully monitored and that the full scope of work for any project, including in-kind repair and replacement was understood.

Mr. Scully said it would be a learning process for applicants and the Board to catch these projects and look at them more closely.

Mr. McFarland stated that it was important to be much more cognizant of these materials especially if it is a highly significant historic building. He asked if the Historic District was being degraded by the allowance for in-kind replacement.

Dr. Barile said she could where there were instances of inconsistency, especially since the Board might review the replacement of wood windows, but not other materials. She agreed that it would be important to look more closely at these situations.

GENERAL PUBLIC COMMENT

Danae Peckler, 1410 Prince Edward Street, said she appreciated the Board's discussion of like materials, especially with regard to Aquia sandstone, and its use throughout the area.

ADJOURN

Mr. McFarland made a motion to adjourn. Mr. Scully seconded. The motion carried unanimously.

Meeting adjourned at 7:46 p.m.

John Harris, ARB Chair



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: August 8, 2016
SUBJECT: Certificate of Appropriateness for new accessory structure at 1308 Caroline Street

ISSUE

Susan and Chuck Fennell request a Certificate of Appropriateness to construct a new detached garage to the rear of this single-family residence.

RECOMMENDATION

Approval of the request for the Certificate of Appropriateness as submitted, with the option to shift the location of the garage up to three feet in any direction to accommodate use of the shared easement and on condition that the windows on the east elevation include simulated divided lites with spacer bars.

APPLICABLE HISTORIC DISTRICT DESIGN & STANDARDS GUIDELINES

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

City Code Section 72-23.1 D(1)

(1) New construction. No building or structure shall be erected or reconstructed within the HFD, unless approved by the ARB as being architecturally compatible with the historic landmarks, buildings, structures and areas located therein. The ARB shall, in making its decisions, consider the characteristics of a proposed building or structure as they affect and relate to the district, including the following elements:

- (a) Site planning (continuity of street edge, spacing between buildings, fences and walls, parking);
- (b) Building scale (size, height, facade proportions);
- (c) Building massing (form, roof shape, orientation);
- (d) Roof (shape, pitch, overhang, dormers, skylights, chimneys);
- (e) Windows (type, shape and proportion, rhythm and balance, blinds/shutters);

- (f) Doorways (placement and orientation, type);
- (g) Storefronts (materials, architectural details);
- (h) Exterior architectural elements (entrances, porches and steps, cornices);
- (i) Materials (wall surfaces, foundation, roof); and
- (j) Miscellaneous details (trim, gutters and leaders, louvers/vents, lighting, public utilities).

BACKGROUND

This application was deferred during the July 11, 2016 hearing to allow for resolution of a potential dispute about access to a shared alley between this property and the neighboring property at 1310 Caroline Street. After consulting with City Attorney Kathleen Dooley, it was determined that the City and the ARB have no responsibility in monitoring or enforcing private easements. The ARB could make a decision regarding the architectural compatibility of the proposed garage without impacting a dispute over the easement.

During a work session on July 25, 2016, the ARB met with the applicants to review the site planning and the window details. They recommended the use of a simulated divided lite window with spacer bars between the glass on the front/east elevation of the garage and the applicants agreed. The Board agreed to include this application on a consent agenda at the next regular meeting to approve the following recommendation: **approval of the request for the Certificate of Appropriateness as submitted, with the option to shift the location of the garage up to three feet in any direction to accommodate use of the shared easement and on condition that the windows on the east elevation include simulated divided lites with spacer bars.**

Findings from the July 11, 2016 ARB meeting:

The residence at 1308 Caroline Street is a two-story Craftsman-style residence clad in weatherboard and topped by a hipped roof clad in asphalt shingles. Constructed c.1910, character-defining features include wide overhanging eaves, scrolled brackets, and herringbone-patterned cladding in the projecting front-gabled block and the front-gabled central dormer. A full-width, shed-roofed, one-story porch with square posts and chamfered blocks projects off the front elevation. This property is a contributing structure in the Historic District.

The applicants are proposing to construct a one-and-one-half story detached garage to the rear of the property. A 10-foot shared alley between this residence and the neighboring property at 1310 Caroline Street will provide access to the garage. The garage door is located on the north elevation. A two-story inset front gable is located on the east-facing front elevation as well as a small portico which shelters a single entry door. The structure is topped by a side-gabled roof. The height of the structure, measured halfway between the peak and the eave, will be 16 feet 3 inches, and the structure will be set 8 feet from the rear property line. Visibility of the structure from the public right-of-way will be extremely limited.

Construction details of the garage are as follows:

- Foundation walls will be constructed of parged CMU
- The cladding will be smooth-finish hardie board siding with a five-inch exposure; the herringbone-patterned gable ends will also be created with hardie board

- Trim materials will be TruExterior by Boral
- The roof will be covered in architectural asphalt shingles and have overhanging eaves and exposed rafter ends.
- The windows will be Marvin Integrity All-Ultrex fiberglass windows

Staff finds the proposed design architecturally compatible with the character of the structure and the District; however, there is concern from the neighboring property owners at 1310 Caroline Street over potential obstruction of the shared access easement running between the two houses. The ARB's review does not extend to private easements or resolution of civil matters. Therefore, staff recommends providing the applicants with some flexibility with regard to the exact location of the garage structure to allow for continued cooperation with their neighbors and prevent an unnecessary delay in their project. Staff recommends approval of the detached garage with the option to shift the location three feet in any direction to accommodate use of the shared access easement.

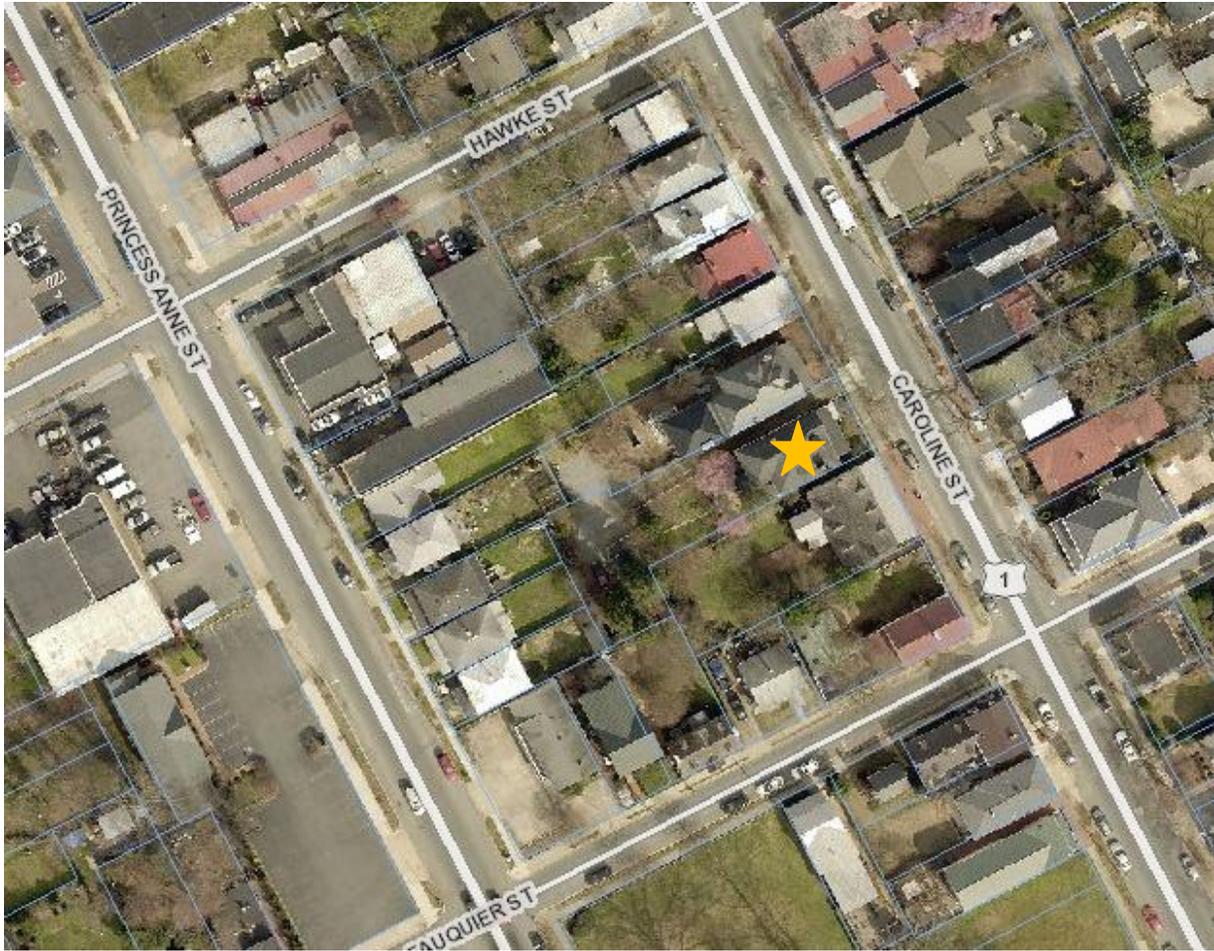
APPROVAL CRITERIA

Criteria for evaluating new construction are found in City Code Section 72-23.1 D(1).

<p style="text-align: center;">Site planning (continuity of street edge, spacing between buildings, fences and walls, parking)</p>	<p>The proposed garage is sited to the rear of the property and offset 8 feet from the rear property line. The shared 10-foot alley is maintained. Additionally, the lot is wider at the rear of the property and the garage is offset 20 feet from the north property line in this area.</p>
<p style="text-align: center;">Building scale (size, height, facade proportions)</p>	<p>The building footprint will be approximately 24 feet by 33 feet 6 inches, with a height of 16 feet 3 inches (measured as the midpoint between the roof peak and eave).</p>
<p style="text-align: center;">Building massing (form, roof shape, orientation)</p>	<p>This simple cross-gabled structure is compatible with and references the details of the primary structure on the site, but remains subordinate in location and design.</p>
<p style="text-align: center;">Roof (shape, pitch, overhang, dormers, skylights)</p>	<p>Side-gabled roof with inset front gable, wide overhanging eaves, and exposed rafter ends. A secondary slope covers the projecting rear section.</p>
<p style="text-align: center;">Windows (type, shape and proportion, rhythm and balance, blinds/shutters)</p>	<p>Paired six-over-one Marvin Integrity All-Ultrex fiberglass windows on the front and side elevations. No windows on the rear elevation.</p>
<p style="text-align: center;">Doorways (placement and orientation, type)</p>	<p>Door details not provided as doors will not be visible from the public right-of-way.</p>
<p style="text-align: center;">Storefronts (materials, architectural details)</p>	<p>Not applicable.</p>
<p style="text-align: center;">Exterior architectural elements (entrances, porches and steps, cornices)</p>	<p>Details of the accessory structure to match the primary residence.</p>
<p style="text-align: center;">Materials (wall surfaces, foundation, roof)</p>	<p>Parged CMU foundation, Hardie siding, asphalt shingle roof</p>
<p style="text-align: center;">Miscellaneous details (trim, gutters and leaders, louvers/vents, lighting, public utilities)</p>	<p>Trim material is Boral TruExterior poly-ash composite.</p>

Attachments:

1. Aerial photograph showing property location
2. Photograph, view from public right-of-way
3. Design drawings provided by applicant



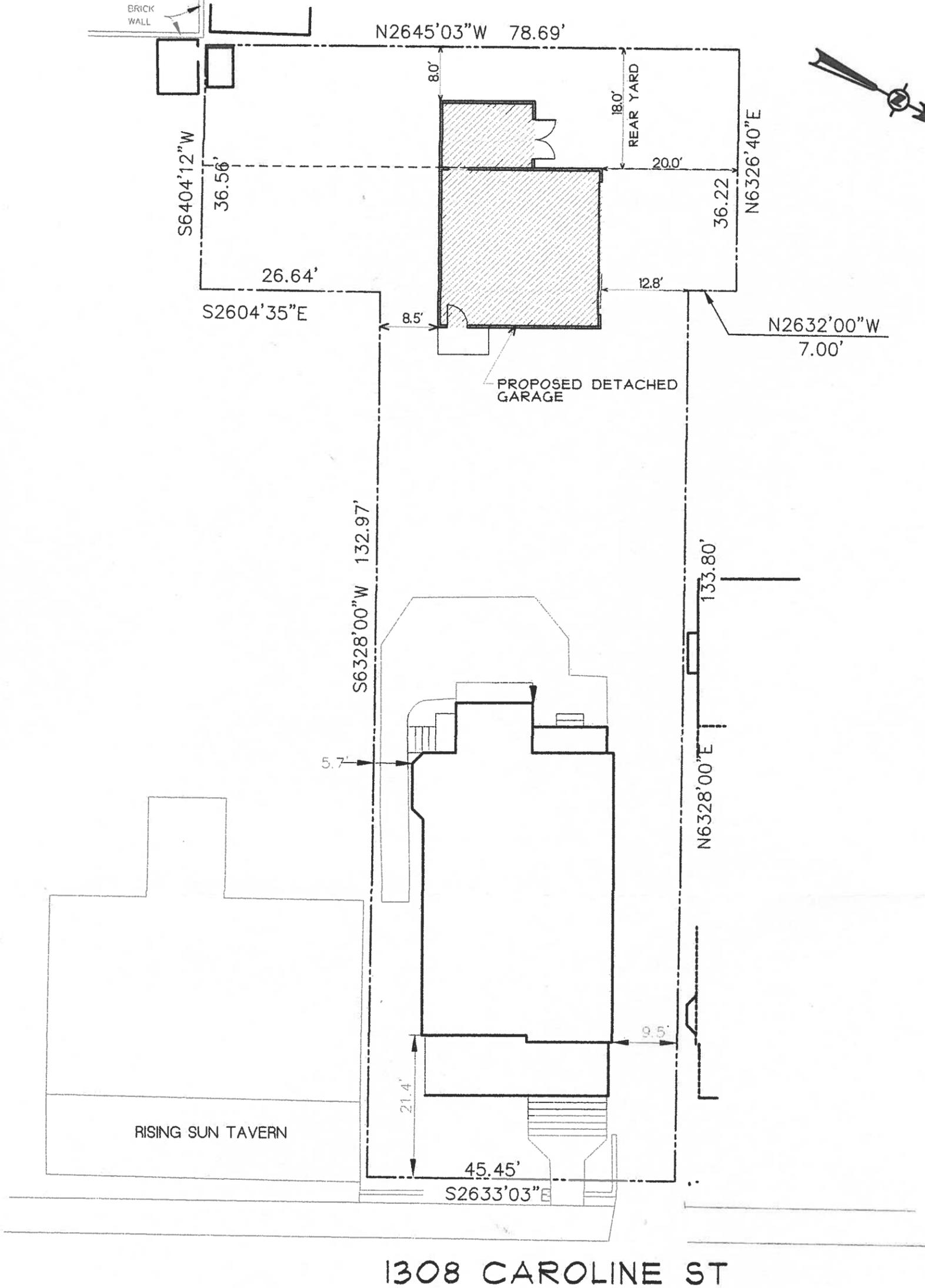
AERIAL



EAST (FRONT) ELEVATION



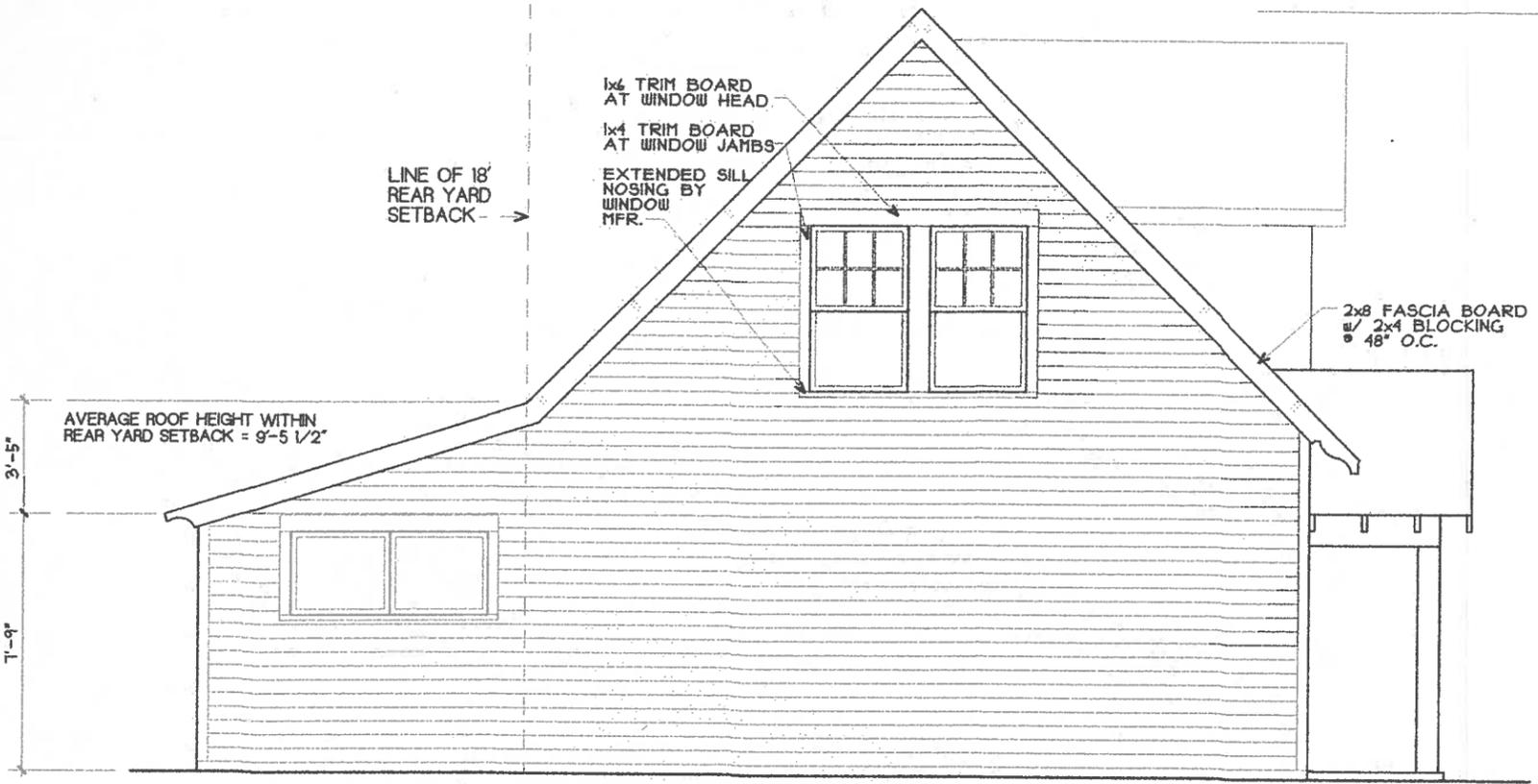
View from the Caroline Street public right-of-way
Arrow shows location of proposed garage



1308 CAROLINE ST

DETACHED GARAGE: EXTERIOR MATERIALS

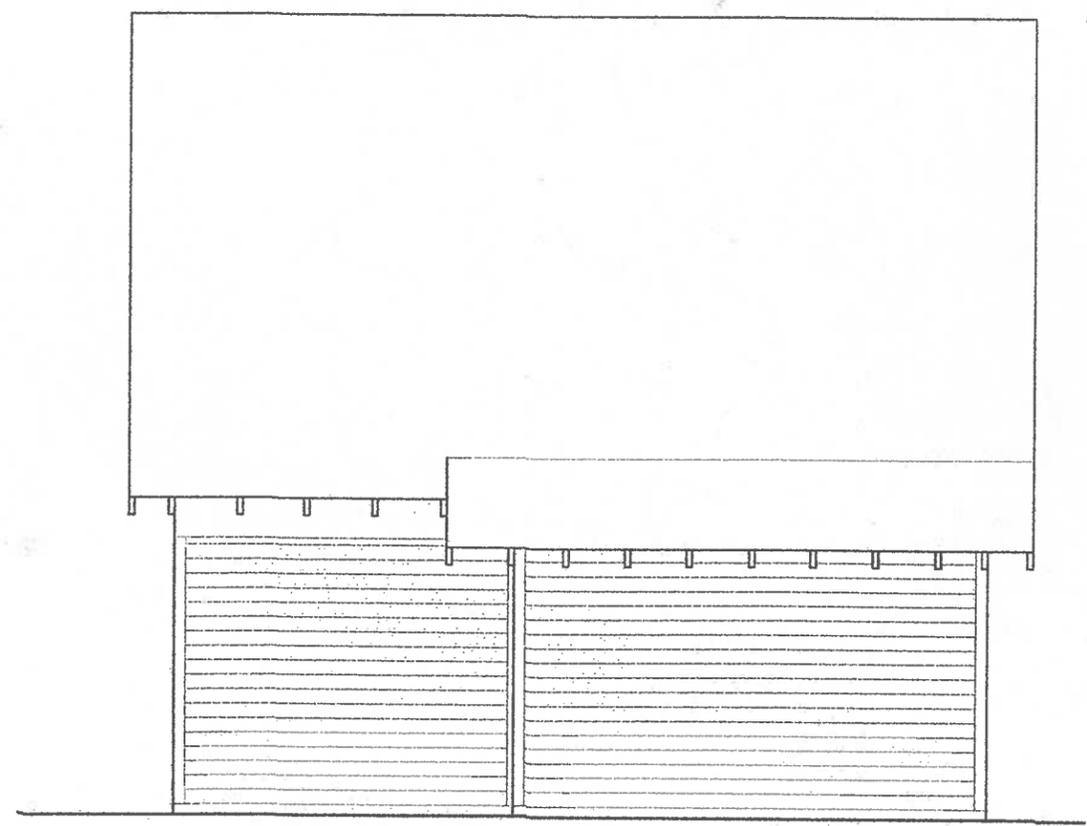
1. PARGE CMU FOUNDATION WALLS.
 2. BOARD SIDING SHALL BE SMOOTH PLANKS BY JAMES HARDIE, OR OWNER-APPROVED EQUAL, 5 INCH EXPOSURE. PREFINISHED AS SELECTED BY OWNER FROM MANUFACTURER'S STANDARD PALETTE.
 3. DIAGONAL BOARD AND BATTEN SIDING SHALL BE BY JAMES HARDIE; INSTALL HARDIPANEL AND FINISH WITH 1x3 BATTENS @ 8" ON CENTER. SEE ELEVATIONS.
 4. TRIM SHALL BE TRU-EXTERIOR BY BORAL OR ARCHITECT-APPROVED EQUAL, AS FOLLOWS:
 CORNER BOARDS: 1x4
 DOOR AND WINDOW CASING: 1x4 AT JAMBS, 1x6 AT HEADS
 FASCIA, FRIEZE AND RAKE BOARDS: SEE DETAILS
- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BOARDS.
5. ROOF SHEATHING SEEN FROM BELOW AT OVERHANGS SHALL BE 5/8" T1-11 PANELS WITH 4" O.C. GROOVES.
 6. INSTALL RIDGE VENT AND 2" DIAMETER ALUMINUM VENTS IN 2x BOARDS BETWEEN EXPOSED RAFTER ENDS.
 7. INSTALL 30-YEAR ARCHITECTURAL SHINGLES (COLOR AS SELECTED BY OWNER) ON 30# ROOFING FELTS WITH ICE DAM PROTECTION MEMBRANE AT ALL EAVES EXTENDING MIN. 24" BEYOND EXTERIOR WALLS, AND WITH METAL TERMINATIONS AT ALL EDGES.
 8. WINDOWS SHALL BE MARVIN INTEGRITY ALL-ULTREX, COLOR AS SELECTED BY OWNER.



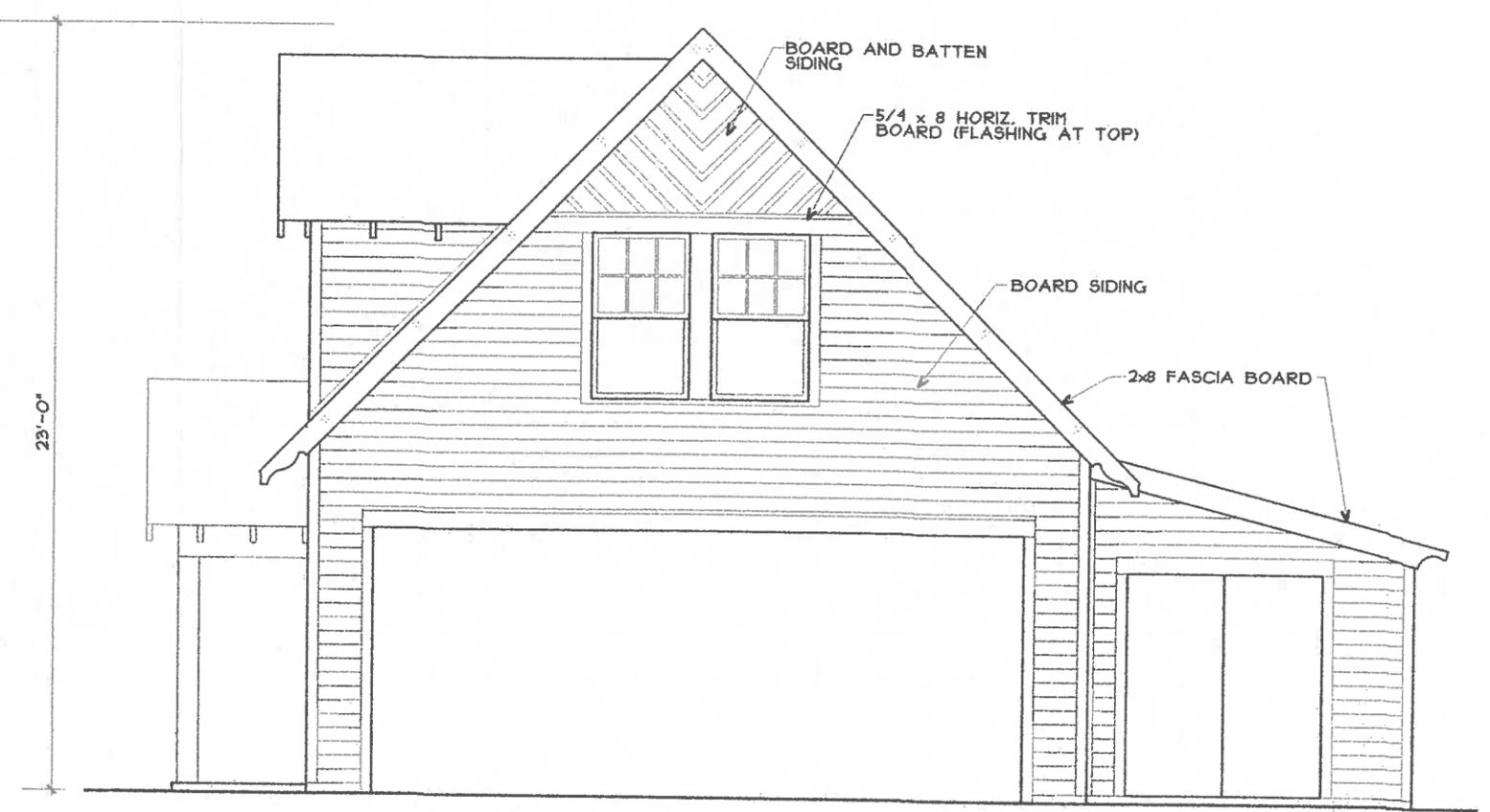
SIDE (SOUTH) ELEVATION
3/16" = 1'-0"



FRONT (EAST) ELEVATION
3/16" = 1'-0"



REAR (WEST) ELEVATION
3/16" = 1'-0"



SIDE (NORTH) ELEVATION



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: August 8, 2016
SUBJECT: Certificate of Appropriateness for exterior alteration at 203 Princess Elizabeth Street

ISSUE

Lesla and Mike Carter request a Certificate of Appropriateness for exterior alterations to this single-family residence including:

- Expansion of the rear shed dormer
- Removal of the exterior wood staircase and door on the side elevation
- Restoration of the masonry chimney
- Removal and alteration of windows on the side elevations
- Construction of new wood composite entry steps at the rear elevation
- Replacement of asphalt shingle siding at front dormer with wood siding

RECOMMENDATION

Approval of the Certificate of Appropriateness for the replacement of the upper story window on the east elevation to meet egress requirements as shown on submitted documentation.

