ARCHITECTURAL REVIEW BOARD
CITY OF FREDERICKSBURG, VIRGINIA
AGENDA
November 14, 2016
7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

---

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

   5.I. October 17, 2016 - Public Hearing

6. Disclosure Of Ex Parte Communication
7. Disclosure Of Conflicts Of Interest
8. Public Hearing

   8.I. Continued Cases

   8.I.i. COA 2016-67 - 1207 Charles Street

   Documents:

   04_REVISED_COA 2016-67_ARBMEMO_1207 CHARLES STREET_11-14-2016.PDF

   8.II. New Business

   8.II.i. Exterior Alterations

   Documents:

   09_COA 2016-74_ARBMEMO_1000 CHARLES STREET.PDF
   10_COA 2016-76_ARBMEMO_907 PRINCESS ANNE STREET_11-14-2016.PDF
   11_COA 2016-72_ARBMEMO_1501 CAROLINE STREET_WITH ATTACHMENT.PDF
   12_COA 2016-77_ARBMEMO_209 HANOVER STREET.PDF

   8.II.ii. Demolition / New Construction

Documents:

13_COA 2016-75_ARBMEMO_506-516 SOPHIA STREET_11-14-2016_WITH ATTACHMENT.PDF

9. General Public Comment

10. Other Business

10.I. Transmittal Of Planning Commission Agenda - November 9, 2016

Documents:

14-PC_NOVEMBER 9, 2016 AGENDA.PDF

10.II. Update On Renwick Courthouse Historic Structure Report And Bell Tower Repairs

10.III. Kenmore Park Bathroom Construction

11. Adjournment

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: November 14, 2016
SUBJECT: Certificate of Appropriateness for exterior alteration at 1207 Charles Street

ISSUE

Elaine and Emory Farmer request to replace all the windows in this commercial building.

RECOMMENDATION

Approval of the Certificate of Appropriateness for replacement of the windows on the front elevation on condition that no alteration of the window openings is required and the new windows duplicate the muntin profile and visual characteristics of the existing windows.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Windows (*Historic District Handbook,* 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

At the October 17, 2016 hearing of the ARB, the Board approved replacement of the windows on the side and rear elevations with new fiberglass windows in the same style and size as those being removed. The Board continued their consideration of replacement of the windows on the front elevation. The applicant was asked to consider alternatives to removal, including repair, the use of interior or exterior storm windows, and replacement with clad wood windows.

The applicant has submitted updated information regarding the condition of the four wood windows at the front elevation. Images show that the spring mechanism to operate the existing double-hung windows is missing from three of four windows, and the sashes and frames have warped over time. Wood windows from this period are typically poorer in quality than older wood windows due to the wood species used, operating mechanisms, and changes in production post World War II. Due to the poor quality of the existing material, it is appropriate to consider the use of substitute materials in this case. The proposed replacement window will provide a substantially similar visual appearance to the existing windows and approval is recommended.

Findings from the October 17, 2016 ARB Hearing:
This structure is one-story, five-bay commercial building constructed c.1964 and designed with elements of the Colonial Revival style. Constructed of brick laid in common bond, the building features a decorative corbelled course near the top of the wall, splayed brick lintels above the windows, and a central paneled door with rectangular sidelights and transom. Eight-over-twelve wood double-hung sash windows are framed by louvered shutters on the front elevation. The side elevations include simple eight-over-eight double-hung sash. This is a non-contributing structure in the district.

The applicants propose to remove and replace all the windows in this commercial structure. The proposed replacements are Marvin Infinity fiberglass windows in the color "Sierra," with simulated divided lights and interior spacer bars. The new windows will match the light pattern of those being removed and will include 7/8" muntins. No alterations to the openings will be required. Windows of this type have typically been approved for non-contributing structures and new construction in the district and provide a visual appearance that is consistent with the guidelines. Approval of the request as submitted is recommended.

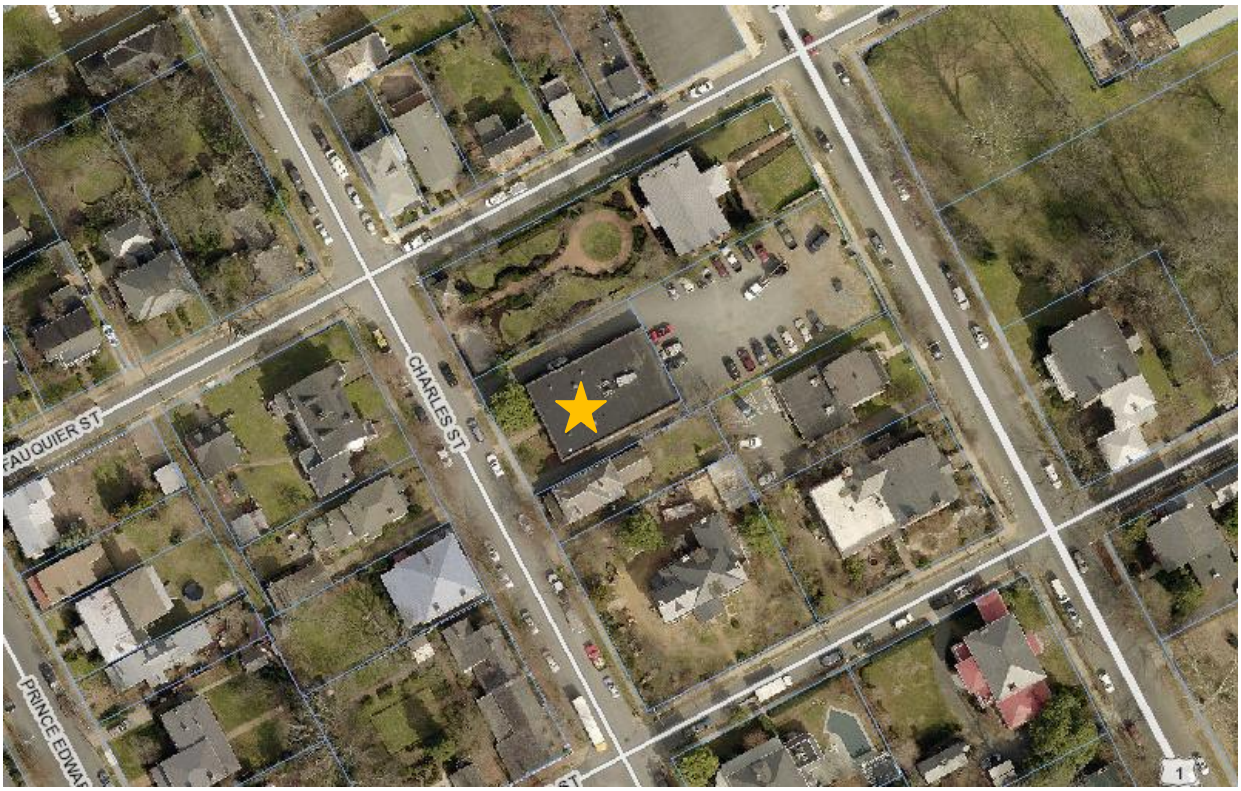
APPROVAL CRITERIA
Criteria for evaluating proposed changes are found in City Code § 72-23.1(D)2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

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. Replacement window specifications
3. Letter from applicant
4. Photographs showing existing conditions



AERIAL

FRONT (WEST) ELEVATION

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: November 14, 2016
SUBJECT: Certificate of Appropriateness for exterior alteration at 1000 Charles Street

ISSUE

David King requests to replace the existing glazed aluminum door and frame with a multi-lite wood door and frame for this commercial property.

RECOMMENDATION

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

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Doorways (*Historic District Handbook*, pg.89-90)

1. Retain original doors.
3. Doors 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 doors or doors from other buildings. Avoid changing the physical or visual character of doors by using inappropriate materials, finishes, or details.
4. Avoid changing the number, location, or size of doors by cutting new openings, enlarging existing openings, blocking in door openings, or installing replacement doors that do not fit the original openings.

BACKGROUND

This property, addressed as 1000 Charles Street, is located in the basement of the former Planter's Hotel at the northwest corner of William and Charles Streets. The three-and-one-half story masonry building was originally constructed c.1840 and exhibits the influence of several architectural styles. Early photos show a more Federal character, with brick walls, prominent brick chimneys, and rows of multi-lite double-hung sash windows. Later alterations introduced the Colonial Revival storefronts, as well as the Craftsman style in the wide overhanging eaves, exposed curved rafter tails, and projecting bay. The basement entrance on the east side elevation is sheltered by a wood-shingled shed roof on wood posts, with the concrete stairway surrounded by a metal railing. The building is a contributing structure in the Historic District.

This basement area appears to have been in use throughout the history of the building, occupied by a freedman barber during the Civil War and a number of tenants through the 20th century. However, the current configuration of the entrance is a more recent alteration. A c.1978 photograph shows that the

entrance was fully enclosed at that time. The existing aluminum and glass entry door is not historically significant and does not relate to the materials and styles of other entry doors found on this building. The proposed replacement door is a solid wood 15-lite door with a wood frame. The size of the opening will not be altered; however, the door and frame will be replaced. The proposed wood door is in keeping with the visual and historic character of the building and the district, and will not have an adverse impact on the historic significance of the structure. Approval of the request is recommended on condition that the replacement door includes either true divided lites or, at a minimum, simulated divided lites with dimensional muntins and interior spacer bars.

APPROVAL CRITERIA

Criteria for evaluating proposed changes are found in City Code § 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. Historic photographs
3. Existing door image
4. Proposed replacement door

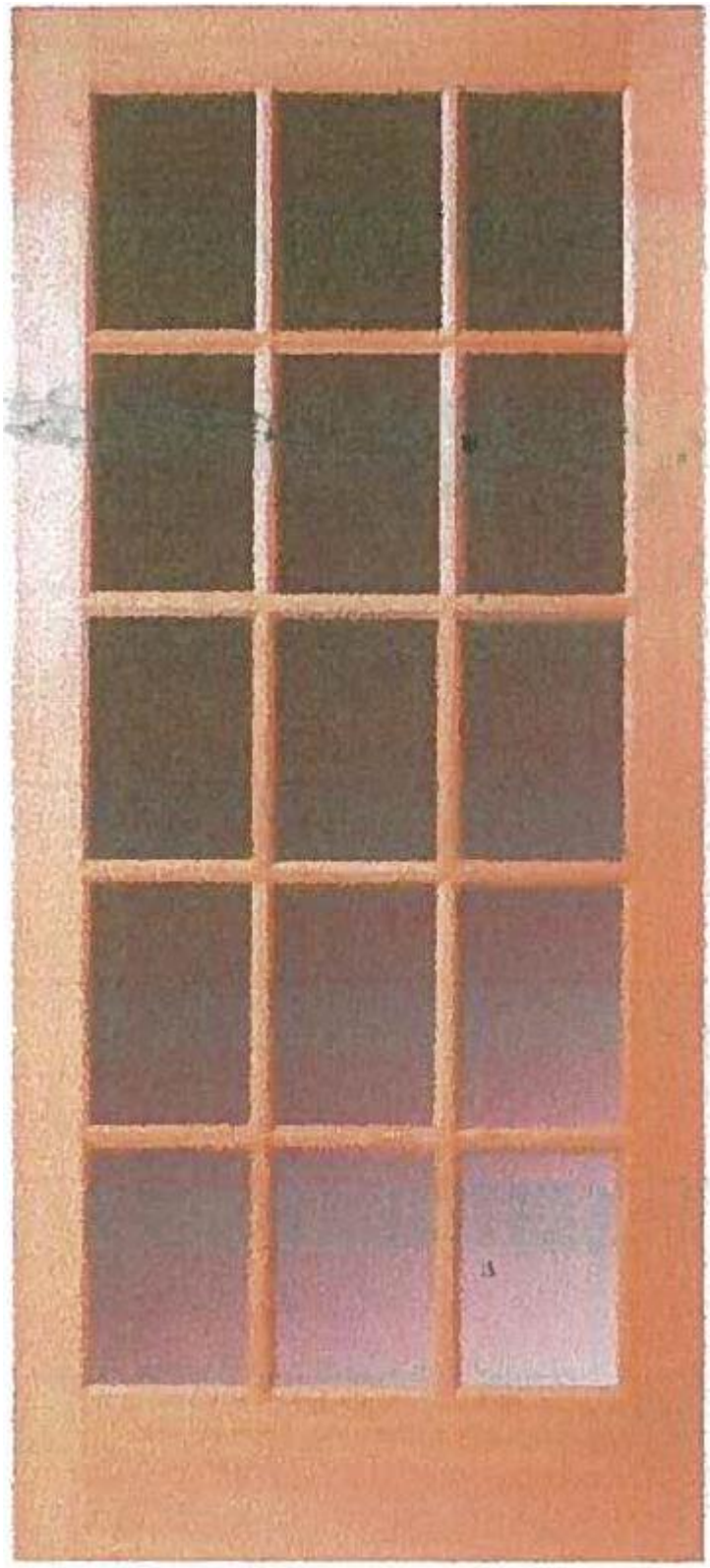
AERIAL

SIDE (EAST) ELEVATION
Showing 1000 Charles Street Entrance

The Planter's Hotel was purchased by Robert Knox in 1869. Photo date unknown.

Photograph, c.1978; note the enclosed side entrance

Existing aluminum door and frame



Proposed replacement door
36-inch, 15-lite wood door and frame

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: November 14, 2016
SUBJECT: Certificate of Appropriateness for exterior alterations at 907 Princess Anne Street

ISSUE

The Fredericksburg Area Museum & Cultural Center requests to add lighting, flags, and signage to the Princess Anne Street façade of the building, and lighting on the exterior of the building facing historic Market Square.

RECOMMENDATION

Approval of the Certificate of Appropriateness for the request as submitted on condition that the intensity of the exterior lighting meets the standards in City Code §72-58.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

City Code § 72-23.1(D)4 *Signs*

The ARB shall consider the following in determining the appropriateness of any application for a sign proposed within the HFD:

(a) Placement.
  [1] The sign shall be integrated architecturally with the building.
  [2] Placement should not obscure significant architectural features or details of the building.
  [3] A sign should be placed only at a location within the HFD at which the announced business or activity takes place.

(b) Lettering.
  [1] The sign should be legible.
  [2] The style and lettering of the sign should be appropriate to the structure, the business and the streetscape.
  [3] The lettering size should be in proportion both to the sign and the building.

(c) Color.
  [1] The colors of the sign should relate to those of the building.
  [2] The sign should not have so many colors that they detract from the strength of the visual image.

(d) General standards.
  [1] Signs attached to windows announcing sales, etc., are discouraged as incompatible with the character of the HFD.
  [2] All signs shall meet the requirements of § 72-59, Signage.

Signs (*Historic District Handbook*, pg.117-118)

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

BACKGROUND

Fredericksburg's former Town Hall and Market House at 907 Princess Anne Street was constructed between 1814 and 1816. The upper two stories of the Federal-style structure housed many of the City's governmental and social functions, while the arcaded lower story opened onto Market Square and was used by a variety of vendors and farmers to sell their wares. Constructed of brick laid in Flemish bond and resting on a sandstone foundation, the building features a side-gabled slate clad roof, end brick chimneys with corbelled caps, double-hung sash windows with splayed brick lintels, and adjoining one-story wings on each end. This building is individually listed in the National Register of Historic Places and is a contributing structure in Fredericksburg's Historic District.

The Fredericksburg Area Museum & Cultural Center is currently reestablishing exhibitions and programming in the former Town Hall in preparation for a reopening of the site. Several alterations are proposed to help in orienting visitors and enhancing the primary elevations, including:

- Installation of a new sign system to include: five flags along the Princess Anne Street façade mounted to the building, a monument sign for Princess Anne Street, and directional signage to second entrance and alternative handicapped accessible path.
- Installation of a lighting system to include: LED wall-washer light fixtures to underside of cornice on Princess Anne Street façade, LED light fixtures on historic Market Square side of building.
- Replacement of the banner on the Market Square elevation.
- Installation of four new street lamps to illuminate entrances and rear stair down to Market Square.
- Placement of planters at the base of the stairs flanking the main entrance.

Some elements of the proposal, including installation of new street lamps, directional signage, and placement of planters does not require ARB approval. All elements of the project are included here for context. The lighting proposed includes LED fixtures mounted under the cornice on the front elevation to wash the wall with light. The fixtures will be finished in a color to match the cornice and will not be readily visible except when illuminated. Additional fixtures will be mounted at the rear/Market Square elevation below the second-story windows to illuminate the banner on the building. These fixtures will mount to the window sill rather than through the brick. The lighting proposed is understated and

accentuates the architectural features of the building. **Approval is recommended on condition that the intensity of the lights meets the standards in City Code §72-58.**

Five flags will be mounted on the front elevation below the second-story windows. The flag dimensions will be two feet by three feet, supported by cast iron flag holders that will be mounted through the mortar joints. No commercial advertising will be displayed on the flags. A freestanding museum sign will be installed above the brick wall that runs alongside the sidewalk to the north of the building. The sign will be four feet wide by three feet tall, attached to four-inch diameter round metal posts. The sign will be constructed of layers of MDO board with applied letters and logo made of black plexi-glass. The existing vinyl banner below the second-story windows on the Market Square elevation has also been replaced by a new banner in the same material and style. The banner is attached through the existing mounts in the mortar joints. The sign allowance for this property is based on 90 linear feet of building frontage. The sign allowance is calculated as follows:

90 linear feet x 1.5 = 135 square feet

Sign Type	Dimensions	Area (square feet)
Monument Sign	38.75 inches x 10 inches	2.7
Banner	2 feet x 12 feet	24
		Total = 26.7

The total area of the signs proposed is 26.7 square feet which is under the allowance for this site of 135 square feet. The sign materials and styles are compatible with the historic character of the District, are minimally invasive, and will not have an adverse impact on the historic significance of the structure. **Approval of the signs and flags as submitted is recommended.**

APPROVAL CRITERIA

Criteria for evaluating proposed changes are found in City Code § 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.

