Item #3

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner
DATE: 11 January 2016
RE: **1014 Charles Street and 1011 Prince Edward Street – Installation of brick walls**

The City of Fredericksburg requests a Certificate of Appropriateness for the installation of brick walls that will screen parked vehicles. The Economic Development Authority has acquired the corner bank building at 1016 Charles Street and will remove its drive-thru banking facility (as authorized by the Board at its November 2015 meeting). The City will then develop a public parking lot that will have an entry on Charles Street and an exit on to Prince Edward Street.

The City proposes to erect brick walls along the front property lines at both the entrance and exit points. This structure will be between three and four feet high and eight inches wide. The design will be consistent with the brick walls at the Fredericksburg Baptist Church parking lot – common bond and simple brick cap (see attached photo).

On Charles Street, the property line is in the same plane as the front wall of the old stables at 1010 Charles Street (adapted to offices). The new wall will be constructed to maintain that same setback, to present a consistent hard street edge.

On Prince Edward Street, there are variations in the setbacks. In that location, the new brick wall is proposed to be built along the property line, which will be consistent with the new building being constructed at the corner of Prince Edward and William Streets. Landscaping will be established behind the wall. The two adjacent frame buildings are set back from the front property line, but could also establish fences along the front property line (no higher than four feet), which would be consistent with the new corner building and the proposed brick wall.

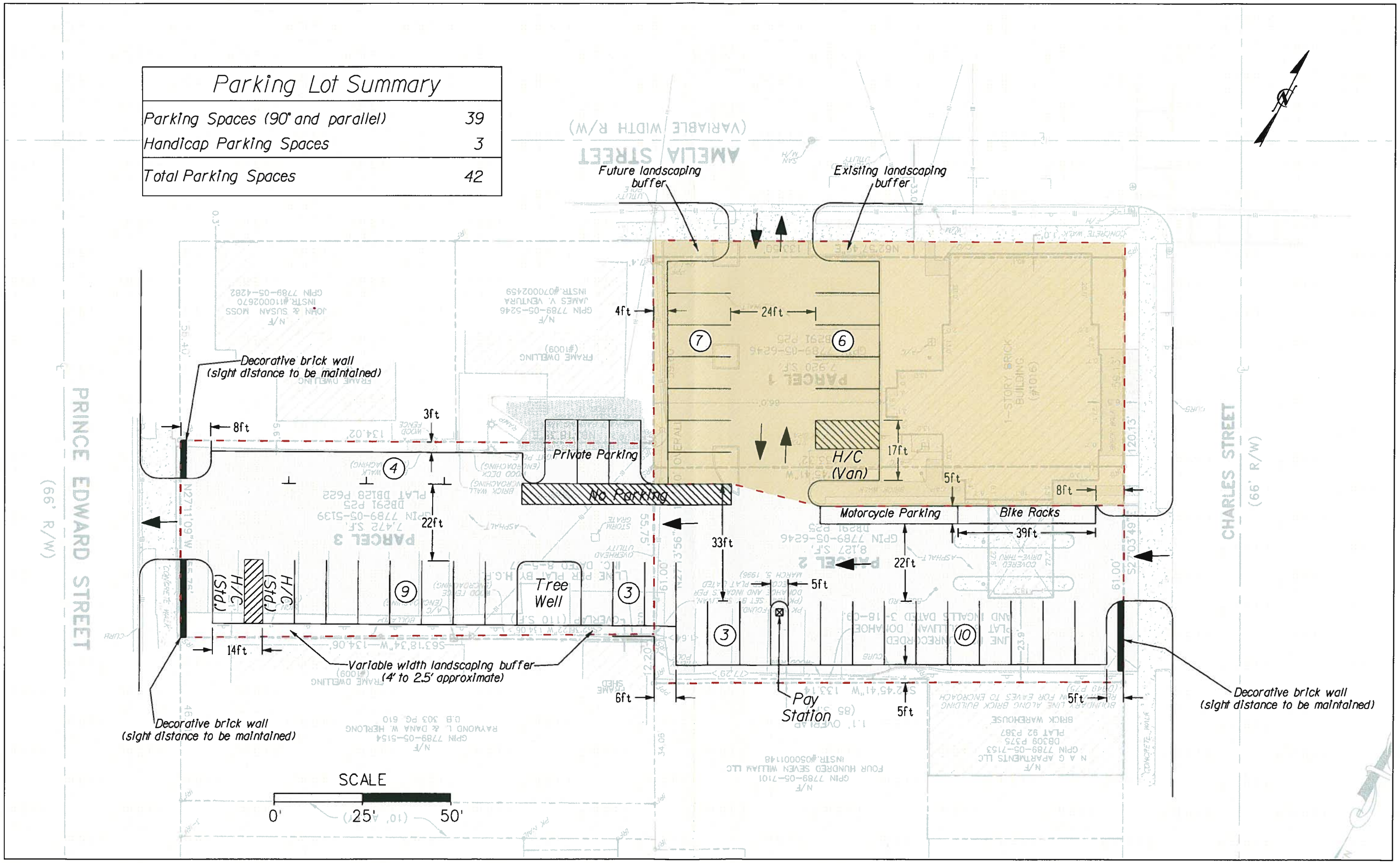
Staff finds the proposed brick walls to be architecturally compatible with the historic aspects of the Historic District and consistent with the City Code and recommends approval.

Proposed design of brick wall

View toward William Street, along Prince Edward St.

The new brick wall will be located along the sidewalk (Front property line). The two adjoining properties could establish fences/walls in that same plane.

View toward William Street, along Charles St

The new brick will have the same setback as the white commercial building.

Parking Lot Summary	
Parking Spaces (90° and parallel)	39
Handicap Parking Spaces	3
Total Parking Spaces	42