Denial of the Certificate of Appropriateness for the request to remove and alter windows at the first floor of the west side elevation to allow the applicant to provide additional details.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Roofs (pg. 77)

Maintenance and Repair

7. Avoid reducing the visual integrity of the roof by removing original chimneys, skylights, light wells, or other elements that contribute to the style and character of the building.
8. Install new elements such as vents and skylights without diminishing the original design of the building.
9. Maintain the visual integrity of dormers through repairs that retain their original type of covering.

Windows (pg. 82)

Maintenance and Repair

1. Retain original windows.

7. Avoid changing the number, location, size, or glazing pattern of a building's windows by cutting new openings, enlarging existing openings, blocking in windows, or installing replacement sash that does not fit the window opening.
8. Uncover and repair covered-up windows. If a window is no longer needed for its intended use, it should be retained (even if the interior opening is covered). In these instances, the glass can be frosted or painted black, or the window shuttered so it appears from the exterior to be used.

Window Shutters (pg. 87)

Maintenance and Repair

3. If shutters must be replaced, ensure the new shutters are of a design and material to match the original shutters and that they are operable or appear to be operable (of the correct size and installation, with the correct hardware).

Entrances (pg. 94)

Maintenance and Repair

3. Avoid removing an entrance in the event a building is reoriented to accommodate a new use.

BACKGROUND

All elements of this application except removal and alteration of windows on the side elevations were approved at the July 11, 2016 ARB hearing. The Board continued the portion of the application relating to windows to allow the applicant to provide additional details. The applicant submitted additional documentation for a work session on July 25, 2016. In the updated information, the applicant proposed to maintain the framing of all four windows at the first story on the west elevation, but infill the removed sashes with hardie panel. The applicant was not present during the work session and the Board could not come to a consensus on an appropriate solution for the windows without additional detail. The Board agreed to continue consideration of the application at the August 8, 2016 hearing.

Findings from the July 11, 2016 hearing:

The c.1925 residence at 203 Princess Elizabeth Street is a one-and-one-half story, side-gabled, wood-framed Craftsman-style bungalow sheathed in weatherboard, topped with an asphalt-shingle roof, and resting on a parged brick foundation. A front-gabled dormer is centered on the front roof slope and the full-width, shed-roofed front porch is supported by square brick piers topped with battered wood posts. A simple picketed balustrade runs between the piers. Character-defining features include wide overhanging eaves supported by simple triangular brackets, three-over-one double-hung sash windows, and a brick chimney with corbelled cap. The dwelling is a contributing structure in the Historic District.

Originally constructed as a single-family home, this residence was later converted into two apartments. A shed-roofed dormer was added to the rear roof slope to accommodate a kitchen in the upper story. A door was added to the west end of the upper story, sheltered by a simple shed roof and accessed via a set of wooden steps. No record of a building permit for this property exists; however, the property owner, George W. Stevens, pulled a series of permits for renovation work in the 200 block of Princess Elizabeth Street in the 1950s. It is likely that the alterations to this property occurred during the same period. Structural investigation has revealed that the dormer was poorly constructed and has caused internal

damage. The additional loading of the rear dormer has created a hump in the upper story floor and must be removed in order to make repairs.

The residence is being renovated by new property owners and returned to use as a single-family home. The scope of work includes a number of alterations:

- The rear shed dormer and rear roof sections will be removed to correct the structural issues at the upper story. A new ridge beam and supports will be installed, but the existing rake and support brackets will be maintained. A new shed-roofed dormer will be constructed. The dormer walls will extend to the exterior walls of the house at the side and rear elevations. Only the side walls of the dormer will be visible from the public right-of-way. One awning window will be installed in the west side elevation of the dormer. Staff finds the proposed dormer to be clearly differentiated from the historic, only visible from secondary elevations, and compatible with the character of the structure.
- The exterior wood staircase, door, and shed roof on the west side elevation will be removed. One new awning window will be installed in place of the door. The stairs, door, and roof are later alterations that do not contribute to the historic character of the structure. Staff recommends approval of the removal of these items.
- The chimney at the east (right) side elevation was previously altered, with the portion of the chimney extending above the roof rake removed. This chimney is still present in photos from 2006. The applicant proposes to restore the chimney above the rake with reclaimed brick to match. The restored chimney will be shorter than the original, but will not be functional. The reduced height of the new chimney makes it clear that it is neither original nor functional, and thus does not create a false historical appearance. Staff finds the proposed alteration compatible with the character of the structure and recommends approval.
- The applicant proposes to alter several windows on the side elevations. The upper window on the west side elevation will be removed and replaced with an awning window in the location of the existing door. One window on the first story west side elevation will be removed and two will be relocated. The applicant has proposed removing the lower sashes of the relocated windows to accommodate the interior kitchen layout; however, the District guidelines recommend retaining windows even if they are covered from the interior. The applicant has proposed to reduce the impact of the alterations by removing the glass, but retaining the full window frame and sill, and infilling the lower sash with a hardie panel and additional trim that mimics the profile of the sash.

The paired upper windows on the east side elevation will be replaced with paired windows taller than the existing set to accommodate egress requirements. The existing light pattern will be used for the new windows. The existing louvered wood shutters will be replaced with new shutters to match the height of the new window. The shutters will be operable, but they will not be wide enough to cover the full window. The existing shutters are configured in the same way. Shutters of the correct size are recommended, but the proposed shutters are in keeping with the existing

units on both the front and side elevations. Staff finds the proposed alteration compatible with the character of the structure and recommends approval.

- The existing pressure-treated wood steps at the rear northwest corner of the property are deteriorated and will be replaced with new wood composite steps, rails, and landing. The lowest step will project past the corner of the house and be visible from the public right-of-way. Staff finds that the steps will not impact the character of the structure and recommends approval.
- The sides of the central front dormer are currently clad in asphalt shingles. This appears to be a replacement material not original to the house. The applicant proposes to replace this material with weatherboard siding to match the remainder of the house. Staff finds this alteration in keeping with the historic character of the house and recommends approval.
- General renovation notes:
 - All new windows to be painted wood with true divided lights to match existing windows
 - All new window, door, and sill trim to be painted wood to match existing
 - All new and infill siding and corner trim to be painted wood to match existing
 - Existing asphalt shingle roof to be replaced with new architectural asphalt shingles
 - All window A/C units to be removed

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:

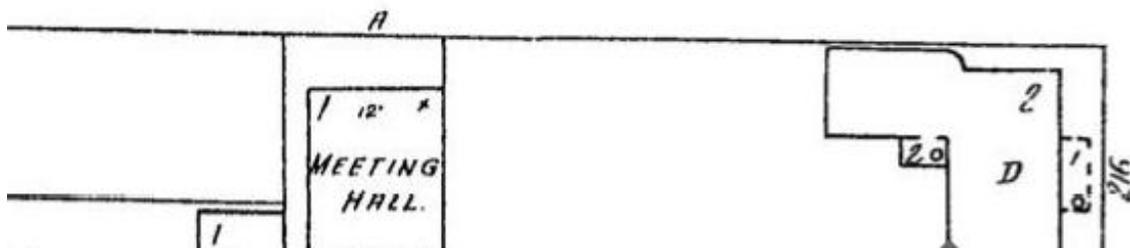
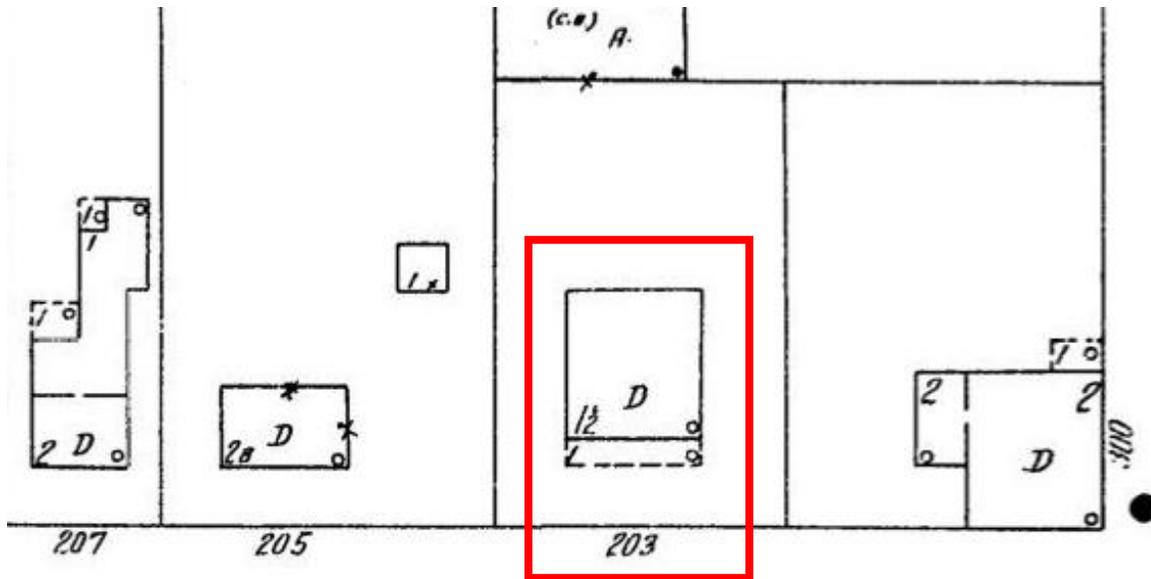
1. Aerial photograph showing property location
2. 1927 Sanborn Fire Insurance Map
3. Photograph, showing chimney c.2006
4. Photograph, existing chimney
5. Detailed project description
6. Revised west side elevation
7. Design drawings provided by applicant



AERIAL



SOUTH (FRONT) ELEVATION



1927 Sanborn Fire Insurance Map
Property outlined in red.



203 Princess Elizabeth Street, photo taken November 2006
Note chimney at right side of front elevation



203 Princess Elizabeth Street, photo taken November 2006
Note chimney at right side of front elevation



Existing chimney at east side elevation,
Note missing chimney above roof rake



Freeland Engineering, P.C.

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Email: mcolombo@freelandengineeringpc.com

Page 1 of 1

July 18th, 2016

TO: Kate Schwartz
Historic Resources Planner
City of Fredericksburg, VA
RE: ARB – Window clarification
203 Princess Elizabeth St

Attached to is a document detailing the proposed windows for 203 Princess Elizabeth Street. A few items of note:

- The awning window at the Left Side Elevation (Bedroom #204) has been eliminated. The Upper Floor plan and Left Side elevation have been revised to reflect this change.
- The awning window at the Left Side Elevation (Bath #202) is no longer a new window. This window will now be a relocated fixed window. This window is being relocated from the existing kitchen and will be mounted as the top sash only. The Upper Floor plan and the Left Side elevation have been revised to reflect this change.
- The window at the Left Side Elevation (Kitchen #101) has been removed, however, the existing trim and sill will remain. The area will be infilled with Hardi-Board or equivalent with molding to mimic the window that was removed. This infill is the same as what was previously called out at the two windows that were relocated with infill at the bottom sash.
- The egress windows at the Right Side elevation (Master Suite #206) are to be Andersen 400 series Woodwright windows (WDH2852.) The windows will have a Tall Fractional Grille pattern with ¾” interior and exterior full divided light grilles. Details and cut sheets have been included. The photos in the following documents are from a case study by Andersen on a 1920s era historic property.

The window at the Kitchen #101 needs to be removed and infilled for several reasons. The bottom sashes of all the removed windows will remain on site for potential future use on the property.

- The existing windows at the kitchen currently extend past the existing counter. From the street, a passerby can see the back of the counter and the rear of the cabinetry. This is one of the reasons that the top sash of the windows were relocated without the corresponding bottom sash.
- The window that the ARB requested to remain in place and be covered by closed shutters is directly behind the cooktop and overhead exhaust hood. This area is susceptible to great heat fluctuations, moisture and vibration. The wall behind the cooktop and hood needs to be infilled and properly insulated to avoid thermal and moisture infiltration that would eventually require repairs in the near future.
- The infill area of the kitchen window to be removed will match those on the same elevation. The infill window area will not have closed shutters since this would be the only window on this elevation with shutters. We prefer to have this elevation be more uniform instead of adding an element not currently present on this side.

Please let me know if you any questions or require additional documentation.

Sincerely,

Melissa T. Colombo

July 18, 2016

Freeland Engineering, P.C.

Andersen 400 series Woodwright windows
Carter Renovation - 203 Princess Elizabeth St
Full Divided Light Grilles



Full divided light grilles provide a truly authentic look with grille bars permanently applied to the interior and the exterior glass surfaces and an aluminum spacer between the panes of glass. Full divided lights are factory-applied and must be ordered when the window or patio door unit is ordered; full divided light grilles cannot be added after the unit has been purchased.



Interior & Exterior Color

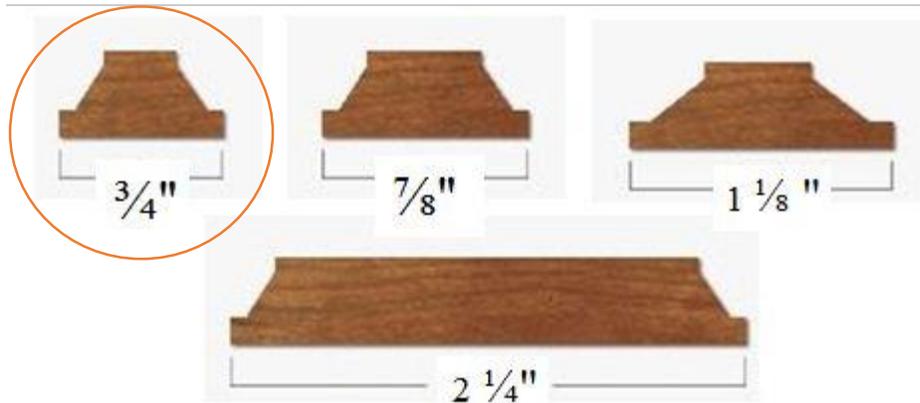
The exterior grille will match the exterior color of your Andersen® product.

Grille Patterns



Tall Fractional (shown on casement, see page 2 for Double Hung)

Interior and Exterior Grille Only Profiles



Andersen 400 series Woodwright windows
Carter Renovation - 203 Princess Elizabeth St

Exterior Color and Interior Finishes

Exterior Colors



White



Interior Wood Species



pine



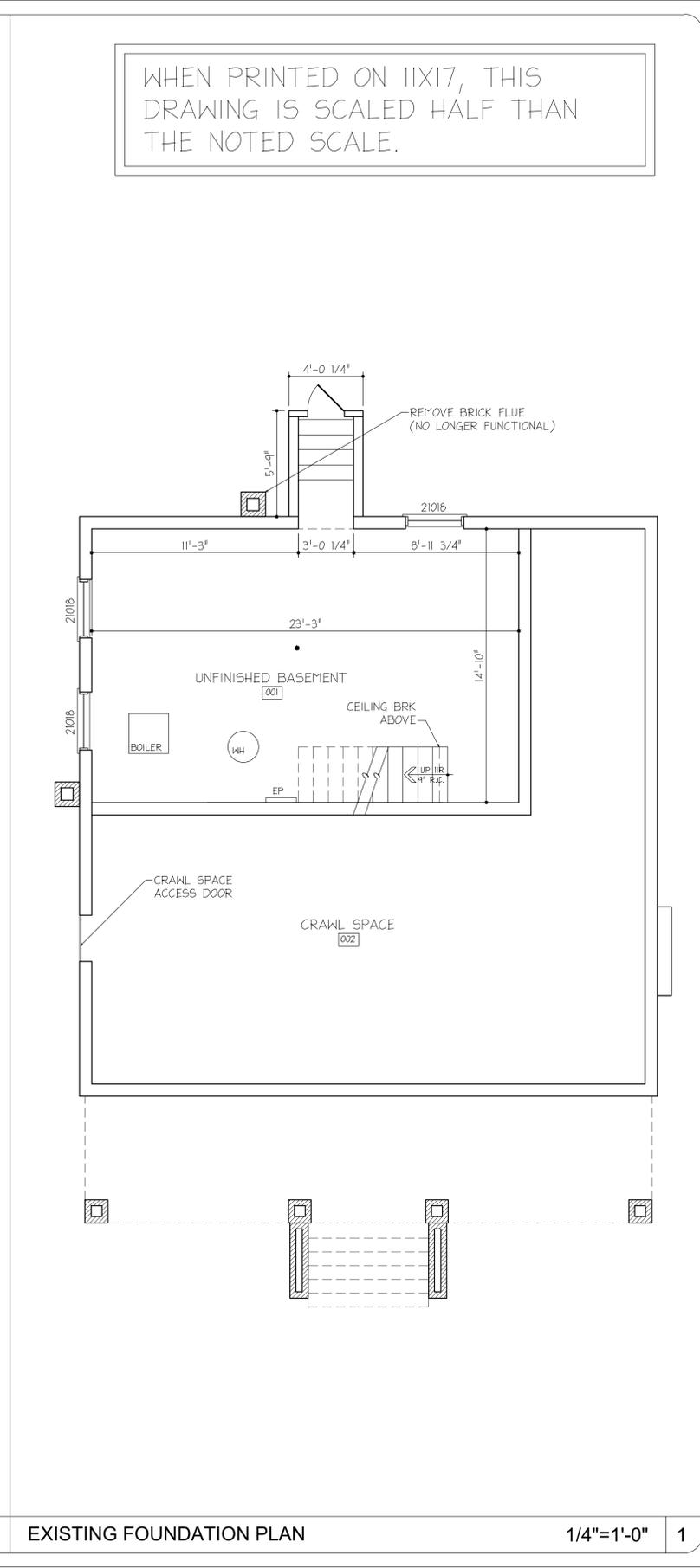
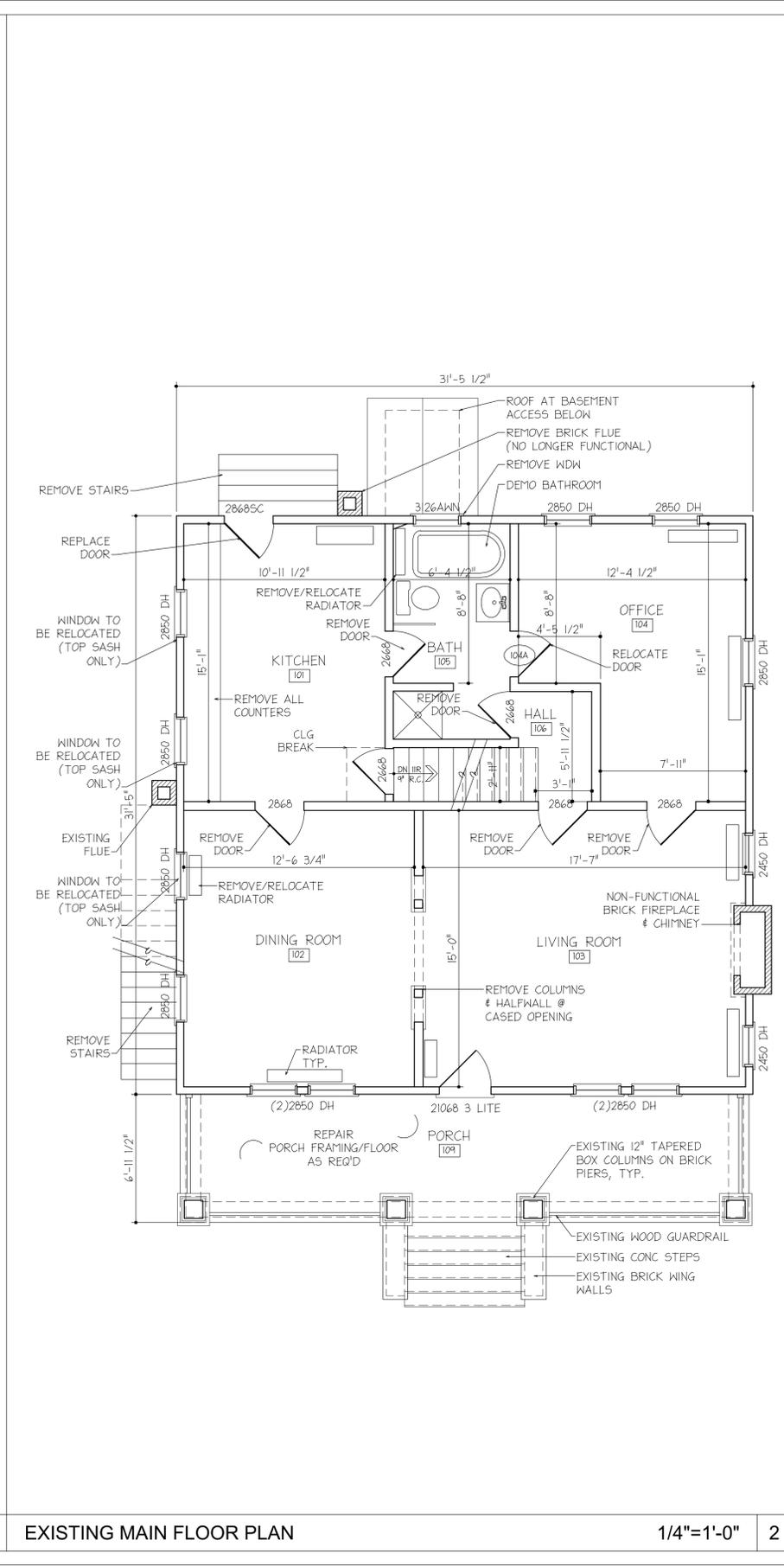
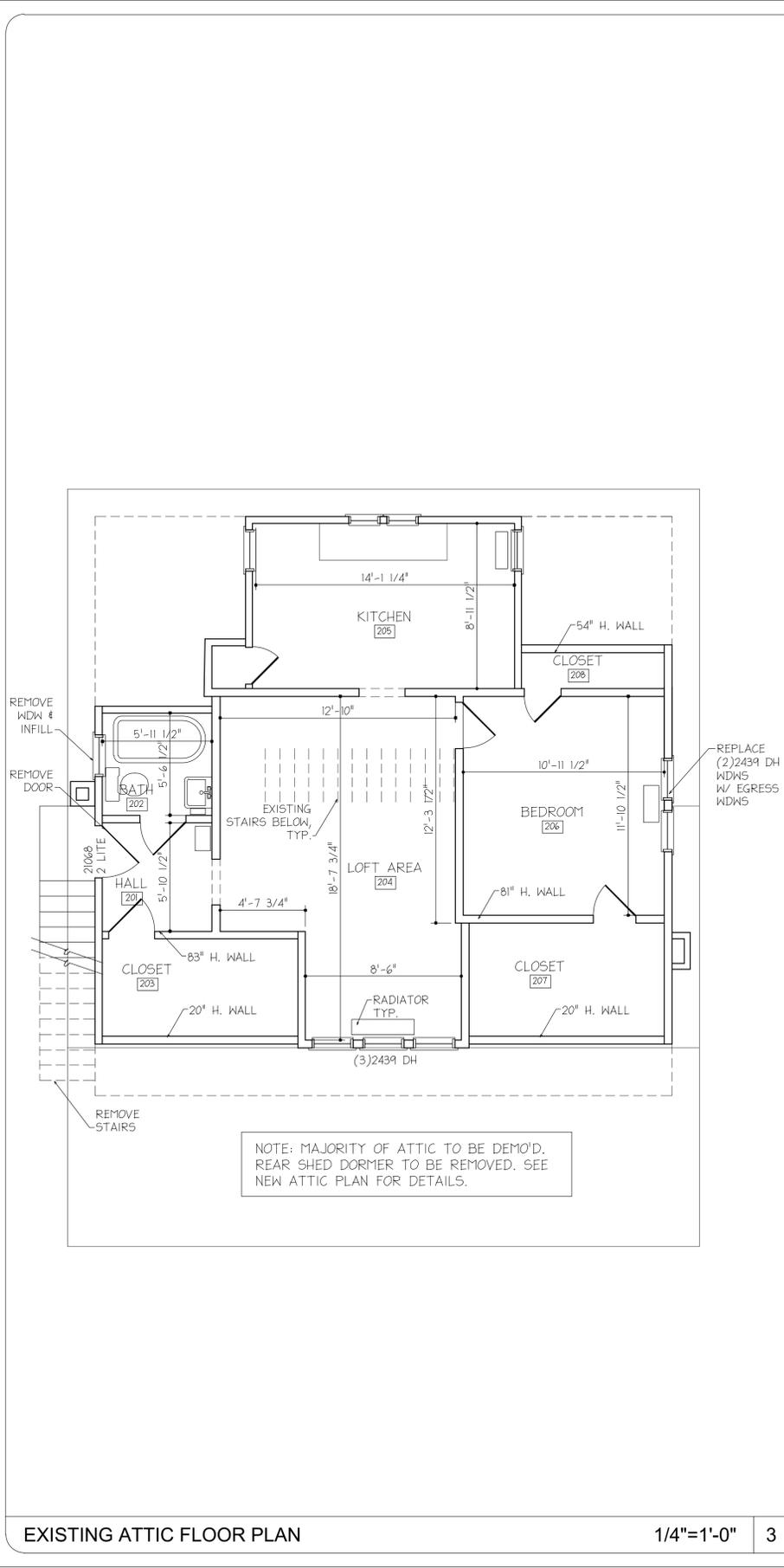
oak



maple



FILE: A10 - 3381 - CARTER RENOVATION PLOTTED: 7/14/2016 2:53 PM



Date:	Issue:	Rev #:	Initials:
2016-04-05	PRELIM		MTC
2016-04-06	PRELIM		MTC
2016-04-07	PRICING		MTC
2016-06-15	REVIEW		MTC
2016-06-16	ARB		MTC
2016-07-14	ARB		MTC

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Carter Renovation
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1026 FREELAND ENGINEERING, P.C.
 Drawn By: MTC
 Designed By: MTC
 Checked By: MTR
 Project #: 3381
 Date: 2016-07-14
 Issue: ARB
 Sheet:
 EXISTING BASEMENT,
 MAIN & ATTIC FLOOR
 PLANS

Sheet No: **A1.0**

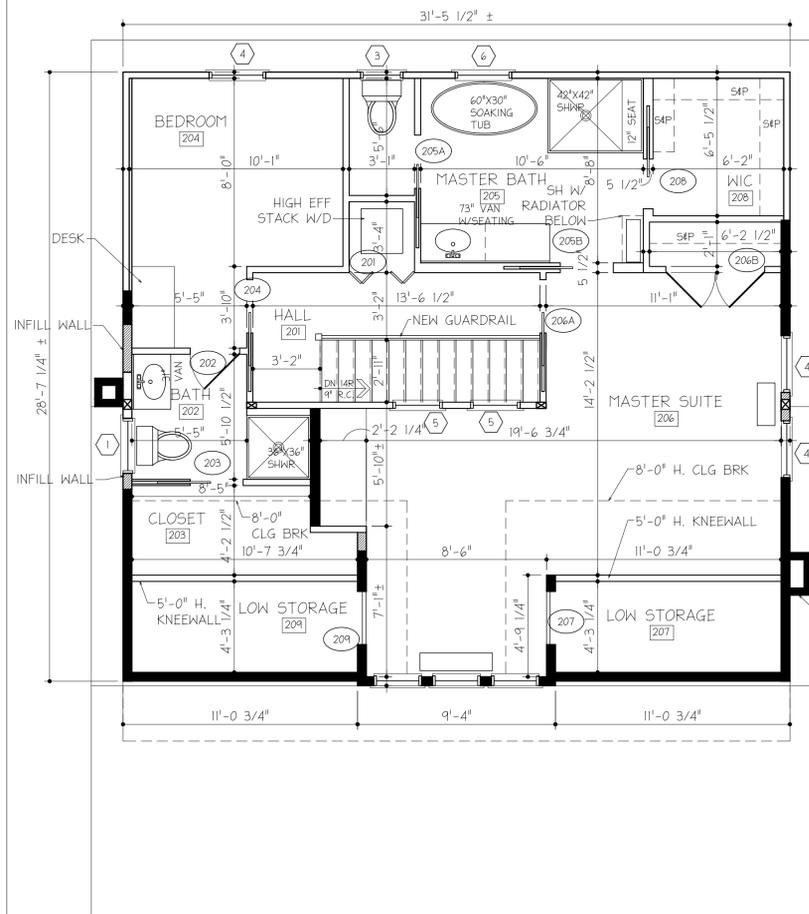
Window Schedule		
Wdw #	Window Size	Notes
1	2'-8"x2'-8"	Top Sash of relocated window
2		NOT USED
3	2'-0"x2'-0"	New - Awning
4	2'-8"x5'-2"	New - Egress
5	2'-4"x2'-4"	New - Interior - per client
6	2'-8"x1'-8"	New - Awning, Tempered

Notes:
 1) Owner to select hardware with GC.
 2) Relocated windows to be reglazed as req'd.
 3) New windows to be Paint Grade, Low E glass to match existing windows.