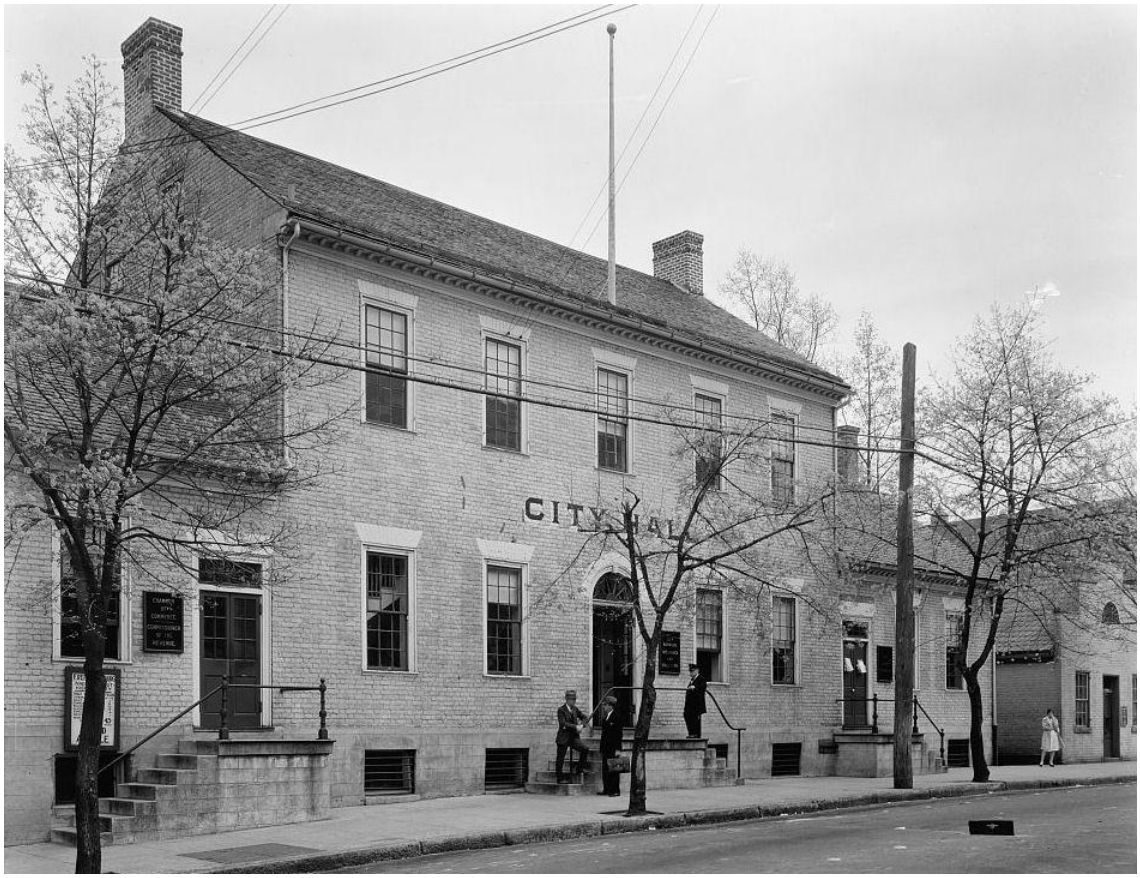
Attachments:

1. Aerial photograph and front elevation view
2. Rear/Market Square elevation
3. Proposed Rear Elevation Lighting
4. Monument Sign Design
5. Letter from applicant
6. Proposed Design Specifications

AERIAL

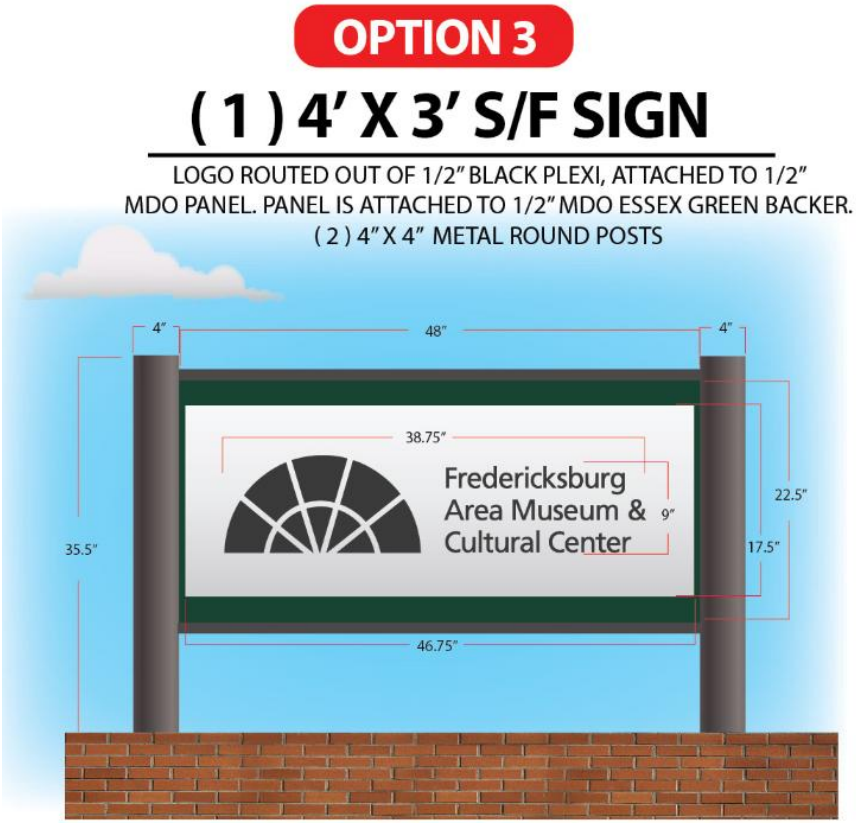
FRONT (WEST) ELEVATION

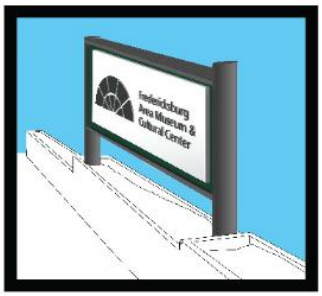
REAR (EAST) ELEVATION



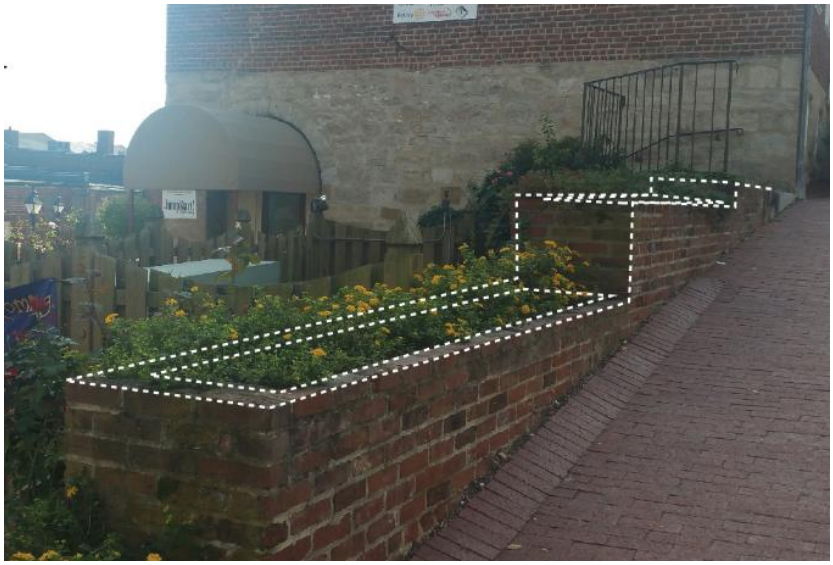
Fredericksburg City Hall, c.1927

Proposed lighting fixture for rear elevation; to be mounted at the center second floor window sills and directed down to light the banner.





INSTALLED AT ANGLE



Monument Sign Design

Fredericksburg
Area Museum &
Cultural Center

The Fredericksburg Area Museum & Cultural Center requests a Certificate of Appropriateness to add lighting, flags, and signage to the Princess Anne Street façade of the building, and lighting on the exterior of the building facing historic Market Square.

The project consists of: (see project design)

- Install new sign system to include: five flags along the Princess Anne Street façade mounted to the building, monument sign for Princess Anne Street, directional signage to second entrance and alternative handicapped accessible path.
- Install lighting system to include: LED wall-washer light fixtures to underside of cornice on Princess Anne Street façade, LED light fixtures on historic Market Square side of building.
- Install four new street lamps to illuminate entrances and rear stair down to Market Square with banner attached.
- Place planters on base of stairs flanking main entrance.

Background

In 1816, the City of Fredericksburg completed work on the new Town Hall/Market House, a handsome building typical of the architecture of the Federal period. The lower story, known as the Market House, was built of sandstone and opened onto the adjoining Market Lot through an arcaded side. The upper two floors of the building housed the chamber of the Fredericksburg Common Council as well as the Mayor's office, rental space, and several small meeting rooms.

In 1982, the Town Hall was vacated when the City moved their offices into a more modern building. After community discussions and public hearings about what to do with the old Town Hall building, the City resolved to establish an independent, non-profit corporation to lease and restore the building and install a museum. The Museum was named the Fredericksburg Area Museum & Cultural Center. By 1988, funds were raised in equal amounts from the state, city, and local community to restore the building and install the museum.

In 2004, the Museum purchased a second facility to house an expanded footprint in the heart of the City. Unfortunately, due to financial difficulties the FAMCC took the first steps to reorganize in order to create an organization that is financially stable, while still focusing on the mission of the Museum. Leadership created a tiered process to lay the groundwork for the reorganization. In April 2015, the FAMCC shut its doors to the public and opted to relinquish its new building. Currently the Museum is reestablishing exhibitions and programming in a dynamically reconceived Town Hall and plans to reopen to visitors on November 5, 2016.

Thank you for your consideration,

Sara Poore

Sara Poore
President & CEO

PO Box 922
Fredericksburg, Virginia
22404

540.371.3037 Voice
540.371.1001 Fax
www.famcc.org

PROPOSED DESIGN

1. **Flags installed below second floor windows. Flags are 2’ x 3’ and flag mounts will be 1” diameter cast iron flag pole holders, installed in the mortar joints.**
2. **LED wall-washer light fixtures to underside of cornice to further illuminate front façade. Finish color to match cornice color.**
3. **a) Remove existing street lamp, install four (4) new street lamps to illuminate entrance and rear stair entrance to Market Square.**
   b) Banner arms added to street lamps to hold FAMCC banner and/or event banner.
4. **New planters at base of stairs flanking main entrance.**
5. **Directional signs to handicap accessible path.**

PROPOSED DESIGN CONTINUED

6. Museum Sign

MARKET SQUARE PLAN

1. **LED lighting below center second story windows to illuminate sign.**
2. **Replacement of banner with new one.**

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: November 14, 2016
SUBJECT: Certificate of Appropriateness for exterior alteration at 1501 Caroline Street

ISSUE

Steve Spratt requests to enclose the south-facing inset porch on the rear addition of this single-family residence with cladding, windows, and doors to match the existing.

RECOMMENDATION

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

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Exterior Architectural Elements – Porches and Steps (*Historic District Handbook*, pg.96-97)

5. Avoid removing historic material from porches. In addition, do not add materials that create a different historic appearance.
7. Avoid enclosing porches on primary elevations. In addition, avoid enclosing important secondary porches in a manner that changes the building's historic character.

BACKGROUND

The residence at 1501 Caroline was constructed between 1785 and 1789 for Dr. Robert Wellford, who first came to the Colonies in 1776 as a surgeon in charge of American prisoners. The Federal-style, wood-framed dwelling is two-and-one-half stories in height and topped by a side-gabled roof. Clad in beaded weatherboard and resting on a parged foundation, character-defining features include six-over-six double-hung wood windows with louvered shutters, two interior end brick chimneys, and a ten-lite transom above the entry door. A Flemish-bond brick addition was added to the north end of the home c.1850. This is a contributing structure in the Historic District.

A one-story addition with intersecting gabled and hipped roofs extends to the east off the rear northeast corner of the house. The addition was approved by the ARB in 2003 and features hardie board siding, four-lite casement windows, and a standing-seam metal roof. A porch, supported by wood posts, is inset into the south elevation at the rear of the addition and is visible from Pitt Street. A low brick wall wraps the southwest corner of the porch. The applicant proposes to enclose the porch using materials to match those existing on the addition. The walls will be clad in lapped hardie board siding with an eight-inch reveal. The existing brick at the corner will be retained as part of the wall. The windows will be Pella Architect Series aluminum-clad wood casement windows. The windows will feature simulated divided lites with an interior spacer in a four-lite pattern to match the existing windows. The paired doors on the

south elevation will also be Pella Architect Series aluminum-clad wood to match. All trim will be PVC composite. No changes will be made to the roof.

The proposed alterations are consistent with the architectural design and materials of the previous addition and do not impact any historic features of the primary structure. The project will not create a false historic appearance, as the previous addition is already clearly differentiated through its design and placement on site, and will not adversely impact the historic significance of the building. Approval of the request as submitted is recommended.

APPROVAL CRITERIA

Criteria for evaluating proposed changes are found in City Code § 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. Historic photograph
3. Site Plan
4. Existing porch images
5. Proposed elevations
6. Window specifications

AERIAL

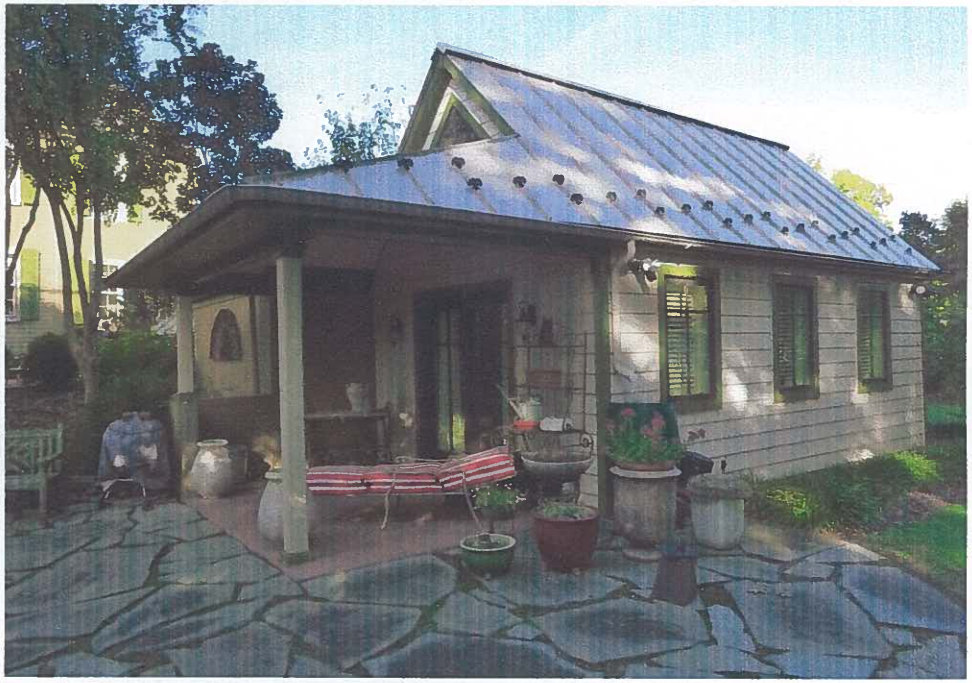
FRONT (WEST) ELEVATION

Photo by Frances Benjamin Johnston, c.1927

FIXTURE HANGING CHANDALIER FOR BEDROOM AND BATH

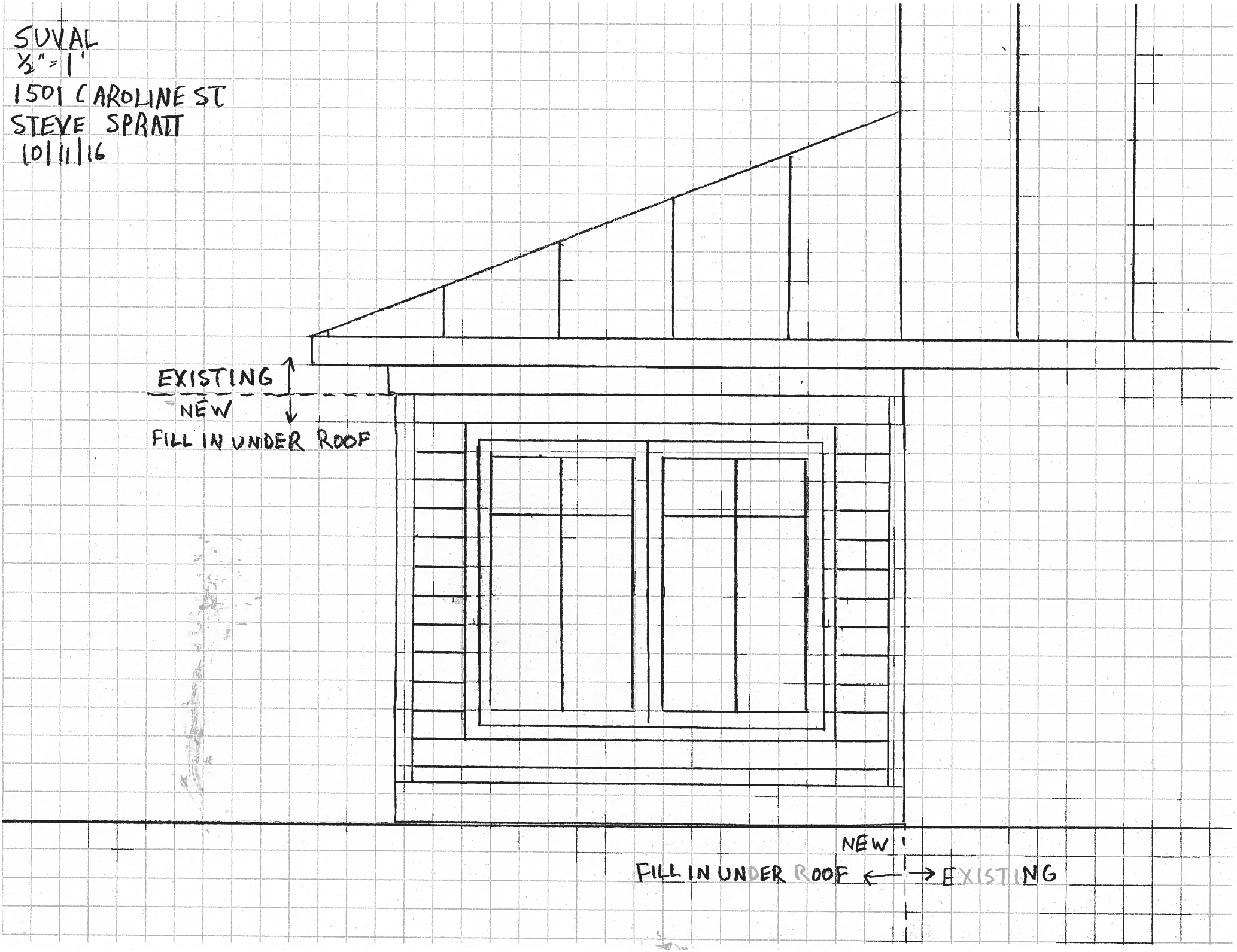
SED / RECESSED WATER PROOF FOR SHOWER

PROOF LIGHTS WILL BE [illegible] IN GROUND WITH SWITCH [illegible]



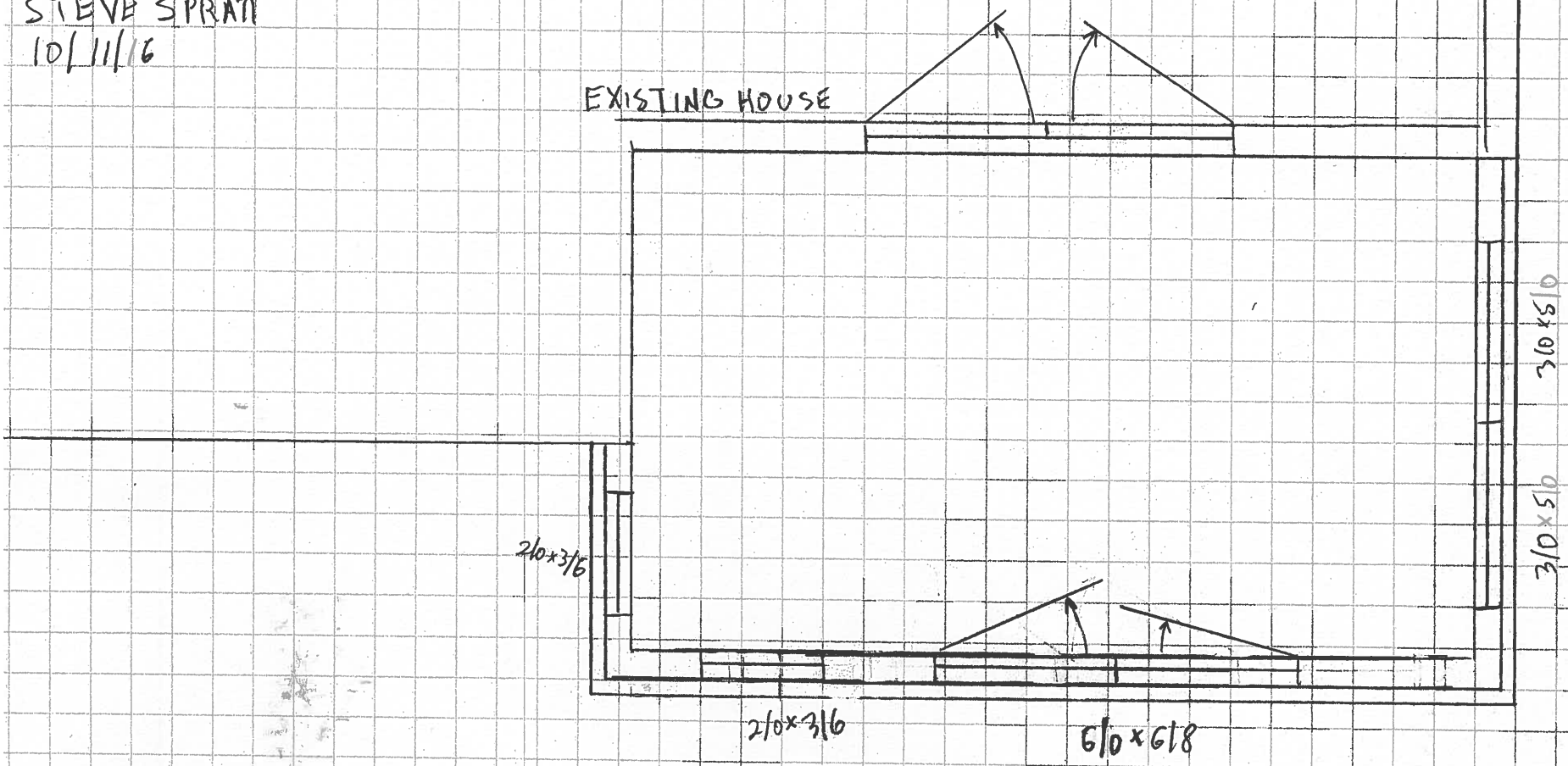
SUVAL
1501 CAROLINE ST.
½" = 1'
STEVE SPRATT
10/11/16

