



**ARCHITECTURAL REVIEW BOARD
AGENDA
February 22, 2021
7:00 P.M.**

Agenda

1. Call To Order [E-Meeting]

This meeting is being held electronically through the “GoTo Meeting” application, pursuant to City Council Ordinance 20-05, An Ordinance to Address Continuity of City Government during the Pendency of a Pandemic Disaster.

The members participating are: [List members by name]

Members of the public have been invited to access this meeting by public access television Cox Channel 84, Verizon Channel 42, online at www.regionalwebtv.com, or on Facebook Live at www.facebook.com/FXBGgov.

2. Determination Of A Quorum

3. Determination That Public Notice Requirements Have Been Met

3.1. ARB E-Meeting Notice

Documents:

[3 2021-02-22_ARB E-MEETING NOTICE.PDF](#)

4. Approval Of Agenda

5. Disclosure Of Ex Parte Communication
6. Disclosure Of Conflicts Of Interest
7. Public Hearing
- 7.I. COA 2021-01 - 1116 Prince Edward St

Documents:

[7A REVISED_COA 2021-01_ARBMEMO_1116 PRINCE EDWARD STREET_02-22-2021.PDF](#)

8. General Public Comment

Public comments may be submitted in one of the following ways: (1) dropping them in the Deposit Box at City Hall, (2) U.S. Mail, or (3) email to ksschwartz@fredericksburgva.gov. Comments received before 4:00 p.m. on the day of the meeting will be read into the record at the meeting. Comments must include your name and address, including zip code, be limited to 5 minutes or less (read aloud), and address a topic of ARB business. Public comments will not be accepted on video feeds during the meeting.

9. Other Business
10. Staff Update
11. Announcements And Reports
12. Adjournment



NOTICE OF PUBLIC MEETING

ARCHITECTURAL REVIEW BOARD

The Architectural Review Board will hold a public meeting on Monday, February 22, 2021 at 7:00 p.m. The meeting will be held as an e-meeting via video conference. The meeting can be viewed live on Cox Channel 84 and Verizon Channel 42, on the City's Facebook page, and at <https://www.regionalwebtv.com>. The purpose of the meeting is to vote on one application that was the subject of a public hearing on February 8, 2020:

1116 Prince Edward Street – Jan and Bjorn Bieneck request to remove two sets of concrete entry steps at this single-family residence and install new brick steps at the primary entry. (COA 2021-01)

The ARB will additionally hold a work session on one application for which the public hearing remains open and will continue to March 8, 2021:

407 Charlotte Street – Paul Janney requests approval of the site planning, scale, and massing of two three-story townhouses to be constructed on this vacant lot. (COA 2021-04)

Information on the above applications may be viewed on the City website or by contacting the Planning Office. Written public comments may be submitted in one of the following ways: (1) dropping them in the Deposit Box at City Hall, (2) U.S. Mail, or (3) email to the Historic Resources Planner. Comments received before 4:30 p.m. on the day of the meeting will be read into the record at the meeting. Comments must include your name and address, including zip code, be limited to 5 minutes or less (read aloud), and address a topic of ARB business. Public comments will not be accepted on video feeds during the meeting.

For questions, contact the Planning Office at (540) 372-1179 or ksschwartz@fredericksburgva.gov.

Jonathan Gerlach, Chair
Architectural Review Board



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: February 18, 2021 (for the February 22, 2021 meeting)
RE: Certificate of Appropriateness for exterior alteration at 1116 Prince Edward Street

ISSUE

Jan and Bjorn Bieneck request to remove two sets of concrete entry steps at this single-family residence and install new brick steps at the primary entry.

RECOMMENDATION

Approval of the certificate of appropriateness for the request with the following conditions:

1. Brick or sandstone may be used for the new steps.
2. If brick is used, the brick coursing must be verified by the Historic Resources Planner prior to installation to ensure that a traditional pattern is used.
3. If feasible, the riser heights of the new stairs will be adjusted to match the door threshold.

The applicant is advised to ensure that any encroachment or work that takes place in the public right-of-way is approved by the Public Works Department.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Exterior Architectural Elements – Entrances (Historic District Handbook, pg. 94)

Maintenance and Repair

2. Avoid removing historic material from entrances. In addition, do not add materials that create a different historic appearance.

DISCUSSION

The ARB opened a public hearing on this application on February 8, 2021. No public comments have been received regarding this application. ARB members had several questions for the applicants, including requesting additional detail on the need to replace the existing steps and details of the proposed brick coursing. Board members also asked if the applicants had considered the use of sandstone, rather than brick, and recommended modifying the riser heights on the new steps to better align with the threshold.

The applicants have not provided any additional information; however, initial communication from the applicant did indicate that the concrete is deteriorating and crumbling in several locations. The existing steps are not a historic or significant feature of the property that must be retained. Additionally, the proposed replacement material is appropriate for use and will be clearly distinguishable from the surrounding historic materials. Several conditions are recommended to address the Board's stated concerns.