New Door Schedule						
Door #	Size	Thickness	Material	Door Frame	Hardware	Notes
103A	7'-8"x7'-0"	-	CO	WD	PNT	Size may vary - Opening at Stair
104A	2'-6"x6'-8"	-	SCW	WD	PNT	Relocated Door
104B	(2) 2'-4"x6'-8"	1-3/4"	HC	WD	PNT	PASS
105	2'-4"x6'-8"	1-3/4"	SCW	WD	PNT	Pocket Door
106	2'-6"x6'-8"	1-3/4"	HC	WD	PNT	PASS
107	2'-6"x6'-8"	1-3/4"	FVG	WD	PNT	Frosted Glass
108A	2'-8"x6'-8"	1-3/4"	FVG	WD	PNT	PASS
108B	2'-8"x6'-8"	1-3/4"	FVG	WD	PNT	DB
201	(2) 1'-6"x6'-8"	1"	WD	WD	PNT	PASS
202	2'-6"x6'-8"	1-3/4"	SCW	WD	PNT	PASS
203	2'-6"x6'-8"	1-3/4"	HC	WD	PNT	PASS
204	2'-6"x6'-8"	1-3/4"	SCW	WD	PNT	PL
205A	2'-6"x6'-8"	1-3/4"	SCW	WD	PNT	PL
205B	2'-6"x6'-8"	1-3/4"	SCW	WD	PNT	PL
206A	2'-6"x6'-8"	1-3/4"	SCW	WD	PNT	PL
206B	(2) 2'-4"x6'-8"	1-3/4"	HC	WD	PNT	PASS
207	2'-6" X	1"	-	WD	PNT	-
208	2'-4"x6'-8"	1-3/4"	SCW	WD	PNT	PASS
209	2'-6" X	1"	-	WD	PNT	-

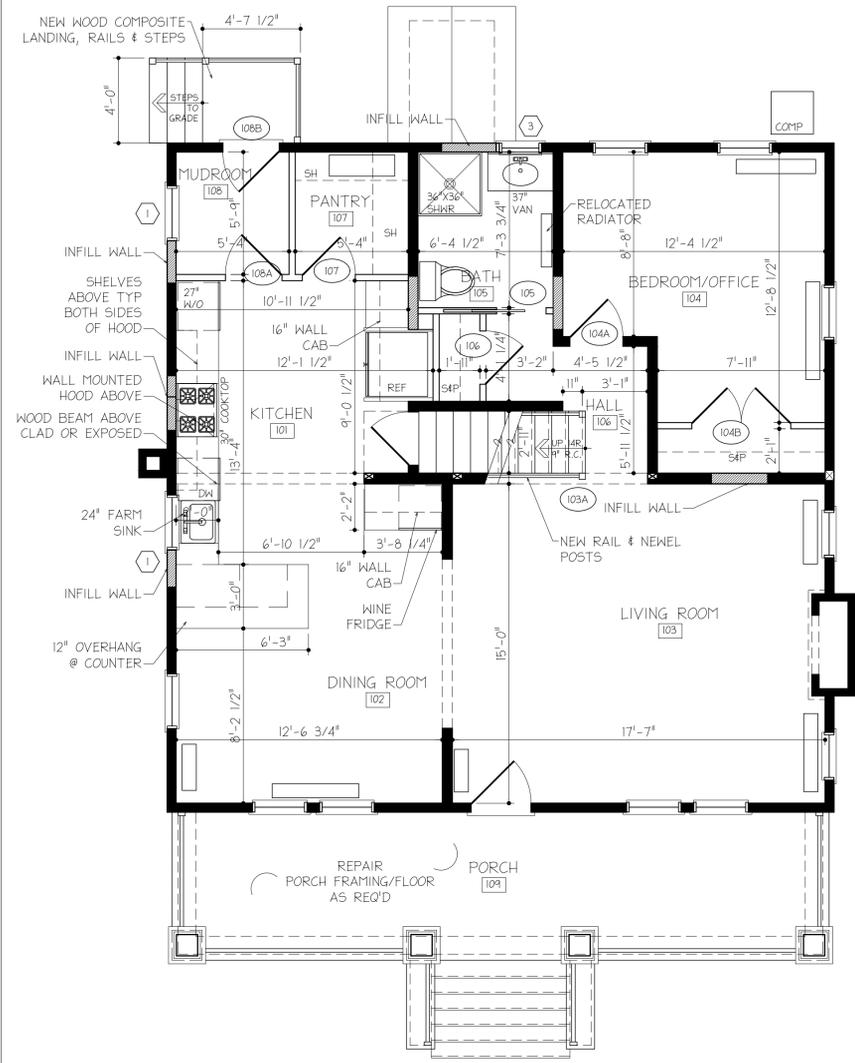
Notes:
 1) Owner to select hardware with GC.
 2) Doors to match existing style.

HC - Hollow Core
 FVG - Full View Glass
 HMTL - Hollow Metal
 IM - Insulated Metal
 OH - Overhead Door
 PNT - Painted
 SCW - Solid Core Wood
 CO - Cased Opening
 PL - Privacy Latch
 PASS - Passage Lockset
 DB - Deadbolt
 TMP - Tempered Glass



NOTES:
 1. NEW ATTIC FLOOR AREA = 873 SQ FT
 2. EXISTING ATTIC FLOOR AREA = 762 SQ FT
 3. NEW FINISHED CEILING HEIGHT = 8'-0"
 4. EXISTING WALLS TO REMAIN @ SOLID HATCHED AREA
 5. INFILL EXISTING WALLS AT SINGLE HATCHED AREA
 6. ALL NEW FRAMING WALLS ARE 3-1/2" U.N.O.
 7. ENGINEER DORMER CEILING TO PROVIDE MORE HD HGHT
 8. ENGINEER EXISTING RAFTERS/CLG JOISTS @ FRONT TO ACCOMMODATE TALLER FINISHED CEILING
 9. ENGINEER NEW RIDGE BEAM & POSTS

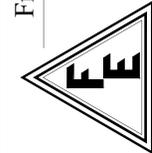
WHEN PRINTED ON 11X17, THIS DRAWING IS SCALED HALF THAN THE NOTED SCALE.



NOTES:
 1. MAIN FLOOR AREA = 989 SQ FT
 2. UNCONDITIONED AREA = 245 SQ FT
 3. EXISTING FINISHED CEILING HEIGHT = 8'-11" ±
 4. EXISTING WALLS TO REMAIN @ SOLID HATCHED AREA
 5. INFILL EXISTING WALLS AT SINGLE HATCHED AREA
 6. ALL NEW FRAMING WALLS ARE 3-1/2" U.N.O.

Issue:	Rev #:
2016-04-05	
2016-04-06	
2016-04-07	
2016-06-15	
2016-06-16	
2016-07-14	

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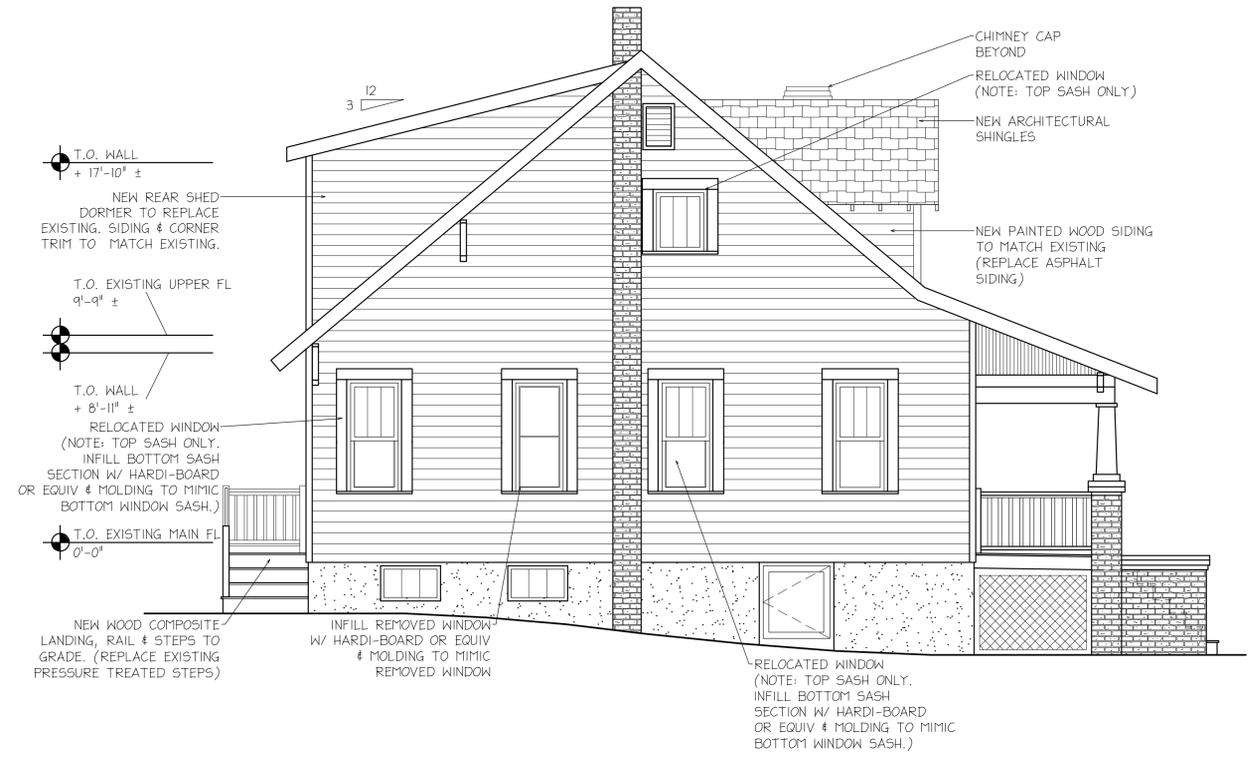
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 Fredericksburg, VA 22401

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Drawn By:	MTC
Designed By:	MTC
Checked By:	MTR
Project #:	3381
Date:	2016-07-14
Issue:	ARB
Sheet:	NEW MAIN & ATTIC FLOOR PLANS, SCHEDULES

WHEN PRINTED ON 11X17, THIS DRAWING IS SCALED HALF THAN THE NOTED SCALE.



LEFT SIDE ELEVATION

1/4"=1'-0"

5

RIGHT SIDE ELEVATION

1/4"=1'-0"

4

- NOTES:
- EXISTING EXTERIOR STAIRS & ATTIC DOOR TO BE REMOVED (LEFT SIDE ELEVATION)
 - ALL NEW WINDOWS (AS NOTED ON PLANS) TO BE PAINTED WOOD W/ TRUE DIVIDED LITE TO MATCH EXISTING WINDOW STYLE
 - ALL NEW WINDOWS, RELOCATED WINDOWS & DOORS TO HAVE PAINTED WOOD TRIM AND/OR SILLS TO MATCH EXISTING
 - NEW & INFILL SIDING TO BE PAINTED WOOD TO MATCH EXISTING
 - NEW CORNER TRIM TO BE PAINTED WOOD TO MATCH EXISTING
 - ALL WINDOW A/C UNITS TO BE REMOVED (NEW CENTRAL AIR SYSTEM TO BE INSTALLED)
 - CHIMNEY AT RIGHT SIDE ELEVATION TO BE REPAIRED/REBUILT ABOVE EXISTING RAKE W/ BRICK TO MATCH EXISTING BRICK AT CHIMNEY. (NOT A FUNCTIONING CHIMNEY.)



ELEVATION NOTES

3

REAR ELEVATION

1/4"=1'-0"

2

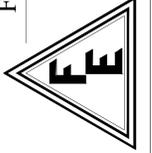
FRONT ELEVATION

1/4"=1'-0"

1

Issue:	Initials:
2016-04-07	PRICING
2016-06-15	REVIEW
2016-06-16	ARB
2016-07-01	ARB
2016-07-14	ARB

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 Checked By: MMR
 Project #: 3381
 Date: 2016-07-14
 Issue: ARB
 Sheet:
 ELEVATIONS & ELEVATION NOTES

Sheet No: A2.0



VIEW FROM LEFT FRONT PROPERTY CORNER

6



EXISTING LEFT SIDE ELEVATION

5



EXISTING RIGHT SIDE ELEVATION (& PARTIAL FRONT)

4



CHIMNEY & SHUTTER DETAILS

3



EXISTING REAR ELEVATION (& PARTIAL RIGHT SIDE)

2



EXISTING FRONT ELEVATION

1

Initials:	MTC
Rev #:	
Issue:	ARB
Date:	2016-06-16

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Project #:	3381
Date:	2016-06-16
Issue:	ARB
Sheet:	

EXISTING ELEVATION
 PHOTOS & DETAILS

Sheet No: **A2.1**



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: August 8, 2016
SUBJECT: Certificate of Appropriateness for exterior lighting at 715 Caroline Street

ISSUE

Raymond Renault requests a Certificate of Appropriateness to replace two exterior light fixtures and install two new exterior light fixtures for the Legume restaurant.

RECOMMENDATION

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

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Sign Guidelines (Historic District Handbook, pg. 118)

6. If signs are to be illuminated, the lighting should be understated and in keeping with the character of the building and the Historic District.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

BACKGROUND

The structure at 715 Caroline Street is a c.1827 Federal-style commercial building of parged brick construction, two-and-one-half stories in height and topped by a slate-clad side-gabled roof. Character-defining features include nine-over-six wood double-hung sash windows on the upper story topped by stone jack arches with keystones, a slate-clad central dormer, and a simple brick cornice. The first-story storefront is framed by flat pilasters supporting a projecting molded cornice and appears to be a late 19th or early 20th-century alteration. This building is identified as contributing to the Historic District.

The applicant is proposing to install new exterior lighting for the Legume restaurant that will open at this location. Two new fixtures will be installed midway up the pilasters at either end of the storefront. These will be mounted seven feet five inches above the sidewalk. The fixtures will be black aluminum

cylindrical wall sconces, 14 inches in height, that provide up and down lighting simultaneously. The two fixtures currently mounted at the storefront cornice will be replaced by two new black aluminum flood lights. Three additional non-historic fixtures will be removed from the storefront. All four new fixtures are simple and contemporary in style. The fixtures are clearly differentiated from the historic materials, but are compatible in size and placement and will not have an adverse impact on the historic significance of the structure. Approval of the request as submitted is recommended.

APPROVAL CRITERIA

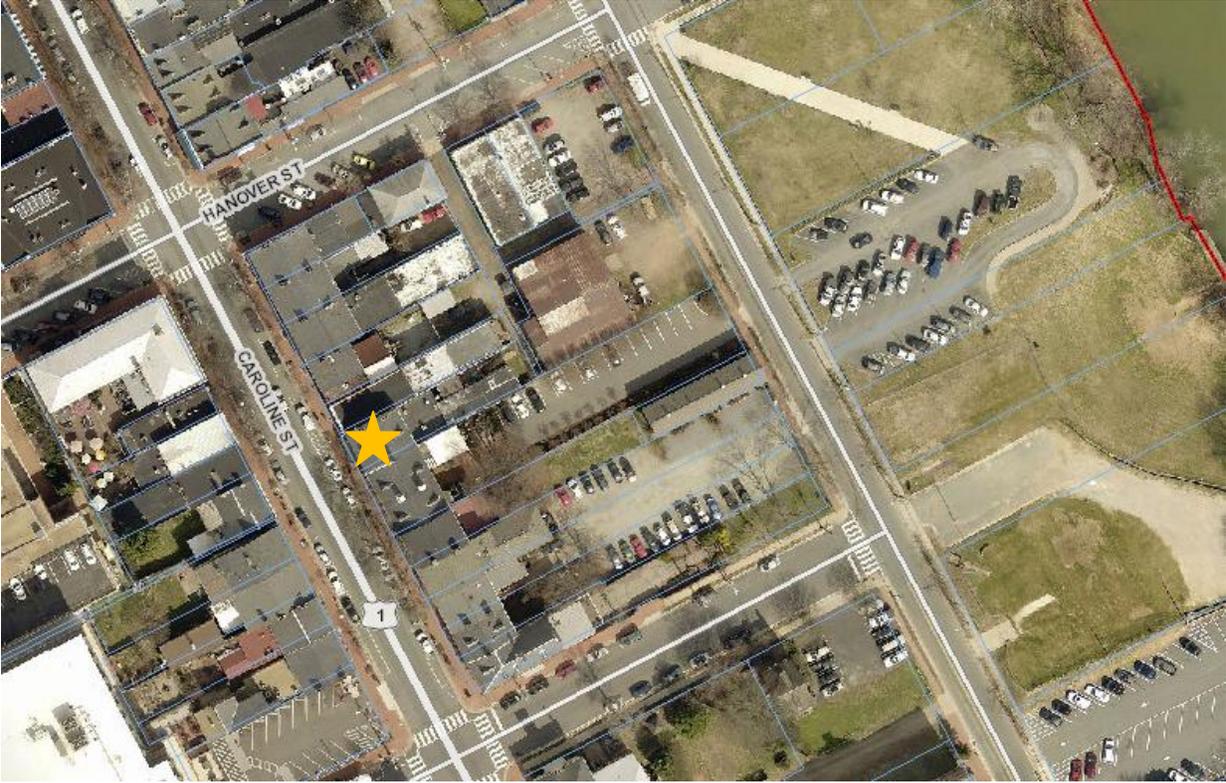
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

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, existing fixtures
3. Drawing showing new fixture locations
4. Lighting specifications



AERIAL



FRONT (WEST) ELEVATION



Existing Fixtures

Fixtures circled in red will be removed.
Fixtures circled in green will be replaced.

(A) - Additional light fixtures to be added

(800) 375-3410 Available Now

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Item #: BCI358109

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[Do It Yourself: Installing an Outdoor Wall Sconce](#)

Learn how to change out your wall sconce to update your home. Follow Justin Bergson as he shows you the step-by-step procedure in making this project a quick and simple one

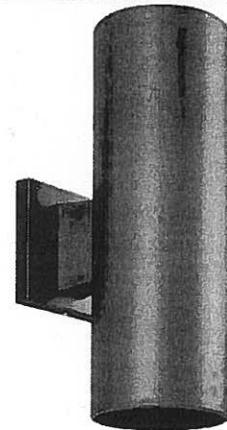
Product Details for the Progress Lighting P5713-31 in Black

This product has additional required/recommended options. To configure, add to your cart.

Lens Required

Features:

- Polycarbonate non-metallic cylinder shade
- Contemporary/Modern style fixture



[Click to view larger image](#)



People Who Viewed Progress Lighting P5713 Ultimately Bought



Live Product Expert

- Made of Polycarbonate
- Requires (2) 75 watt PAR30 shaped medium (E26) base incandescent bulbs - **Not Included**
- Product is indoor rated unless cover lens is purchased with fixture, then it is wet location rated
- Cover lens - P8799-30 or P8799-31

Dimensions:

- Fixture Depth: 7 3/4"
- Height to Center Outlet: 7"
- Fixture Height: 14"
- Fixture Overall Width: 5"
- Wire Length Provided: 6"
- Shade Height: 14"
- Shade Width: 5"
- Backplate Height: 4 1/2"
- Backplate Width: 4 1/2"

Electrical Specifications:

- Bulb Base: Medium (E26)
- Bulb Included: No
- Bulb Type: Compact Fluorescent
- Number of Bulbs: 2
- Title 24: No
- Voltage: 120v (U.S. standard line voltage)
- Total Wattage: 150
- Watts Per Bulb: 75
- ADA Compliant: No
- Bulb Shape: BR30
- Photocell: No

Additional Information

- [Installation Sheet](#)
- [Specification Sheet](#)

Additional Progress Lighting Links

- [View Manufacturer Warranty](#)
- [Shop All Progress Lighting Products](#)
- [Shop All Progress Lighting Cylinder Collection Products](#)

Our SKU: Progress Lighting P5713

This product is listed under the following manufacturer number(s):

Progress Lighting P5713-31	Progress Lighting P5713-30
Black	White

*Denotes a finish or option that has been discontinued

3 Questions from the Community

Have a question? Ask it here

Powered by nanoRep

Can this light be used indoors?

The Progress Lighting P5713 can be used outside as long as you use the P8799 Lens.

Kichler 1125130
Starting At \$165.00
0

Kichler 1125030
Starting At \$121.00
0

Kichler 49200
Starting At \$136.40
5

Kichler 49082
Starting At \$23.00
0

Related Items



[Progress Lighting P5713](#)
Cylinder 1 Light Outdoor Wall Sconce with Polycarbonate Cylinder Shade - 7" Tall
\$61.02

Progress Lighting P5713 Technical Specs

ADA	No
Backplate Height	4.5
Backplate Width	4.5
Base Color	Black, White
Bulb Base	Medium (E26)
Bulb Included	No
Bulb Shape	BR30
Bulb Type	Compact Fluorescent
CUL Listed	Yes
CUL Rating	Damp Location
Collection	Cylinder
Depth	7.75
Energy Efficient	No
Energy Star	No
Extension	7.75
Genre	Contemporary
HCO	7
Height	14
Includes Glass Guard	No
Light Direction	Up / Down Lighting
Location Rating	Damp Location
Manufacturer Warranty	Limited
Material	Synthetic
Number of Bulbs	2



Bulbs Product Expert

do you need a lens cover for rain?

Thank you for your question. The Progress Lighting P5713 requires a lens to go with it. It's item number is P8799.

Will this provide both up and down lighting simultaneously?

The Progress Lighting P5713 provides both up and down lighting simultaneously.

Photocell	No
Product Weight	2.5
Reversible Mounting	No
Sconce Type	Wall Washer
Shade	No
Shade Color	Black
Shade Height	14
Shade Material	Metal
Shade Shape	Cylinder
Shade Width	5
Suggested Room Fit	Outdoor
Swing Arm	No
Title 24	No
UL Listed	Yes
UL Rating	Damp Location
Voltage	120
Wattage	150
Watts Per Bulb	75
Width	5
Wire Length	6

Sponsored Links

CARAVAN™
110% Low Price Guarantee

YES, I WANT TO SAVE! >

CARAVAN eCanopy

The advertisement features a dark background with the brand name 'CARAVAN' in large white letters at the top. Below it, the text '110% Low Price Guarantee' is displayed. In the center, there are two images of white pop-up tents: one is a smaller, more compact model, and the other is a larger, more standard pop-up tent. At the bottom, there is a grey button with the text 'YES, I WANT TO SAVE! >' and the 'CARAVAN eCanopy' logo.

Buy the Progress Lighting P5713-31 in Black at LightingDirect.com. Research Progress Lighting P5713-31 in Black online. Find Progress Lighting P5713-31 in Black features and specifications. Get the best deal by comparing the Progress Lighting P5713-31 in Black today.

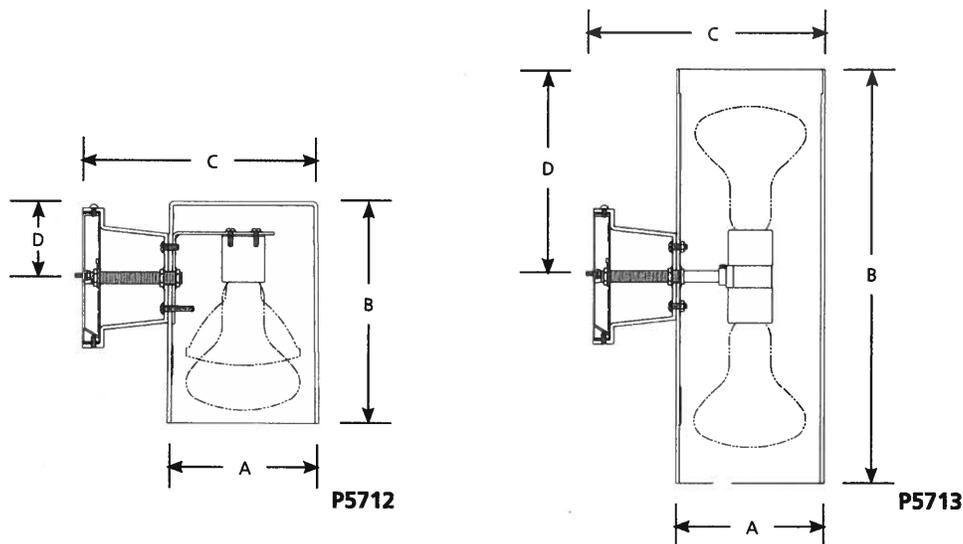
Recently Viewed Items



Live Product Expert

Type	_____	
	-30	-31
P5712	<input type="checkbox"/>	<input type="checkbox"/>
P5713	<input type="checkbox"/>	<input type="checkbox"/>

Catalog No.	Finish		Lamping	Dimensions (Inches)			
	White	Black		A	B	C	D
P5712	-30	-31	1-75w PAR30, 65w BR30	4-7/8	7-1/4	7-3/4	2-1/2
P5713	-30	-31	2-75w PAR30	5	14	7-1/4	7



Specifications:

General

- Polycarbonate construction
- Interior or exterior use
- Non corrosive hardware supplied
- P5712 – Down lighting. Shields PAR lamps to minimize glare and provide compliance with turtle laws (check local codes)
- P5713 – up/down lighting. P8799 top cover lens recommended when unit is used outdoors

Mounting

- Wall mounted
- Covers any outlet box
- Mounting bracket is 4-1/2" square
- Outlet box mounting bracket is supplied. Permits attachment of unit to wall with one almost invisible set screw

Electrical

- Medium based ceramic socket with nickel plated brass screw shell

Accessories

- P8799-30 or -31 top lens cover for P5713 fixture
- P8712-30 or -31 sea turtle accessory for use with P5712 only

Labeling

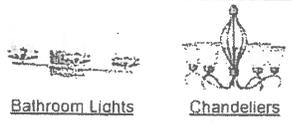
- UL-CUL wet location listing for P5712 and P5713 with P8799 cover
- UL-CUL listing for P5713 for indoor use with no cover

Progress Lighting
 701 Millennium Blvd.
 Greenville, South Carolina
 29607

(B) - Replacing current fixtures with these



Home Ceiling Lights Wall Light



Call or Live Chat for Best Price

You are: Home > Outdoor Lights > All Outdoor L

Progress Lighting P5202-31 with Shade

Item #: BCI357581

View the entire [Par Lampholder Collec](#)

\$43.92 - \$46.08
Originally \$73.20 - \$76.80, You Save -
[Be the first to review this product](#)

Shipping: **Free Shipping on o**

Finish: **Black - In Stock - \$43.**

[Tech Specs](#)

104 In Stock
Leaves the Warehouse by Monday, June 27th

1 Qty

Add To Cart

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Earn 44 - 46 points with the purchase of this product [Learn More](#)

Product Videos



[Progress Outdoor Lighting 101](#)

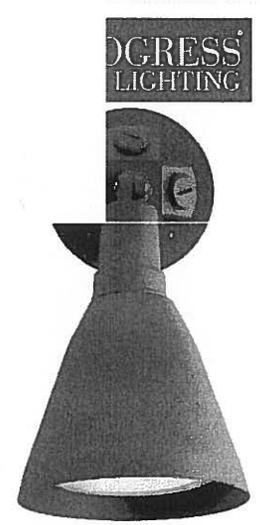
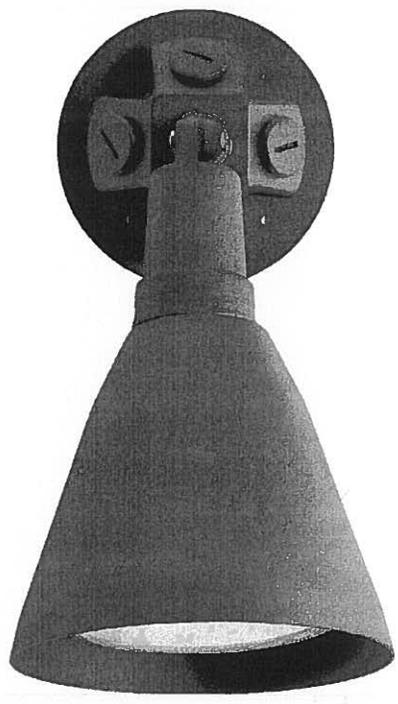
Check out these quick tips on how to choose outdoor lighting to spruce up your curb appeal!