SUVAL
½" = 1'
1501 CAROLINE ST
STEVE SPRATT
10/11/16

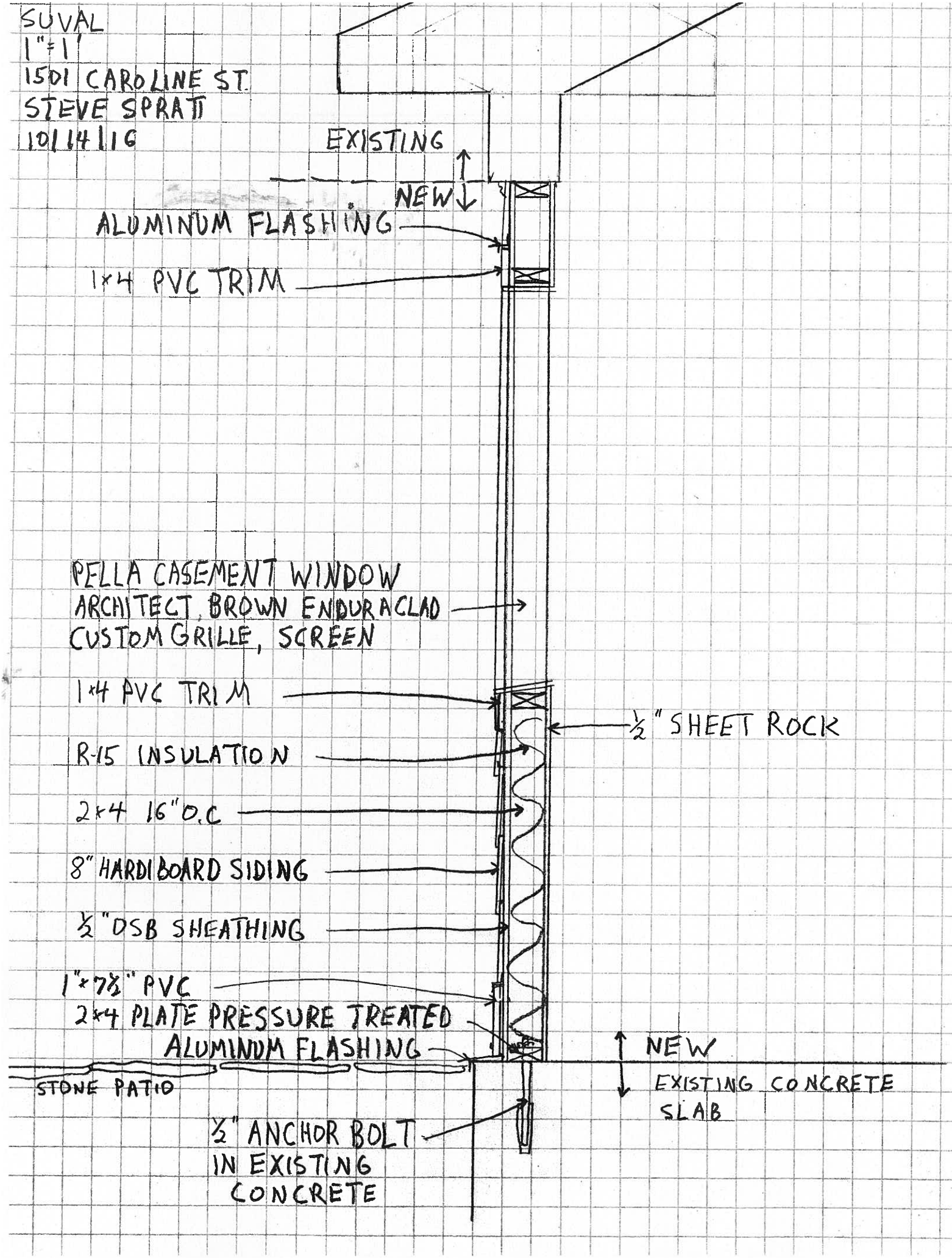


SUVAL
1501 CAROLINE ST
3/8" = 1'
STEVE SPRATT
10/11/16

ENCLOSE PORCH



SUVAL
1"=1'
1501 CAROLINE ST.
STEVE SPRATT
10/14/16



Line #	Location	Attributes
15	None Assigned	

Viewed From Exterior

PK # 823

Architect, Casement Right, 25 X 41, Brown

Item Price	Qty	Ext'd Price
$492.18	1	$492.18

1: 2541 Right Casement
Frame Size: 25 X 41
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Brown
Interior Color / Finish: Unfinished Interior
Sash / Panel: Standard
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Fold-Away Crank, Champagne, No Limited Opening Hardware
Screen: Full Screen, Champagne, InView™
Performance Information: U-Factor 0.29, SHGC 0.21, VLT 0.39, CPD PEL-N-11-10892-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08
Grille: ILT, No Custom Grille, 1 1/4", Cross(0W0H), Ogee, Ogee
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 132".

Rough Opening: 25 - 3/4" X 41 - 3/4"

Line #	Location	Attributes
20	None Assigned	

Viewed From Exterior

PK # 823

Architect, Casement Right, 35 X 59, Brown

Item Price	Qty	Ext'd Price
$621.50	1	$621.50

1: 3559 Right Casement
Frame Size: 35 X 59
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Brown
Interior Color / Finish: Unfinished Interior
Sash / Panel: Standard
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Fold-Away Crank, Champagne, No Limited Opening Hardware
Screen: Full Screen, Champagne, InView™
Performance Information: U-Factor 0.29, SHGC 0.21, VLT 0.39, CPD PEL-N-11-10892-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08
Grille: ILT, No Custom Grille, 1 1/4", Cross(0W0H), Ogee, Ogee
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 188".

Rough Opening: 35 - 3/4" X 59 - 3/4"

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: November 14, 2016
SUBJECT: Certificate of Appropriateness for exterior alterations at 209 Hanover Street

ISSUE

Jaime Ibarra requests to replace the slate roof with synthetic slate, install security bars at the ground floor windows in the alley, and paint the masonry wall on the alley side of this residential building.

RECOMMENDATION

- Approval of the Certificate of Appropriateness for installation of window guards on condition that the bars are installed through the wood window framing rather than the masonry wall.

- Approval of the Certificate of Appropriateness for painting the west/alley wall of the rear addition on condition that a proper masonry primer is used in combination with the paint.

- The applicant should consider removing slate from the rear roof surface in order to repair the highly visible front roof surface, using the substitute material only on the rear elevation. If the level of deterioration is such that overall replacement is necessary, approval of the proposed synthetic slate is recommended on condition that the material matches the color of the historic slate as closely as possible.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Roofs (*Historic District Handbook*, pg.80)

8. Avoid replacing roofs with a substitute material that does not convey the same visual appearance of the historic roof. Replacing a metal shingle roof with standing seam metal, for example, alters a defining architectural characteristic. If replacement of a roof is not technically or economically feasible, the substitute material should convey the same visual appearance of the original roof as much as possible.

Materials – Masonry (*Historic District Handbook,* pg. 101-104)

1. Removing or radically changing masonry features will diminish a building's character. Retain masonry features that define this character such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns. It is also important to retain mortar joint size and tooling; the size, texture, and pattern of the masonry units; and the color of the masonry.
6. Painting and waterproofing masonry is sometimes necessary as a preservation treatment. These tasks should be undertaken as follows:

- Leave masonry unpainted, as a general rule, if it has not been painted previously. Water repellant coatings should be considered as a last resort if repointing and drainage problem corrections have failed to arrest water penetration.
- Prime with an appropriate masonry primer
- Paint/repaint with an appropriate masonry paint system.

BACKGROUND

The building at 209 Hanover Street was constructed c.1830 in the Federal style. The two-and-one-half story American bond brick dwelling is topped by a side-gabled roof clad in slate shingles. The central entry door framed by engaged Tuscan columns and rectangular pediment is topped by a transom featuring curvilinear leaded-glass tracery. Nine-over-nine and nine-over-six double-hung wood sash windows framed by wood sills and splayed brick lintels line the first and second stories. A corbelled brick cornice lines the eaves and four interior end brick chimneys are located at the east and west ends of the building on either side of the gable. Sanborn maps show that the building was divided into two dwellings c.1886, and then used as a boarding house in the early 20th century. Additionally, the building may have been used in connection with the charity school previously located at 211 Hanover Street. The property then became an annex to the Athens Hotel at the corner of Hanover and Caroline Streets. A three-story brick addition, topped by a front-gabled roof clad in standing seam metal, is attached to the rear of the building and was constructed between 1919 and 1927. This is a contributing structure in the Historic District.

Several alterations to the building have been proposed. The applicant is requesting to install steel window guards over the ground floor windows on the west, or alley-side, of the building. Several apartments are located in the building, and the applicant proposes to install the guards for the safety of the residents to deter break-ins. The steel guards will be constructed of 3/16-inch by 1-inch flat bars and 1/2-inch round bars and will be painted black. The bars are simple in design and will not have an adverse impact on the historic significance of the structure; however, the bars should be installed into the wood window framing elements rather than the masonry wall. The applicant should also verify with Building Services that the installation meets code requirements. Any windows required for emergency egress should not be blocked. **Approval of the window guards is recommended on condition that the bars are installed through the wood framing.**

Additionally, the applicant proposes to paint the previously unpainted masonry wall on the west, or alley-side, of the c.1927 rear addition. The wall is currently partially painted as the work began without a Certificate of Appropriateness on September 26, 2016. The paint used is Benjamin Moore acrylic exterior with a gloss finish recommended for use on unglazed brick. Vapor permeability can be measured in perms, and a coating that is 10 perms or greater is generally considered to be breathable. The paint specified is water repellant, but has a perm rating above 40, which will continue to allow the masonry to release water vapor. The applicant has stated that moisture infiltration and proper drainage is an ongoing issue for this wall that has not been resolved through other treatments. In this case, painting the wall may be an appropriate preservation treatment to address the ongoing moisture issues. Additionally, removal of the paint that has already been applied may result in damage to the masonry surface. **Approval of painting this wall is recommended; however, the applicant should ensure that a proper masonry primer is used in combination with the paint.**

Finally, the applicant is requesting to replace the existing slate shingle roof with a new synthetic slate shingle roof. The applicant is seeking replacement due to the deteriorated condition. In the National Park Service's *Preservation Brief 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs*, the author states, "If 20% or more of the slates on a roof or roof slope are broken, cracked, missing, or sliding out of position, it is usually less expensive to replace the roof than to execute individual repairs. This is especially true of older roofs nearing the end of their serviceable lives." It is likely that the current roof dates to the original construction of the building and has been in place for approximately 185 years. The applicant has submitted an evaluation of the roof that estimates 50% of the existing slates are damaged beyond use.

Replacement with DaVinci synthetic slate is requested due to the high cost of true slate. The *Historic District Handbook* specifies that "if replacement of a roof is not technically or economically feasible, the substitute material should convey the same visual appearance of the original roof as much as possible. The material chosen is composed of a mix of high and low density polymers with UV inhibitors and fire retardants incorporated that provides a visual appearance similar to real slate. **The applicant should consider removing slate from the rear roof surface in order to repair the highly visible front roof surface, using the substitute material only on the rear elevation. If the level of deterioration is such that overall replacement is necessary, approval of the proposed synthetic slate is recommended on condition that the material matches the color of the historic slate as closely as possible.**

APPROVAL CRITERIA

Criteria for evaluating proposed changes are found in City Code § 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:

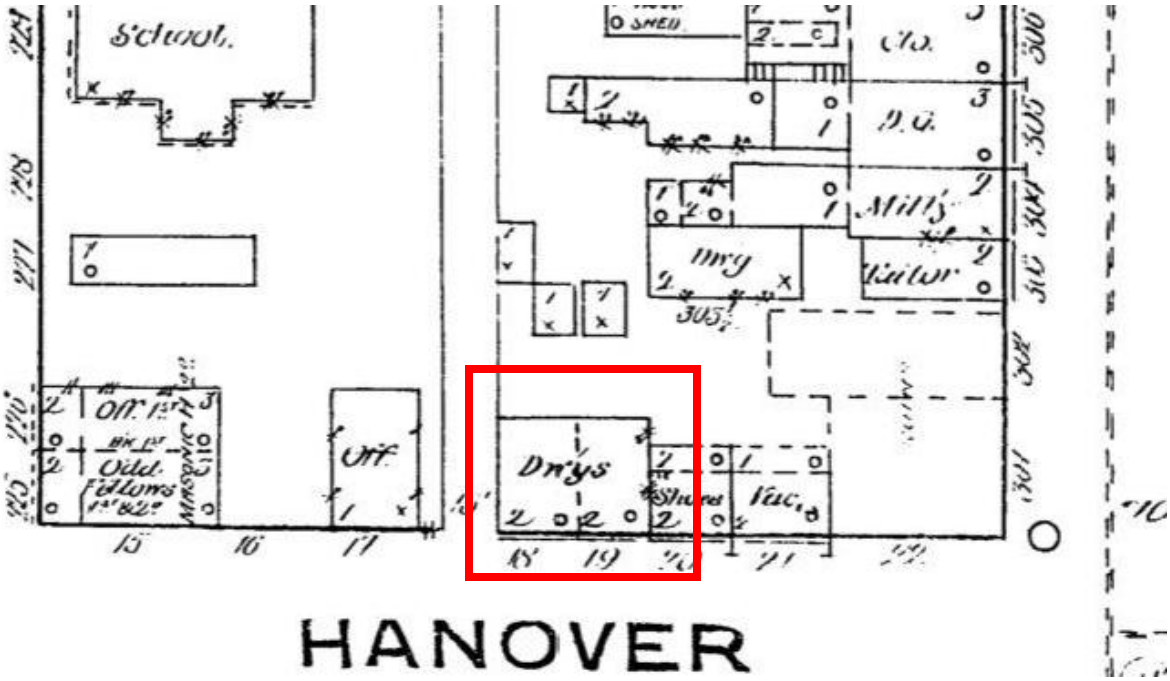
1. Aerial photograph and front elevation view
2. Historic photograph
3. Sanborn Fire Insurance Maps: c.1886, c.1891, c.1902, c.1927
4. Window guard example and specifications
5. Paint specifications
6. Roofing condition assessment
7. Roofing specifications
8. DaVinci Slate material specifications

