



**ARCHITECTURAL REVIEW BOARD
AGENDA
September 27, 2021
7:00 P.M.**

Agenda

1. Call To Order
2. Determination Of A Quorum
3. Determination That Public Notice Requirements Have Been Met
- 3.I. September 27, 2021 Meeting Notice

Documents:

[2021-09-27 ARB MEETING NOTICE.PDF](#)

4. Approval Of Agenda
5. Review Of Minutes
6. Disclosure Of Ex Parte Communication
7. Disclosure Of Conflicts Of Interest
8. Consent Agenda
9. Public Hearing
10. 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.

11. Other Business

11.I. Discussion Of Potential Applications

11.I.i. Preliminary Application - 823 Caroline Street

Documents:

[ARB MEMO - PRELIMINARY APPLICATION - 823 CAROLINE STREET.PDF](#)

11.I.ii. Preliminary Application - 525 Caroline Street

Documents:

[ARB MEMO - PRELIMINARY APPLICATION - 525 CAROLINE STREET.PDF](#)

12. Staff Update

13. Announcements And Reports

14. Adjournment



NOTICE OF PUBLIC MEETING

ARCHITECTURAL REVIEW BOARD

September 27, 2021

The Architectural Review Board will hold an in-person public meeting on Monday, September 27, 2021 at 7:00 p.m. in Council Chambers, 715 Princess Anne Street. 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 review the following potential applications:

1. 823 Caroline Street (owner: James & Joanne Nikitakis) – James McGhee proposes the construction of a three-story residential building in this vacant lot.
2. 525 Caroline Street (owner: Timbernest LTD) – Water's End Brewery proposes the construction of an 1840 sq ft brewery building in the rear yard of the Fredericksburg Square building.

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 crjohnston@fredericksburgva.gov.

Jonathan Gerlach, Chair
Architectural Review Board



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Chuck Johnston, Director, Community Planning & Building
DATE: September 21, 2021 (for the September 27, 2021 meeting)
RE: James McGhee proposes a new construction, three-story residential building in the vacant lot at 823 Caroline Street

ISSUE

A four-story building is proposed for the vacant lot at 823 Caroline (between a Thai restaurant and an ice cream shop). The building would be about 25 feet wide and 135 feet deep. The ground floor would be commercial, the second through fourth floors would be residential (five units total). There will parking in a basement level accessed off Sophia Street. Three-stories of the façade will be directly on the Caroline Street sidewalk with the fourth floor setback about 15 feet from the street. The three stories abutting the sidewalk will match the approximate 35 height of the two-story building to the north (old Penny’s building containing the Thai restaurant). The two-story building to the south (containing the ice cream shop) is about 28 feet in height. As seen in the photo below the previous building on the site was three-stories. The project architect is preparing drawings showing the proposed building in a broader context.

BACKGROUND

View looking southeast from the intersection of Caroline and George Streets at the 800 block of Caroline Street. The building boxed in red was located at 823 Caroline Street and housed a millinery shop and, later, Kaufman’s Jewelers. This building, along with the three at the left of the image, was demolished in 1958 to make way for the J.C. Penny Department Store.



RECOMMENDATION

The proposed building appears to be consistent with the City Code’s Historic District Criteria and the Historic District Guidelines.



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Chuck Johnston, Director, Community Planning & Building
DATE: September 23, 2021 (for the September 27, 2021 meeting)
RE: Water's End Brewery to add a new brewery building at 525 Caroline Street

ISSUE

Water's End Brewery intends to purchase the property at 525 Caroline Street, which is known as Fredericksburg Square and for many years was the Elks Lodge. The purchaser is planning to convert the 15,000 sq ft, 3½-story building into a brewery, restaurant, and event space. The only exterior change planned at this point is a 1,120 sq ft addition to an existing 720 sq ft masonry building behind the main structure. The new structure would be located approximately 100 ft from Caroline Street at the end of the pedestrian walkway on the north side of the main structure. The structure is planned to be single-story with a maximum height of 22 feet and contain the business's brewing equipment.

BACKGROUND

525 Caroline Street is a west-facing building located on the east side of Caroline Street within a district of low-rise commercial blocks. Buildings are sited at street grade with no setbacks along a public brick sidewalk. A walkway runs along the north side of the building. An asphalt parking stretches across the rear and along the south side of the building. A small, one-story, one-bay-two-bay, flat-roof, concrete-block building is located at the northeast corner of the lot.

This 1854 Classical Revival style building retains integrity of location, design, setting, materials, workmanship, feeling, and association, and is in good-to-excellent condition. The structure is a three-and-one-half-story, seven-bay, side-gable, commercial building of brick six-course American bond construction. The structure is topped with a slate roof and rest upon a raised, parged foundation. A parapet wall rises above a false, projecting, molded cornice, enriched with modillions, and a flat frieze and architrave. A large Tuscan portico spans the center three bays of the first-story façade. The full entablature is supported by six columns, with entasis, along the front and flat brick pilasters, with stone capitals, along the back. A stone balustrade runs along the flat roof of the entry portico. The monumental entrance is recessed into the wall plane and flanked by canted bays. The three large entry bay consist of double-leaf, wood, multi-light doors topped with fanlights and framed by brick arches with oversized keystones. Two-story, flat-roof, bay window pavilions. All first-story window opening are splayed stone lintels. Accentuated keystones and voussoirs adorn the lintels. Eight-over-eight and four-over-four, double-hung sash windows line the second story; the two windows on the flat, front-facing wall plane are topped by splayed stone lintels. Eight-over-eight, double-hung sash windows line the center five bay son the third story. Thripartite windows of eight-over-eight sashes flanked by one-over-one sashes open into the two end bays of the third story. All window openings rest on stone sills. Three, one-bay, gable-front, broken-pediment dormers are evenly spaced across the front slope of the roof. Dormers feature multi-light windows topped with fanlights. A wrought-iron balustrade runs between the two ends of the roof, parapet, creating a rooftop balcony. A brick interior end chimney with corbeled cap rises from the gable peak on the south end of the roof.

Additions and Alterations:

A two-story, brick, flat-roof addition; a one-story, brick, shed-roof addition; and a large, two-story, brick, arched-roof addition extends from the rear, or east-facing, elevation. Wings may be contemporaneous to the main block.

RECOMMENDATION

The proposed building appears to be consistent with the City Code's Historic District Criteria and the Historic District Guidelines.