Product Details for the Progress Lighting P5202-31 in Black

Looking for the perfect light to brighten up your outdoors? Look no further with this rugged and functional one light landscape flood light from Progress Lighting. Featuring 150 watts of power, this light has the output to brighten up your yard, shop, or any other space. This lamp is fully adjustable and is also supplied with gaskets for the backplate and the lamp to ensure that this fixture is ready for the elements.

Features:

- Landscape light
- Aluminum construction
- Wall or ceiling mount
- Covers outlet box
- Gasket supplied for backplate



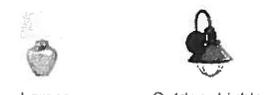
[Click to view larger image](#)



People Who Viewed Progress Lighting P5202 Also Viewed

Search Cart - 0 Items

ands Style Sales!



Fees Rewards Program

[Back to Search Results](#) [Print Page](#)

Aluminum Flood Light



Live Product Expert

- UL Listed

Specifications:

- Width: 5-7/8"
- Height: 9"
- Uses (1) 150w PAR38 bulb (no
- Total Wattage: 150

Additional Information

- [Installation Sheet](#)
- [Specification Sheet](#)
- [Progress Lighting Catalog](#)

Our SKU: Progress Lighting P5202

This product is listed under the followi

Progress Lighting P5202	Progress
31	20
Black	Bronze

*Denotes a finish or option that has be

2 Questions from the Community

Have a question? Ask it here

Type your question here

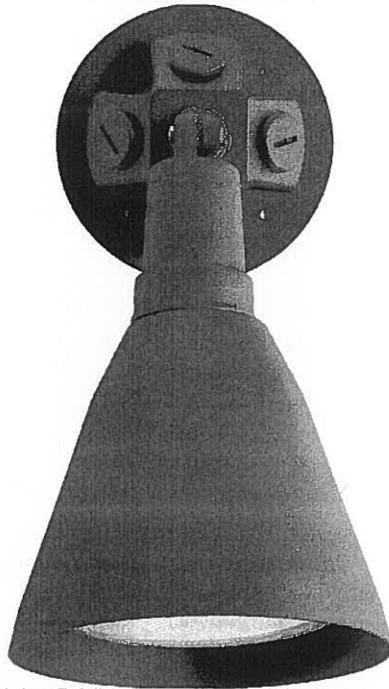
Powered by nanoRep

What are the dimensions of the mounting back plate?

The back plate for the Progress Lighting P5202 is 4 13/16" diameter.

Can you use an LED Bulb with the P5202 light?

The Progress Lighting P5202 can be used with an LED bulb.



Kichler 6052
Starting At \$83.00

9

Progress Lighting P5...
Starting At \$18.09

1

[Progress Lighting P5203](#)
ght Dual Head Flood
it with Metal Adjustable
ides - 6" Wide

\$23.95



[Progress Lighting P5207](#)
PAR Lampholder Series
Two-Light Adjustable
Swivel Aluminum
Shadeless Flood Light
\$34.56

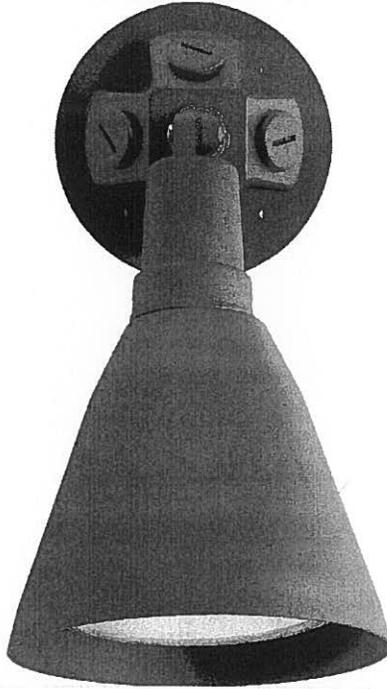
Progress Lighting P5202 Technical Specs

Bulb Base	Medium (E26)
Bulb Type	Compact Fluorescent, Incandescent
Height	9
Location Rating	Wet Location
Motion Sensor	No
Number of Bulbs	1
Product Weight	1.3
Suggested Room Fit	Outdoor
Voltage	120
Wattage	150
Width	6.25



Live Product Expert

Sponsored Links



Buy the Progress Lighting P5202-31 in Black at LightingDirect.com. Research Progress Lighting P5202-31 in Black online. Find Progress Lighting P5202-31 in Black features and specifications. Get the best deal by comparing the Progress Lighting P5202-31 in Black today.

Recently Viewed Items

 Trans Globe Lighting 6001 Single Light Down Lighting Outdoor Flood... <input type="checkbox"/> Compare	 Progress Lighting P5202 PAR Lampholder Series Single- Light Adjus... <input type="checkbox"/> Compare	 Progress Lighting P5675 Cylinder 2 Light Outdoor Wall Sconce wit... <input type="checkbox"/> Compare	 Progress Lighting P5642 Cylinder 2 Light Outdoor Wall Sconce wit... <input type="checkbox"/> Compare
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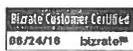
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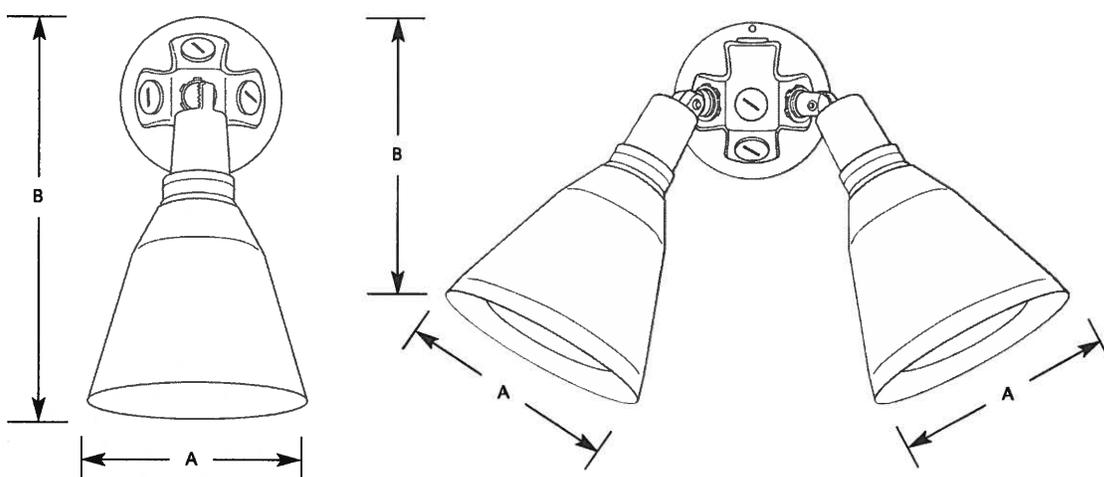


Live Product Expert

Type	Finish		
	-20	-30	-31
P5202	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
P5203	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Catalog No.	Finish			Lamping	Dimensions (Inches)	
	Bronze	White	Black		A	B
P5202	-20	-30	-31	1-150w PAR38	6-1/4	9
P5203	-20	-30	-31	2-150w PAR38	6-1/4	9

Extends from wall: 11-1/8



Specifications:

General

- Bronze, White and Black finishes
- All aluminum construction
- Positive lock swivel
 - Single stainless steel screw lock

Mounting

- Wall or ceiling mount
- Covers outlet box
- Stainless screws furnished to mount to ears of box
- Gasket supplied for back plate

Electrical

- Medium based sockets
 - ceramic withnickel plated brass screw shell
- Threaded socket ring secures shade

Labeling

- UL-CUL wet location listed

Photometrics

- Refer to Lamp Application Data for:
 - PAR20 & PAR16
 - PAR30
 - PAR38



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: August 8, 2016
SUBJECT: Certificate of Appropriateness for fence at 1308 Caroline Street

ISSUE

Susan and Charles Fennell request a Certificate of Appropriateness to relocate a portion of the existing six foot fence to the property line at the rear of this single-family residence.

RECOMMENDATION

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

APPLICABLE HISTORIC DISTRICT DESIGN & STANDARDS GUIDELINES

Site Planning – Fences and Walls (Historic District Handbook, pg.71-72)

Maintenance and Repair

3. Keep wood fences well painted and match the existing design when replacing component parts.

Construction Guidelines

1. Fence and wall materials and design should relate to those found in the neighborhood.
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 residence at 1308 Caroline Street is a two-story Craftsman-style residence clad in weatherboard and topped by a hipped roof clad in asphalt shingles. Constructed c.1910, character-defining features include wide overhanging eaves, scrolled brackets, and herringbone-patterned cladding in the projecting front-gabled block and the front-gabled central dormer. A full-width, shed-roofed, one-story porch with square posts and chamfered blocks projects off the front elevation. This property is a contributing structure in the Historic District.

A six foot wood fence currently exists on the property in the rear yard. A small section of the fence, at the northwest rear corner of the property, was constructed to the inside of the property line. The applicants are proposing to relocate this portion of fence so that it aligns with the north property line. The existing materials will be reused, though damaged pickets may be replaced with new wood pickets of the same

style and height. The proposed change will not impact the historic significance of the property and meets the Historic District guidelines. Approval of the request as submitted is recommended.

APPROVAL CRITERIA

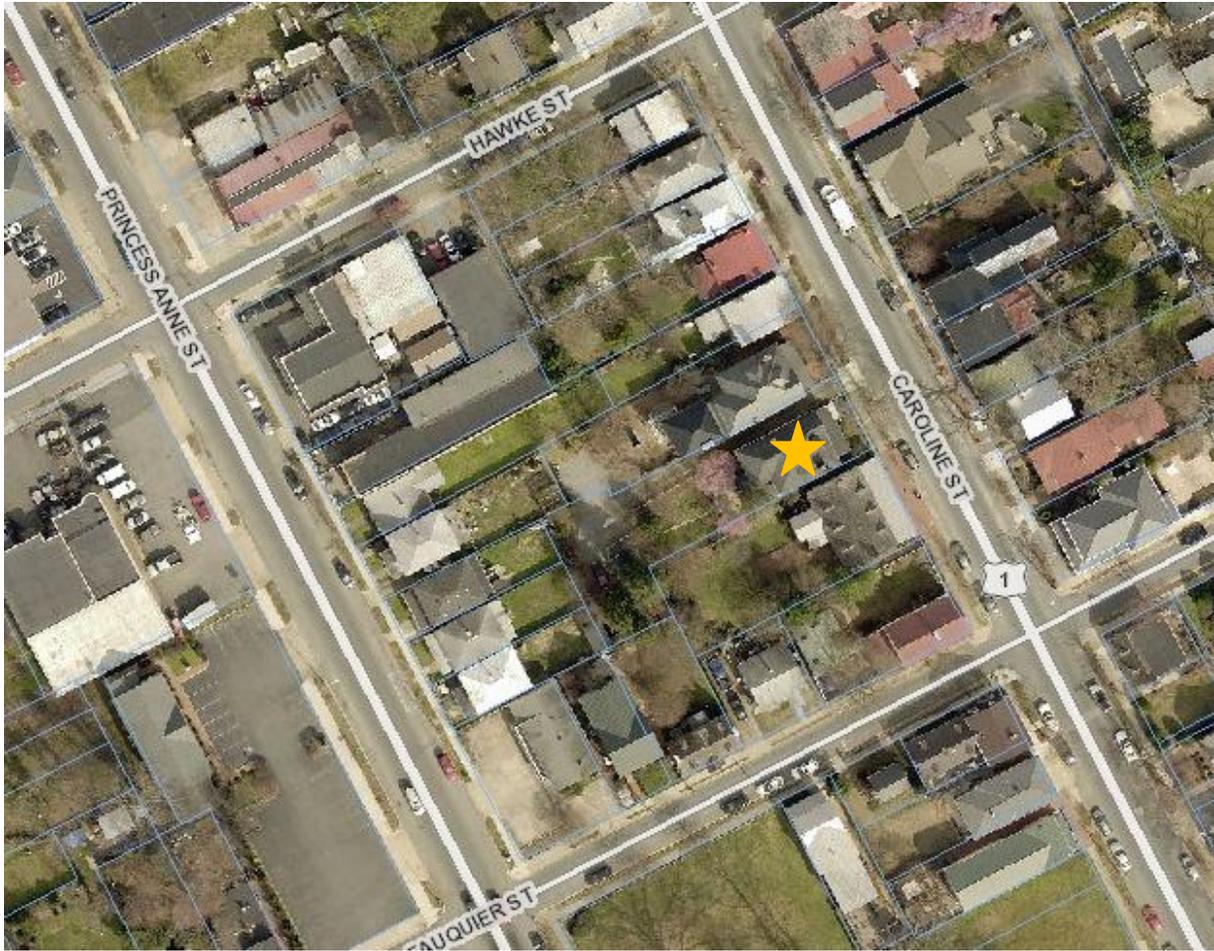
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

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:

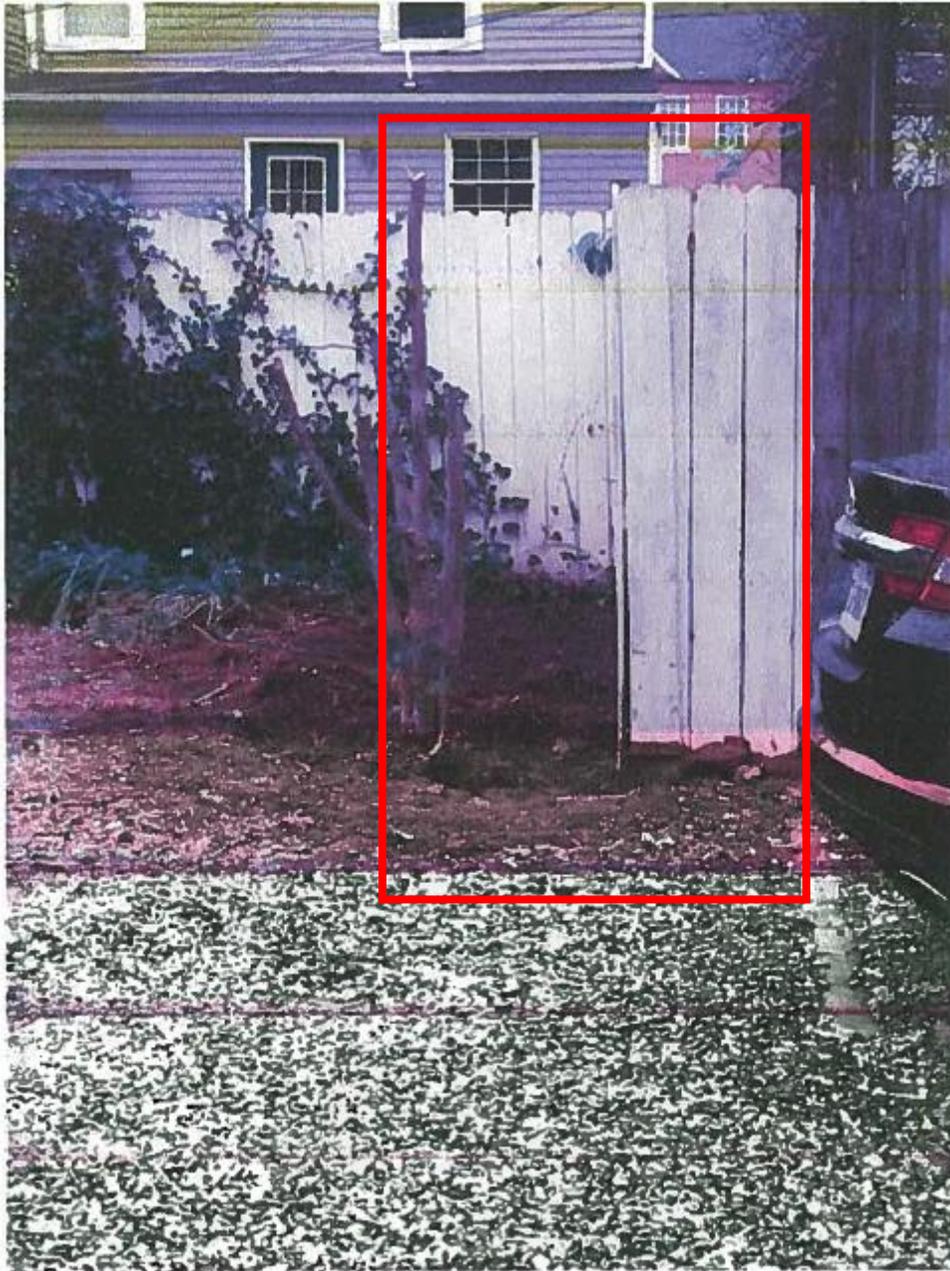
1. Aerial photograph showing property location
2. Photograph, existing fence
3. Photograph, view from public right-of-way
4. Letter from property owner
5. Property survey showing fence and property lines



AERIAL



EAST (FRONT) ELEVATION



Area of fence to be relocated outlined in red.

City of Fredericksburg
Community Planning and Building Department
715 Princess Anne Street
Fredericksburg, VA 22404

Dear Development Administrator,

We are requesting permission to correct the fence that is currently on our property, so that it aligns with our property line. Unfortunately, a section of the existing fence, in the rear, right, of our property, does not follow the property line, as it should. We wish to carefully take down and reuse the pickets, so that it matches the rest of the fence. We may have to replace some pickets, if they cannot be salvageable, but will replace them with replicates of the same style and height.

Thank you for your time and attention to this. Please feel free to contact us, at any time, if you have any questions or concerns,
Sincerely,

Charles & Susan Fennell

N/F
JOHNSON
INST 20100001089
GPIN 7789-06-6394

N/F
CASANA
INST 20080001052
GPIN 7789-06-6347

N/F
BALDERSON
WB R, PG 697
GPIN 7789-06-6430

N/F
ABDELALEY
INST 20020001869
GPIN 7789-06-6422

N/F
WEST
DB 337 PG 196
GPIN 7789-06-6415

N/F
BYRNES
INST 20050003645
GPIN 7789-06-7326

8,947 SQ.FT.

ADDRESS
1308 CAROLINE STREET
FREDERICKSBURG, VIRGINIA 22401

N/F
**WASHINGTON
HERITAGE MUSEUMS**
INST 20130000302
GPIN 7789-06-7483

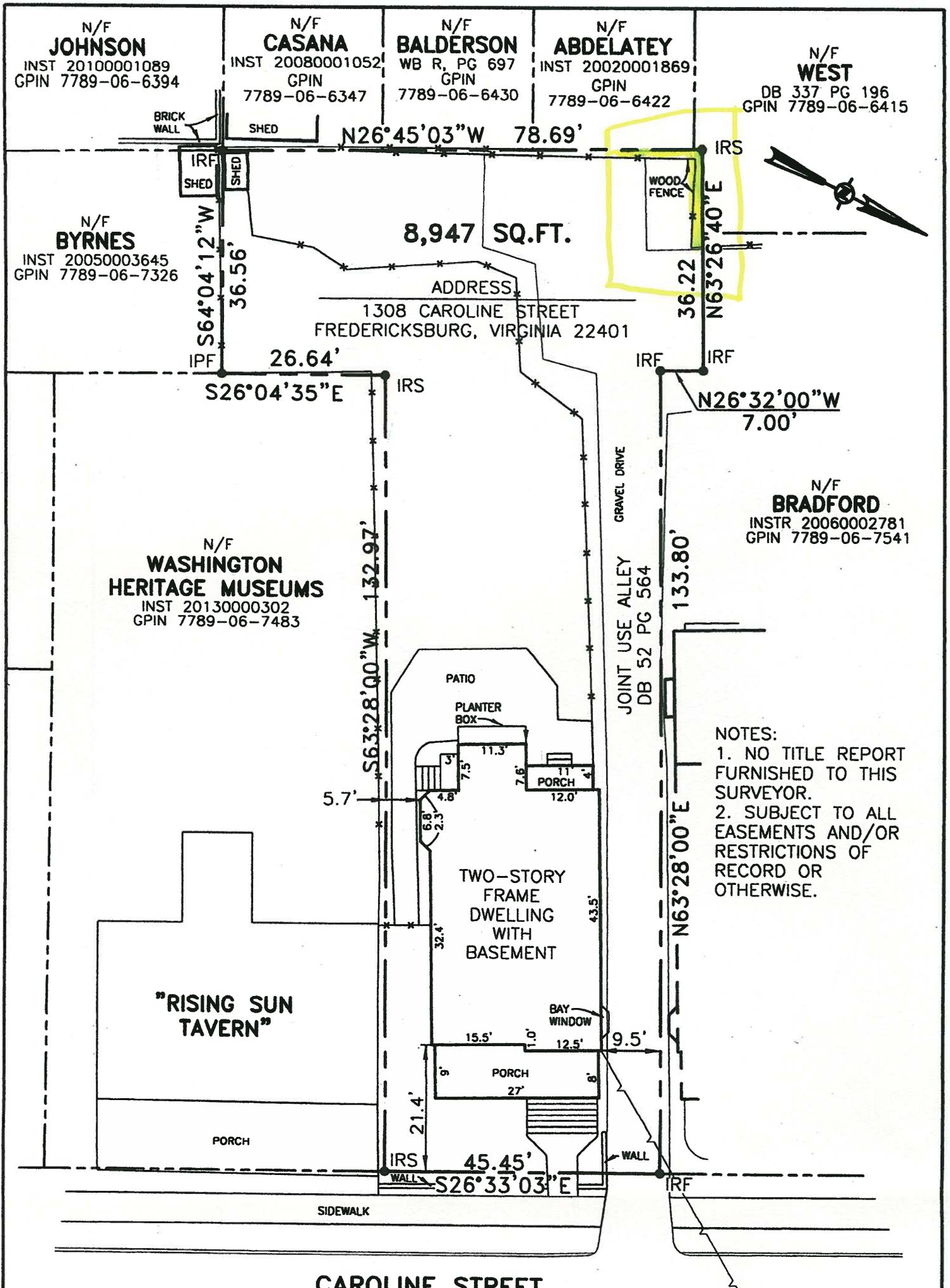
N/F
BRADFORD
INSTR 20060002781
GPIN 7789-06-7541

"RISING SUN
TAVERN"

TWO-STORY
FRAME
DWELLING
WITH
BASEMENT

NOTES:
1. NO TITLE REPORT
FURNISHED TO THIS
SURVEYOR.
2. SUBJECT TO ALL
EASEMENTS AND/OR
RESTRICTIONS OF
RECORD OR
OTHERWISE.

CAROLINE STREET





MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: August 8, 2016
SUBJECT: Certificate of Appropriateness for an accessory structure at 1213 Prince Edward Street

ISSUE

Bill Cole requests a Certificate of Appropriateness to construct a pergola to the rear of this single-family residence.

RECOMMENDATION

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

APPLICABLE HISTORIC DISTRICT DESIGN & STANDARDS GUIDELINES

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

BACKGROUND

The residence at 1213 Prince Edward Street was constructed in multiple phases, with the earliest portion built c.1798 for the Honorable John Dawson. The original block of the building is the shorter, southern block, and the northern portion was added during the 19th century, though an exact date is not clear. A series of rear additions have also been built during the 19th and 20th centuries. The structure displays the vernacular Federal style and is characterized by its side-gabled massing, six-over-six double-hung sash windows, and prominent gable-end brick chimney. This is one of the oldest extant buildings on Prince Edward Street and a contributing structure in the Historic District.

The applicant proposes to construct a pergola, approximately 10 feet by 16 feet, in the rear yard behind the primary structure. A pergola of the same dimensions was previously located on this site, but has since collapsed. The pergola will be reconstructed to approximately the same dimensions and design, but will be made with Eastern Red Cedar rather than painted wood, as was used previously. The design and

materials are compatible with the character of the Historic District and will not have an adverse impact on the historic significance of the structure. Approval of the request as submitted is recommended.

APPROVAL CRITERIA

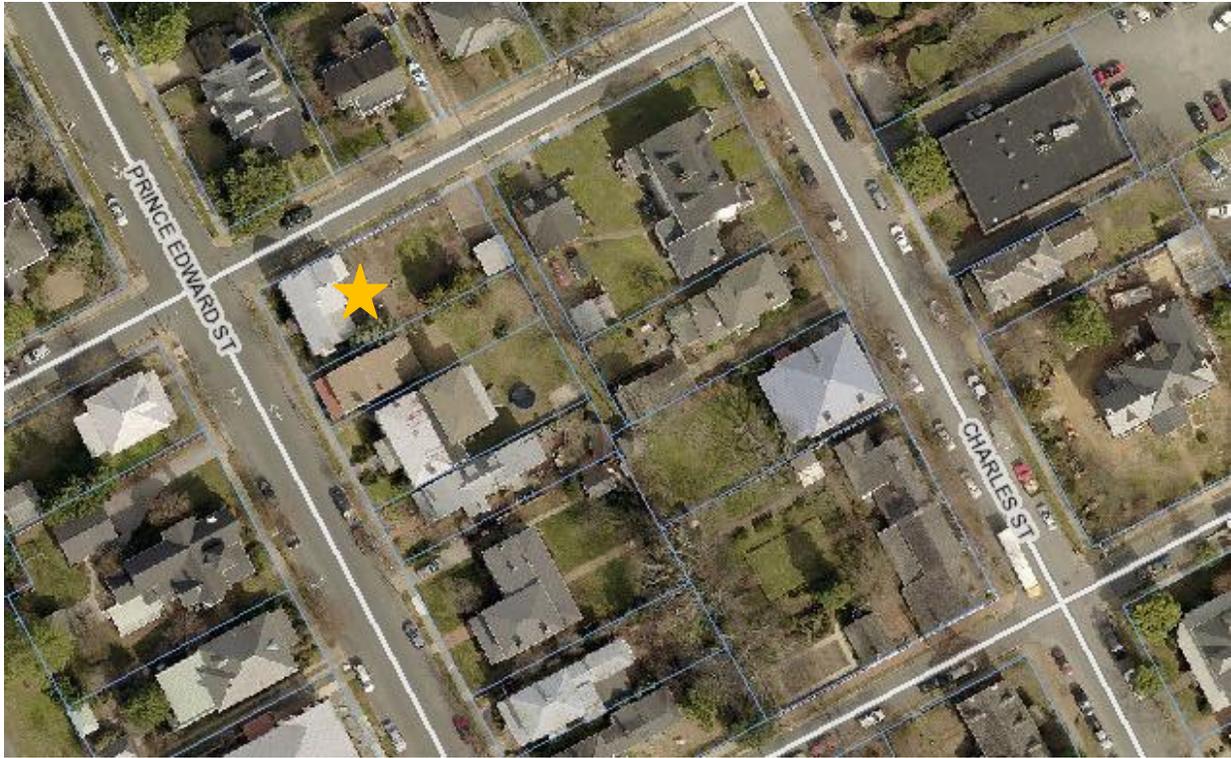
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

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 and front elevation view
2. Photograph, previous pergola
3. Photograph, collapsed pergola
4. Photograph, proposed pergola design and materials



AERIAL



WEST (FRONT) ELEVATION



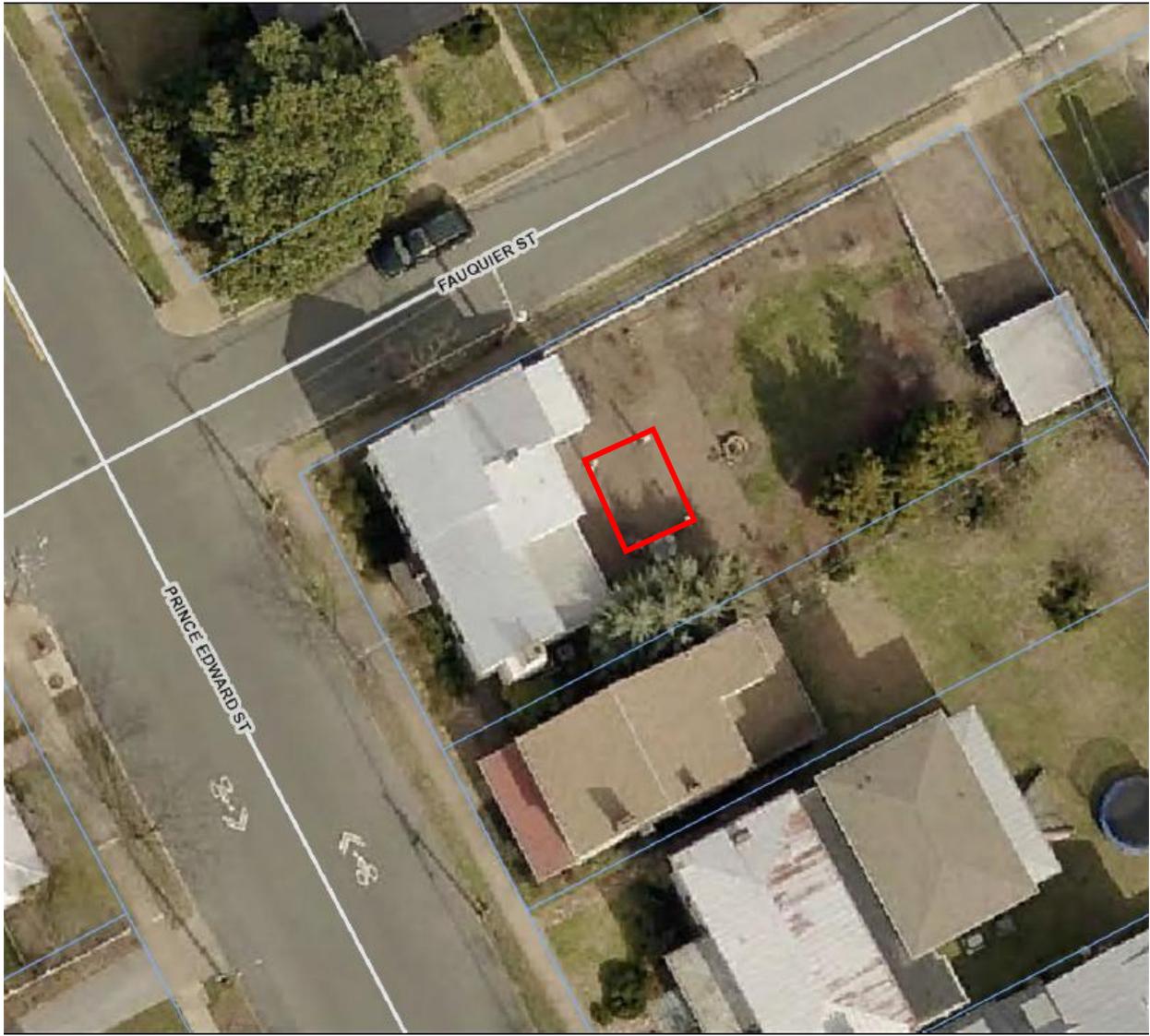
Pergola previously existing on site



Previous pergola collapsed



Eastern Red Cedar Pergola,
style and design proposed by applicant



Pergola location outlined in red.