AERIAL

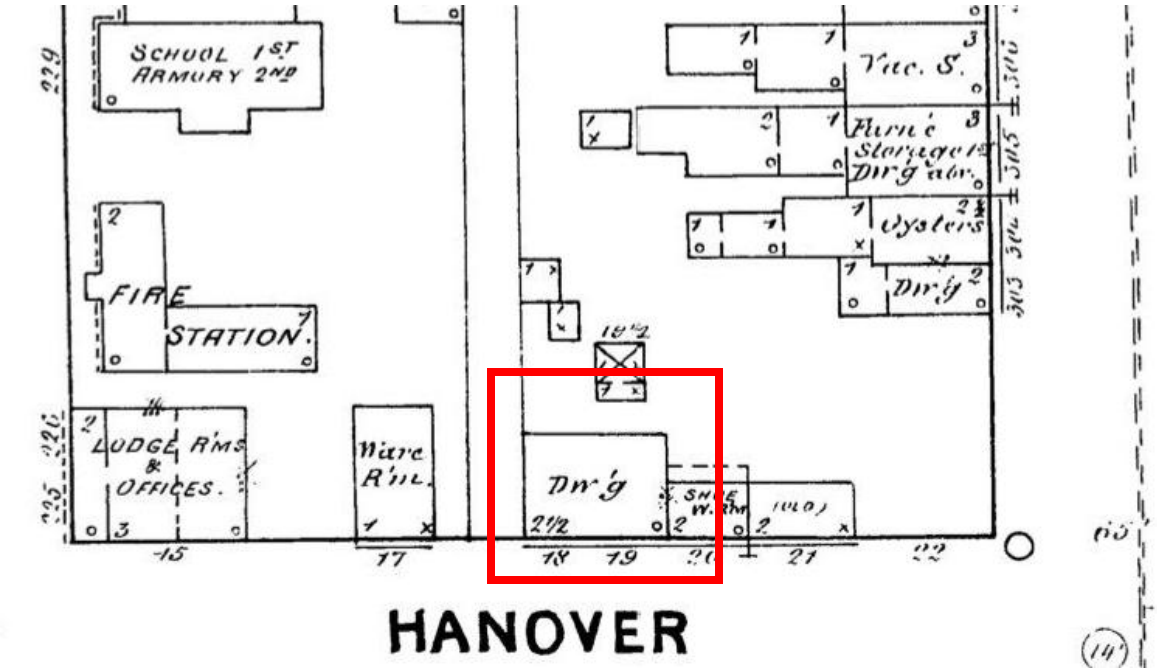
FRONT (SOUTH) ELEVATION

Class photo at the Hanover Street School, c.1900

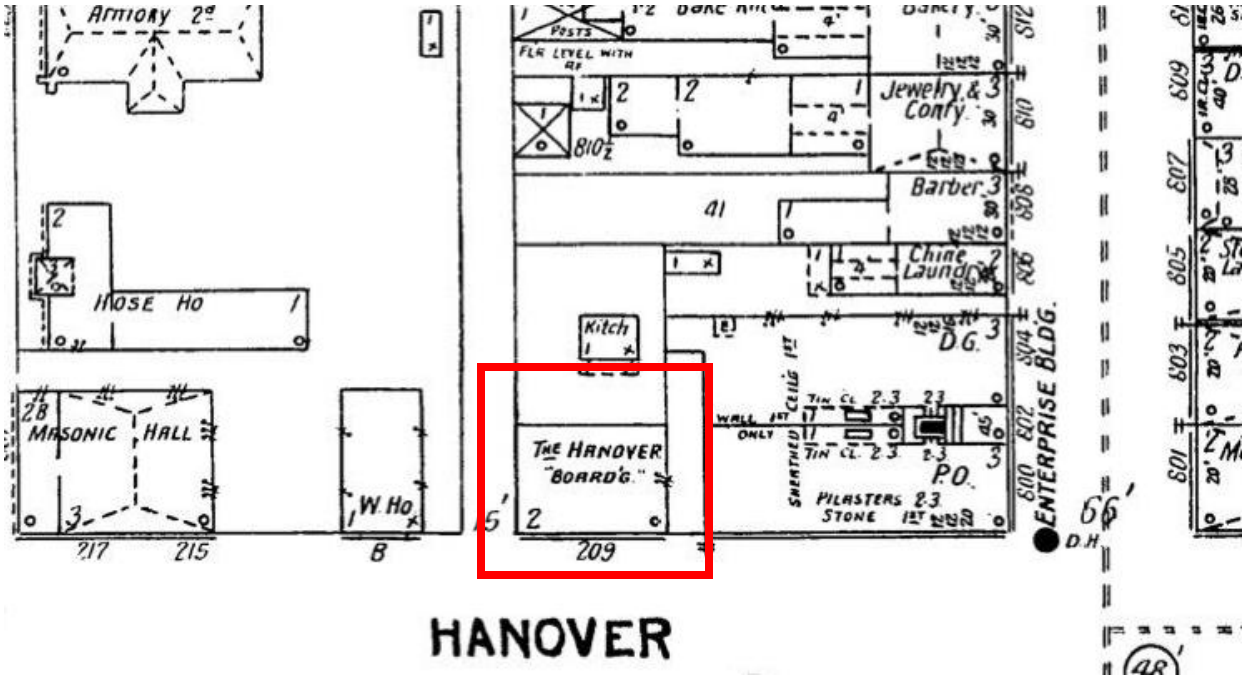
209 Hanover Street, c.1962



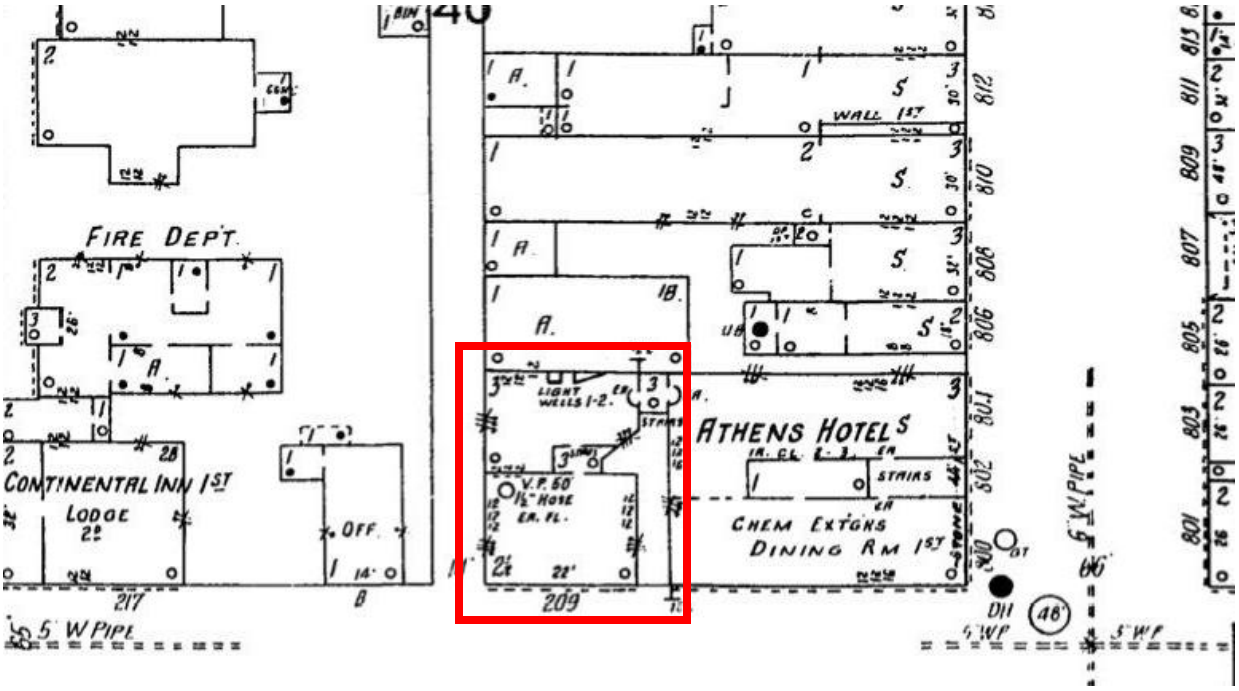
Sanborn Fire Insurance Map, c.1886



Sanborn Fire Insurance Map, c.1891



Sanborn Fire Insurance Map, c.1902



Sanborn Fire Insurance Map, c.1927

From: <info@dominionsteelinc.com> info@dominionsteelinc.com
Subject: Re: [FWD:]
Date: Oct 21, 2016, 1:57:09 PM
To: jaime@ibarrausa.com

Hi Jaime,

To fabricate (1) window guard using 3/16 x 1" flatbar and 1/2" HR solid rounds, primed and painted black will be $555.00.

Please let me know if you have any questions.

Thank you!
Gina

Dominion Steel, Inc
540-898-1249 phone
540-898-0910 fax

From: "jaime@ibarrausa.com" <jaime@ibarrausa.com>
To: info@dominionsteelinc.com
Sent: Thursday, October 13, 2016 2:14 PM
Subject: [FWD:]

Gina,
Hope picture will help.
the measuremnt from brick to brick are:

80 inches high x 44 1/2 inch wide

Thanks, Jaime Ibarra
MY number is 540-846-2222

-------- Original Message --------
Subject:
From: "jaime@ibarrausa.com" <jaime@ibarrausa.com>
Date: Thu, October 13, 2016 2:06 pm
To: jaime@ibarrausa.com

Benjamin Moore®

ULTRA SPEC® EXT
GLOSS FINISH N449

Features

- Exceptional film durability.
- Exceptional hiding power.
- Long lasting gloss.
- Resistant to color fading, blistering, and alkali.
- May be applied at temperatures down to 40°F (4.4°C).
- Easy to apply.
- Rapid dry for quick recoating.
- Provides mildew resistant coating.
- Low VOC in any color.

General Description

A professional quality 100% acrylic exterior gloss finish recommended for wood, hardboard, vinyl, aluminum and fiber cement sidings; unglazed brick, concrete, stucco, cinder block, and primed metal.

Recommended For

- For commercial and residential applications
- Recommended for wood; hardboard, aluminum, fiber cement and vinyl siding or trim; stucco, cinder block and unglazed brick, and primed metal.

Limitations

- Do not apply when air and surface temperatures are below 40°F (4.4°C).
- Not for interior use

Product Information

Colors — Standard:

N449 01 White
(May be tinted with up to 2.0 fl. oz. of Benjamin Moore® Gennex® colorants per gallon.)

— Tint Bases:

Bases 1X, 2X, 3X, & 4X
Tint bases only with Benjamin Moore® Gennex® Waterborne colorant.

— Special Colors:

Contact your Benjamin Moore representative

Certification:

VOC compliant in all regulated areas

Master Painters Institute MPI # 11

Technical Assistance:

Available through your local authorized independent Benjamin Moore® retailer. For the location of the retailer nearest you, call 1-800-826-2623, see www.benjaminmoore.com, or consult your local Yellow Pages.

Technical Data◊		Pastel Base
Vehicle Type		Proprietary Acrylic
Pigment Type		Titanium Dioxide
Volume Solids		37.8% +/- 2%
Coverage per Gallon at Recommended Film Thickness		350 – 450 Sq. Ft.
Recommended Film Thickness	– Wet	4.0 mils
	– Dry	1.5 mils
Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.		
Dry Time @ 77°F (25°C) @ 50% RH	– To Touch	1 Hour
	– To Recoat	4 Hours
Painted surfaces can be washed after two weeks. High humidity and cool temperatures will result in longer dry, recoat and service times.		
Dries By		Evaporation, Coalescence
Viscosity		96 ± 2 KU
Flash Point		None
Gloss / Sheen		Gloss (35-45@60)
Surface Temperature at Application	– Min.	40°F
	– Max.	90°F
Thin With		See Chart
Clean Up Thinner		Clean Water
Weight Per Gallon		10.3 lbs
Storage Temperature	– Min.	40°F
	– Max.	90°F

Volatile Organic Compounds (VOC)

46 Grams/Liter .38 Lbs./Gallon

◊ Reported values are for Pastel Base. Contact Benjamin Moore for values of other bases or colors.

Surface Preparation

Surfaces must be clean, dry and free of oil, grease, wax, rust, mildew, chalk and loose or scaling paint. Cement based water proofing paints should be removed. Glossy surfaces must be dulled. Un-weathered areas such as eaves, porch ceilings, overhangs and protected wall areas should be washed with a Benjamin Moore® Clean (318) and rinsed with a strong stream of water from a garden hose or power washer to remove contaminants that can interfere with proper adhesion. Stains from mildew must be removed by cleaning with Benjamin Moore® Clean (318) prior to coating the surface. **Caution:** Refer to the (318) Clean technical data and material safety data sheets for instructions on its proper use and handling.

All new masonry surfaces must be power washed or brushed thoroughly with stiff fiber bristles to remove loose particles. New masonry substrates must be allowed to cure for 30 days before priming or painting. Poured or pre-cast concrete with a very smooth surface should be etched or abraded to promote adhesion, after removing all form release agents and curing compounds.

Difficult Substrates: Benjamin Moore offers a number of specialty primers for use over difficult substrates such as bleeding woods, grease stains, crayon markings, hard glossy surfaces, or other substrates where paint adhesion or stain suppression is a particular problem. Your Benjamin Moore® retailer or Architectural Representative can recommend the right problem-solving primer for your special needs.

WARNING! If you scrape sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Primer/ Finish Systems

New surfaces should be fully primed, and previously painted surfaces may be primed or spot primed as necessary. For best hiding results, tint the primer to the approximate shade of the finish coat, especially when a significant color change is desired. **Special Note**: Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

Wood and engineered wood products:
Primer: Fresh Start® 100% Acrylic Superior Primer (046) or Fresh Start® Fast Dry Alkyd Primer (094)
Finish: 1 or 2 coats Ultra Spec® EXT Gloss Finish (N449)

Bleeding Type Woods, (Redwood and Cedar):
Primer: Fresh Start® Fast Dry Alkyd Primer (094) or Fresh Start® 100% Acrylic Superior Primer (046).
Finish: 1 or 2 coats Ultra Spec® EXT Gloss Finish (N449)

Hardboard Siding, Bare or Factory Primed:
Primer: Fresh Start® Fast Dry Alkyd Primer (094) or Fresh Start® 100% Acrylic Superior Primer (046).
Finish: 1 or 2 coats Ultra Spec® EXT Gloss Finish (N449)

Vinyl & Vinyl Composite Siding
Note: Ensure that the surface is properly cleaned and in good condition. For colors that are safe for use on these substrates, use approved Vinyl Select colors. For more information, see http://www.benjaminmoore.com/en-us/for-contractors/painting-vinyl-and-aluminum-siding
Primer: Fresh Start® Multi-Purpose Latex Primer (N023).
Finish: 1 or 2 coats Ultra Spec® EXT Gloss Finish (N449)

Rough or Pitted Masonry:
Primer: Super Spec® Latex Block Filler (160) or Super Spec® Masonry High Build Latex Block Filler (206)
Finish: 1 or 2 coats Ultra Spec® EXT Gloss Finish (N449)

Poured or Pre-cast Concrete and Fiber Cement Siding:
Primer: Super Spec® Masonry (N/066) Acrylic or (C077) Alkyd Masonry Sealer.or Fresh Start® 100% Acrylic Superior Primer (046)
Finish: 1 or 2 coats Ultra Spec® EXT Gloss Finish (N449)

Ferrous Metal (Steel and Iron):
Primer: Super Spec HP® Acrylic Metal Primer (P04) or Super Spec HP® Alkyl Metal Primer (P06)
Finish: 1 or 2 coats Ultra Spec® EXT Gloss Finish (N449)

Non-Ferrous Metal (Galvanized & Aluminum): All new metal surfaces must be thoroughly cleaned with Super Spec HP® Oil & Grease Emulsifier (P83) to remove contaminants. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion
Primer: Super Spec HP® Acrylic Metal Primer (P04)
Finish: 1 or 2 coats Ultra Spec® EXT Gloss Finish (N449)

Repaint, All Substrates: Prime bare areas with the primer recommended for the substrate above.

Application

Stir thoroughly before and during use. Apply one or two coats. Paint Application: For best results, use a premium Benjamin Moore® custom-blended nylon/polyester brush, premium Benjamin Moore® roller, or a similar product. Apply paint generously from unpainted area into wet area. This product can also be sprayed.

Conditioning with Benjamin Moore® 518 Extender may be necessary under certain conditions to adjust open time or spray characteristics. The chart below is for general guidance		
	Mild conditions	**Severe Conditions**
	Humid (RH> 50%) with no direct sunlight & with little to no wind	Dry (RH<50%), in direct sunlight, or windy conditions
Brush: Nylon / Polyester **Roller**: Premium Quality **Spray**: Airless Pressure: 1500 -2500 psi Tip: .011-0.015	No thinning necessary	**Add 518 Extender or water:** **Max of 8 fl. oz. to a gallon of paint** **Never add other paints or solvents.**

Thinning/Cleanup

Clean Up: Clean up with warm soapy water. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.**

Environmental, Health & Safety Information

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Wear an appropriate, properly fitted respirator (NIOSH approved) during application, sanding, and clean-up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.

WARNING: This product contains a chemical known to the state of California to cause cancer and birth defects, or other reproductive harm.

FIRST AID: In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

IN CASE OF SPILL – Absorb with inert material and dispose of as specified under **"Cleanup"**.

KEEP OUT OF REACH OF CHILDREN
PROTECT FROM FREEZING

Refer to Material Safety Data Sheet for additional health and safety information

Benjamin Moore & Co., 101 Paragon Drive, Montvale, NJ 07645 Tel: (201) 573-9600 Fax: (201) 573-9046 www.benjaminmoore.com M72 N449 US 022714

Benjamin Moore, Fresh Start, Gennex, Super Spec, Super Spec HP, Ultra Spec and the triangle "M" symbol are registered trademarks, licensed to Benjamin Moore & Co © 2011, 2012 Benjamin Moore & Co All rights reserved

Estimate

Fredericksburg, VA 22401

Date	Estimate #
11/3/2016	0985

Name / Address

Description	Total
Plans and Permits: All necessary city fees and permits shall be paid by the building owner/s for this project.	0.00
Roofing, Flashing:	48,000.00
Remove existing slate roofing reclaiming as much of material as possible (expected salvage to approximately 50%). Damaged sheathing will be an additional cost at time of invoicing, price will be determined by type of material needed. The entire roof shall have Ice & Water Shield installed over existing sheathing. Reclaimed slate will be reinstalled on front upper roof and Chimney will be reflashed with Aluminum flashing. Rear roof will have Inspire Vinyl Slate installed (color and style to match existing Slate as closely as possible). Rear standing seam tin roof will remain on rear dormer. Existing half round Gutter on front roof will be removed and reinstalled under slate before roof is reinstalled. Scaffolding and debris removal to be supplied and completed by the contractor. Existing rear EPDM Roof will remain and be protected as necessary. All necessary permits fees to be the responsibility of the owner/s.	
Electrical & Lighting: There may be a fee from Dominion Power for sleaving the High Voltage electric lines in front of the property because of the proximity to the necessary scaffoldings All necessary fees and permits shall be paid by the owner. I am currently working with Dominion Power to on what these fees may be and will get back with you as soon as we have this information available.	0.00
Draw schedule as follows: Project Start Up/Coordination fees and Material deposit at 50% or $24,000. 25% or $12,000 due upon completion of existing roof salvage/demo work and ice and water install. Balance due upon completion.	0.00
Out-of-state sale, exempt from sales tax	0.00

This estimate includes all labor and material as necessary for project completion. All material and labor is guaranteed for a one year period.

Total	$48,000.00

Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above this estimate.

Signature

_____

Moreno's Contractor LLC.

LICENSED & INSURED/GAF Certified Installer
9410 Northeast Dr. Suite A4
Fredericksburg, VA 22408

Estimate

Date:	Estimate No.
9/12/2016	570

COPY

Name:
Jaime Ibarra
209 Hanover Street
Fredericksburg, VA 22401
Phone #: 540-846-2222

Job Site:
Jaime Ibarra
209 Hanover Street
Fredericksburg, VA 22401

Item	Description	Total
Roof Replacement	1. Remove existing layer of Slate roof and inspect roof for deteriorated sheathing. 2. Replace sheathing at additional cost, OSB Plywood at $45.00 per sheet if needed. **this price is not reflected below 3. Furnish and install GAF Weather Watch eaves, and valleys 4. Furnish and install DAVINCI Ridge caps 5. Furnish and install DAVINCI SLATE over a new layer of Rhino Synthetic Felt. 6. Furnish and install all necessary flashing. (Apron, step flashing, and counter flashing) 7. Paint and reseal roof fixtures. 8. Sweep yard with magnet. and pick up debris around premises which will be hauled away and disposed of in a proper landfill. **Five year Labor Warranty **Permits are not included **This job would take approx. 1 week to complete	16,800.00

Phone #	Fax #	E-mail
540-710-1040	540-710-1058	morenos.roofing@gmail.com

Total $16,800.00

Signature

All materials are guaranteed to be as specified, all work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Our workers are fully covered by workers compensation insurance.

50% deposit is required when signing contract, remainder is due upon completion of work.
NOTE: This proposal may be withdrawn by us if not accepted within 60 days.

From: **Katie Thoele** kthoele@davinci[illegible]capes.com
Subject: DaVinci Roofscapes Follow UP
Date: Today at 8:09 AM
To: palmeusallc@gmail.com

Good morning!

I reached out to our Executive team and they are willing to pass along the SDS sheets if you sign a non-disclosure agreement.

Otherwise the most that I can share with you is that our product is a mix of high and low density polymers with UV inhibitors and fire retardants mixed in.

Thanks,

COPY

Katie Thoele

Project Specialist
DaVinci Roofscapes, LLC
13890 West 101st Street
Lenexa, KS 66215
1-800-328-4624 x 2126
kthoele@davinciroofscapes.com

Follow Us!

This email is for the sole use of the intended recipients and may contain proprietary and/or confidential information which may be privileged or otherwise protected from disclosure. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy the original message and any copies of the message as well as any attachments to the original message.

COPY

DAVINCI ROOFSCAPES, LLC
Lifetime Limited Material Warranty

(Valid for installations in Canada and the United States, except Alaska and Hawaii)

General. Subject to the terms, conditions, and limitations set forth below, DaVinci Roofscapes, LLC, a Kansas limited liability company (**"DaVinci"**), warrants to the individual owner and/or owners of the property on which the Products are originally installed (the **"Owner"**) and to any party to whom the Owner transfers ownership as permitted herein, that the DaVinci Shake and DaVinci Slate products installed on the Owner's property (collectively referred to herein as the **"Products"**) will be free from manufacturing defects that cause leaks when subject to normal use and conditions (a **"Permitted Claim"**) for the Owner's lifetime provided that Owner remains a legal occupant of the property according to the strict terms of the relevant real estate title and continuously resides at the property where the Products were originally installed (**"Warranty Period"**). If the Owner is an organization or other legal entity (as opposed to a person or persons), then the Warranty Period will not exceed fifty (50) years from the date of the original purchase of the Products. To establish a **Permitted Claim,** the Owner must provide to DaVinci in compliance with the Notification section below the following: (i) the date of purchase of the Products; (ii) the original cost of the Products; (iii) proof that the Owner is either the original owner or transferee permitted hereunder; (iv) a copy of the current real estate title; and (v) proof of damage to the Products covered hereby. All documentation must be in a form that provides proof of the Permitted Claim to DaVinci's reasonable satisfaction.