Background from February 8, 2021

This Federal-style, two-story, wood-framed dwelling was constructed c.1790. The residence is known as the “Steamboat House,” possibly due to the appearance of the one-story wings flanking the two-story main block, or because it was occupied by several steamboat captains in the 19th century. One of Fielding Lewis’ sons constructed the central original portion of the house. The side-gabled dwelling is sheathed in weatherboard, topped by a standing seam metal roof, and rests on a Flemish bond brick foundation. Nine-over-nine and six-over-six double-hung wood sash windows are typical. Other character-defining features include the two entry doors, one with sidelights and transom, and one with transom; wood architrave moldings; entablature with cornice returns; and wide, shouldered brick chimney. This is a contributing structure in the Historic District.

The applicant proposes to remove two sets of concrete entry steps from the front of the house. The steps lead to the two entry doors located on the front elevation, though the door on the right side of the façade has not been in use for many years. The steps in front of the unused door would be removed entirely and the area filled by flat brick pavers matching the footprint of the removed steps. The steps in front of the entry door on the left side of the façade would be replaced by new brick entry steps. The brick color and dimension is proposed to match the residence’s foundation brick and the existing iron handrail would be reinstalled on the new steps.

It is not clear when the existing concrete steps were installed; however, they are likely a 20th-century element and are not a character-defining feature of the residence. On other examples in the district, the ARB has typically found that entry steps are replaced frequently in a property’s history. Brick is a frequently used material in the district for similar projects and the appearance is appropriate for this site. The proposed brick steps and paver area will not alter the historic character of the residence and will maintain the appearance of two entries. The application should be approved as submitted, though the applicant is advised to ensure that any encroachment or work that takes place in the public right-of-way is approved by the City’s Public Works Department.

APPROVAL CRITERIA

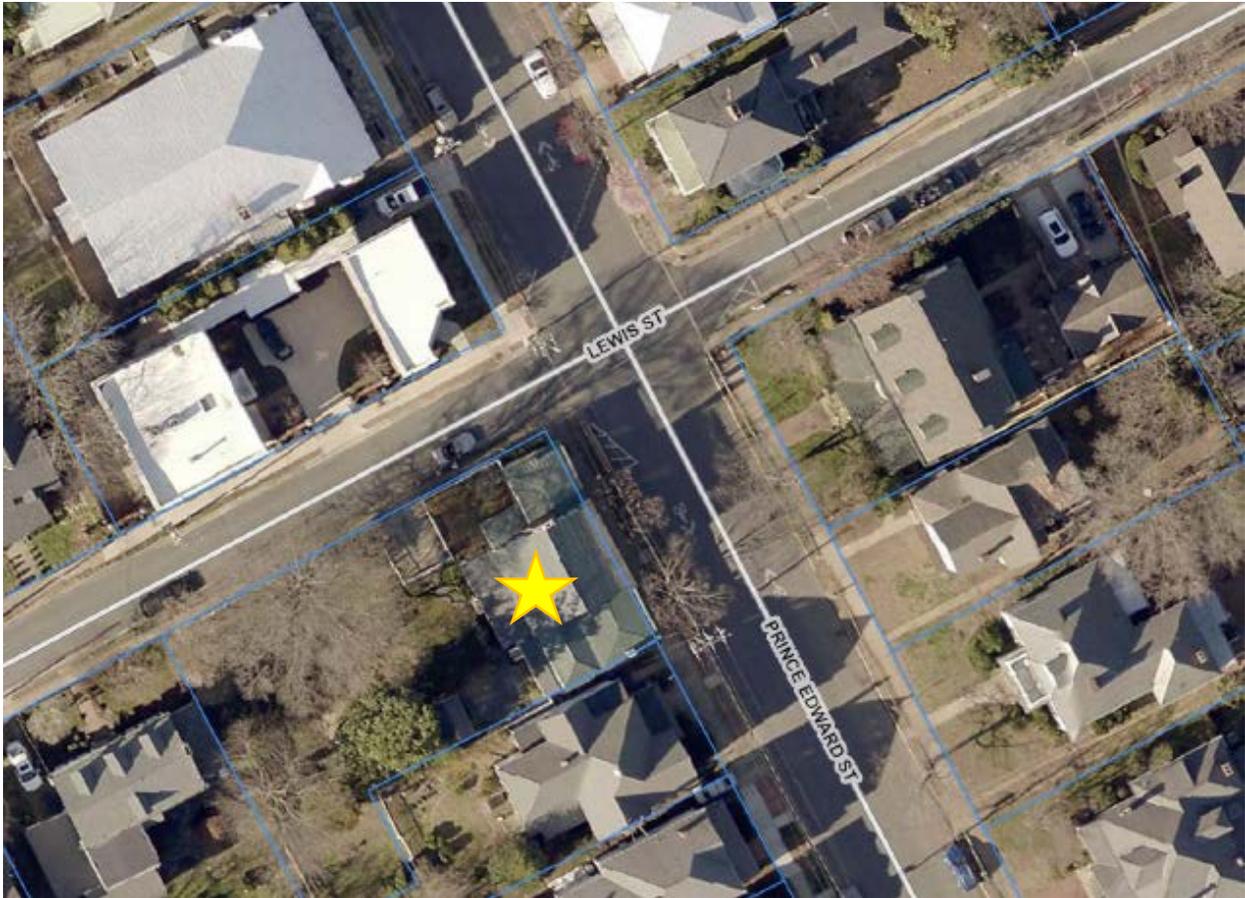
Criteria for evaluating proposed changes are found in City Code § 72-23.1(D)2 and are based on the United States Secretary of the Interior’s Standards for Rehabilitation.