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: August 8, 2016
SUBJECT: Certificate of Appropriateness for exterior alteration at 1006 Caroline Street

ISSUE

Leonard Atkins requests a Certificate of Appropriateness to replace four windows at the second story of the front elevation.

RECOMMENDATION

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

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Windows (pg. 82)

Maintenance and Repair

1. Retain original windows.
5. Repair original windows by patching, slicing, consolidating, or reinforcing. Wood may appear to be rotten because of peeling paint or separation of joints, yet still be sound and able to be repaired. Rotted parts can be replaced, as necessary, without replacing the entire window.
6. Windows should only be replaced when they are missing or beyond repair. Replacement should be based on physical evidence and photo documentation rather than the availability of stock windows or windows from other buildings. Avoid changing the physical and visual characteristics of windows by using inappropriate materials or finishes that alter the sash, depth of reveal, muntin configuration, glazing, or appearance of the frame.
7. Avoid changing the number, location, size, or glazing pattern of a building's windows by cutting new openings, enlarging existing openings, blocking in windows, or installing replacement sash that does not fit the window opening.
10. Avoid trying to make a building look older than it is by installing windows that are from an earlier period of construction.

BACKGROUND

The structure at 1006 Caroline Street is an Art Deco commercial building, two stories in height with a flat roof and solid foundation. Constructed for Shelton & Truslow Dry Cleaners between 1930 and 1933, the east-facing front elevation features a decorative brick cornice and patterned brickwork. Four wood six-over-six double-hung windows with brick lintels are spaced evenly across the upper story, while a plate-glass commercial storefront occupies most of the ground floor façade. The inset entrance at the north end

of the front elevation provides access through a wrought-iron gate to a brick courtyard. This is a contributing structure in the Historic District.

The applicant proposes to replace the four upper story windows on the front elevation due to significant deterioration. The applicant has indicated that the existing sash have rotted to the point that they are no longer safe or operable. The proposed replacement windows are Jeld-Wen clad wood double-hung windows of the same dimensions as the existing windows. No alterations will be made to the surrounding brickwork. The replacement windows feature a six-over-six lite pattern to match the existing, and are simulated divided lite windows with spacer bars between the glass. Low-E glass will be used in the windows, and the exterior will be the same color as the existing windows and the decorative cream-colored brick trim on the building.

Detailed images of the windows submitted by the applicant as well as a sample of the wood show that the level of deterioration is significant. In addition, the presence of aluminum jamb liners visible in the photographs and the trim details suggest that the windows may not be original to the structure. The guidelines for the Historic District call for avoiding change to “the physical and visual characteristics of windows by using inappropriate materials or finishes that alter the sash, depth of reveal, muntin configuration, glazing, or appearance of the frame.” The applicant has proposed a replacement material that matches the existing windows and has clearly shown the significant level of deterioration in the windows. Approval of the proposed replacement windows is recommended.

APPROVAL CRITERIA

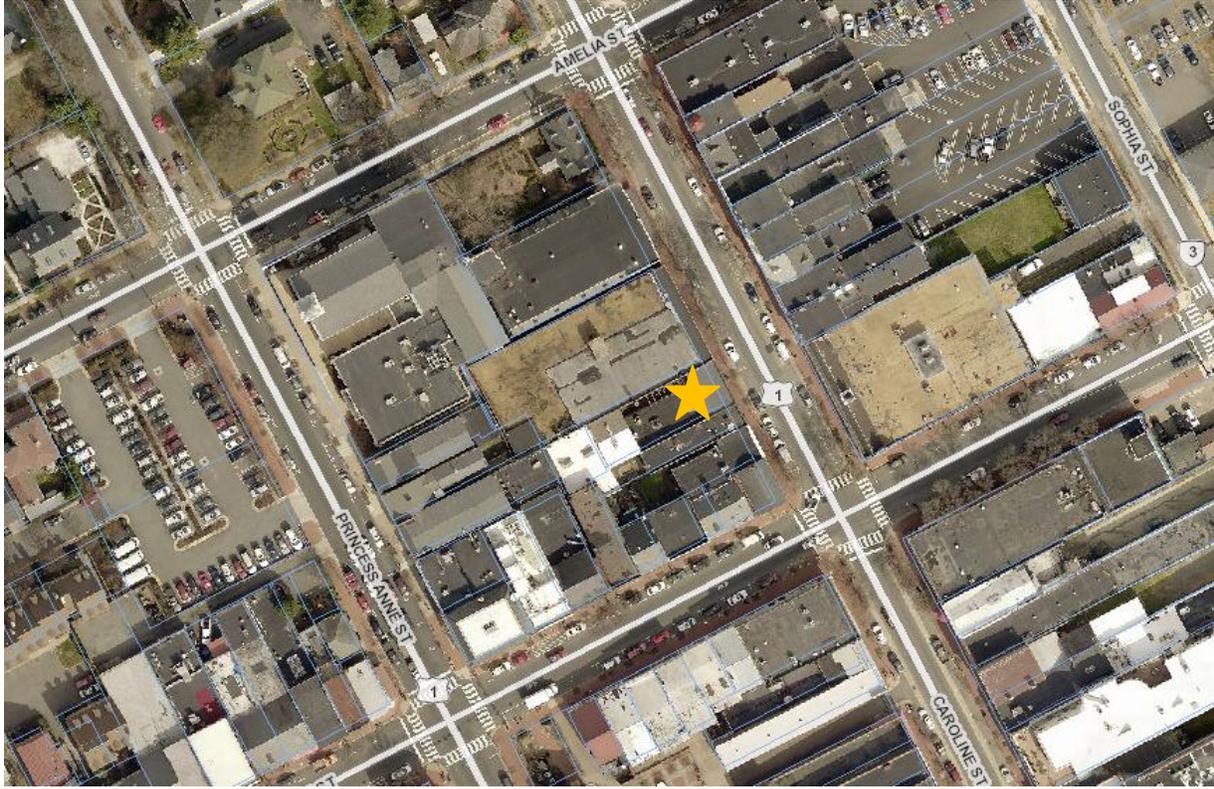
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior’s Standards for Rehabilitation.

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		X	(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 and front elevation photographs
2. Photographs, existing windows
3. Letter from applicant
4. Replacement window specifications



AERIAL



EAST (FRONT) ELEVATION



Existing Conditions





Existing Conditions





Existing Conditions



Existing Conditions





Proposed Replacement Window Style

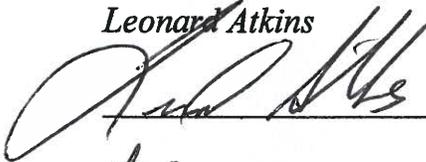
ATKINS INVESTMENTS

9908 Agnes Lane
Spotsylvania, Virginia 22553
540-842-7854 cell 540-898-4183 office/fax
sandlinvest@aol.com
July 7, 2016

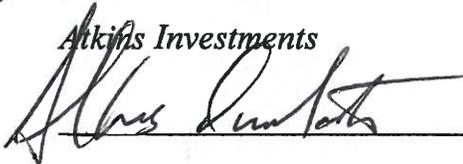
City of Fredericksburg
ARCHITECTURAL REVIEW PLANNING BOARD
Erik Nelson, Kate Schwartz
Board members

I, Leonard Atkins, owner of 1006 Caroline Street, plan on replacing the front four (4) second story apartment (1006B) double hung windows (exhibit A) with new wood clad windows due to deterioration. These are solid wood windows with colonial grids and a close to matching color of the tan brick that was used when the building was built many years ago. No brick alterations will be done. See literature and pictures enclosed. Thank you in advance for the boards approval.

Leonard Atkins

 date 7-7-16

Atkins Investments

 date 7-7-16

100-1 WDH Clad W-4500 Double Hung Double Hung 33.375 x 46.5

n/a

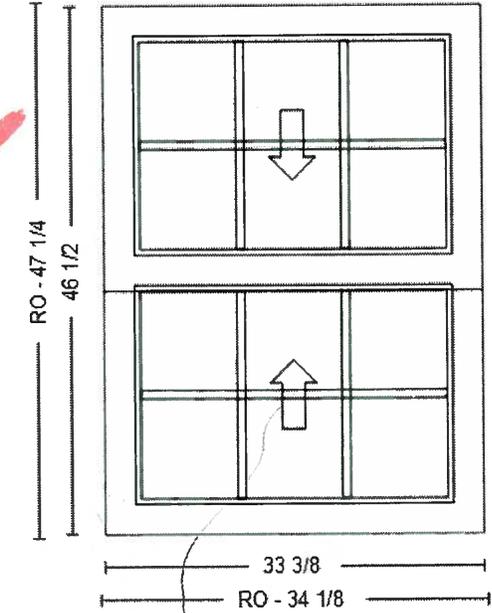
\$667.24
\$567.16

1

\$667.24
\$567.16

JELD-WEN

- Width = 33.375
- Height = 46.5
- Sash Split = Even
- Quick Config = No
- Operation (Outside View) = Double Hung
- Assembly = Unit
- DP Rating = DP35
- Jambliner Color = Tan Jambliners
- Radius Top Rail = None
- Exterior Color = French Vanilla
- Species = Pine
- Interior Finish = Brilliant White Paint
- Certification = Sustainable Forestry Initiative
- Sash to Match Exterior Color = Yes
- Customer Elevation = 0 - 4000 feet
- Energy Rating = Other Glass Options
- Energy Star Zone = EStar None
- Glazing Type = Insulated
- Low-E Option = Low-E 366
- Tinted Glass = No Tint (Clear)
- Glass Style = Clear
- Tempered Glass = Not Tempered ✓
- California Fire Code Label = No
- Neat Glass = No
- Preserve Glass = Preserve
- IG Options = Argon
- Hardware Type = Cam Lock(s)
- Hardware Finish = White
- Sash Limiter = No Sash Limiter
- Finger Plows = With Finger Plow(s)
- Window Egress = Does Not Meet Egress
- 23/32" Profiled Grilles Between Glass (GBG)
- Colonial
- GBG Color = French Vanilla Exterior & Brilliant White Interior
- 3W2H
- Screen Option = BetterVue Mesh
- Screen Style = Full Screen ✓
- Screen Frame Color = French Vanilla
- Check Info Link = Acoustic Ratings Info link
- Room Location = n/a
- Is This a Remake = No
- Specific Information = na
- SKU = 672979
- Vendor Name = S/OJELD-WEN PREMIUM WOOD
- Vendor Number = 60058104
- Customer Service = 1-800-246-9131 Option 2
- Manufacturer = JELD-WEN Wood Windows & Patio Doors
- Catalog Version Date = 04/21/2016
- Jamb Width = 4.5625
- Exterior Trim = No Drip Cap/No Nail Fin
- Kerf Jamb = No Kerf
- Prep for Stool = No



All work 5/7/16

4 @ \$226864
Clad window

~~\$226864~~
~~3831578~~
Labor
\$3501.36



Siteline EX™ Double-Hung

Siteline EX™ de guillotina doble

A perfect pairing with traditional architecture, these windows feature an upper and lower sash that slide vertically past each other in a single frame. For convenient cleaning, both sashes tilt inward.

Son la combinación perfecta para la arquitectura tradicional, cuentan con una hoja superior y otra inferior que se deslizan verticalmente una sobre la otra en un solo marco. Para una limpieza práctica, ambas hojas se inclinan hacia adentro.



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ALUMINUM WINDOW OPTIONS

OPCIONES DE VENTANAS DE ALUMINIO

Standard Colors

Colores estándar

White
Blanco

Desert Sand
Arena del desierto

Clear Anodized
Anodizado transparente

Bronze Anodized
Bronce anodizado

Optional Colors

Colores opcionales

Chestnut Bronze
Bronce castaño

French Vanilla
Vainilla francesa

Mesa Red
Rojo mesa

Hartford Green
Verde hartford

Black
Negro

Dark Chocolate
Chocolate oscuro

Arctic Silver
Plata ártico

Aluminum Hardware Options

Opciones de elementos de aluminio

Cam-Lock

Cierre con pestillo

Our windows are available with a cam-lock which has a classic styling with unobtrusive lines which are simple, elegant and secure.

Nuestras ventanas están disponibles con un cierre con pestillo, con un diseño clásico y de líneas discretas, simple, elegante y seguro.

Available In A-200 Aluminum
Disponible para A-200 de aluminio



Available In A-500 Aluminum
Disponible para A-500 de aluminio

Q15 & window



ENERGY SAVING OPTIONS

OPCIONES DE AHORRO DE ENERGÍA

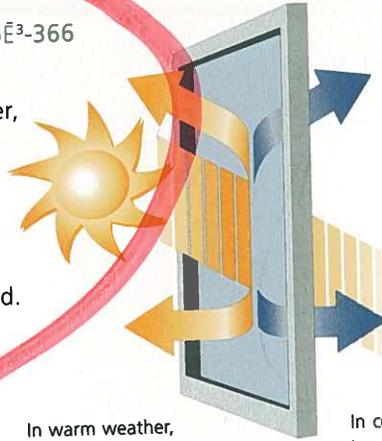
Low-E and LoE³-366 / Vidrio de baja emisión (Low-E) y LoE³-366

High-performance Low-E insulating glass helps lower energy costs, allows homes to stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. It also delivers greater visible light transmittance than tinted glass.

We also offer optional LoE³-366, which provides even more protection against heat loss and fading, as well as greater energy savings. Most windows with Low-E glass are ENERGY STAR® qualified.

El vidrio aislante de alto rendimiento Low-E ayuda a reducir los costos de energía, permite que los hogares sean más frescos en verano y más cálidos en invierno, previene la decoloración de muebles en el interior y reduce la condensación. También ofrece una mayor transmitancia de luz y visibilidad que los vidrios tintados.

También ofrecemos la opción LoE³-366, que brinda aún más protección contra la pérdida de calor y la decoloración, así como un mayor ahorro de energía. La mayoría de las ventanas con vidrio Low-E tienen la categoría ENERGY STAR®.



In warm weather, Low-E glass reflects the sun's energy and prevents it from entering the home.

En climas cálidos, el vidrio Low-E refleja la energía del sol y evita que entre en la casa.

In cold weather, Low-E glass reduces the amount of heat lost by reflecting it back inside.

En climas fríos, el vidrio Low-E reduce la pérdida de calor ya que lo refleja hacia el interior nuevamente.



ENERGY STAR®

Many JELD-WEN® windows and doors are ENERGY STAR qualified. Homeowners can save energy—and money—by replacing old windows with ENERGY STAR qualified windows. Lower energy consumption also reduces greenhouse gas emissions from power plants and shrinks a house's carbon footprint. JELD-WEN has been an ENERGY STAR partner since 1998.

Muchas ventanas y puertas JELD-WEN® tienen la categoría ENERGY STAR. Los propietarios pueden ahorrar energía eléctrica y dinero si sustituyen sus ventanas antiguas con ventanas de la categoría ENERGY STAR. Un menor consumo de energía también reduce las emisiones de gases de efecto invernadero de las plantas eléctricas y aminora la "huella de carbono" de una vivienda. JELD-WEN ha participado en ENERGY STAR desde 1998.



Preserve® Protective Film / Película protectora Preserve®

Preserve film is standard for all Siteline EX™ and Tradition Plus™ windows and patio doors. It is factory-applied to both the interior and exterior surfaces of the glass. This means the glass surfaces will be protected from debris and scratches that can occur during shipping, handling or at a construction site, so you won't need to spend extra time cleaning your new windows and patio doors. What's more, it's easy to remove.

La película Preserve viene normalmente en todas las ventanas y puertas para patio Siteline EX™ y Tradition Plus™. Se le aplica de fábrica a las superficies tanto interior como exterior del vidrio. Esto hace que las superficies del vidrio estén protegidas, de manera confiable, de los escombros y rayones que pueden ocurrir durante el envío, la manipulación o en el lugar de construcción, de modo que usted no tendrá que emplear más tiempo en la limpieza de sus nuevas ventanas y puertas para patio. Además, es fácil de quitar.



Neat® Glass / Vidrio Neat®

With this glass option you gain natural cleaning convenience. By harnessing the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.

Con esta opción de vidrio usted obtiene la comodidad de una limpieza natural. Aproveche los rayos ultravioleta del sol (aun cuando esté nublado) para aflojar la suciedad del vidrio y que el agua de lluvia enjuague fácilmente la suciedad. No requiere activación manual.

Energy saving options are subject to product line availability.
Las opciones de ahorro de energía están sujetas a la disponibilidad de la línea de productos.



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: August 8, 2016
SUBJECT: Certificate of Appropriateness for an accessory structure at 900 Princess Anne Street

ISSUE

Michael Adams requests a Certificate of Appropriateness to construct a 12 foot by 13 foot brick dumpster enclosure to the rear of the National Bank Building.

RECOMMENDATION

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

APPLICABLE HISTORIC DISTRICT DESIGN & STANDARDS GUIDELINES

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

BACKGROUND

The former National Bank Building at 900 Princess Anne Street was originally constructed c.1820 for the Farmers Bank of Fredericksburg. The two-and-one-half story Federal-style building is constructed of red brick laid in Flemish bond and is characterized by a wide wood cornice, lunette windows in the gable ends, and classical detailing surrounding the prominent entry doors. The building is one of Fredericksburg's most significant historic structures for its association with several historic figures, its architectural style, and its contribution to the commercial development of Fredericksburg. It was individually listed on the National Register of Historic Places in 1983 and is a contributing structure in the Historic Fredericksburg District.

The building is currently undergoing rehabilitation to house the Foode restaurant, and the applicant proposes to construct a brick dumpster enclosure behind the primary structure. The enclosure will be 12 feet wide by 13 feet long constructed on a poured concrete pad. The side and rear elevations of the enclosure will be faced with four-inch bricks to match the color and dimension of the bricks on the

historic building’s front elevation. A precast concrete cap will top the eight foot tall walls. The modern bricks and concrete will be sympathetic to the historic structure, but modern manufacturing techniques clearly differentiate them from the historic materials. The front elevation of the enclosure will be composed of a galvanized steel-framed fence gate with Hardie panel doors framed in Hardie plank trim. The doors will be finished to match a dark bronze anodized finish.

The enclosure will be sited to the rear of the bank building property, off the northwest corner of the historic structure. The most important historic view of this building is looking northwest from the intersection of Princess Anne and George Streets at the east/front and south/side elevations. The enclosure will not be visible from this perspective. The proposed enclosure is architecturally compatible with the character of the District and will not have an impact on the historic significance of the National Bank Building. Approval of the request as submitted is recommended.

APPROVAL CRITERIA

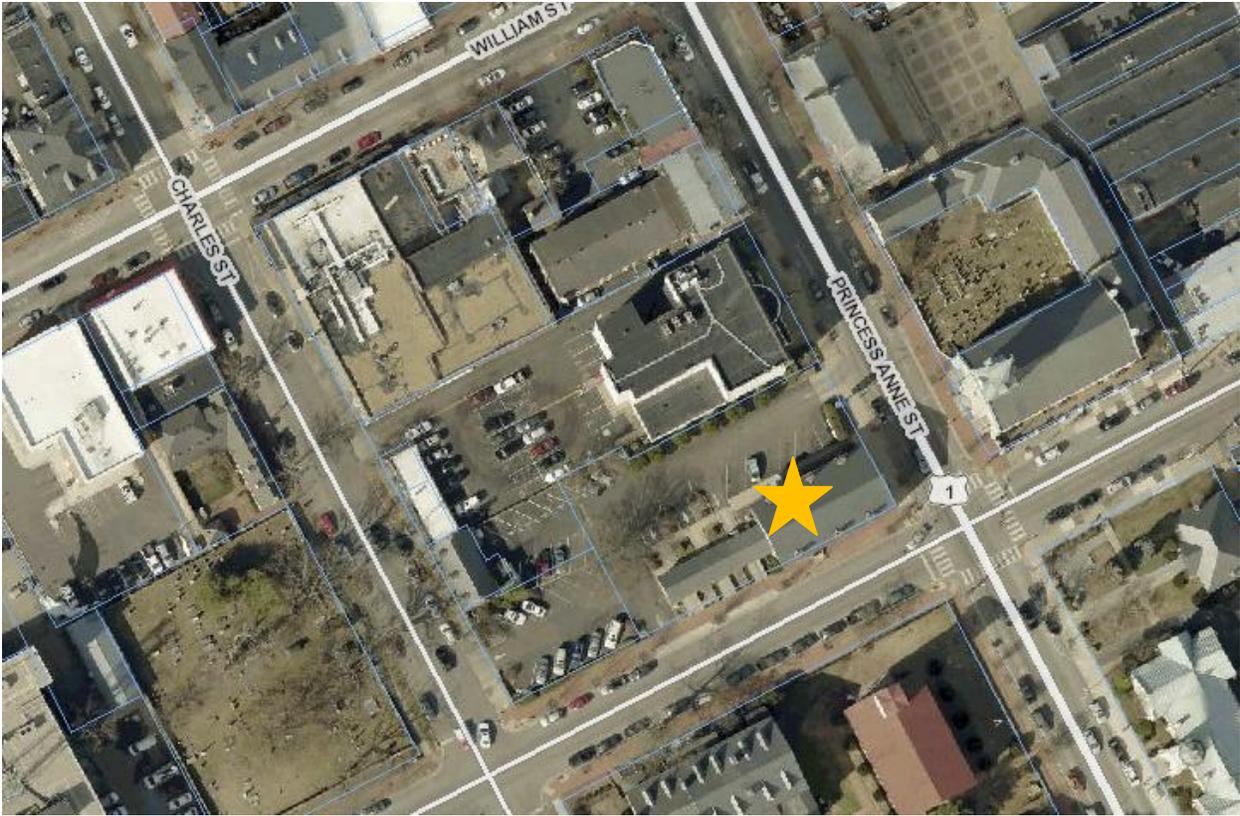
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior’s Standards for Rehabilitation.

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Attachments:

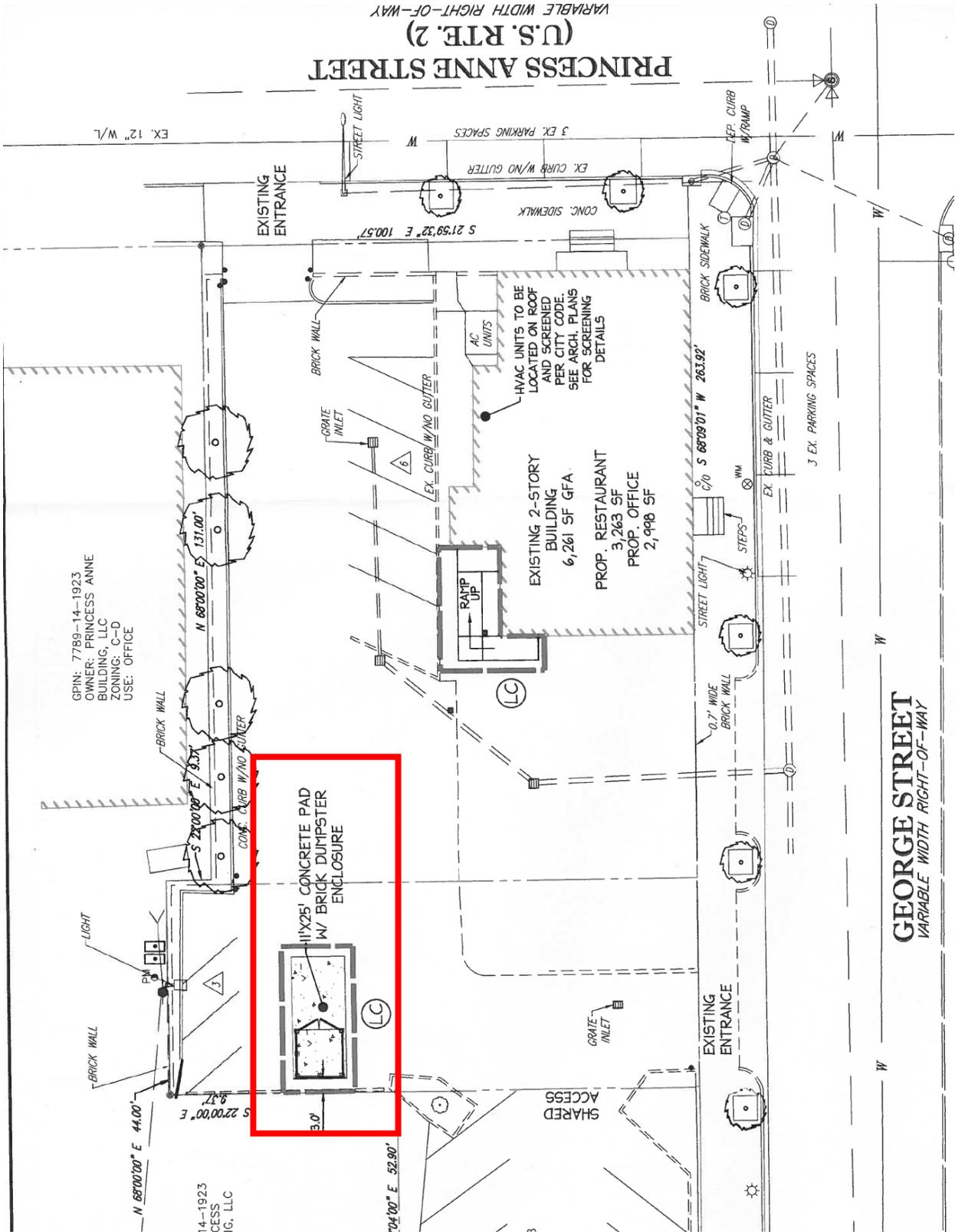
1. Aerial photograph and front elevation view
2. Site plan
3. Elevations and plan