Coverage. Only during the first ten (10) years after installation of the Products, if an Owner submits a Permitted Claim to DaVinci, DaVinci will, at its sole option, either (i) provide replacement Products and Installation Costs to either repair the affected portions of the roof or replace the entire roof as set forth below, or (ii) refund the original purchase price that the Owner paid for the Products. The refund referenced in option (ii) of this paragraph is strictly limited to the amount originally paid by Owner for the Products, excluding freight and all other costs. If DaVinci elects option (i) of this paragraph, Owner shall have the responsibility to select the contractor to remove the Products and perform the installation of replacement Products. If DaVinci elects option (i) of this paragraph, DaVinci shall also pay the Owner the reasonable costs associated with installing the replacement Product at the prevailing customary local rates not to exceed $350 per one hundred square feet (a **"Square"**) (the **"Installation Costs"**). Installation Costs include, but are not limited to, the following: freight related costs, labor, underlayment, decking, flashing, nails, building permits, disposal costs, and any other costs. DaVinci shall not be responsible for any costs in excess of $350 per Square. Prior to DaVinci providing replacement Products and/or payment for Installation Costs, Owner must provide DaVinci (i) the accurate number of Squares involved in any Permitted Claim and (ii) proof of the Installation Costs. Owner agrees that any Permitted Claim shall not be deemed to constitute an admission of any past, present or future liability or wrongdoing by DaVinci.

Limited Coverage Over Time. Ten (10) years after the original purchase of the Product, the amount DaVinci will refund in the event of a Permitted Claim will be reduced by dividing the number of months remaining in the Warranty Period by 600 and multiplying the resulting percentage by the actual original price paid for the affected Products. This payment specifically excludes Installation Costs and all other costs. If the Owner is not an organization or a legal entity, then the minimum Permitted Claim payments to the Owners is ten (10) percent of the amount originally paid for the affected Products excluding Installation Costs.

Any Permitted Claim and/or replacement Products provided by DaVinci under this Lifetime Limited Warranty will not extend the Warranty Period. Any replacement Products shall be warranted only for the balance of the Warranty Period remaining at the time the Products were replaced.

Wind Limitation. DaVinci shall have no liability under this Lifetime Limited Warranty for Product damage resulting from or any way related to exposure to winds (i) in excess of ninety (90) mph; (ii) occurring after the first ten (10) years following application; or (iii) any time after the Products have been exposed to winds in excess of ninety (90) mph. Owner must provide, to DaVinci's satisfaction, proof, via reasonably reliable third-party verification, that the alleged damage to the Product did not involve winds in excess of (90) mph.

Wind Warranty Upgrade. If the Products are installed in strict compliance with the DaVinci high wind area installation instructions and the installation contractor completes the high wind installation certification, then DaVinci will warrant against damage to the Product resulting from winds less than (110) mph during the first five years after the original purchase of the Product. The payment for wind claims between (90) mph and (110) mph and sought under this paragraph is limited to a refund of the amount paid for DaVinci Products only, no Installation Costs or other costs are covered. The instructions and the certification form are both available from DaVinci. The remaining requirements of a Permitted Claim set forth above must also be fulfilled and the Owner must provide, to DaVinci's satisfaction, proof, via reasonably reliable third-party verification, that the alleged damage to the Product did not involve winds in excess of (110) mph.

Color Fading. All material will weather when exposed to air pollution, acid rain, ultra violet light, weather extremes, and other elements found in the outdoors. The severity of any weathering depends on the geographical location of the building, the cleanliness of the air in the area, and many other influences over which DaVinci has no control. This Lifetime Limited Warranty will only cover fading in excess of four (4) Hunter units beyond what would be expected in the area in which the Products are installed. The Hunter units will be calculated in accordance with ASTM D2244 and DaVinci, in its sole discretion, will determine if the fading is in excess of four Hunter units beyond what is experienced in the geographic area where the roof is installed. All claims related to fading or discoloration must be reported within ten (10) years from the date of the original Product purchase and must be supported by the Permitted Claim documentation. If a claim for fading or discoloration is allowed, DaVinci will refund the amount originally paid for the Products. No Installation Costs or other costs will be reimbursed related to damage from alleged fading or discoloration.

Insurable Risks. Before any coverage shall apply under this Lifetime Limited Warranty in the event of damage to Product caused by any insurable risk during the Warranty Period, the Owner must first exhaust all efforts to pursue the cost of replacement or repair of all damaged Product through the Owner's insurance coverage. Any costs incurred by the Owner in excess of the insurance contributed by any source of insurance reimbursements (excluding insurance deductibles), will be reimbursed by DaVinci only to the extent such costs are otherwise a Permitted Claim, provided DaVinci's liability shall be limited in the manner set forth in the section of this Lifetime Limited Warranty entitled "Coverage".

Transferability. This Lifetime Limited Warranty may be transferred up to two times within the first ten (10) years after the original purchases of the Products. To maintain coverage under this Lifetime Limited Warranty, the prospective transferee Owner must provide the following to DaVinci at the address below within sixty (60) days of transfer of ownership of the property upon which the Products were originally installed: (i) legal documents evidencing transfer of the subject property ownership; (ii) proof of the original purchase date of the Products; (iii) proof that the legal property transfer is taking place within ten (10) years of the original purchase; (iv) a completed warranty transfer form (a copy of which is available from DaVinci) and payment of any transfer fees to DaVinci; and (v) proof of payment of any fees required in order to effectuate the legal transfer of the property upon which the Products were originally installed. Failure to satisfy each of the requirements in the proceeding sentence shall void this Lifetime Limited Warranty as of the date the Owner transfers ownership of the property upon which the Products were originally installed. DaVinci's warranty under the "Color Fading" paragraph above is not transferable and only extends to the original Owner of the Product.

Limitations. The following non-inclusive list of circumstances will not result in a Permitted Claim;

- Misuse, abuse, neglect or improper handling or storage of the Products;
- Defects related to Product installation other than in strict accordance with DaVinci's installation instructions, including but not limited to defects arising from faulty or improperly installed underlayment, decking or other components;
- Movement of structure and/or the roof deck on which the Products are installed;
- Impact of foreign objects, fire, earthquake, flood, hail, lightning, hurricane, tornado or any other casualty or act of God;
- Discoloration or staining related to shading or sap from trees, bushes, plants or any other natural vegetation;
- Discoloration or damage related to chimney exhaust (including, but not limited to, ash);
- Exposure to chemicals, paints, solvents, or metals including copper, zinc or any other metal that might discolor;
- Damage related to algae or moss, insects, or animals;
- Inappropriate roof applications or failure to meet local building codes;
- Damage related to construction and/or maintenance activities, including persons and/or equipment coming in contact with the roof related to work on chimneys, ventilation systems, satellite dishes, HVAC, etc.;
- Vandalism or acts of war;
- Installation of Products while the temperature is less than 20 degrees Fahrenheit;
- Gloss or color difference of any repair or replacement Products related to normal weathering of existing Products;
- Distortion or warping related to additional or unusual heat sources, including reflections from windows or metallic surfaces and heat buildup caused by non-compliance with local building codes covering roof ventilation;

- Any damage or loss caused by ice backup, ice damming or snow slides;
- Any other cause not involving inherent manufacturing defects in the material supplied by DaVinci.

THIS LIFETIME LIMITED WARRANTY REPLACES ALL OTHER ORAL OR WRITTEN WARRANTIES, LIABILITIES, OR OBLIGATIONS OF DAVINCI AND SHALL CONSTITUTE THE SOLE AND EXCLUSIVE REMEDIES RELATED TO THE PRODUCTS. DAVINCI HEREBY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL DAVINCI BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES OF ANY KIND, INCLUDING ANY DAMAGES TO THE BUILDING ON WHICH THE PRODUCTS ARE INSTALLED, ITS CONTENTS, OR ANY PERSONS THEREIN. DAVINCI DOES NOT AUTHORIZE ITS FIELD REPRESENTATIVES, EMPLOYEES (other than with the express written consent of DaVinci's CEO or CFO), DISTRIBUTORS, OR DEALERS TO MAKE ANY CHANGES IN OR MODIFICATIONS TO THIS LIFETIME LIMITED WARRANTY. DAVINCI'S LIABILITY LIMITATIONS SET FORTH HEREIN SHALL BE ENFORCED TO THE FULLEST EXTENT UNDER APPLICABLE LAW. SOME STATES DO NOT ALLOW LIMITATIONS ON, OR THE EXCLUSION OF, INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE EXCLUSIONS MAY NOT APPLY TO YOU.

Severability. To the extent any provision contained herein is deemed invalid under applicable law, such determination shall have no effect on the remaining portions of this Lifetime Limited Warranty, which shall continue in full force and effect. Any cause of action for breach of this Lifetime Limited Warranty must be brought within one (1) year after the cause of action has accrued.

Notification. The Owner must notify DaVinci in writing within thirty (30) days of discovery of, or upon such time that Owner should have reasonably discovered, any Permitted Claim. All notifications should be sent to:

DaVinci Roofscapes, LLC
13890 W. 101st
Lenexa, Kansas 66215

Outstanding Charges; Samples. DaVinci shall be under no obligation to provide service under this Lifetime Limited Warranty if there are outstanding charges for the Products to which this Lifetime Limited Warranty may apply. The Owner may be required to submit samples of any defective material to DaVinci for laboratory analysis.

Products not Produced by DaVinci. This Lifetime Limited Warranty does not apply to any products, goods, instruments, components, or accessories not produced by DaVinci, including but not limited to gutters, underlayment, fasteners, or insulation.

Dispute Resolution. This Lifetime Limited Warranty shall be interpreted and enforced in accordance with the laws of the State of Kansas. Any dispute arising from the terms of this Lifetime Limited Warranty shall be resolved in the District Court for Johnson County, Kansas. By submitting a Permitted Claim, Owner agrees that it will not contest to the jurisdiction of the District Court for Johnson County, Kansas to resolve any dispute related to this Lifetime Limited Warranty.

Effective Date. This Lifetime Limited Warranty shall be effective for installations after January 1, 2015.

COPY

DaVinci Slate, Shake & Fancy Shake

Third Party Testing

Test	Objectives	Method	Results
Fire test ASTM E 108	Earn classification for fire.	Burning brand, Intermittent flame, Spread of Flame.	Passed Class A
UL 2218 Impact	Earn UL classification for impact.	Two-inch steel ball weighing 1.2 lbs is dropped from 20 feet on to an installation. Test is repeated. Both impacts must be within a 1/4."	Passed Class 4
ASTM D3161 same as UL 997 Wind Uplift	Earn certification for wind.	A roofing assembly is subjected to sustained winds at specified velocities for two hours. Test ran at 110 mph.	Passed test at standard 110 mph setting.
ccelerated Weathering ASTM 4798	Determine material performance in respect to brittleness, color-fade, curling/warping and coating adhesion.	4500 hours of exposure to UV radiation, elevated temperature, moisture, and thermal shock.	Nearly imperceptible color change. No appreciable change in tensile strength
Freeze-thaw ICC-ES Acceptance Criteria ACO7 section 4.9	Determine material performance in extreme temperature cycling.	Exposure to temperatures from -40 F to 180 F in 22 hour cycles for approximately a month.	There was no sign of crazing, cracking, or othe deleterious surface changes.
ICC-ES AC07 Section 4.4	Penetration	Samples subjected to applied load in an Instron Machine	200 lbs. Passed
ASTM D 471 Water Absorption	Determine if material absorbs water to dis-count freeze-thaw issues.	Sample is put in water at 158 F for 166 hours and then weighed to find out if any water absorption has occurred.	Virtually no water absorption.
ASTM D 3462 Nail Pull Through Resistance at 32 F and 72 F	Identify nail tear resistance to determine if nails will pull through the shingle.	Shingle is nailed and stabilized at 73 F and then at 32 F. Force is applied until shingle is pulled past nail.	138 lbs/ft of force required at 73 F and 166.9 lbs/ft at 32 F.

DaVinci Slate, Shake & Fancy Shake

Third Party Testing

Test	Objectives	Method	Results
ASTM G21 Fungus (algae) test	Determine if algae wants to grow on DaVinci Slate	Our sample is inoculated with blue green algae and put in a warm, damp place along with a control sample for four to six weeks	The algae did not grow on our sample shingle
ASTM D 638 Tensile Strength	Determine effects of long-term weathering on material strength	Tensile strength of sample is measured before and after accelerated weathering. Weathering duration is 4500 hours	No meaningful reduction of strength. Post tes results showed a 2.6% reduction in material strength from pre-test measurement.
TAS-100	Earn certification for wind driven rain. Pass or fail only.	A roofing assembly is subjected to increasing wind speeds along with an abundance of water blown at the system at speeds up to 110 mph.	Passed
UL 1897	Earn UL Certification for static uplift resistance.	A roofing assembly is subjected to differential air pressure until failure.	Passed
TAS-125	Earn certification for wind uplift resistance in High Velocity Hurricane Zones. Pass or fail only.	A roofing assembly is subjected to positive and negative pressure in cycles to measure wind uplift resistance.	DaVinci Slate passed at -118.5 psf. DaVinci Shake passed at -93.5 psf. DaVinci Fancy Shake passed at -131 psf.

Code Approvals

DaVinci Slate & Shake: ICC-ES ESR-2119
Florida Building Code
Slate: TDI RC-166 Shake: TDI RC-164
Slate: Miami Dade County, FL NOA No. 12-0503.01 Shake: Miami Dade County, FL NOA No. 13-0107.01
Go to www.davinciroofscapes.com for the most up-to-date technical information.

SECTION 07310

SHINGLES

COPY

1. GENERAL

1.1. SECTION INCLUDES

A. **Single-Width** synthetic slate shingles, underlayment, flashings, fasteners, and accessories.

1.2. RELATED SECTIONS

A. Section 06100 - Rough Carpentry.

B. Section 07600 - Flashing and Sheet Metal.

C. Section 07600 - Flashing and Sheet Metal.

D. Section 07910 - Joint Fillers.

1.3. REFERENCES

A. American Society for Testing and Materials (ASTM):
1. ASTM D 226 - Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.
2. ASTM D 3161 - Standard Test Method for Wind-Resistance of Asphalt Shingles (Fan-Induced Method).
3. ASTM D 3462 - Standard Specification for Asphalt Shingles Made from Glass Felt and Surfaced with Mineral Granules.
4. ASTM E 108 (UL 790) - Standard Test Methods for Fire Tests of Roof Coverings.
5. ASTM G 21 - Standard Practice for Determining Resistance of Synthetic Polymeric Materials to Fungi.

B. Florida Building Code Testing Application Standard (TAS): TAS 125 - Test for Uplift Resistance on Roof Assemblies

C. Underwriters Laboratories (UL):
1. UL 790 - (Exterior Exposure), Standard Test Methods for Fire Tests of Roof Coverings.
2. UL 997 - Wind Resistance of Prepared Roof Covering Materials.
3. UL 2218 - Impact Resistance of Prepared Roof Covering Materials.

D. International Code Council (ICC): ES Acceptance Criteria AC07 Section 4.9.

1.4. PERFORMANCE REQUIREMENTS

A. Slate roof system to consist of manufactured synthetic slate shingles attached to structural substrate to form weather tight roof envelope with no measurable water penetration.

B. Tiles shall be manufactured with variations in color, textured faces, and edges, and sufficient thickness to provide a realistic installed appearance.

C. Method of attachments shall be designed to adequately resist wind uplift for roof configuration and project location. Roof assembly meet minimum uplift resistance of 186 psf or 93 psf with a 2:1 safety patch in accordance with TAS 125.

1.5. SUBMITTALS

A. Submit under provisions of Section 01300 - Administrative Requirements.

B. Product Data: Manufacturer's data sheets on each product to be used, including:
1. Shingles, underlayment, flashings, fasteners, and accessories indicating composition, properties, and dimensions. Provide data showing compliance with specified requirements.
2. Preparation instructions and recommendations.
3. Storage and handling requirements and recommendations.
4. Installation methods.

C. Shop Drawings: Drawings illustrating shingle layout, method of attachment, flashings, trim, conditions at eaves, intersections with adjacent materials, and other installation details.

D. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and surface textures.

E. Verification Samples: For each finish product specified, two samples, representing actual product, color, and texture.

1.6. QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturer of synthetic shingles.

B. Installer Qualifications: Company specializing in installing shingle roof systems with 3 years minimum experience.

C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
1. Finish areas designated by Architect.
2. Do not proceed with remaining work until workmanship, color, and pattern are approved by Architect.
3. Rework mock-up area as required to produce acceptable work.

1.7. PRE-INSTALLATION CONFERENCE

A. Convene a pre-installation conference at the site prior to commencing work of this Section: Require attendance of entities directly concerned with roof installation. Agenda shall include:
1. Installation procedures and manufacturer's recommendations.
2. Safety procedures.
3. Coordination with installation of other work.
4. Availability of roofing materials.
5. Preparation and approval of substrate and penetrations through roof.
6. Other items related to successful execution of work.

1.8. DELIVERY, STORAGE, AND HANDLING

A. Ship in bundles of shingles. Collate shingles in sequence of widths and colors as required for selected color blend. Bundles shall be assembled such that sorting at job site is not required.

B. Deliver shingles to site in manufacturer's unopened, labeled bundles. Promptly verify

quantities and condition. Immediately remove damaged products from site.

C. Store products in protected environment, clear of ground and moisture, and protected from traffic and construction activities. Store shingles flat. Do not store on site for prolonged period.

D. Store synthetic shake products at temperature between 40 and 120 degrees F (4 degrees C and 49 degrees C).

E. Store synthetic slate products at temperature between 40 and 120 degrees F (4 degrees C and 49 degrees C).

F. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

1.9. PROJECT CONDITIONS

A. Anticipate and observe environmental conditions (temperature, humidity, and moisture) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.10. WARRANTY

A. Warranty Requirements:
1. Manufacturer's 50 years warranty for shingles against breakage and deterioration that causes leaks under normal weather and use conditions.
2. Installer's 2 years total roof system warranty including underlayment, flashings, trim, and other roof components against water penetration.

2. PRODUCTS

2.1. MANUFACTURERS

A. Acceptable Manufacturer: DaVinci Roofscapes, LLC, which is located at: 13890 W. 101st St. ; Lenexa, KS 66215; Toll Free Tel: 800-DAVINCI; Tel: 913-599-0766; Fax: 913-599-0065; Email: request info (mstone@davinciroofscapes.com); Web: www.davinciroofscapes.com

B. Substitutions: Not permitted.

C. Requests for substitutions will be considered in accordance with provisions of Section 01600 - Product Requirements.

2.2. SYNTHETIC SLATE SHINGLES

A. Lightweight, synthetic slate shingles with the appearance, color, texture, and thickness of natural quarried slate; Single-Width Slate as manufactured by DaVinci Roofscapes, LLC.
1. Product: Single-Width Slate as manufactured by DaVinci Roofscapes, LLC.
2. Material: Engineered polymer formulated from 100 percent virgin plastic resins. To ensure high quality and consistency of raw materials. Use of recycled materials is not acceptable.
3. Attributes:
a. Fire resistance when installed over one ply 30# ASTM D 226 asphalt saturated felt: Class A tested in accordance with ASTM E 108.
b. Water Absorption: 0.18 percent by weight tested in accordance with

ASTM D 471.

c. Impact Resistance: Class 4 to withstand two drops of 2 inches (52 mm) diameter, 1.2 pounds (0.54 kg) steel ball dropped from 20 feet (6 m) tested in accordance with UL2218.

d. Nail Pull Through Resistance: 138 foot-pounds at 72 degree F (187 joules at 22 degrees C) and 166 foot-pounds at 32 degrees F (225 joules at 0 degrees C) tested in accordance with ASTM D 3462.

e. Freeze-Thaw Resistance: No crazing, cracking, delamination of coating, or other deleterious surface changes after one month exposure with temperature cycled from -40 to +180 degrees F (0 degrees to 82 degrees C) in 22 hours tested in accordance with International Code Council (ICC) - ES Acceptance Criteria AC07 Section 4.9.

f. Accelerated Weathering: Little change after 2,500 hours exposure to ultraviolet (UV) radiation, elevated temperature, moisture, and thermal shock.

g. Fungus Resistance: No algae growth when inoculated with blue green algae in warm, damp environment for 4 to 6 weeks tested in accordance with ASTM G 21.

4. Profile: Rectangular shape with exposed to view upper surface and edges textured to resemble natural slate. Underside formed with reinforcing ribs for added strength and stability.

