Item #2

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner
DATE: 11 January 2016
RE: **121 Caroline Street – Exterior alterations**

James O. McGhee requests a Certificate of Appropriateness for construction of a front porch at 121 Caroline Street. The City's architectural inventory dates this brick building to c. 1795, but that date is inconsistent with the Historic Fredericksburg Foundation's records which indicate that construction occurred in the 1920s. The structure is thought to have been built as an office (similar to the old Robert B. Payne office at 1209 Lafayette Blvd.) and adapted to residential use. Documented work since the 1980s includes installation of a kitchen, replacement of all windows and doors, and installation of pilasters at the front entry. The aggregate concrete stoop, with brick steps, was added in 1995.

The applicant proposes to remove the pilasters on either side of the door (installed in the 1990s) and construct a small front porch, in order to protect the front entryway.

This application should be considered within the context of the Secretary of the Interior's Standards for Rehabilitation, referenced in City Code Section 72-23.1.D.2, as follows:

1. The property will remain in residential use.
2. The distinguishing original qualities and character of the building are its form and materials. Installation of a feature to protect the front entry door will not adversely impact those characteristics.
3. The proposed front porch will not suggest an earlier period of construction.
4. The pilasters at the front entry are not thought to have acquired significance in their own right. They have no discernible function except decorative.
5. The distinctive features of the building – its brickwork, arched windows, and roof form – will be treated with sensitivity. The new porch roof will also be arched.
6. Not applicable.
7. Not applicable.
8. Not applicable.
9. The proposed front porch does not destroy historic fabric and is compatible with the scale, materials, and character of the property and its neighborhood.
10. The proposed front porch will not impair the essential form and integrity of the historic structure.

Staff finds the proposed front porch to be architecturally compatible with the historic aspects of the Historic District and recommends approval of the submitted drawing (undated).

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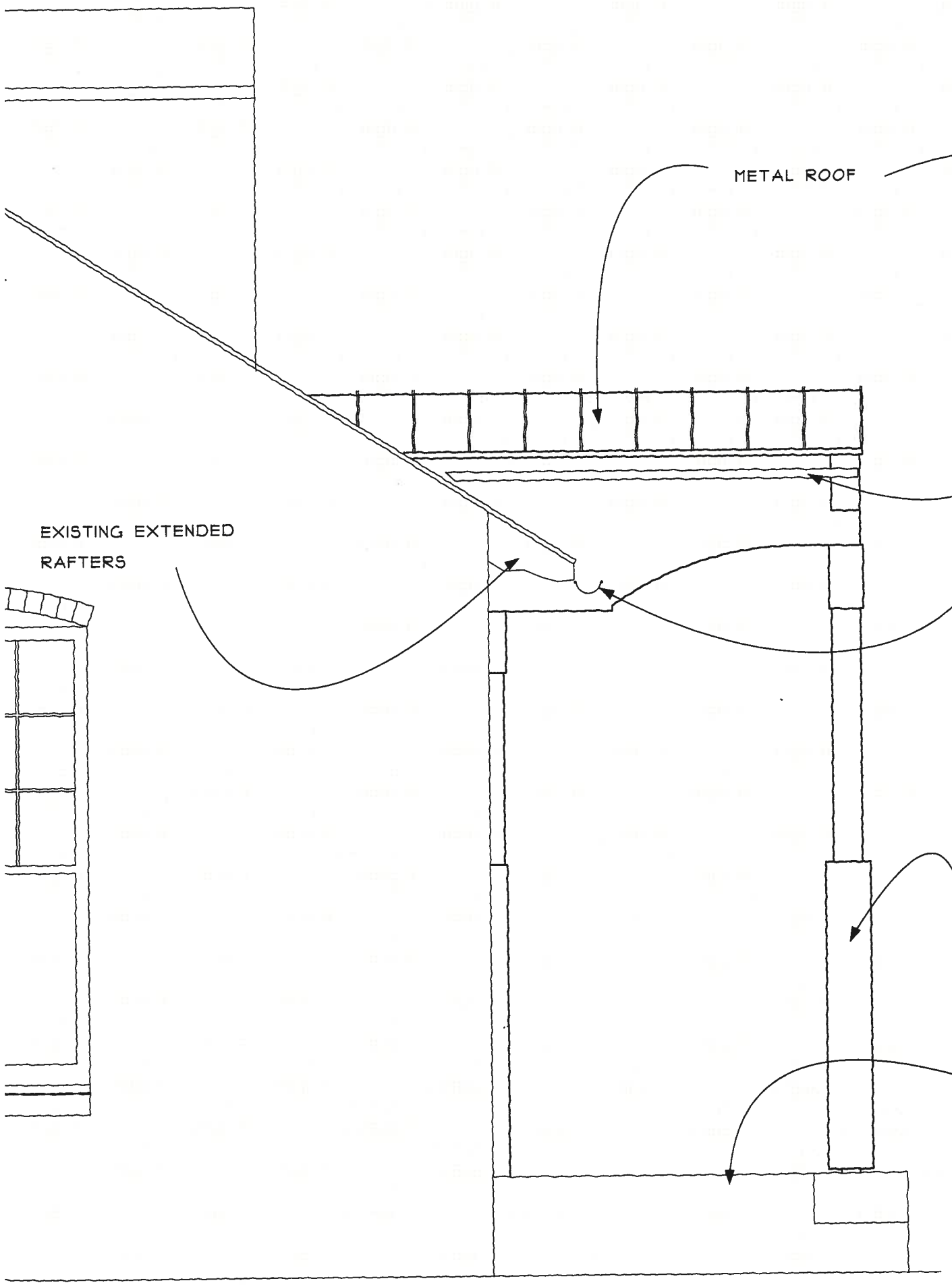
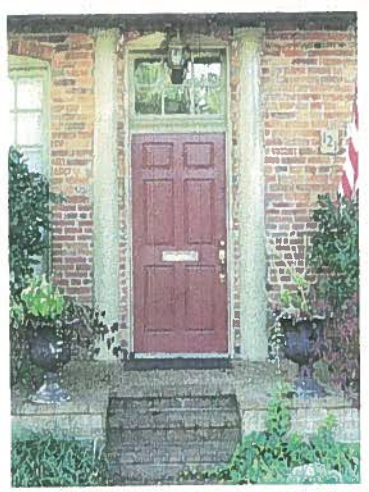
121 Caroline Street - a dwelling said to have been built as an office.

1209 LaFayette Blvd. Similar style building still in commercial use.


METAL ROOF
NEW 1/2 ROUND
GUTTERS
EXISTING EXTENDED
RAFTERS
HARDI PANEL CLAD
WOOD POSTS
EXISTING STOOP

HARDI PANEL CLAD
FRAMING IN PATTERN
SHOWN