AERIAL

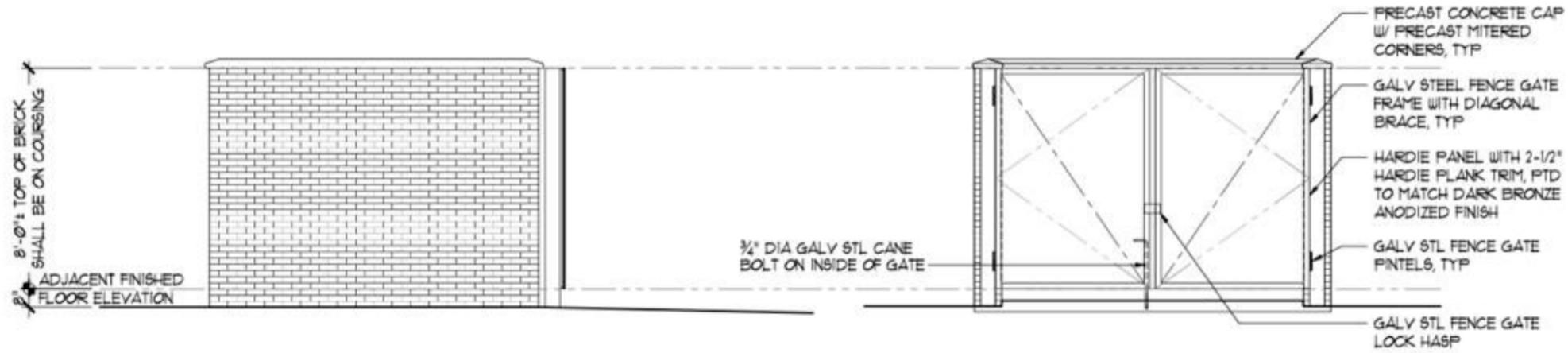


EAST (FRONT) ELEVATION



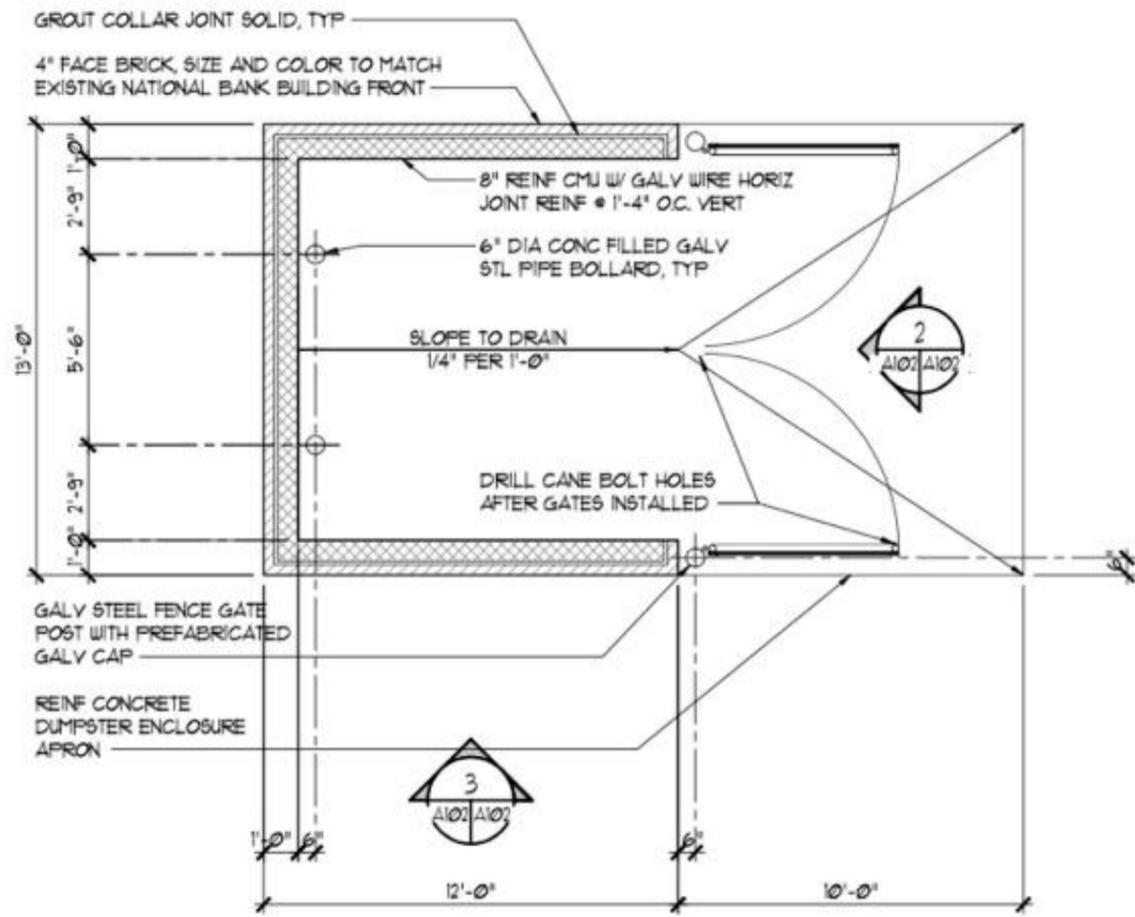
Site Plan

Dumpster location shown in red.



3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

DUMPSTER ENCLOSURE

Date: **28 SEPTEMBER 2015**

REVISIONS	
NO.	DATE



Sheet

A102

20150804

File Number
A101DUG



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: August 8, 2016
SUBJECT: Certificate of Appropriateness for public art installation at the corner of Caroline and Frederick Streets

ISSUE

The Fredericksburg Arts Commission requests a Certificate of Appropriateness to install a concrete pad to be used for the display of artwork.

RECOMMENDATION

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

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Standard 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

BACKGROUND

The property at the northwest corner of the intersection of Frederick and Caroline Streets is open space within the Historic District. No structures are located on the site, which is an open grass-covered area with some trees abutting the rail station. According to Sanborn Fire Insurance Maps, some simple accessory structures were constructed on the site between 1891 and 1896. By 1907, a two-story dwelling had been erected on the site, but this appears to have been demolished by 1963, based on aerial photography. The site appears to have been vacant ever since. Now owned by the City of Fredericksburg, the land was previously owned by the Richmond, Fredericksburg, and Potomac Railroad Corporation.

The Fredericksburg Arts Commission is working to implement a public sculpture program in the city. The works of art are selected by a jury and will be displayed for a temporary period of 11 months, from October 2016 to September 2017. The program is modeled on Charlottesville, Virginia's *Art in Place* program. Four sites have been selected for the display of outdoor sculpture; this location adjacent to the train station is the only site within the Historic District. The only permanent element to be installed at the site is a poured concrete pad, approximately four inches thick and four to five feet in diameter, located near the northeast corner of the property. The applicant seeks the ARB's approval to use this site as an installation location for the temporary display of public outdoor sculpture, to be selected by jury annually. The Board's responsibility does not extend to evaluating the artistic merit of the potential artwork.

The City Council approved the Fredericksburg Arts Commission's Public Art Policy in September 2013, including the responsibility of facilitating public art in public buildings and spaces. In addition, the policy specifies that public art should be located "where residents and visitors commonly congregate or travel, to achieve high visibility." This location adjacent to the train station is highly visible to commuters and visitors, and the presence of public art will enliven a vacant site that currently does not contribute to the significance of the Historic District. The use of this site for the display of outdoor sculpture will not have an adverse impact on the historic character of the District and approval of the request is recommended.

APPROVAL CRITERIA

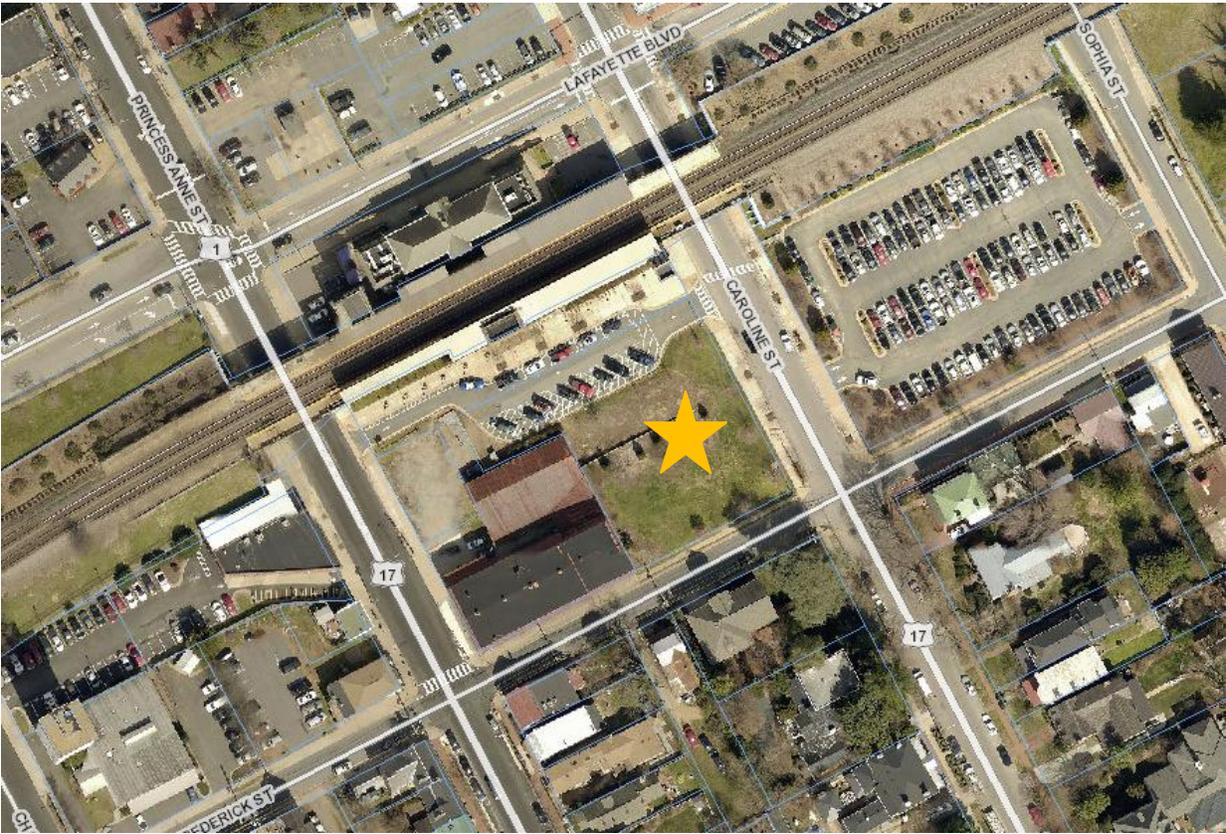
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Attachments:

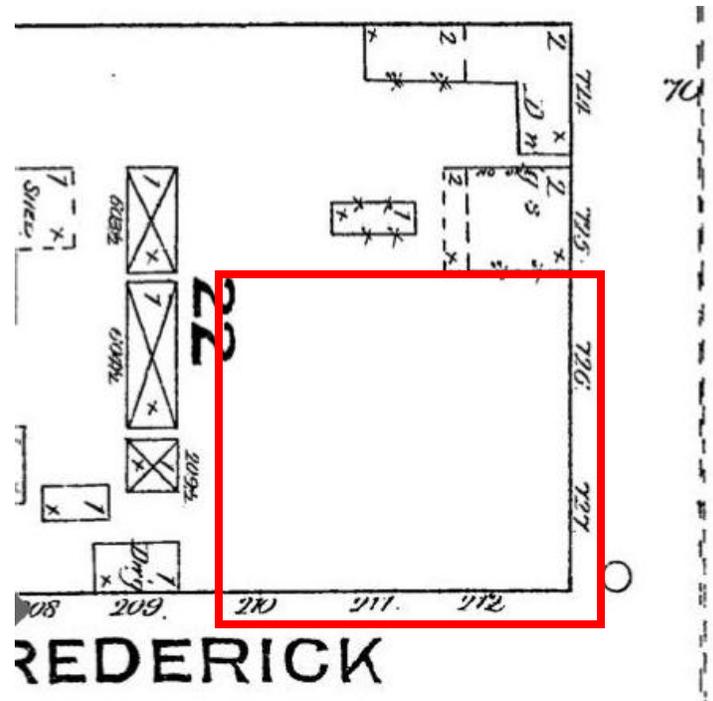
1. Aerial and front elevation photographs
2. Sanborn Fire Insurance Maps, c.1886 and c.1896
3. Sanborn Fire Insurance Maps, c.1907 and c.1947
4. Aerial photograph, c.1963
5. Project description
6. Detailed location map



AERIAL

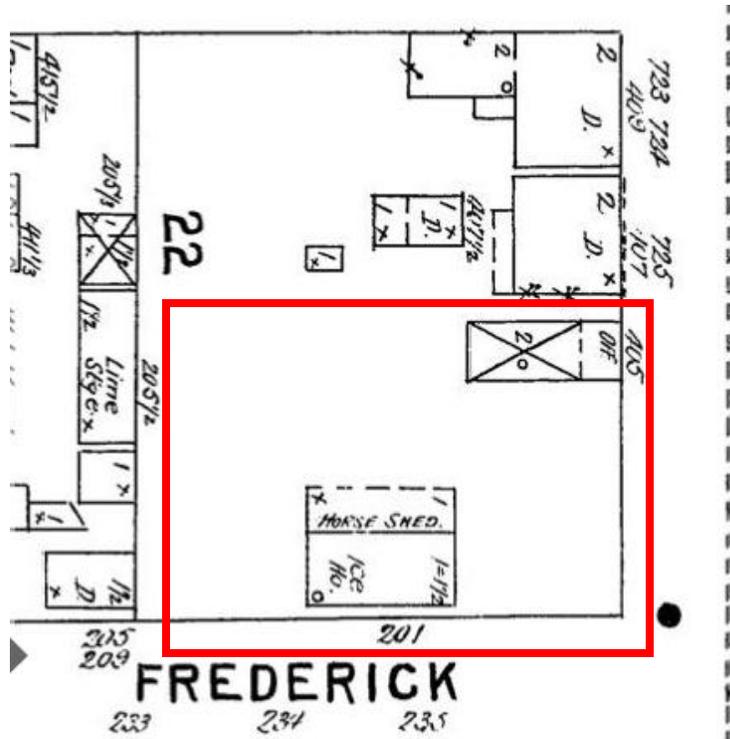


View looking northwest from the intersection of Frederick and Caroline Streets

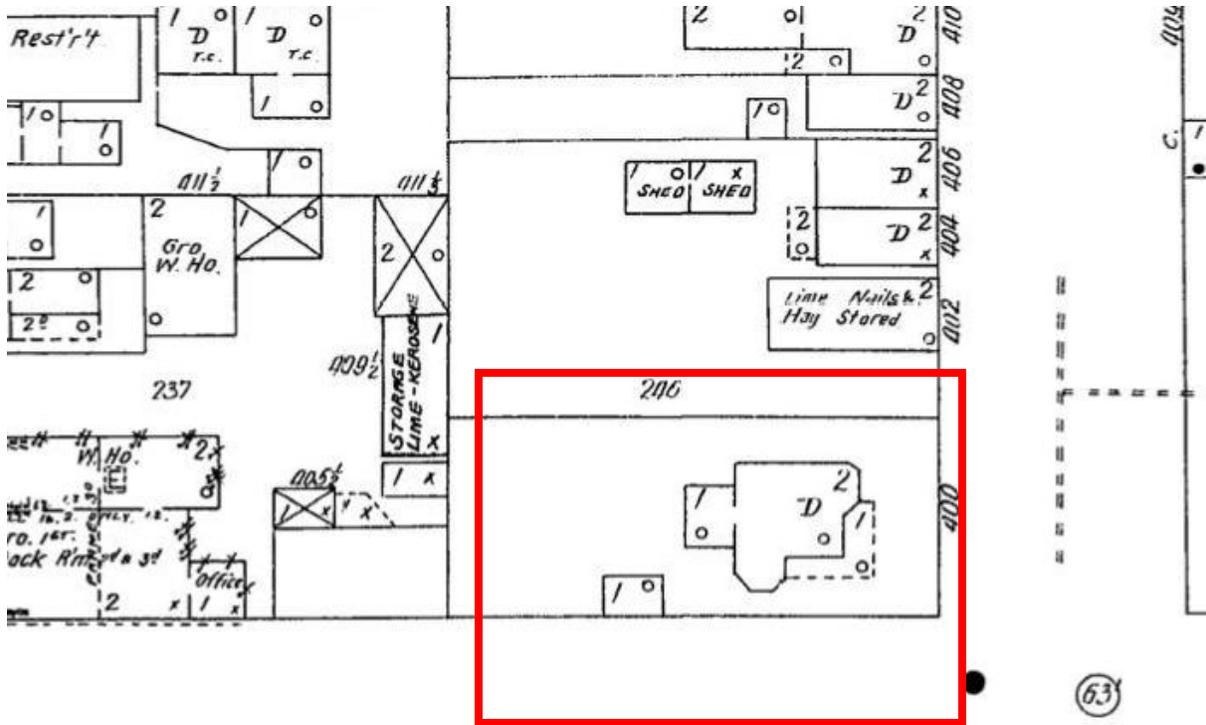


Sanborn Fire Insurance Map, c.1886

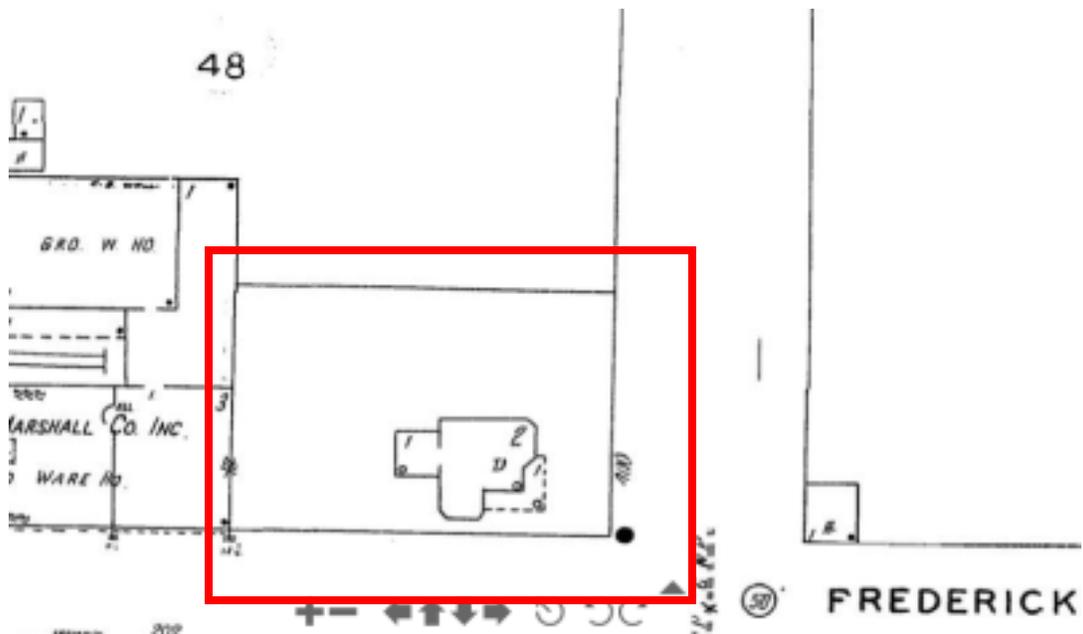
No structures present on site



Sanborn Fire Insurance Map, c.1896



Sanborn Fire Insurance Map, c.1907
Earliest map showing the structure at 400 Caroline Street



Sanborn Fire Insurance Map, c.1947



Aerial photograph, c.1963
Structure appears to have been demolished by the time of this photograph.
Project site boxed in red.



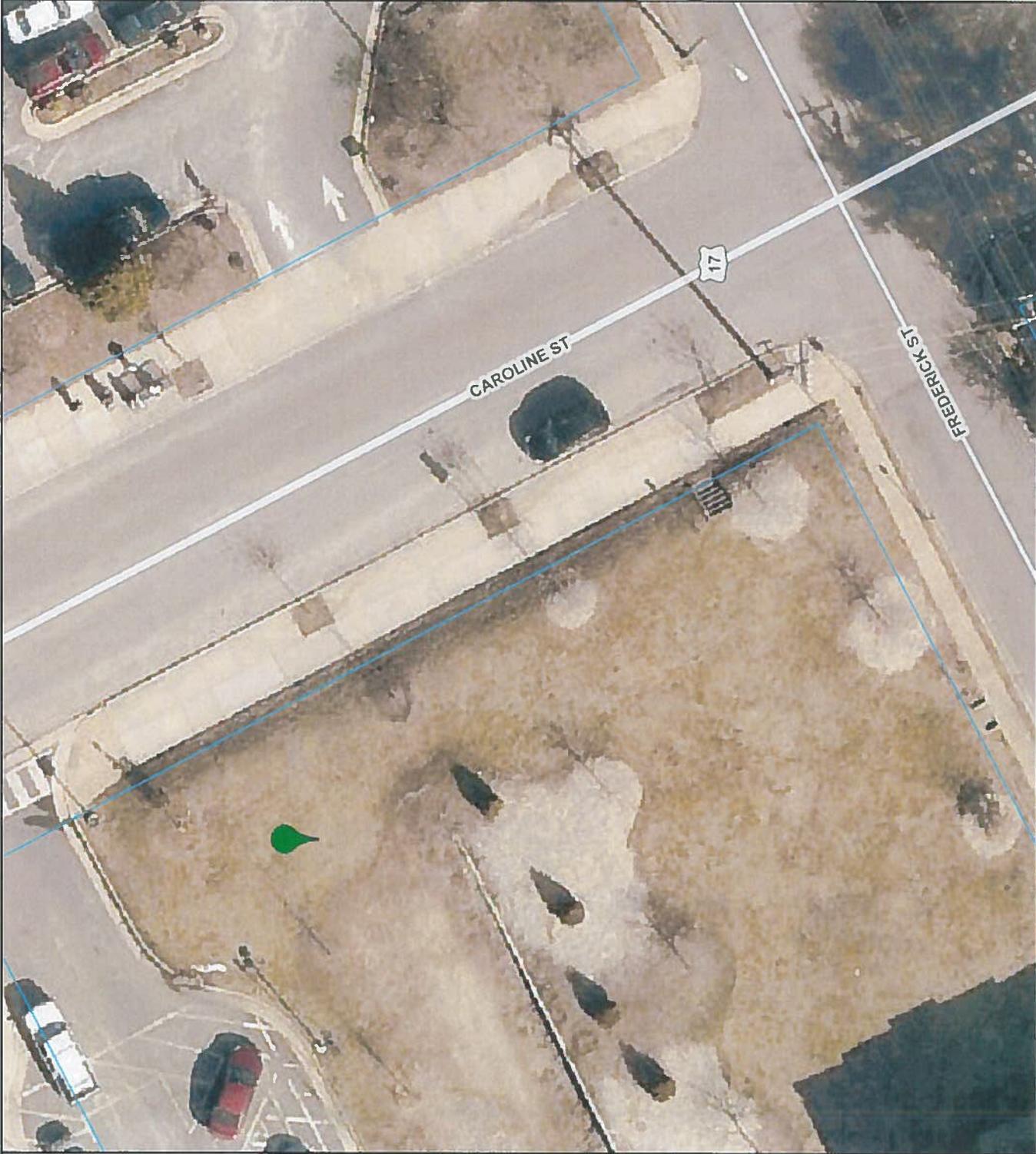
The Fredericksburg Arts Commission (under the leadership of City resident Preston Thayer) has been working on a Public Sculpture project for a little over a year. They have secured funding support from the Economic Development Authority, collaborated with the staffer at the Charlottesville *Art in Place* Program for lessons learned and best practices, worked with City Staff to identify potential site locations, and put out a nation-wide call for artists/submissions. They are currently attempting to notify, and seek approval where necessary, from a variety of City Boards and Departments in reference to their preferred site locations.

One of the four preferred sites for this year's installations is within the City's Historic District in the small pocket park at the corners of Frederick and Caroline Streets. Attached is an aerial photograph of the site, with the approximate location of the temporary sculpture installation noted by the pin. The sculpture will be mounted to a non-permanent (pre-cast) concrete pad.

Mr. Thayer and the Arts Commission are wrapping up the selection process now. The Arts Commission's Public Art Committee solicited entries through websites targeting international sculptors. 30 works by 15 artists were submitted. A jury was formed, consisting of a local artist, a local gallerist, and a local sculpture professor, along with a representative of Parks and Recreation and three members of the Arts Commission. This group met and selected their top 10 works, and ranked them. The artists of the four highest-scoring works will be invited to install their works at four sites in the City, including the one at Frederick and Caroline Streets. The plan is for the artworks will be installed in October of 2016 and be removed in September of 2017.

Legend

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



Title:

Date: 5/12/2016

Feet



0 5 10 15 20

1:300 / 1"=25 Feet

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



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: August 8, 2016
SUBJECT: Certificate of Appropriateness for exterior alteration and construction of an accessory structure at 401 Charles Street

ISSUE

Hamilton Palmer requests a Certificate of Appropriateness to construct an entrance into the basement of the Purina Tower and construct a 16 by 20 foot garage at the northeast corner of the site.

RECOMMENDATION

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

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Exterior Architectural Elements – Entrances (pg. 94)

Maintenance and Repair

1. Keep painted surfaces well painted and joints adequately sealed to prevent water infiltration and damage.
2. Avoid removing historic material from entrances. In addition, do not add materials that create a different historic appearance.
3. Avoid removing an entrance in the event a building is reoriented to accommodate a new use. In addition, do not add a new entrance to a primary elevation where it did not have one before.

Storefronts (pg. 93)

Construction Guidelines

3. Doors should be included in all storefronts to reinforce street-level vitality. Similarly, street level facades should provide visual interest rather than having blank walls.

Site Planning – Parking (pg. 73)

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

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

BACKGROUND

The structure at 401 Charles Street was originally constructed c.1919 as a steel-framed, wood-clad warehouse building for the Young-Sweetser Grain Company. In 1920, the concrete grain elevator tower was added and around the same time, an expansion doubled the size of the warehouse. The monitor roof, or clerestory, projecting from the warehouse roof was added by 1927. The warehouse portion of the building is a one-and-one-half story block sheathed in corrugated metal and parged on the west side elevation. A one-story wood porch spans the front elevation. The tower is constructed of reinforced concrete and features a distinctive painted checkerboard pattern. The warehouse building retains its form and massing, though much of the historic fabric has been replaced. The tower has not been significantly altered, except for the removal of exterior ventilation components and the shed roof over the loading dock. The building is considered contributing to the significance of the Historic District.

The applicant proposes to alter the tower by creating a new entrance into the basement. Currently, the basement of the tower is only accessible by a ladder through a 2 foot by 2 foot trap door. In order to make use of the space, the applicant proposes to excavate at the Charles Street side of the tower to create a five foot wide exterior stair down to the basement floor level. The existing window centered at the base of the tower and the concrete below grade will be removed and a hollow steel door will be installed in place. A poured-in-place concrete knee wall will surround the excavated stair at street level, extending five feet out from the wall and running 18.5 feet to the south to align with the southwest corner of the tower. The top of the knee wall will align with the bottom edge of the projecting concrete band near the base of the tower. A two-inch tubular steel handrail will be mounted to the top of the knee wall along its entire length.

The National Park Service's *Preservation Brief 32: Making Historic Properties Accessible* is primarily focused on creating ADA accessibility, but offers some guidelines for creating new entrances in historic buildings. In general, accessibility modifications should be in scale with the historic property, visually compatible, and, whenever possible, reversible. The guidelines identify secondary windows as features that can feasibly be converted to new entrances. While excavation is necessary to construct an entrance to the basement, alteration to the structure itself will be minimal as an existing opening will be converted and removal of concrete will only occur below grade. The concrete knee wall will obscure this work, but will be constructed below the decorative concrete band. Important historic viewsheds that include this property will not be altered. The use of steel and concrete for the stairs, door, wall, and rail is sympathetic to the existing structure. **The proposed alteration will not have an adverse impact on the historic significance of the structure and approval of the request is recommended.**

The applicant is also proposing to construct a 16 by 20 foot garage at the rear northeast corner of the site. The garage will be clad in red corrugated metal to match the existing cladding on the primary structure. The corrugated metal roofing will also match the roofing on the primary structure. Access to the garage will be provided through a seven by ten foot Galvalume roll-up garage door and a single glazed clad wood entry door that matches the office patio door on the primary structure. Both doors will be located on

the west elevation of the garage. Two eight-over-eight casement windows will be located on the south side elevation. The applicant has proposed to use steel or clad wood windows, but prefers steel. Both wood and steel windows are used on the primary structure and either option would be compatible with the site. No openings will be located on the east or north elevations because of the structure's proximity to the property lines. Triangular steel brackets will support the overhanging roof eaves at the gable ends.