5. Sizes:
   a. Thickness: Varies from 1/8 inch (3 mm) at top to 1/2 inch (13 mm) at bottom.
   b. Length: 18 inches (457 mm).
   c. Single width: 12 inches (305 mm) to create appearance of quarried slate
   d. Provide 4 inches (102 mm) wide shingles for roofing turrets and domes as indicated.

6. Starter shingles: Provide 12 inches (305 mm) wide by 12 inches (305 mm) long shingles to install as first course at eaves.

7. Markings: Form shingles with markings on upper surface to indicate nailing locations and provide alignment guide lines for different exposure lengths.

8. Sizes:
   a. Width: 12 inches (305 mm)
   b. Length: 18 inches (457 mm).
   c. Thickness: Butt, 1/2 inch (13 mm).
   d. Thickness: Top, 1/8 inch (6 mm).

9. Starter Shingle: Provide 12 inches (305 mm) long by 12 inches (305 mm) wide.

10. Installed Weight:
    a. At 6 inches (152 mm) exposure: 342 pounds per square (16.5 kg/sq. m).
    b. At 7 inches (178 mm) exposure: 293 pounds per square (14.3 kg/sq. m).
    c. At 7-1/2 inches (191 mm) exposure: 273 pounds per square (13.3 kg/ sq. m).
    d. At 8 inches (204 mm) exposure: 257 pounds per square (12.3 kg/sq m)

11. Markings: Form shingles with markings on upper surface to indicate nailing locations and provide alignment guidelines for different exposure lengths.

12. Color: Provide shingles in multiple colors comparable to natural wood shakes. Provide internal UV stabilizers to provide durable color stability.

13. Shingle Pattern: Provide shingles factory blended in multiple colors and widths to create installed appearance designated as follows:
    a. Brownstone - VariBlend by DaVinci Roofscapes, LLC.
    b. Canyon - VariBlend by DaVinci Roofscapes, LLC.
    c. Castle Gray - VariBlend by DaVinci Roofscapes, LLC.

d. European - VariBlend by DaVinci Roofscapes, LLC.
e. Evergreen - VariBlend by DaVinci Roofscapes, LLC.
f. Slate Black - VariBlend by DaVinci Roofscapes, LLC.
g. Slate Gray - VariBlend by DaVinci Roofscapes, LLC.
h. Smokey Gray- VariBlend by DaVinci Roofscapes, LLC.
i. Sonora - VariBlend by DaVinci Roofscapes, LLC.
j. Custom Blend as specified by Architect.

2.3. ACCESSORIES

A. Underlayment: ASTM D 226 Type II No. 30 un perforated saturated asphalt felt.

B. Underlayment: ASTM D 3909 coated cap sheet.

C. Waterproof Sheet Membrane: Cold applied, self-adhering waterproof membrane composed of polyethylene film coated one side with rubberized asphalt adhesive.
1. Thickness: 40 mils (1 mm).
2. Low temperature flexibility: Unaffected at minus 32 degrees F (-36 degrees C).
3. Minimum tensile strength: 250 psi (1724 kPa).
4. Minimum elongation: 250 percent.
5. Permeance: 0.05 perms maximum.

D. Flashing: Fabricate from sheet to profiles and dimensions indicated on Drawings and approved shop drawings and in accordance with general requirements specified in Section 07 60 00 - Flashing and Sheet Metal.
1. Material: 16 ounce copper.
2. Material: 26 gage (0.455 mm) galvanized steel.
3. Linear components: Form in longest possible lengths with 8 feet (2.5 m) as minimum.
4. Counter Flashings: Extend 4 inches (102 mm) minimum up vertical surfaces and 4 inches (102 mm) minimum under shingles.
5. Valley flashings: 24 inches minimum width and extending 10 inches (254 mm) minimum from valley center line.
6. Fabricate eave flashings with bottom edge formed outward 1/4 inch (6 mm) and hemmed to form drip.

E. Fasteners: 3/8 inch (9.5 mm) flat head nails 1-1/2 inches (38 mm) long.
1. Material: Copper.
2. Material: Stainless steel.
3. Material: Hot-dipped galvanized.

F. Snow Guards: Snow guards should be used in all areas where snow fall is possible.

3. EXECUTION

3.1. EXAMINATION

A. Do not begin installation until substrates have been properly prepared.

B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2. PREPARATION

A. Coordinate installation with provision of gutters and downspouts specified in Section 07 60 00 - Flashing and Sheet Metal.

B. Inspect roof framing and plywood or OSB substrate. Verify roof is complete, rigid,

braced, and deck members are securely fastened. Ensure proper ventilation has been provided for roof space. Do not proceed with roofing until deficiencies are addressed.

C. Verify roof deck is clean, dry, and ready to receive synthetic shake shingles.

D. Remove dirt, loose fasteners, and other protrusions from roof surface.

3.3. INSTALLATION - GENERAL

A. Install self-adhered waterproof sheet membrane on the eaves. Cover the waterproof sheet membrane and the remaining portions of the roof as scheduled with the approved underlayment(s). Then install waterproof sheet membrane in valleys, along walls and around projections terminating on top of underlayment.

3.4. UNDERLAYMENT INSTALLATION

A. Stripping Ply: A full sheet of self-adhered waterproof sheet membrane is required in all valleys. At least 18 inches (457 mm) shall be required on all gable ends, against walls, and around projections.
   1. In areas where the average daily temperature in January is 25 degrees F (-4 degrees C) or lower or where ice buildup is possible, install self-adhered waterproof sheet membrane from the bottom edge extending two feet (610 mm) above the exterior wall line on all eaves.

B. Install waterproof sheet membrane over full roof area. Apply waterproof sheet membrane in fair weather at temperatures of 40 degrees F (4 degrees C) or higher. Adhere and attach as recommended by manufacturer of waterproof sheet membrane.
   1. Start underlayment installation at lower edge of roof. Install perpendicular to roof slope with 4 inches (102 mm) minimum side laps and 6 inches (152 mm) minimum end laps. Extend underlayment 4 inches (102 mm) minimum up vertical wall intersections.
   2. Do not leave underlayment membrane exposed for lengthy period of time. Exercise care not to puncture or tear underlayment barrier with subsequent roofing operations.

C. Underlayment/Slip Sheet: Install one-ply asphalt felt over full roof area, with ends weather lapped 4 inches (102 mm) minimum. Nail in place with roofing nails spaced in accordance with manufacturer's recommendations.

3.5. FIRE RESISTIVE ROOF COVERING

A. Class A tested in accordance with ASTM E 108: Provide one one layer ASTM D 226 type II 30 lb sheet.

B. Class A tested in accordance with ASTM E 108: provide one layer GAF (ELK) VersaShield Roof Deck Protection.

3.6. FLASHING INSTALLATION

A. Install overhanging drip edge on eaves and gable ends and metal flashings at valleys, ridges, hips, roof curbs, penetrations, and intersections with vertical surfaces in accordance with Section 07 60 00 - Flashing and Sheet Metal.

B. Weather lap joints 2 inches (52 mm) minimum and seal with sealant as specified in Section 07 91 26 - Joint Fillers.

C. Secure in place with clips, nails, or other fasteners.

3.7. INSTALLATION - GENERAL

A. Install synthetic shingles in accordance with manufacturer's instructions and approved shop drawings.

B. Accurately layout shingles. Ensure that edges are parallel and perpendicular to roof eaves.

C. Cutting: Layout work to avoid cutting shingles.
   1. At gables and vertical intersections, vary combination of shingle widths and spacing of shingles to avoid cutting.
   2. If cutting is required, place shingle such that cut edge is not exposed.
   3. Use circular saw or straight edge and utility knife if cuts are necessary.

3.8. SLATE SHINGLE INSTALLATION

A. Install shingles so that breaks between shingles in adjacent courses are offset by a minimum of 1-1/2 inches (38 mm). Exercise care not to install shingles of the same color in contact or shingles of the same width side by side.

B. Exposure: Install shingles in straight pattern with exposure specified and bottom shingle edges evenly aligned.

C. Exposure: Install shingles in staggered pattern with exposure specified and bottom edges of adjacent shingles staggered 1 inch (25 mm).

D. Spacing: Provide 3/16 - 3/8 inch (4.76 - 9.5 mm) gap between shingles to allow for expansion and contraction.

E. Stagger shingle joints in one course 1-1/2 inches (38 mm) minimum from joints in course below.

F. Eaves: Install row of starter shingles at eaves as base layer. Project eave shingles approximately 1 inch or as required to allow water to drain into gutter or off eave or 1/8 inch (3 mm) past overhanging drip edge as indicated or required.

G. Gables: Project shingles approximately 3/4 inch (19 mm) beyond gable rakes or 1/8 inch (3 mm) past overhanging drip edge.

H. Ridges and Hips: After field shingle installation is complete, install double row of shingles over 6 inches (152 mm) wide metal flashing.
   1. Ridges: Use 7 inches (178 mm) wide shingles with 6 inches (152 mm) exposure. Start ridge shingles at leeward end. Face shingle laps away from prevailing wind.
   2. Hips: Use 7 inches (178 mm) wide shingles with 6 inches (152 mm) exposure. Start hip course at eave.

I. Fastening: Attach each shingle to wood deck with 2 nails using hammer or pneumatic nail gun.
   1. Place nails at locations indicated on shingles.
   2. Ensure good penetration but do not overdrive nail. Do not nail at angle. Ensure head is flush with shingle surface to avoid creating craters.
   3. At valleys do not nail shingles within 5 inches (127 mm) of valley center line.

3.9. FIELD QUALITY CONTROL

A. Inspect units as they are installed. Do not install cracked, broken, twisted, curled, or otherwise damaged units.

B. As work progresses, exercise care not to scratch or mar installed units. Units damaged during installation shall be immediately removed and discarded.

C. After approximately 200 units have been installed, inspect roof from ground. Verify proper layout and appearance. Repeat inspection every 200 shingles.

D. Visually inspect complete installation to ensure that it is weather tight.

3.10. CLEANING AND PROTECTION

A. Remove excess materials and debris from finished surfaces and adjacent roof areas.

B. Do not allow work force on completed roof.

C. Protect installed products until completion of project.

D. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: November 14, 2016
SUBJECT: Certificate of Appropriateness for demolition and new construction at 525 Caroline and 506-516 Sophia Streets

---

ISSUE

Van Perroy requests to demolish the existing townhomes at 506-516 Sophia Street and requests approval of the site planning, scale, massing, and architectural details of three new structures. The new buildings include seven three-story townhomes in two structures and one four-story apartment building with seven units.

RECOMMENDATION

Approval of the Certificate of Appropriateness for demolition of 506-516 Sophia Street contingent upon full approval of the proposed new construction. Documentation of the structures prior to removal is recommended.

Approval of the Certificate of Appropriateness for site planning, scale, and massing of three new buildings to include seven three-story townhomes and one four-story apartment building.

Continuation of the review of detailed architectural design to the December 12, 2016 hearing of the ARB to allow the applicant to provide additional information on details and materials.

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.

Site Planning – Parking (pg. 73)

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

Building Scale (pg. 74)

1. Although the zoning ordinance defines height limitations within the various parts of the city, building height at the street front should be compatible with the prevailing height of the entire block.
2. New buildings that must be taller than the prevailing height should be stepped back so the additional height is not visible from the street.
3. 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.
3. The orientation of new residential dwellings should be compatible with the neighboring houses on the block.

BACKGROUND

The applicant proposes to demolish the existing townhomes at 506-516 Sophia Street, combine the parcel with a portion of the adjoining parcel at 525 Caroline Street, and redevelop the property with fourteen new residential units—a mix of seven single-family attached and seven multi-family units. The Board was first introduced to this application when it was presented for an advisory review as part of a Special Exception process. Special Exceptions were approved by City Council in September 2016 for increased density in the Flood Hazard Overlay District and Commercial Downtown zoning district. In general, the project's site plan and massing have not changed since the Board's advisory review, but elements of the architectural design and scale have been altered in response to the Board's comments. The Board should evaluate this application in two parts, first considering the demolition of the existing structures, and then considering the compatibility and architectural design of the new construction.

Demolition of 506-516 Sophia Street

The Board should first evaluate demolition of the existing structures as a component of the site planning. The three multi-family dwellings located at 506-516 Sophia Street are placed generally in a U-shaped configuration on the property. These buildings were constructed c.1940 and display elements of the Colonial Revival style. The two-story masonry structure fronting on Sophia Street is constructed of rock-faced concrete block topped by a side-gabled roof clad in standing seam metal with boxed eaves and a simple molded cornice. Projecting one-story porches with standing seam metal-clad gabled roofs, concrete decks, and metal railings delineate the individual units along the Sophia Street frontage. The building along the north side of the property displays similar design and materials, but is oriented to the south, with the front elevation facing the center of the property. The third building, located at the rear of the property, is not clearly visible from the street.

ARB records indicate that the north and west buildings have been significantly altered, with changes to the roofing, siding, windows, and general form. The property reflects typical patterns of architectural development in Fredericksburg during the World War I to World War II period, but the integrity of the site has largely been lost. Only the building closest to the street, fronting Sophia Street, is identified as contributing to the Historic District. An evaluation of the buildings based on criteria for demolition in the City Code follows:

The architectural significance of the buildings.	Not individually significant; buildings demonstrate a popular vernacular style that became prolific as a result of general prosperity enjoyed across the country after World War I. All three buildings display a lack of integrity due to extensive alterations.
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 dwellings are not considered individually significant. One building is considered contributing to the architectural integrity of the Historic District, reflecting patterns of development during the interwar and postwar periods. However, the integrity of the site is largely compromised, and the context of the site is no longer clear.
The significance of the building or structure or its proposed replacement in furthering the Comprehensive Plan's goals.	The proposed development project meets a number of goals in the City's Comprehensive Plan (2015) including promoting clustered and compact development, enhancing the quality of residential areas, encouraging homeownership, and promoting "redevelopment of downtown properties in a manner that reflects the character of the City as a vibrant and growing community" (Environmental Protection Goal 6, Residential Neighborhood Goals 2 and 9, and Historic Preservation Goal 2). In addition, the overall plan for the Sophia Street corridor is for an open riverfront on the east side of Sophia Street and redevelopment of a consistent streetscape on the west side of Sophia Street.
The condition and structural integrity of the building or structure.	The applicant has submitted photographs that show extensive structural issues at all three buildings. Patching and cracking shows that there may be significant foundation deterioration. Interior structural members have been compromised as well. All windows and doors have been replaced. All three buildings appear to be in poor condition.
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. The project will increase density on the block, filling what is currently a parking lot, and will reinforce the traditional street edge.
Inordinate hardship.	The deteriorated nature of the buildings and relatively modest means of original construction limit the potential for rehabilitation. The applicant has indicated that the foundations are inadequate and they cannot be repaired in a cost effective manner.

Due to the limited architectural and historical significance of the structures at 506-516 Sophia Street, the lack of structural integrity, 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 structures. Removal of these structures will not have an adverse impact on the historic significance of the District as a whole. Documentation of the structures before their removal is recommended.

New Construction at 525 Caroline Street and 506-516 Sophia Street

The applicant proposes to reconfigure the two parcels that will be used for this project, combining the rear portion of 525 Caroline Street (currently a parking lot) with the 506-516 Sophia Street property to accommodate three new structures. A total of 14 new residential units will be created, with seven three-story townhomes in two structures and seven apartments in a four-story building. All parking for the residences will be provided on site in ground-floor garages.

a. Site Planning

The three new structures will be configured similarly to the existing structures on site. Three attached townhomes, with each unit measuring 29 feet wide, will front on Sophia Street with a zero foot setback. Four attached townhomes, each measuring 30 feet wide, will run along the north side of the site. The primary entrances will face south on to a new street, Riverwalk Place; however, the side elevation of the easternmost unit is designed to appear as a primary elevation on Sophia Street and reinforces the traditional street edge. The third building is located at the rear southwest corner of the parcel and will be a four-story apartment building containing seven units. The site planning allows the increased density to be concentrated in the center of the block while maintaining a traditional street edge that is consistent with the historic character of the district.

b. Building Scale

Consideration of scale includes an evaluation of height, as well as the number of stories, height of floors, window sizes, porch heights, and other elements. All these elements work together to define the relationship of buildings to each other and to the human form. Determination of compatibility is based on the surrounding context. Buildings in the 500 block of Sophia Street range from one to two-and-one-half stories in height, with the majority at two stories. The density of structures in this block is extremely low, so the evaluation of context extended to the neighboring blocks as well. Buildings on the neighboring blocks of Wolfe Street, Caroline Street, and Lafayette Boulevard range from one to seven stories in height, with most at two or three stories.

The new townhomes proposed are three-and-one-half stories in height topped by gabled roofs with inset porches. The proposed townhomes are taller than the immediate neighboring structures, but are within the average height of buildings in the surrounding context. Additionally, the impact of this greater height has been offset by a number of design details, including the use of an intermediate cornice at the first floor, strong horizontal elements in the design, and recessing the rooftop balconies into the gable roof profile. The rhythmic placement of entry porches on Sophia Street maintains the human scale of the street and reinforces the traditional street edge. At four stories in height, the central mansion, or apartment building, is taller than many structures in the surrounding context. However, its position at the center of the block disguises its greater height and mass. The building is not easily visible from the street and the overall impact is minimal.

c. Building Massing

In additional to the overall size and height, components of massing include the complexity of the building form and the roof shape. These new buildings are simple in form and relate closely to the forms of many historic structures throughout the district. The townhomes are topped by side-gabled roofs with end profiles that imitate projecting chimneys. A three-story bay with hipped roof projects off each side of the Sophia Street building. The apartment building and the townhomes on the north side of the site are topped by intersecting gable roofs. These gables will

be the most visible element of these buildings and, as the most common roof shape in the surrounding context, will blend well into Fredericksburg's skyline.

The proposed design meets the criteria for site planning, scale, and massing of new construction in the Historic District and approval is recommended.

Evaluation of the elements of detailed architectural design follows:

d. Roof (form, pitch, dormers, skylights)
The townhome buildings are topped by side-gabled roofs. At each end, a parapet wall projects above the roof edge and features the silhouette of chimneys projecting up at either side of the gable. A small parapet defines each side of the center townhome as well. On the Sophia Street elevation, balconies are recessed into the gable. The townhomes on the north side of the parcel and the mansion apartment building are topped by side-gabled roofs with intersecting front gables. Gables are the most common roof profile seen in the Historic District and the proposed roofs are compatible with this character.

e. Windows (type, shape and proportion, rhythm and balance, blinds/shutters)
Nine-over-one double-hung sash windows are spaced evenly across the first, second, and third stories of the buildings. The windows all appear to be the same size, though some are grouped in paired configurations on the apartment building. The lite pattern and the rhythm of openings are consistent with historic buildings throughout the district. Multi-lite sidelights frame each entry door. Round or half-round multi-lite fixed windows are located in each gable end.

f. Doorways (placement and orientation, type)
On the Sophia Street elevation, each townhome is accessed by a single six-panel wood entry door at the north/right side of the unit. A set of paired multi-lite French doors is recessed into the wall above each entry porch to access a small projecting balcony. A single multi-lite door provides access to the rooftop balconies. On the north townhome building, entry doors are located on the south-facing elevation. Garage doors are also located on this elevation, and on the ground floor of the apartment building. Details of the garage doors and this elevation have not been provided.

g. Storefronts (materials, architectural details)
Not applicable to this residential development.

h. Exterior architectural elements (entrances, porches and steps, cornices)
A heavy molded intermediate cornice tops the first floor and wraps the projecting porticos that shelter the entry doors. The porticos are supported by heavy Tuscan columns on brick bases. A heavy molded cornice and frieze tops the wall at the third floor. This emphasizes the horizontality of the buildings and helps to minimize the overall height. Each window and door is topped by a splayed brick lintel with keystone detail.