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. Existing conditions
3. Specifications for proposed replacement



AERIAL



FRONT (EAST) ELEVATION

1116 PRINCE EDWARD STREET, FREDERICKSBURG, VA



Steps bricks to match foundation bricks as much as possible.

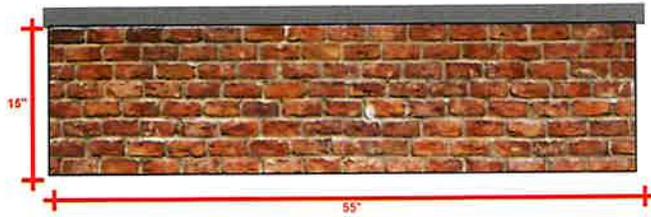
Same hand rail



No steps. Just street level brick paver section. (Door has been permanently bolted closed.)

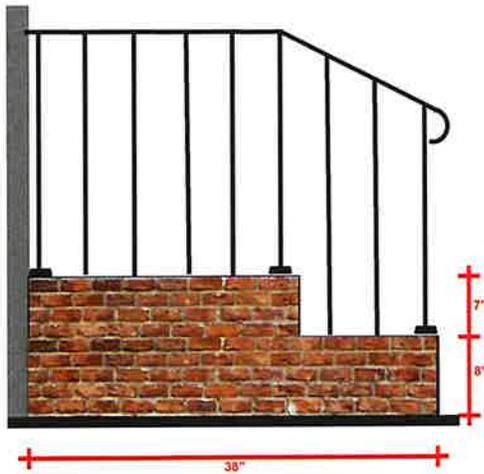
1116 Prince Edward Street, Fredericksburg, VA

Sidewalk brick paver section:

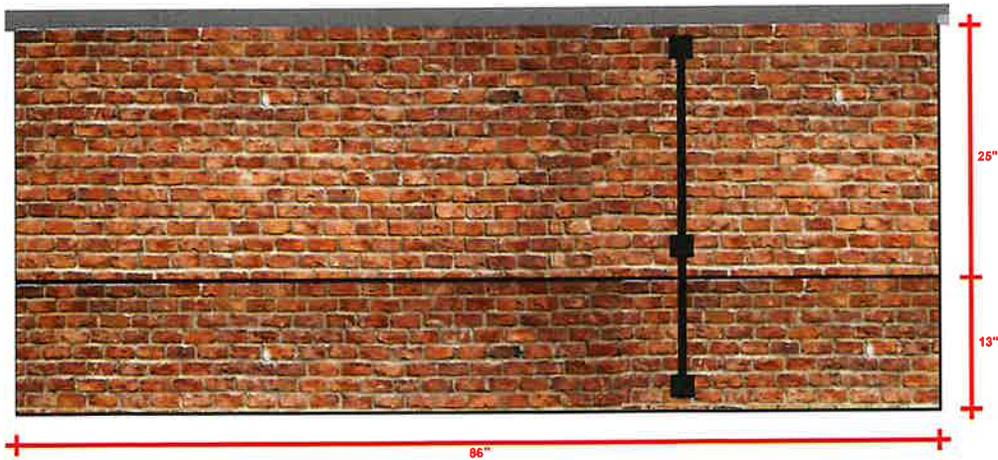


Top View

Front door steps:



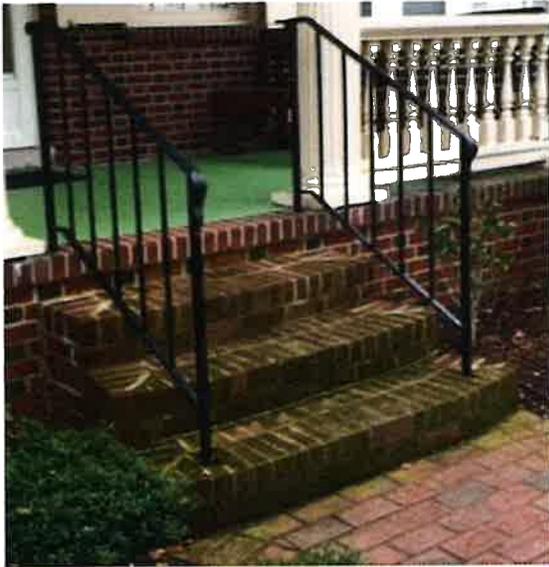
Side View



Top View

Replacing aging concrete front steps with brick at
1116 Prince Edward Street, Fredericksburg, VA

Brick front steps examples in the Fredericksburg Historic District:



On Prince Edward Street



On Fauquier Street