New accessory structures should be designed to complement the scale, setback, roof form, design, and materials of the primary building and other secondary structures. Accessory structures are typically sited to the side or rear of a property. The proposed materials are sympathetic to the primary structure, but the location and design clearly define the garage as a secondary structure. **The proposed structure is compatible with the character of the site and district and will not have an adverse impact on its historic significance. Approval of the request as submitted is recommended.**

APPROVAL CRITERIA

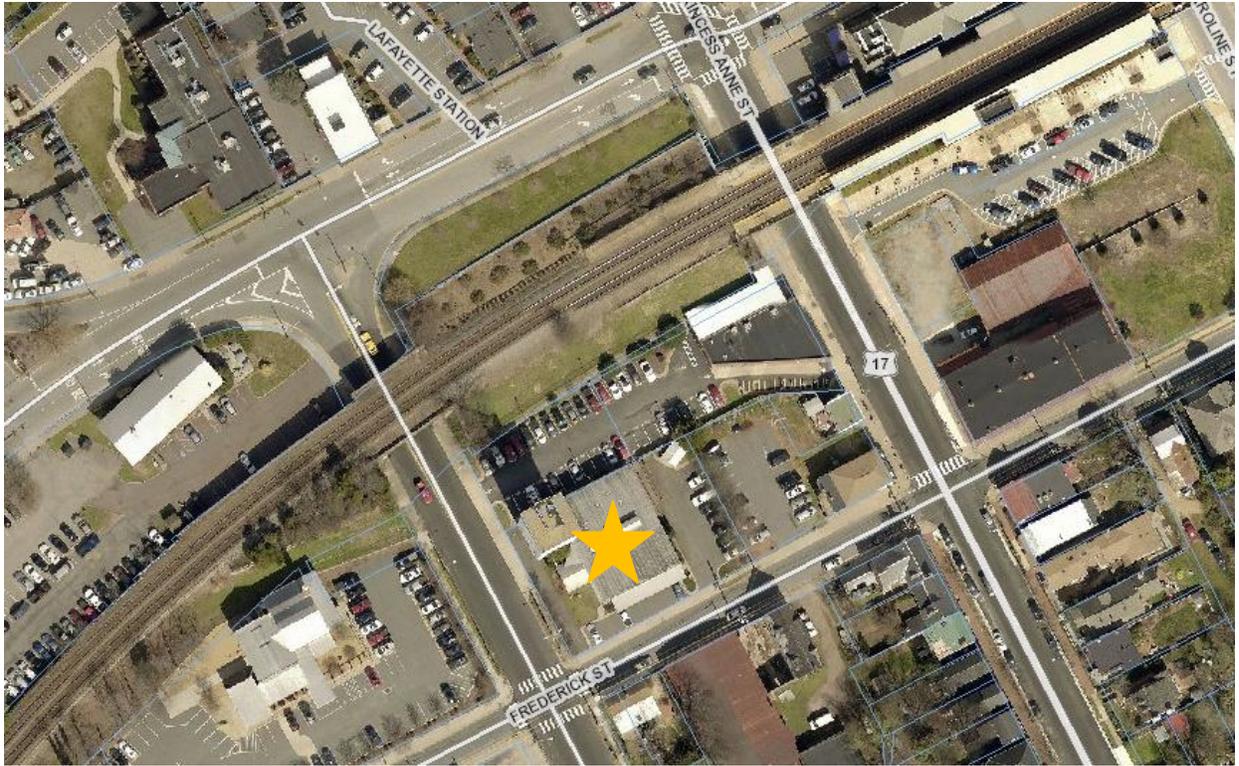
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

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:

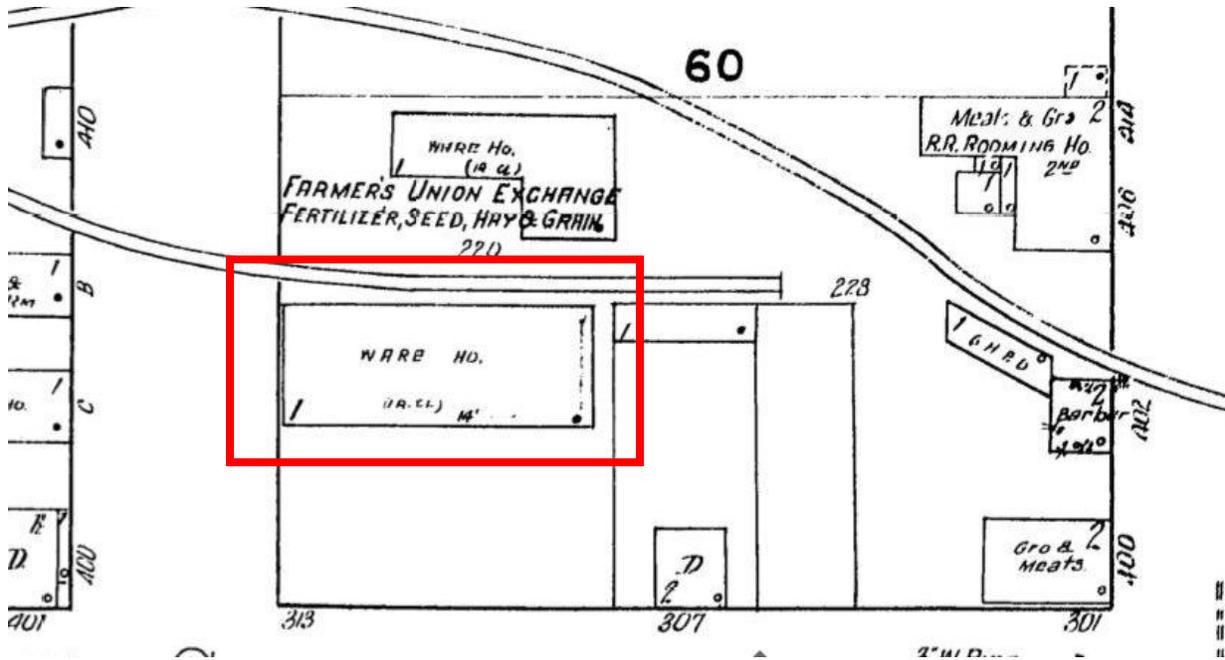
1. Aerial and front elevation photographs
2. Sanborn Fire Insurance Maps, c.1919 and c.1927
3. Excerpt from *The Daily Star*, May 2, 1922
4. West elevation, showing proposed basement entrance location
5. Photograph, proposed garage entry door
6. Photograph, proposed roofing material
7. Photograph, proposed eave brackets
8. Site Plan
9. Drawing, Basement Entrance
10. Drawing, Garage
11. Specifications, proposed roll-up garage door



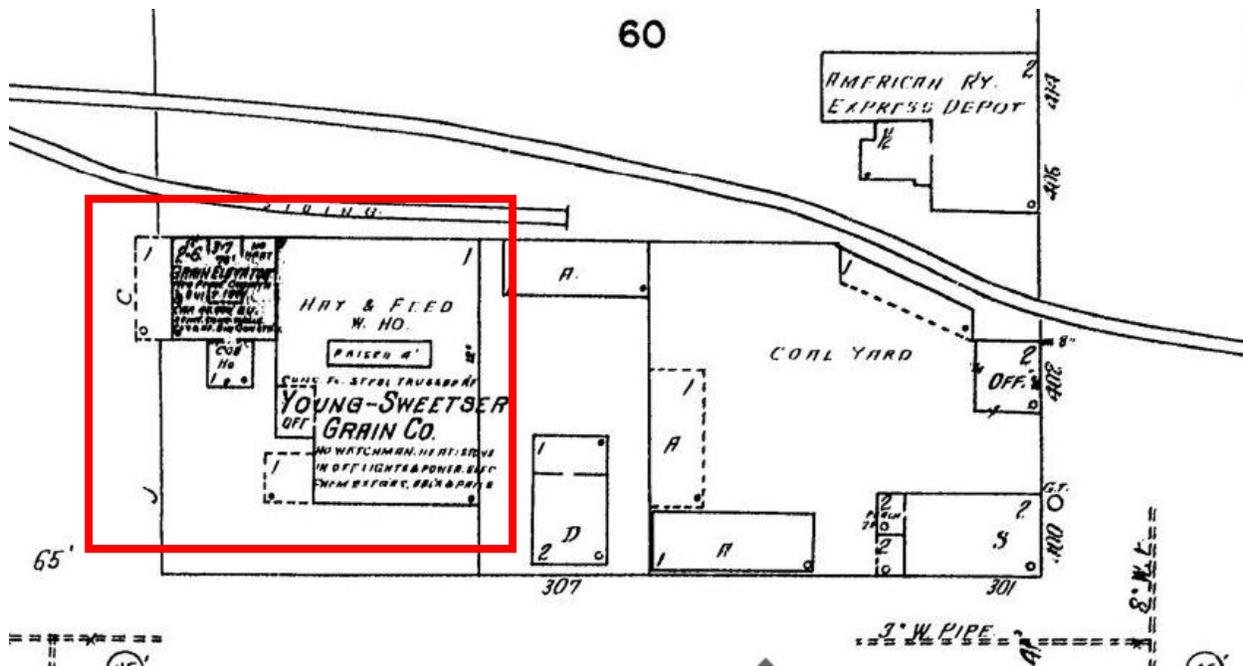
AERIAL



SOUTH (FRONT) ELEVATION



Sanborn Fire Insurance Map, c.1919
Young-Sweetser Grain Co. warehouse as constructed in 1919



Sanborn Fire Insurance Map, c.1927
Young-Sweetser Grain Co. after expansion and addition of the grain elevator tower

...ing phrase of the late President Garfield: "Life's work well done; life's race well run."

MODERN GRAIN ELEVATOR OF YOUNG-SWEETSER CO.

Nothing so volubly typifies progress as to view the big concrete grain elevator of the Young-Sweetser Co. here and compare it with conditions in olden times for handling and keeping the grain crops.

The giant Young-Sweetser fire-proof elevator was erected in 1920 and is one of the most modern in this

trucks, 1 to 5
gas, oil, etc.

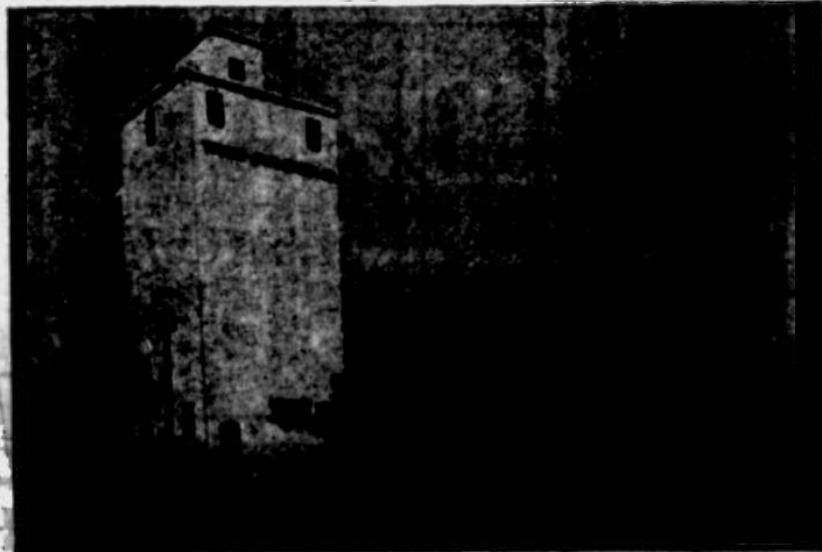
Di

On E

Etc.

Young-Sweetser Co.

Grain Elevator Capacity 25,000 Bushels



Distributors of Hay, Grain and Feeds

Members National Hay and Grain Association

EDGAR M. YOUNG

H. K. SWEETSER



West Elevation

Location of proposed
basement entrance



Door style and siding material proposed for the garage



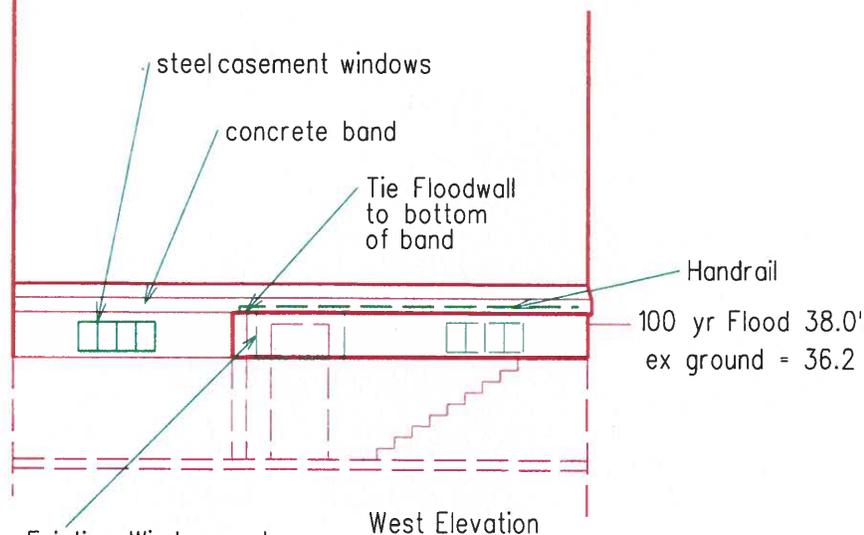
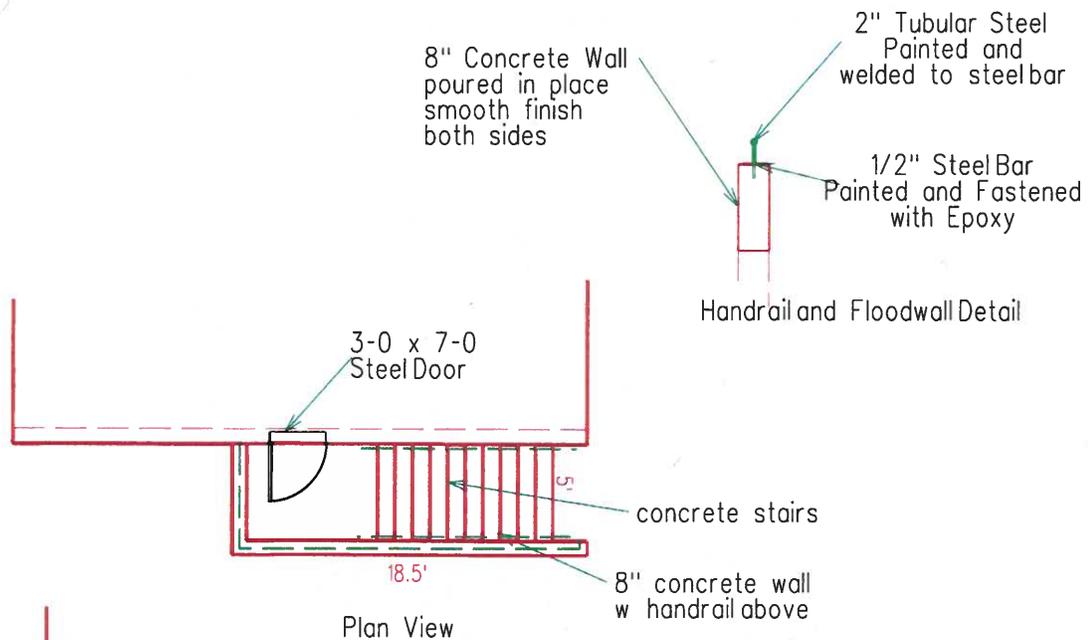
Proposed roofing material to match that on the existing structure.



Triangular steel brackets to be used at the eaves of the garage



Eave brackets on the primary structure



Remove Existing Window and cut Existing Concrete Wall and install new hollow metal door.

BASEMENT ENTRANCE
401 Charles Street

CITY OF FREDERICKSBURG, VIRGINIA

HGP, INC.

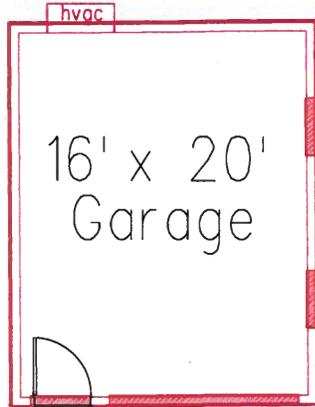


PURINA TOWER SUITE 100 - 401 CHARLES STREET; FREDERICKSBURG, VIRGINIA 22401
 PH (540)371-5171 Email:HPALMER@HGP.BIZ

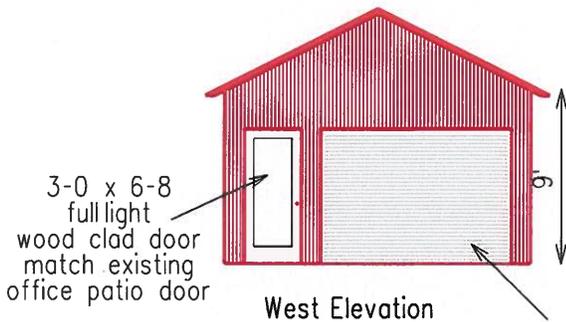
LAND SURVEYING -- CONSULTING -- PLANNING -- SUBDIVISIONS -- BOUNDARIES - TOPOGRAPHY - BASE MAPPING - GEODETIC CONTROL

DATE: 7/04/16

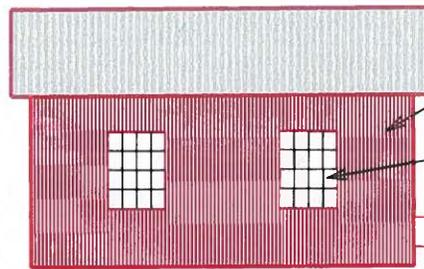
SCALE: 1"=10'



Plan View

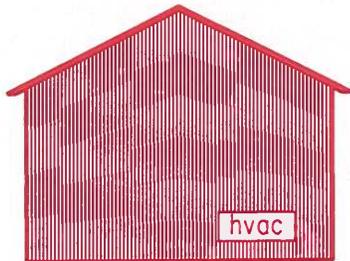


West Elevation

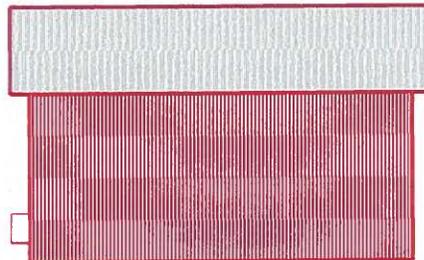


South Elevation

7x10 Galvalume
Roll-Up Garage Door
Model 750



East Elevation



North Elevation

16' X 20' GARAGE

401 Charles Street

CITY OF FREDERICKSBURG, VIRGINIA

HGP, INC.

©

PURINA TOWER SUITE 100 - 401 CHARLES STREET; FREDERICKSBURG, VIRGINIA 22401
PH (540)371-5171 Email:HPALMER@HGP.BIZ

LAND SURVEYING -- CONSULTING -- PLANNING -- SUBDIVISIONS -- BOUNDARIES - TOPOGRAPHY - BASE MAPPING - GEODETIC CONTROL

DATE: 7/04/16

SCALE: 1"=10'



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Questions? We are here to help! Chat with u
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Roll Up Doors Direct - Model 750

Door Size: 8' 0" x 7' 0"

Regular Price: \$581.00

Sale Price: \$430.00

Configure Your Roll Up Door

Select Color: Galvalume



What material are you mounting to? **Masonry**

Steel **Masonry**

Lock Latch Position: Internal Lock

Inside Door Latch Outside Door Latch Ext. Cylinder Lock

Electric Operator: No Motor

Insulation: Yes

Top Draft Seal: Included with insulation

Side Brush Draft Seal: 14 ft

Hood: None

Hood Color: Galvanized

Your Online Order Details



Note: For illustrative purposes only. Actual door may vary slightly due to size/configuration.

Estimated Door Price*

\$ 722.00

Door Information

Model: 750	
Size: 8' 0" x 7' 0"	430
Color: Galvalume	0
Frame: Masonry	0
Lock: Internal	0
Operator: No motor	0
Insulation: Yes	1
Top Draft: Included with insulation	0
Side Draft: 14 ft	96
Hood: None	0
Hood Color: Galvanized	0

Subtotal: \$ 722.00

Add to Shopping Cart

Configure new Door

Sign up for Promotions Enter your email..

HGP, Inc.
Purina Tower, Suite 100
401 Charles Street
Fredericksburg, VA 22401
540-371-5171 373-4150 (fax)
email: hpalmer@hgp.biz

July 11, 2016

Ms. Kate Schwartz,
Historic Resources Planner
City of Fredericksburg
715 Princess Anne Street, Room 215
Fredericksburg, Virginia 22401

Dear Ms. Schwartz,

Attached is an application for a Certificate of Appropriateness together with 10 copies each of the proposed garage, basement entrance, site plan and how they relate to the existing site. I will email a full size copy of the site plan for your records and in accordance with submittal requirements.

There currently is only a 2' x 2' trap door to the basement in the tower. I would like to be able to utilize the space which would require an entrance. There is an existing window at grade on the Charles Street side that can be removed and the concrete cut down to the basement floor for a door. I would need a landing plus stairs up to the ground level. The design allows for installation of a temporary steel flood panel at the end of the stairs similar to what we currently do with our windows of existing basement as a measure of floodproofing and as required for a much reduced rate for flood insurance.

I would be happy to provide a site visit for members of the ARB to view the basement and get a better idea of the resource that is currently not being utilized and to help understand why I would like to access same.

Please call or email if you have any questions or need additional information.

Thank you for your help,


Hamilton Palmer



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: August 8, 2016
SUBJECT: Certificate of Appropriateness for demolition and new construction at 100 Hanover Street
 1st review for demolition and site planning, scale, and massing

ISSUE

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 four-story masonry building. The building footprint will be 105 feet along Hanover Street and 155 feet along Sophia Street, with ground level parking.

RECOMMENDATION

Approval of the demolition of 106-108 Hanover Street and 718 Sophia Street contingent upon approval of the proposed new construction.

Approval of the site planning, scale, and massing for new construction at 100 Hanover Street with architectural details to be considered at a second public hearing.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

City Code § 72-23.1 D(3)

Demolition, Removal or Relocation

1. No historic landmark, building or structure within the HFD shall be razed, demolished, or moved until the razing, demolition or moving thereof is approved by the ARB. In determining the appropriateness of any application for the razing, demolition, or moving of a building or structure, the ARB shall consider the following criteria:
 - (1) The architectural significance of the building or structure.
 - (2) The historical significance of the building or structure.
 - (3) Whether a building or structure is linked, historically or architecturally, to other buildings or structures, so that their concentration or continuity possesses greater significance than the particular building or structure individually.
 - (4) The significance of the building or structure or its proposed replacement in furthering the Comprehensive Plan's goals.
 - (5) The condition and structural integrity of the building or structure, as indicated by documentation prepared by a qualified professional or licensed contractor, or other information, provided to the board for examination. The City Manager may obtain an

assessment from a qualified professional or licensed contractor to assist the ARB or City Council in rendering a decision.

- (6) Effect on surrounding properties.
- (7) Inordinate hardship. This inquiry is concerned primarily with the relationship between the cost of repairing a building or structure and its reasonable value after repair. An inordinate hardship is an instance when preservation will deprive the owner of reasonable economic use of the property.

City Code § 72-23.1 D(1)

New construction. No building or structure shall be erected or reconstructed within the HFD, unless approved by the ARB as being architecturally compatible with the historic landmarks, buildings, structures and areas located therein. The ARB shall, in making its decisions, consider the characteristics of a proposed building or structure as they affect and relate to the district, including the following elements:

- (a) Site planning (continuity of street edge, spacing between buildings, fences and walls, parking);
- (b) Building scale (size, height, facade proportions);
- (c) Building massing (form, roof shape, orientation);
- (d) Roof (shape, pitch, overhang, dormers, skylights, chimneys);
- (e) Windows (type, shape and proportion, rhythm and balance, blinds/shutters);
- (f) Doorways (placement and orientation, type);
- (g) Storefronts (materials, architectural details);
- (h) Exterior architectural elements (entrances, porches and steps, cornices);
- (i) Materials (wall surfaces, foundation, roof); and
- (j) Miscellaneous details (trim, gutters and leaders, louvers/vents, lighting, public utilities).

Historic District Handbook

Site Planning (pg. 69)

1. New buildings should be sited to reinforce the traditional street edge.
2. Corner buildings in the downtown commercial district should avoid deep setbacks or open corners that disrupt street edge continuity.

Building Scale (pg. 74)

1. Although the zoning ordinance defines height limitations within the various parts of the city, building height at the street front should be compatible with the prevailing height of the entire block.
2. New buildings that must be taller than the prevailing height should be stepped back so the additional height is not visible from the street.
3. The primary façade of a new commercial building should be modulated with bays to reflect the prevailing width of the adjoining historic buildings.
4. Architectural features—such as porches, entrances, storefronts, and other decorative elements—should be used to reinforce the human scale of the Historic District.

Building Massing (pg. 75)

1. Building form should relate to the existing streetscape. If most of the building forms are simple, then the form of a new building should respect that characteristic.

4. New commercial and professional buildings should respect the orientation of similar buildings in the Historic District.

BACKGROUND

The site known as 100 Hanover Street is located at the southwest corner of the intersection of Hanover and Sophia Streets. Three historic structures currently exist on the site. Two of the structures are attached, 106 and 108 Hanover Street, and one additional structure is located at 718 Sophia Street. In 2013, the project was considered by the ARB and approved with a different architectural design. Concurrently, City Council approved a Special Use Permit and Special Exceptions to exceed the 50 foot height limit by six feet, increase the residential density, and modify the required commercial component due to the property's location in the floodplain. These approvals remain valid; however, the Certificate of Appropriateness has expired.

A request to renew the Certificate of Appropriateness was considered by the ARB during the March 4, 2016 hearing. Due to concerns about the overall scale, massing, and architectural compatibility with the historic character of the District, the architectural design of the project has been modified during the course of review and discussion over the last several months. As defined in §6.C of the Board's Rules of Procedure, the ARB may engage in a two-step review of complex or large-scale projects, holding one public hearing to evaluate the site planning, scale, and massing, and a second hearing to consider the final proposed project in its entirety. Currently under consideration is this first review of site planning, scale, and massing.

Demolition of 106-108 Hanover Street and 718 Sophia Street

The Board should first evaluate demolition of the existing structures as a component of the site planning. The commercial structures at 106 and 108 Hanover Street are attached, one-story, flat-roofed buildings of concrete block construction. The structure to the west, at 108 Hanover, features a brick façade, while 106 features a concrete block façade. Both buildings have stepped parapets over large display windows, exhibiting elements of the Art Deco style. Building permit records show that 108 Hanover was constructed c.1952 as a plumbing shop, and 106 Hanover was constructed c.1953 as a dry cleaning shop. Previous reports have listed a construction date of c.1930 for these structures; however, Sanborn Fire Insurance Maps show that the site was previously occupied by a row of three simple two-story tenement dwellings.

The building at 718 Sophia Street is a wood-framed warehouse-type structure clad in corrugated metal with a front-gabled metal roof. The structure is two stories in height, with a double vertical board wood entry door placed off-center on the east-facing front elevation. Fixed windows are located on the first floor, with double-hung six-over-six windows on the second floor. Constructed as a tin and plumbing workshop, the building first appears on the c.1927 Sanborn Fire Insurance Map. The City's 2006 architectural survey notes that all three buildings have limited architectural and historical significance, but do reflect the patterns of development of the interwar and post-war periods in the historically semi-industrial and commercial waterfront neighborhood along Sophia Street and the intersecting blocks to the west. All three are recommended as contributing structures to the character of the District.

The architectural significance of the buildings.	Not individually significant; commercial properties exhibit distilled elements of postwar Deco architecture. Warehouse is reflective of early 20 th -century industrial structures.
The historical significance of the buildings.	Limited; reflective of patterns of development in the interwar and postwar periods.
Whether a building or structure is linked, historically or architecturally, to other buildings or structures, so that their concentration or continuity possesses greater significance than the particular building or structure individually.	These vernacular structures are simple and utilitarian, reflecting architectural trends of the interwar and postwar periods as well as patterns of development in the semi-industrial/commercial waterfront neighborhood along Sophia Street.
The significance of the building or structure or its proposed replacement in furthering the Comprehensive Plan's goals.	The site as a whole possesses limited historic integrity and is not an intact block. The potential for interpretation is low. In addition, the Comprehensive Plan calls for development of an open riverfront park on the east side of Sophia Street and increased density and redevelopment on the west side of Sophia Street. The existing structures have limited potential for adaptive reuse.
The condition and structural integrity of the building or structure.	106 and 108 Hanover appear to be in reasonably good condition. 718 Sophia Street appears to be in fair condition. A structural assessment has not been conducted.
Effect on surrounding properties.	Removal of these structures is intended to accommodate new construction that furthers the goals of the Comprehensive Plan and allows for increased use and revitalization of the Sophia Street corridor.
Inordinate hardship.	Unknown.