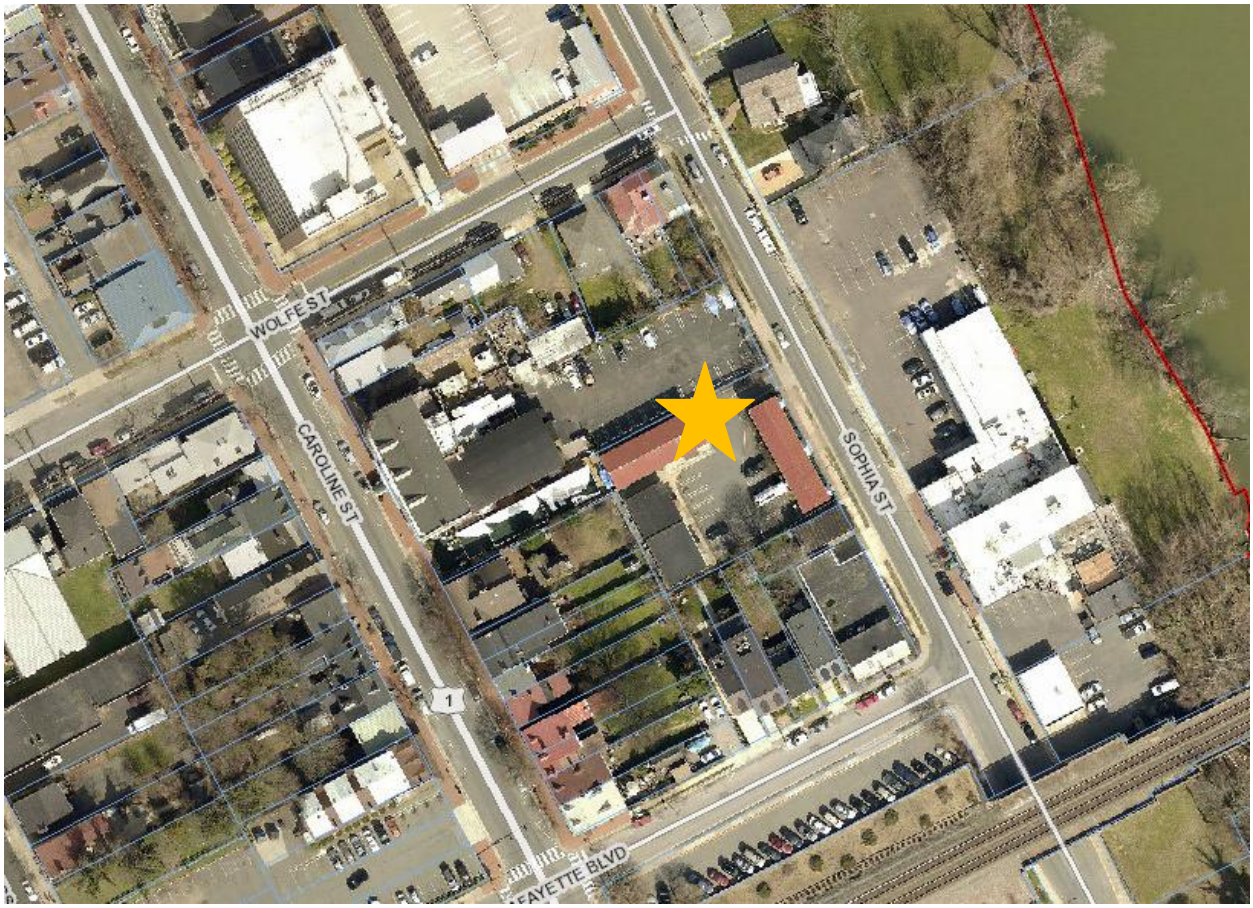
i. Materials (wall surfaces, foundation, roof)
The walls are constructed of masonry. Brick color, brick size, brick bond, mortar detailing, and roof and trim materials have not been defined.

j. Miscellaneous details (trim, gutters and leaders, louvers/vents, lighting, public utilities)
Additional detail regarding the material of trim elements, railings, garage doors, etc. has not been provided at this time.

The design details are generally in accordance with the Historic District standards and guidelines, but additional information regarding the materials selected still needs to be provided. Continuation of this portion of the application to the December 12, 2016 meeting of the ARB is recommended to allow the applicant time to submit this information.

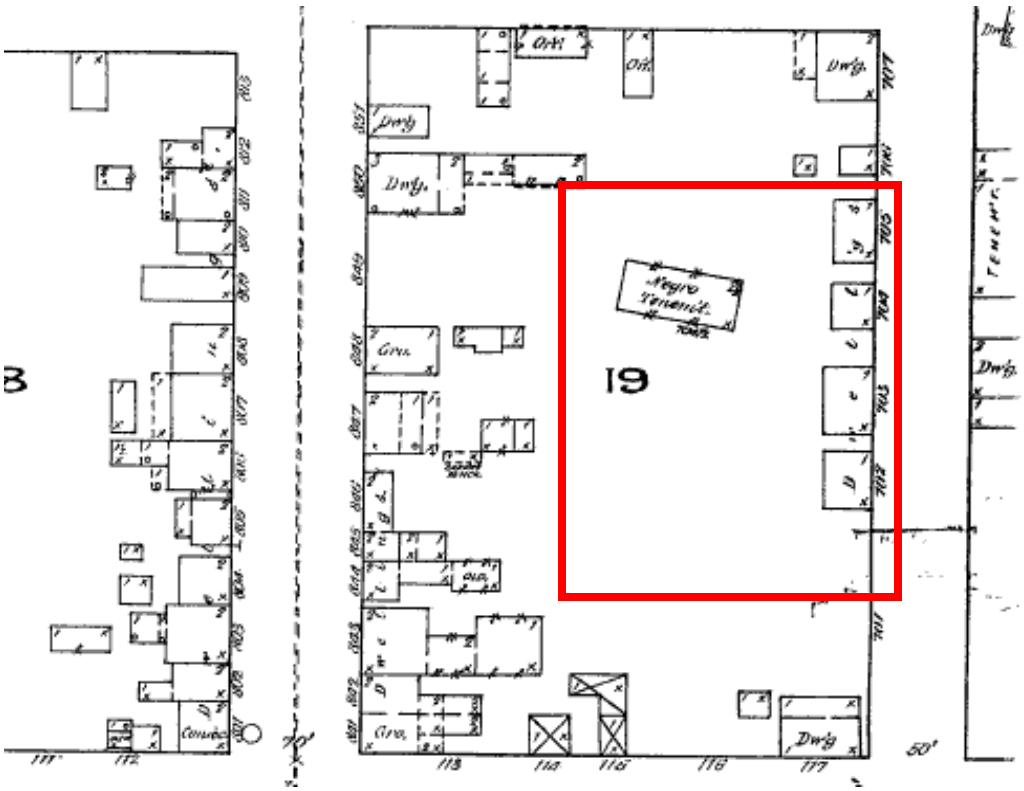
Attachments:

1. Aerial and Existing Front Elevation View
2. Sanborn Fire Insurance Maps, c.1886 and c.1902
3. Sanborn Fire Insurance Maps, c.1927 and c.1947
4. Context Views
5. Email from Van Perroy regarding conditions
6. Photographs showing existing building conditions
7. Existing Site Plan
8. Proposed Site Plan
9. Elevations and Perspective Views
10. Environmental Assessment

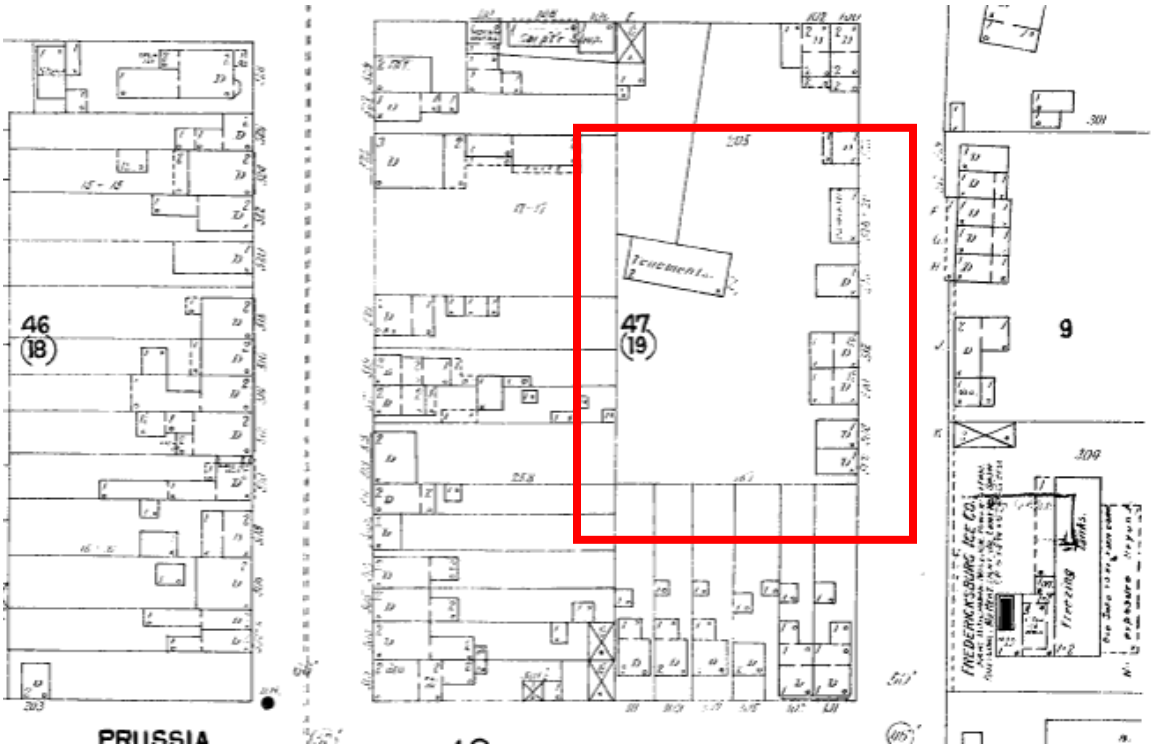


AERIAL

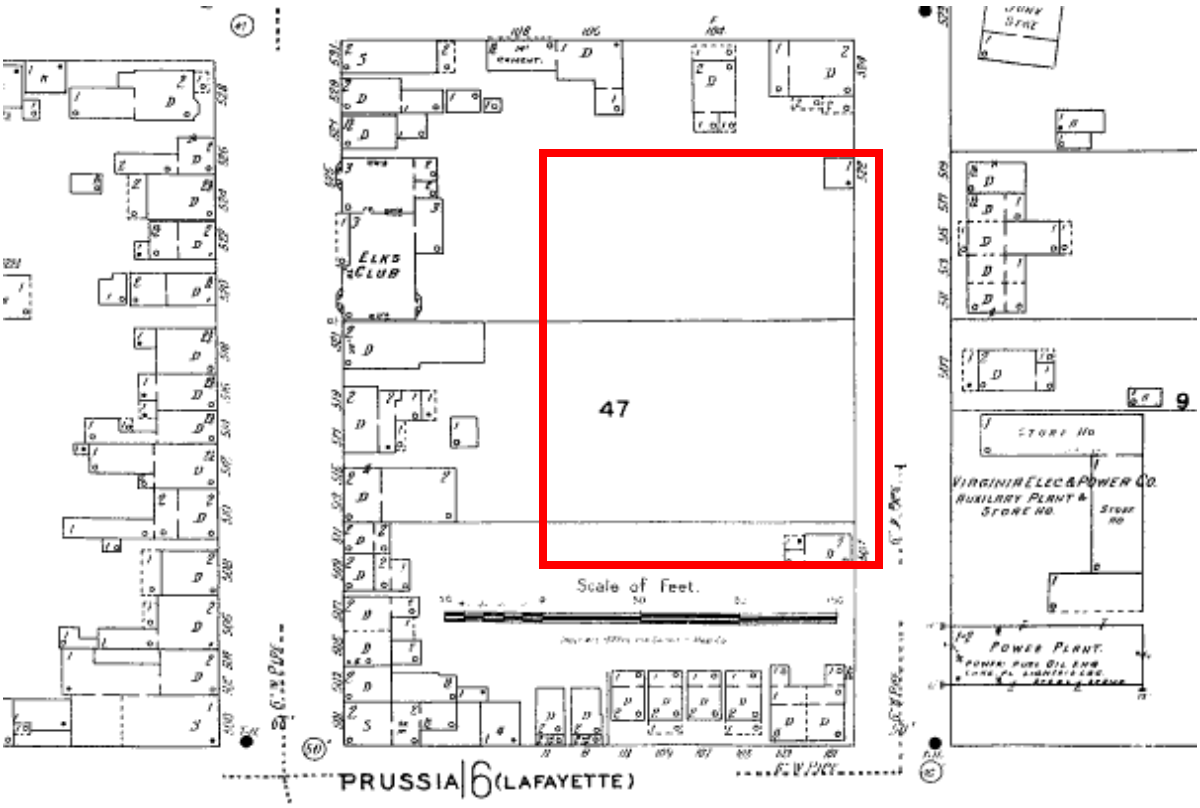
FRONT (EAST) ELEVATION



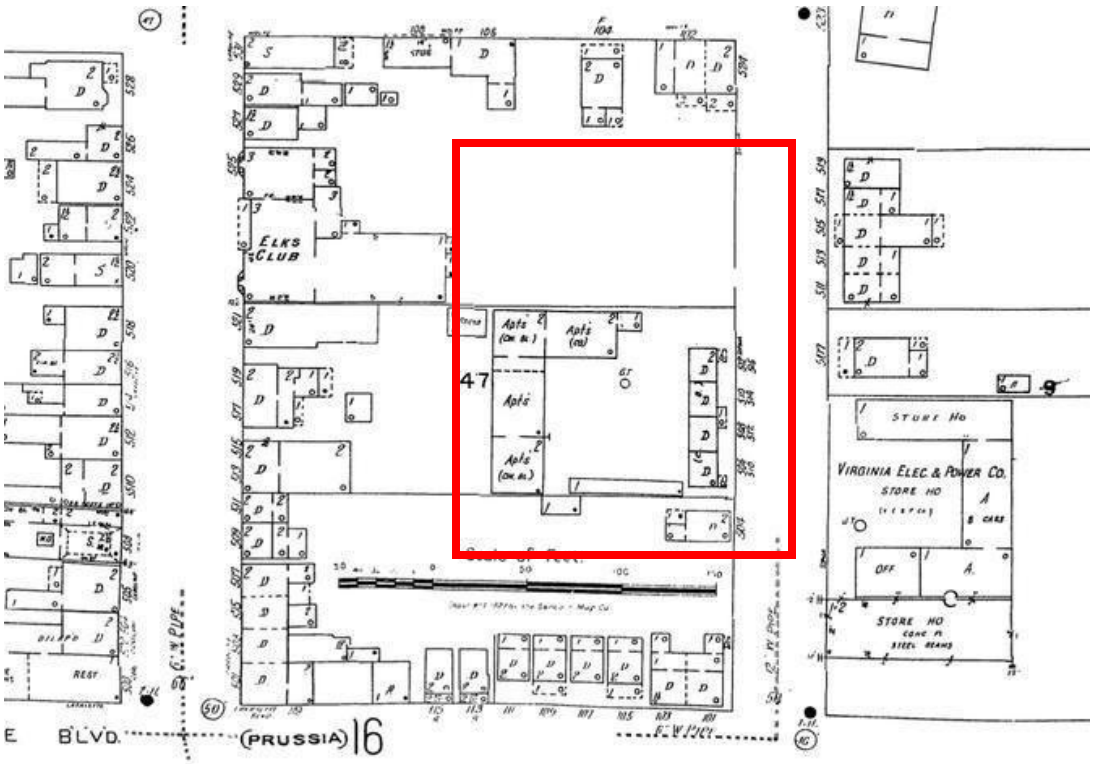
Sanborn Fire Insurance Map, c.1886



Sanborn Fire Insurance Map, c.1902



Sanborn Fire Insurance Map, c.1927



Sanborn Fire Insurance Map, c.1947

View Looking South from Sophia and Wolfe Streets

View Looking West from Sophia and Wolfe Streets

View Looking Northwest from Sophia Street and Lafayette Boulevard

View Looking South from Caroline and Wolfe Streets

From: Van Perroy
To: Kate S. Schwartz
Subject: Re: Application and Demolition of 506-512 Bldg
Date: Friday, October 21, 2016 1:48:26 PM

It is noted in your ARB Memorandum of April 25, 2015 in Paragraph 2.b.on page 4 that:

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

I would like to point out that all the windows in the 506-512 building were replaced with Window World windows and that extensive alterations have been made to the building as can be seen from the attached pictures in our Application.

In addition, the structural problems exist on all three of the buildings but are the most severe on the subject 506-512 building.

The building was listed in the 2006 Survey as fair to good but that classification is no longer applicable and could have been deemed inaccurate at the time as to roof and window frame condition.

The structural problems are self evident. We have not found a cost effective way to stabilize what is a cinder bloc structure without adequate foundation.

We will provide additional information to augment tour Application as may be requested and reasonably obtained.

Sincerely,

Van L. Perroy, General Partner, Timbernest LTD

From: Kate S. Schwartz <ksschwartz@fredericksburgva.gov>
Sent: Wednesday, September 28, 2016 4:33 PM
To: Van Perroy
Subject: Notification letter for new construction in the Historic District

Hi Van,

506-512 BLD 6

506–
512
MLDC

506-512 BLDG

NO PARKING
VIOLATORS
WILL BE
TOWED AWAY
AT VEHICLE
OWNER'S
EXPENSE

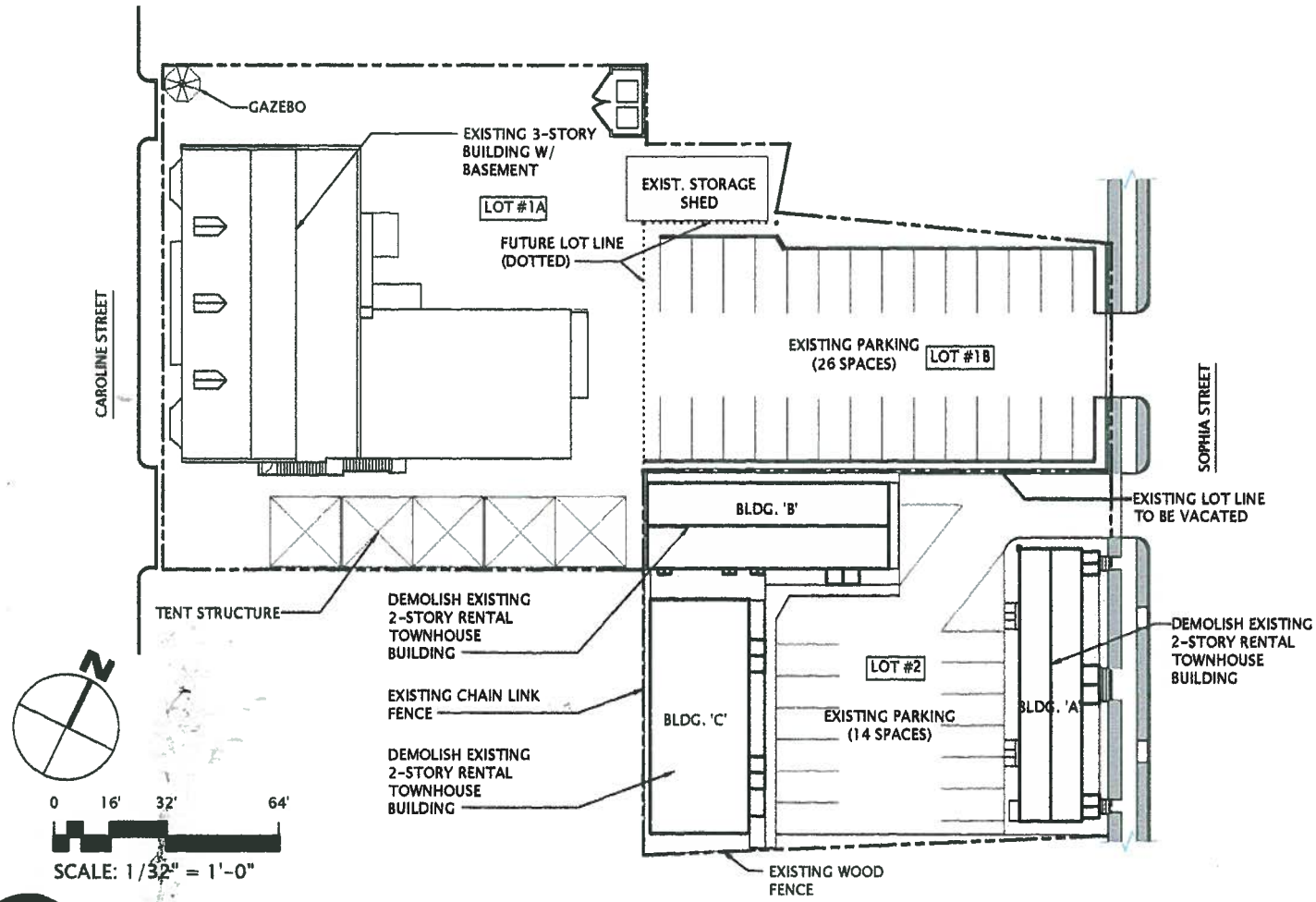
506-
512
BL06

506-
512
BLOG

506-512 BLDG

514 BLD6

514 BLDG



LOT #1A AND LOT#1B = 28,750 SF (0.66 ACRE)	
EXISTING 3 STORY BUILDING W/ BASEMENT	
BASEMENT	5,090 S.F.
FIRST FLOOR	6,888 S.F.
SECOND FLOOR	3,943 S.F.
THIRD FLOOR	3,698 S.F.
TOTAL	19,619 S.F.

LOT #2 = 14,375 SF (0.33 ACRE)	
EXISTING 2 STORY RENTAL TOWNHOUSE BLDGS.	
BUILDING 'A' - 4 TOWNHOUSES	
FIRST FLOOR	1,194 S.F.
SECOND FLOOR	1,194 S.F.
BUILDING 'B' - 5 TOWNHOUSES	
FIRST FLOOR	1,496 S.F.
SECOND FLOOR	1,496 S.F.
BUILDING 'C' - 4 TOWNHOUSES	
FIRST FLOOR	1,653 S.F.
SECOND FLOOR	1,653 S.F.
TOTAL:	8,686 S.F.
TOTAL TOWNHOUSES:	13 UNITS

COMMONWEALTH ARCHITECTS

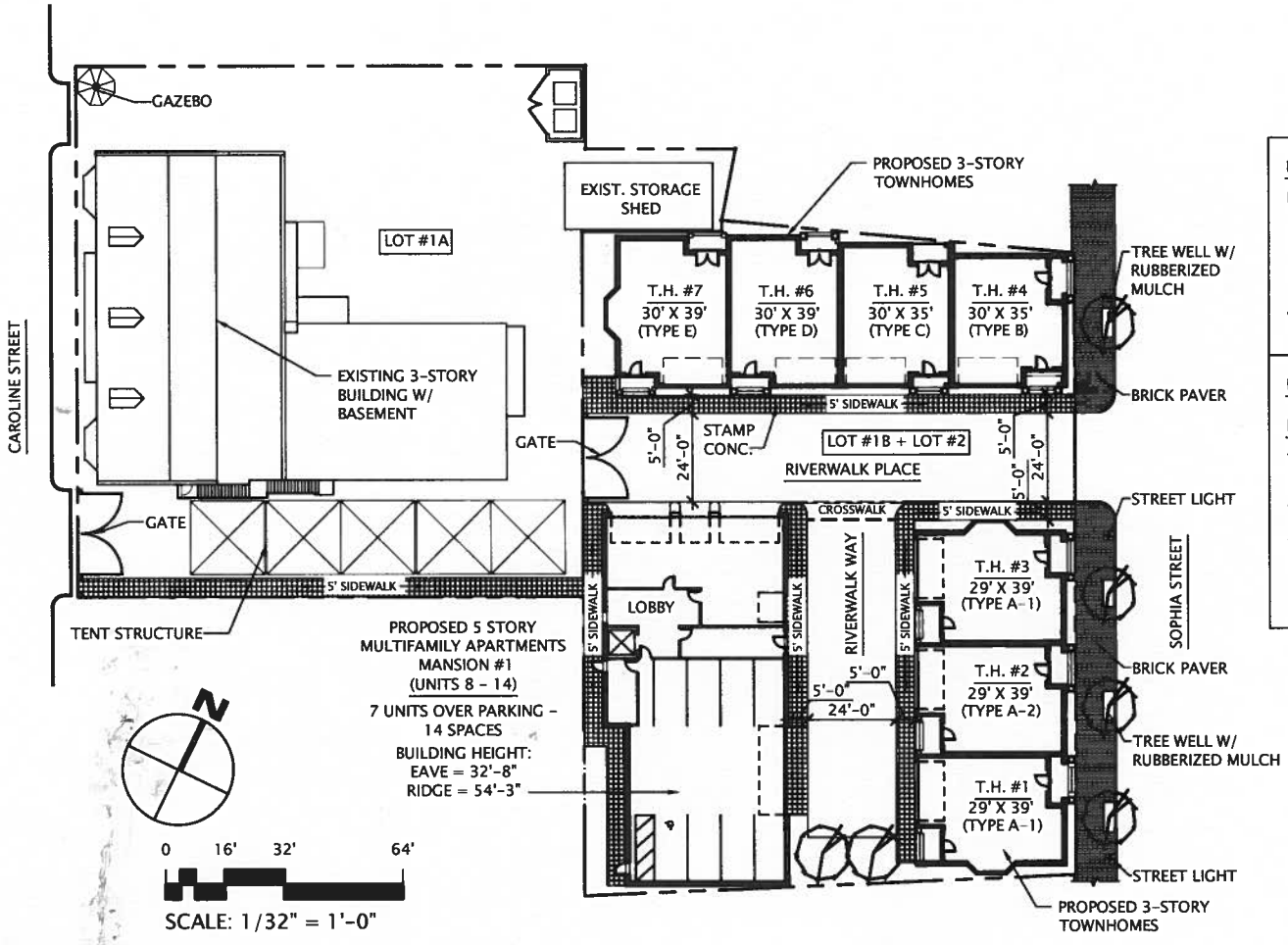
EXISTING SITE PLAN

TOWNHOMES AT RIVERWALK SQUARE

506 - 520 SOPHIA STREET FREDERICKSBURG, VA

06/21/16

A1



LOT #1A = 20,484 SF (0.470 ACRE)

EXISTING 3 STORY BUILDING W/ BASEMENT

BASEMENT	5,090 S.F.
FIRST FLOOR	6,888 S.F.
SECOND FLOOR	3,943 S.F.
THIRD FLOOR	3,698 S.F.
TOTAL	19,619 S.F.

LOT #1B + #2 = 23,328 SF (0.536 ACRE)

PARKING REQUIREMENTS:

TOWNHOUSES: 1.5 PER D.U. X 7 UNITS =	10.5 SP.
1 PER EVERY 5 UNITS =	1.0 SP.
APARTMENTS: 1.5 PER D.U. X 7 UNITS =	10.5 SP.
1 PER EVERY 5 UNITS =	1.0 SP.
TOTAL REQ. SPACES:	23 SP.
TOTAL SPACES PROVIDED:	28 SP.

COMMONWEALTH ARCHITECTS

PROPOSED SITE PLAN

TOWNHOMES AT RIVERWALK SQUARE

506 - 520 SOPHIA STREET FREDERICKSBURG, VA

06/21/16

A2

COMMONWEALTH ARCHITECTS

SOPHIA STREET ELEVATION

TOWNHOMES AT RIVERWALK SQUARE

506 - 520 SOPHIA STREET FREDERICKSBURG, VA

06/21/16

A3

COMMONWEALTH ARCHITECTS

MANSION FRONT ELEVATION

TOWNHOMES AT RIVERWALK SQUARE

506 - 520 SOPHIA STREET FREDERICKSBURG, VA

06/21/16

A4

COMMONWEALTH ARCHITECTS

MANSION SIDE ELEVATION

TOWNHOMES AT RIVERWALK SQUARE

506 – 520 SOPHIA STREET FREDERICKSBURG, VA

06/21/16

A5

COMMONWEALTH ARCHITECTS

SOPHIA STREET PERSPECTIVE

TOWNHOMES AT RIVERWALK SQUARE

506 - 520 SOPHIA STREET FREDERICKSBURG, VA

06/21/16

A6

COMMONWEALTH ARCHITECTS

SOPHIA STREET VIEW

TOWNHOMES AT RIVERWALK SQUARE

506 - 520 SOPHIA STREET FREDERICKSBURG, VA

06/21/16

A7

COMMONWEALTH ARCHITECTS

SITE AXONOMETRIC

TOWNHOMES AT RIVERWALK SQUARE

506 - 520 SOPHIA STREET FREDERICKSBURG, VA

06/21/16

A8

COMMONWEALTH ARCHITECTS

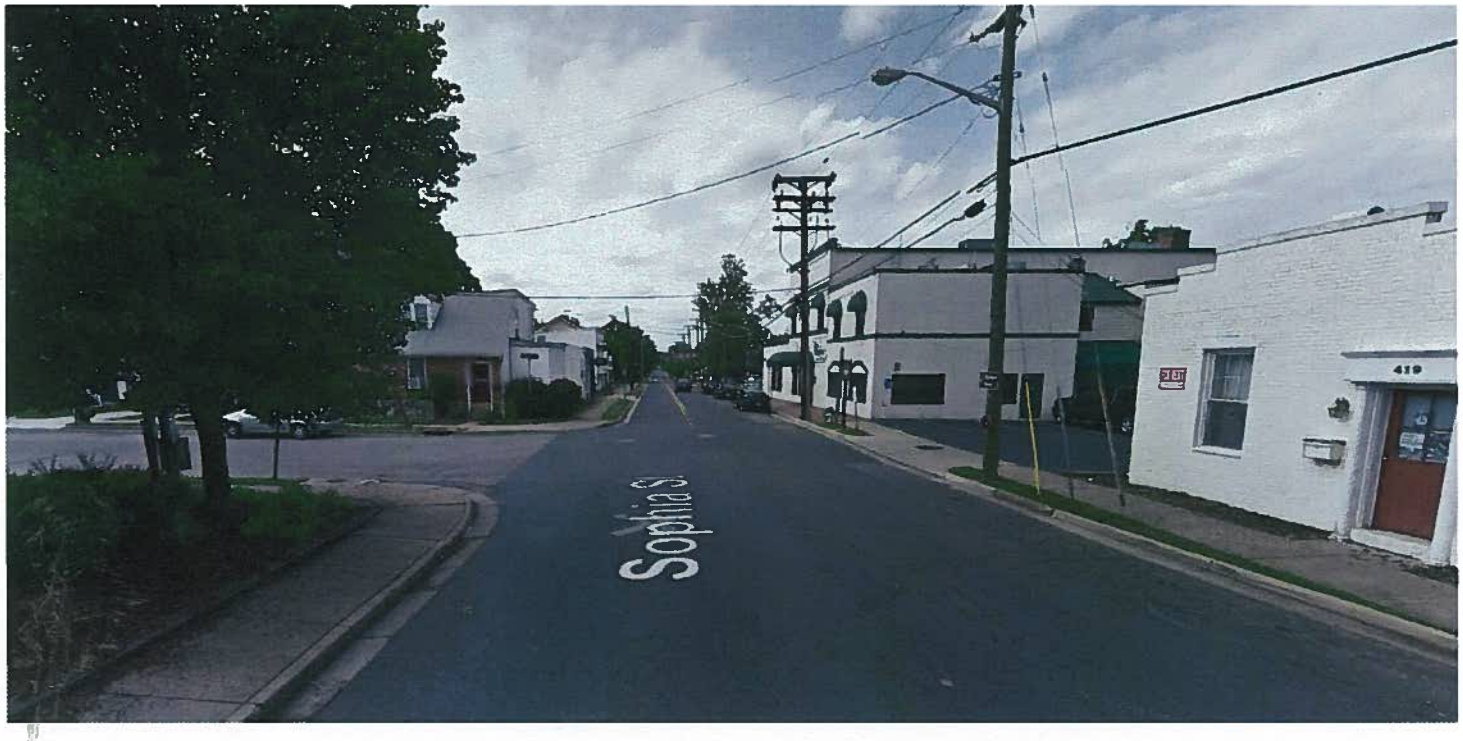
SOPHIA STREET VIEW

TOWNHOMES AT RIVERWALK SQUARE

506 - 520 SOPHIA STREET FREDERICKSBURG, VA

06/21/16

A9



COMMONWEALTH ARCHITECTS

EXISTING SOPHIA STREET VIEW

TOWNHOMES AT RIVERWALK SQUARE

506 - 520 SOPHIA STREET FREDERICKSBURG, VA

06/21/16

A10

COMMONWEALTH ARCHITECTS

PROPOSED SOPHIA STREET VIEW

TOWNHOMES AT RIVERWALK SQUARE

506 - 520 SOPHIA STREET FREDERICKSBURG, VA

06/21/16

A11

EXISTING LAFAYETTE BOULEVARD VIEW FROM TRAIN TRACKS

TOWNHOMES AT RIVERWALK SQUARE

COMMONWEALTH ARCHITECTS

506 - 520 SOPHIA STREET FREDERICKSBURG, VA

06/21/16

A12

PROPOSED LAFAYETTE BOULEVARD VIEW FROM TRAIN TRACKS

TOWNHOMES AT RIVERWALK SQUARE

COMMONWEALTH ARCHITECTS

506 - 520 SOPHIA STREET FREDERICKSBURG, VA

06/21/16

A13

PROJECT SUMMARY

Geo-Environmental Solutions, Inc. (GESI) completed a Phase I Environmental Site Assessment (ESA) of an approximately ¼ acre developed property, currently occupied by a multi-dwelling, residential apartment complex. This property is within the Historic District, located at 506-516 Sophia Street, Fredericksburg, Virginia ("Site").

GESI completed the following activities for this ESA:

- Obtained and reviewed a report from Federal and State regulatory databases (EDR Report; Appendix B);
- Conducted a physical inspection of the Site and immediately surrounding areas; and
- Contacted local government agencies for information regarding Site environmental history.

GESI provides the following information and conclusions based on the ESA activities:

- The Site consists of one approximately ¼ acre parcel (14,269 sq. ft. according to the plot plat from 2002). The Site is developed, including three multi-dwelling residential structures that were originally constructed in or around 1949. According to tax assessment records, the Site has been used as a multi-dwelling residential property since its original development. The exterior areas are a combination of asphalt covered parking area and concrete walkways.

- Underground and above ground chemical or fuel storage tanks (USTs, ASTs) were not observed nor are they reportedly present currently on the Site. Additionally, no issues associated with former USTs reportedly have occurred at or on the Site (*confirmation requested from City Fire Department; response pending as of 9/1/06)*.

- Nearby adjacent properties consist of more residential dwellings and commercial/ retail business operations. None of these nearby facilities appear to include activities that would constitute potential environmental issues for the Site.

- GESI observed the presence of one pole-mounted electrical transformer at the northeastern corner of the Site. There was no label visible on the unit indicating if it contains PCB dielectric fluids. Under this circumstance, it must be assumed that the unit includes PCB-containing fluids. However, there were no indications of past or recent spills or releases from the unit. If a leak or spill is identified, then the transformer's owner (Virginia Power) should be contacted for response and clean-up. At this time there does not appear to issues of environmental concern associated with the transformer.

- Site Building construction materials, for the most part, do not represent current, potential issues of environmental concern. According to the current Site owner, the buildings were substantially renovated in the late 1980's and have been maintained regularly since then. During our on-Site inspection we observed the three buildings (interior and exterior) to be generally in very good condition, with no obvious materials of environmental concern included in the structures. Small oil-stain patches exist in some of the parking spaces, but do not appear to be of a nature that represents a substantial environmental contamination threat at this time.

- A search of Federal and State database sources (EDR Report, August 31, 2006) includes information indicating the presence of facilities within a one-mile radius from the Site that include activities that may have created environmental impacts. The Site is not noted in either the Federal or State databases as having recent or former environmental activities. However, there are several sites and facilities within one-mile from the Site that are included in the leaking tanks/LUST databases, manufactured gas plant records, CERCLIS-NFRAP files, RCRA generator registry, UST database and VRP list of facilities. However, according to the EDR Report, all of the environmental concerns that occurred at these nearby facilities have been managed and/or mitigated to the point where the Federal and State regulatory agencies do not consider them an ongoing threat and have closed the cases. Therefore, there does not appear to be current environmental concerns associated with these nearby facilities based on the information presented.

- Information obtained from City of Fredericksburg agencies included:

  - Planning & Code Compliance Department, Zoning Office - the Site is included in an area designated as a Zone C-D, Commercial-Downtown. The present and former operation of the Site as a multi-dwelling residential complex complies with the designated, permitted uses included in the City's Zoning ordinances (Fredericksburg Code Division 16, Commercial-Downtown [C-D] District)

    The Site lies within Flood Zone A24, which is in the 100-year zone (FIRM Panel #510065005B, 7/2/79).

    This portion of Fredericksburg is considered a Resource Management Area (RMA) according to the Chesapeake Bay Protection Program map (1/99; Fredericksburg Code, Chapter 78, Article III, Division 26 Chesapeake Bay Preservation Overlay (CBPO) District). The Code defines RMAs as "...land types that, if improperly used or developed, would have the potential for causing significant water quality degradation or for diminishing the functional value of a resource protection area." If there are future plans for substantial renovation and/or redevelopment of this Site, GESI recommends contacting the City for specific CBPO planning and compliance requirements.

- Fire Department – *As of 1 September 2006, there has been no reply to our request for information from the FD regarding potential past incidents involving hazardous/toxic materials and/or records of USTs or ASTs at the Site (letter of request submitted 31 August 2006).*

No other items or issues of potential environmental concern were noted during the ESA activities. Other than those activities noted above and in the full report, and based on observations and research conducted for this ESA, there does not appear to be need for additional environmental assessment activities for the Site.

PLANNING COMMISSION
CITY OF FREDERICKSBURG, VIRGINIA
AGENDA
November 9, 2016
7:30 PM
COUNCIL CHAMBERS, CITY HALL

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ADOPTION OF MINUTES

- October 12, 2016 – Regular Meeting

4. CAPITAL IMPROVEMENTS PLAN (CIP) – Update – Deidre Jett, Budget Manager

PUBLIC HEARINGS

5. The City of Fredericksburg proposes to amend Unified Development Ordinance Sections 72-4 Use, Standards and 72-8, Definitions and Interpretations to permit the manufacture of beer, wine, and spirits, either by right or by special use permit, in the commercial, planned commercial, planned mixed use, and industrial zoning districts. The uses are classified and regulated on the basis of production volume and the incorporation of commercial activities like restaurants or events venues.

UNFINISHED BUSINESS/ACTION ITEMS

6. The City of Fredericksburg proposes amendments to the Unified Development Ordinance of the City Code to change fence regulations. The amendments:

a. provide additional flexibility for fences on corner lots and through lots;
b. decrease permitted fence heights from six feet to four feet in any front yard of lots zoned Commercial;
c. authorize the Board of Zoning Appeals to issue special exceptions from fence height regulations in any front yard (including a secondary front yard on a corner or through lot);
d. prohibit the use of barbed wire or razor wire except in an Industrial district; and
e. clarify terms, figures, measurements, and tables related to sight triangles, lot types, required yards, and building fronts on lots in all zoning districts.

GENERAL PUBLIC COMMENT

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

OTHER BUSINESS

8. **Planning Commissioner Comments**
   - Planning Commission Annual Report – Discussion/Pates

9. **Planning Director Comments**

ADJOURNMENT