Due to the limited architectural and historical significance of the structures at 106 and 108 Hanover and 718 Sophia Street, and the alignment of the proposed replacement with the goals of the City's adopted Comprehensive Plan, it is recommended that the Board approve the demolition contingent upon approval of the proposed new structure. The context represented by these structures is clearly demonstrated by other properties within the District, and their removal will not have an adverse impact on the historic significance of the District as a whole. However, documentation of the structures before their removal is recommended.

New Construction at 100 Hanover Street

The applicant proposes to construct a new four-story mixed-use masonry building at the southwest corner of the intersection of Sophia and Hanover Streets. The ground floor will include all required parking as well commercial space along Hanover Street. The three upper floors will include 17 condominiums. This first review includes consideration of the site planning, scale, and massing of the proposed infill.

- **Site Planning**

The building footprint will be 105 feet along Hanover Street and 155 feet along Sophia Street, with a 20-foot wide alley at the rear west side of the property. The building will be sited at the sidewalk on Hanover and Sophia Streets, with no setback, as is typical for historic structures throughout the Historic District. The *Historic District Handbook* specifies that new buildings should be sited to reinforce the traditional street edge; and that corner buildings in the downtown commercial district should avoid deep setbacks or open corners that disrupt street edge continuity. Parking should also be situated to allow for reinforcement of the existing street edge. The proposed construction meets this standard and accommodates floodplain restrictions by locating the parking within the building's footprint.

Additionally, the Special Use Permit granted by City Council carries with it the condition that the landowner conduct 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 structure.

- **Building Scale and Massing**

The proposed structure is four stories in height, with the flat roof 44 feet 4 inches above grade. A parapet wall and railing extends above the flat roof at the perimeter of the building, and four belvederes—two at the rear corners of the structure above the west elevation and two inset from the edges of the roof—project an additional ten feet above the roof surface. This modulation in height, with the shortest portion of the building fronting on Sophia Street and the tallest at the rear, serves to accentuate the natural topography of the District sloping down to the east at the river. Visibility of the inset belvederes will be extremely limited from street level. The height of the structure along Sophia Street appears to vary less than ten percent from the height of the Shiloh Baptist Church located diagonally across the intersection, as is specified in the *Historic District Handbook*.

The Secretary of the Interior's Standards primarily provide guidance for the rehabilitation of historic buildings, but Standard 9 also specifies that new construction shall be differentiated from the historic buildings, but compatible with the massing, size, scale, and architectural features of the historic properties and environment. As physical records of time, place, and use, new structures should not create a false sense of history in the District. In accordance with this standard, this building is contemporary in style, but displays a number of features that meet the standards of compatibility. The Hanover Street, Sophia Street, and south side elevations are divided into multiple modulated bays ranging roughly from 10 to 30 feet in width. Average commercial storefronts and building widths in the Historic District are in a similar range, with adjacent properties on Hanover Street ranging from 16 to 44 feet in width. Each bay displays a primarily vertical character, and the use of inset and stepped balconies, as well as variations in the wall plane, help to mitigate the impact of the building's overall scale. These modulations in the surface help to create a high level of visual interest and reinforce the human scale of the District created by the surrounding historic structures.

The site planning, scale, and massing meet the standards and guidelines for the Historic District and approval is recommended. Architectural details, including windows, doors, storefronts, cornices,

wall surfaces, materials, and other elements will be considered at a second public hearing. Compatibility with the character of the District can be increased through these additional elements, and items that the Board and applicant may wish to address include:

- Clear delineation of the ground floor and storefronts through materials, coloration, and/or the addition of a cornice or other physical element
- Variations in the color and materiality of bays to provide clear differentiation and mitigate the impact of the building's scale
- Addition of a cornice or differentiation of the parapet wall to reflect the traditional divisions of height of historic commercial buildings in the District
- Details of window, door, railing, grating, etc. types, materials, and trims
- Ensure the ratio of wall surfaces and openings on elevations is balanced

Attachments:

1. Aerial and street view photographs showing property location
2. Front elevation photographs, 106-108 Hanover Street and 718 Sophia Street
3. Sanborn Fire Insurance Maps, c.1886 and c.1902
4. Sanborn Fire Insurance Maps, c.1927 and c.1947
5. Site planning diagram, showing typical setbacks
6. Massing study, showing typical divisions of bays/storefronts
7. Floor plans
8. Elevations



AERIAL



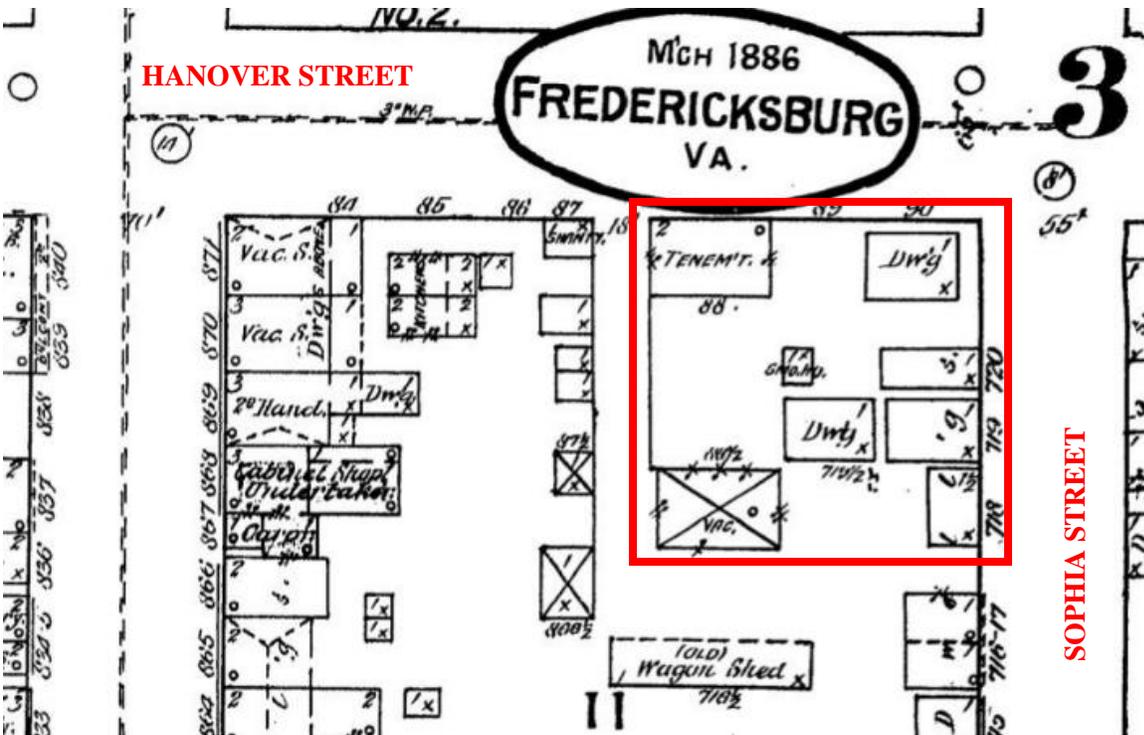
EXISTING SITE



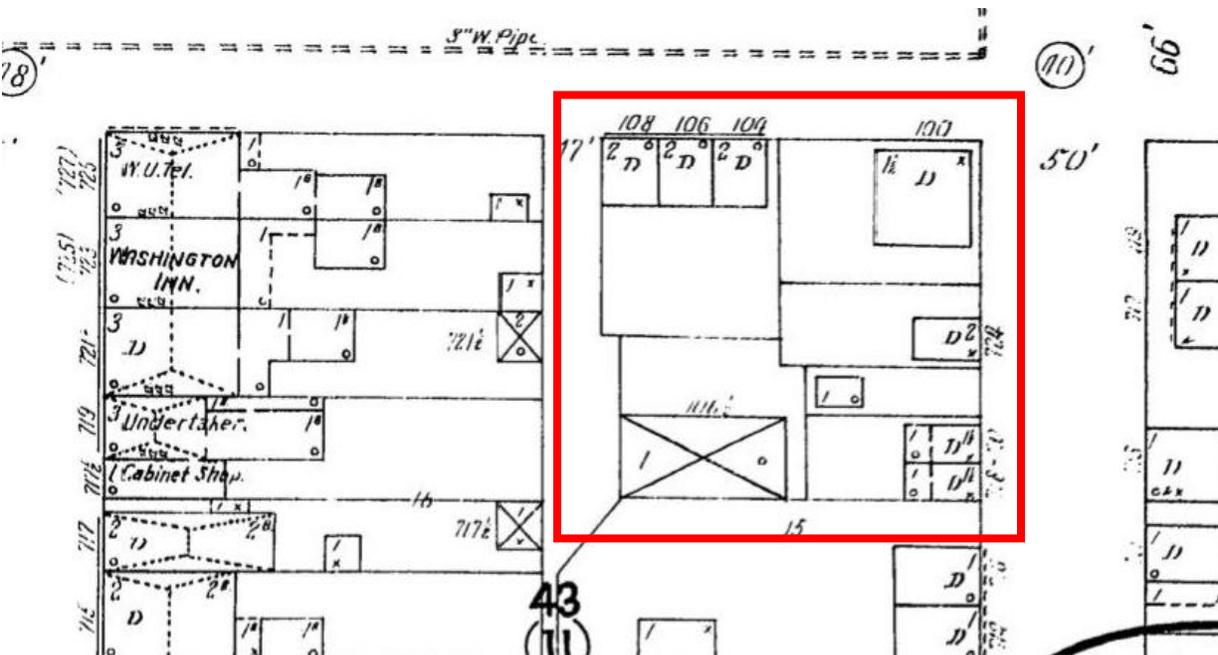
106-108 Hanover Street



718 Sophia Street

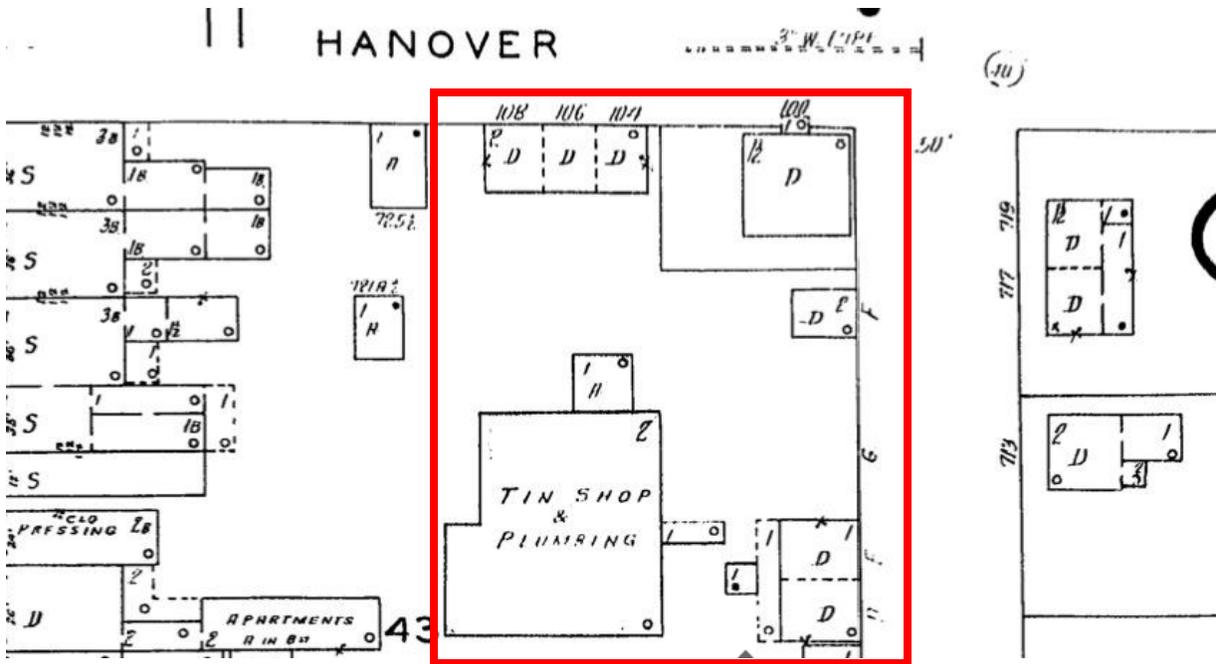


Sanborn Fire Insurance Map, c.1886



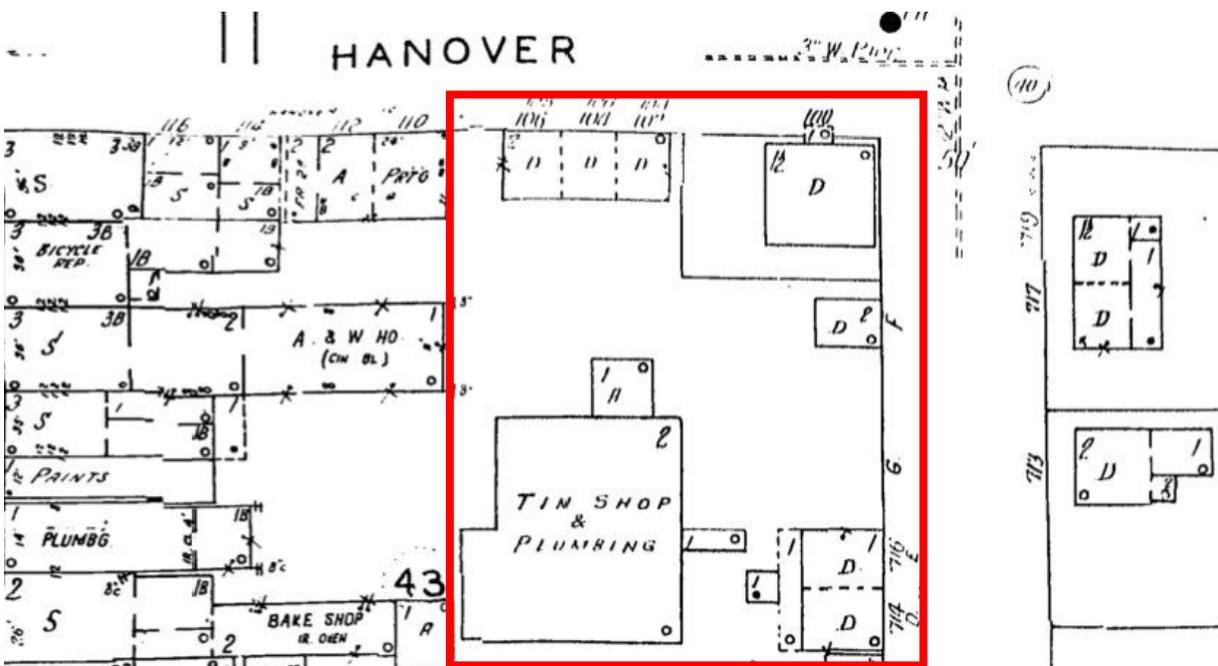
Sanborn Fire Insurance Map, c.1902

Note the three two-story dwellings at 104-108 Hanover Street, later demolished for construction of the existing commercial structures.

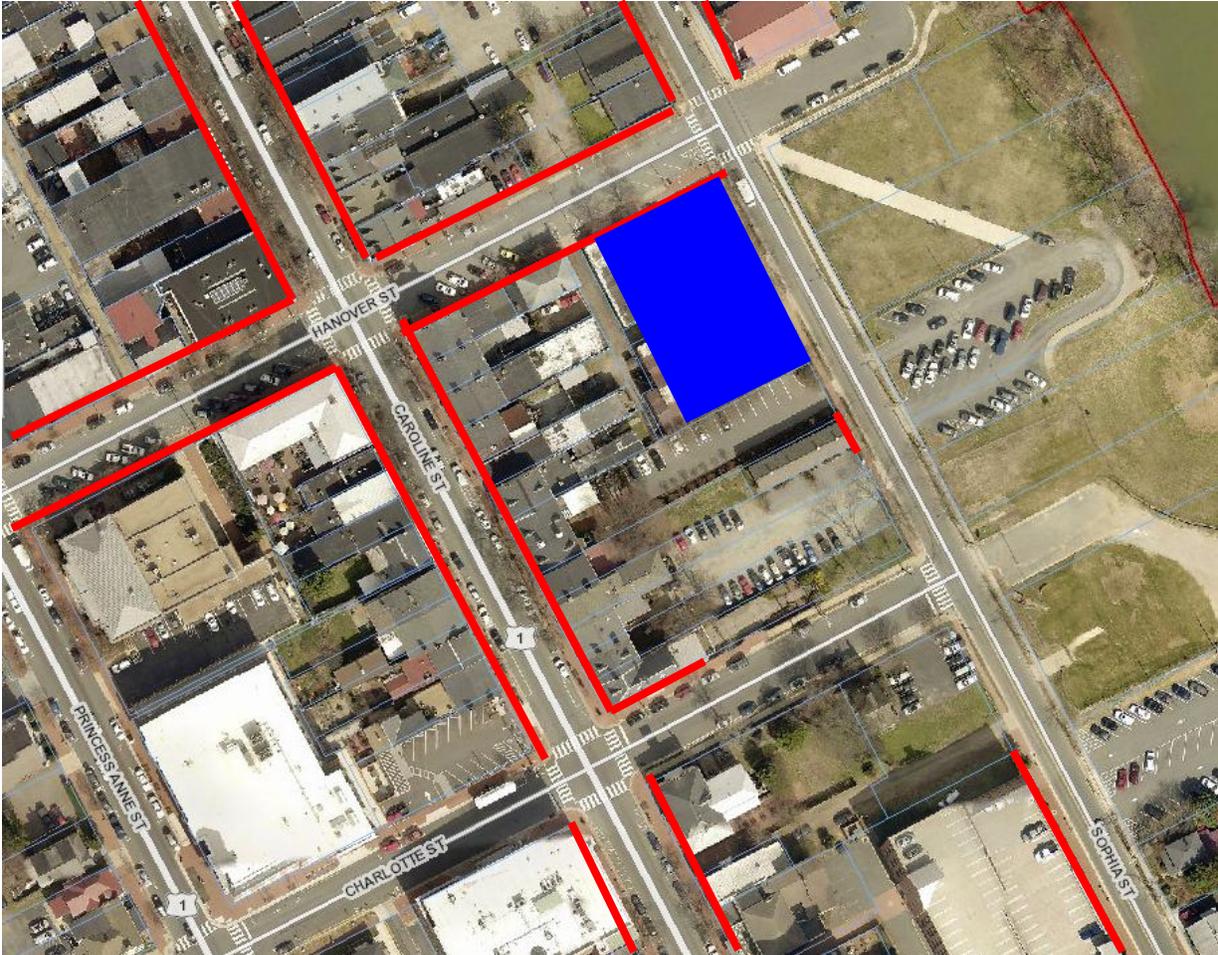


Sanborn Fire Insurance Map, c.1927

Note the addition of the “Tin Shop & Plumbing” warehouse at 718 Sophia Street.



Sanborn Fire Insurance Map, c.1947



Denotes surrounding buildings fronting on the street with no setback.
Buildings are typically sited to reinforce the street edge.
Proposed new structure shown in blue.



HANOVER STREET

Division of Bays at Hanover Street

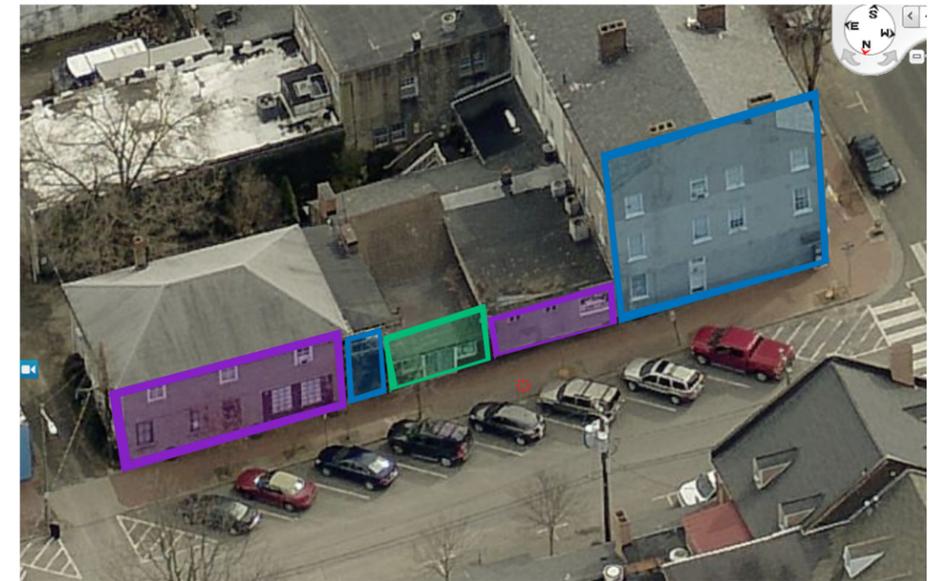


Division of storefronts, existing buildings on Caroline Street

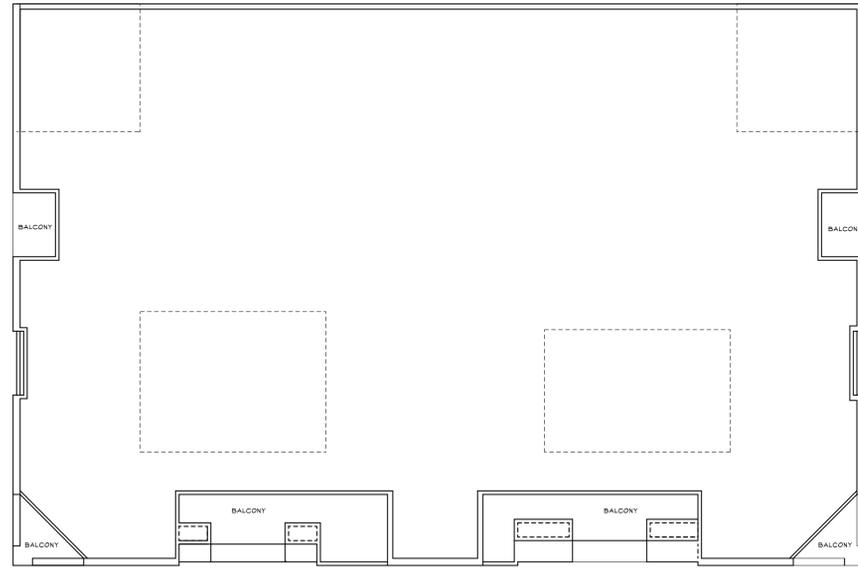


SOPHIA STREET

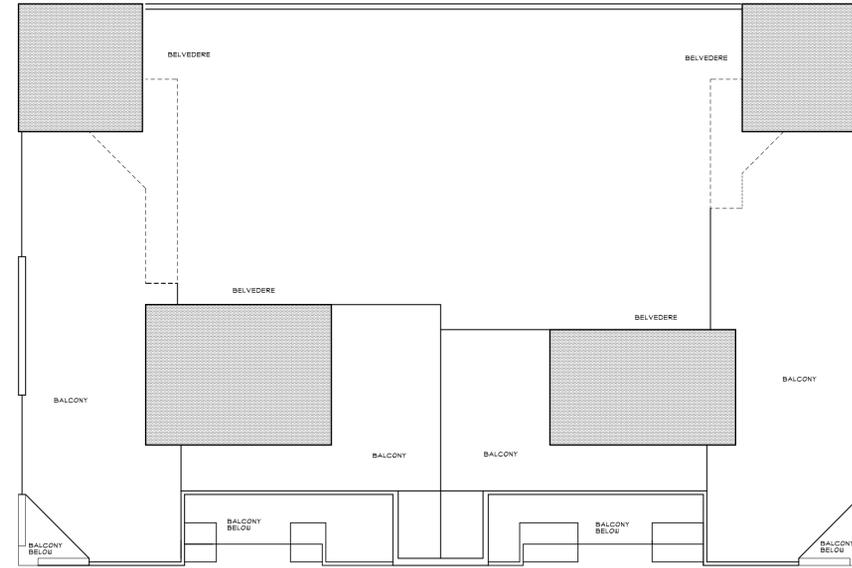
Division of bays at Sophia Street



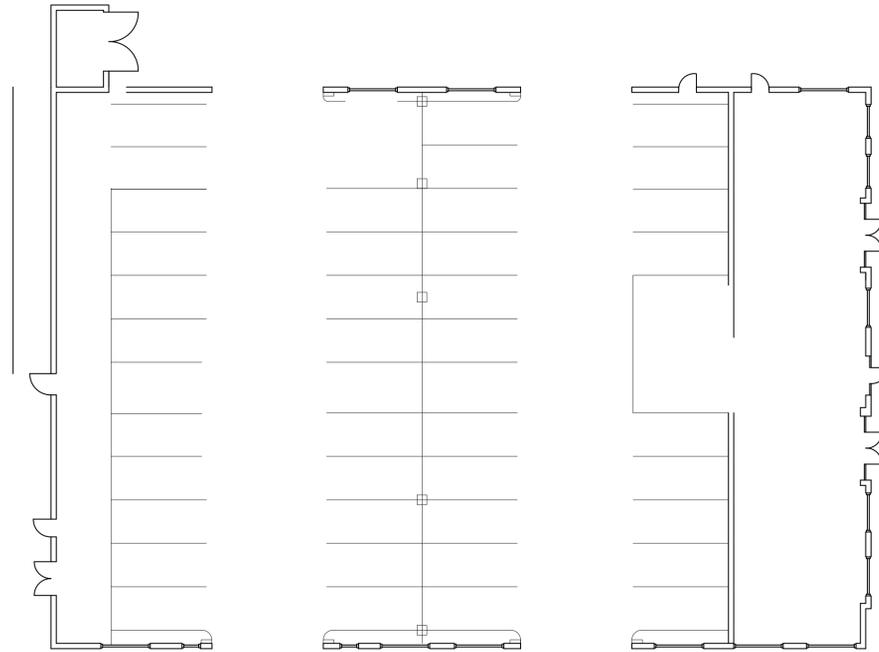
Division of storefronts, existing buildings on Sophia Street



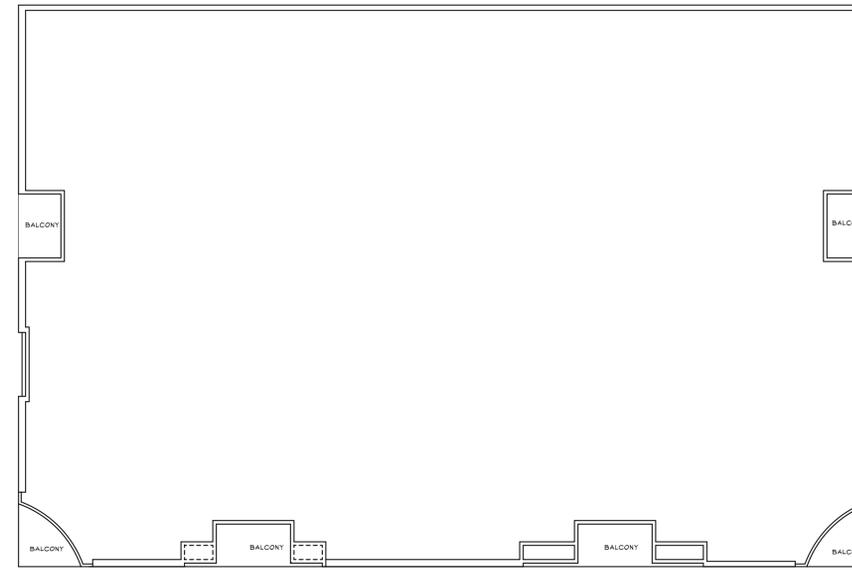
CONDO LEVEL 3



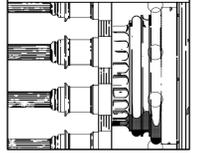
ROOF PLAN



GROUND FLOOR PARKING/RETAIL



CONDO LEVELS 1&2



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NEW BUILDING at 1 HANOVER STREET
 PLANS
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HANOVER STREET



SOPHIA STREET

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 ELEVATIONS 1
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SOUTH



REAR

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NEW BUILDING at 1 HANOVER STREET
 ELEVATIONS 2
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