



Item #2

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner 
DATE: 8 February 2016
RE: **201 Ferdinand Street – Exterior alterations**

Susan Pryor and Doug Westmoreland, of Moseley Architects and representing Fredericksburg City Schools, return to request a Certificate of Appropriateness for exterior alterations at Old Walker-Grant School. The original school at 200 Gunnery Road is a three story building constructed in 1935. This project is across the street, at 201 Ferdinand Street, which was constructed in 1951 and significantly expanded in 1960. Elevators were added in 2000.

The Walker-Grant School at 201 Ferdinand Street is being renovated to house several new functions and requires extensive upgrades to meet current public education construction standards. The necessary changes relate to energy efficiency as well as to the security of the school building. This work will include the following:

- Reconfigure three entryways
 - Main entry facing Ferdinand St. Construct a two-story glass vestibule with brick accent wall. See Drawings A7 and A9.
 - Two entryways facing Dunmore St. Construct one-story glass vestibules with brick accent walls. See Drawings A8, A10, and A11.
- Replace all existing windows with energy efficient aluminum storefront windows.
- Cap walls with metal coping.
- Install mechanical units on roof.

The Board gave conceptual approval at its meeting on January 11, 2016 and asked that additional details be provided for the following:

- Details on the replacement windows
- Explore the feasibility of making the rooftop mechanical units less visible

At the January meeting, someone indicated that the Virginia Department of Historic Resources had changed its policy on authorizing replacement metal windows. Staff consulted with VDHR staff to clarify this issue, since entire banks of metal windows had been replaced with thermal pane units at the old Gas Works, which was a tax credit project. The tax credit staff has responded that they have become more restrictive on the replacement of historic wood windows, upon guidance from the National Park Service. For metal windows, VDHR encourages in-kind replacement, but recognizes there can be a need for thermal pane units. In those instances, they like to see matching configurations. The proposed windows at Old Walker-Grant School are not

exact matches to the original, but the materials and the light pattern is sympathetic to the building. No tax credit subsidy is involved.

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 has been in use as a school, but the upgrades will allow a fuller use of this educational facility.
2. The distinguishing original qualities of this building are its brick walls, banks of windows, and pre-cast concrete trim. The masonry walls and trim will remain intact, but the windows need to be replaced. The replacement units will fit within the existing openings and will reflect the horizontal breaks of the original windows, while enhancing energy efficiency and security.
3. The proposed alterations will not impart a false sense of historic development.
4. The metal walkway covers, installed in 2000 when the elevators were built, will be removed. These features are not thought to have attained significance in their own right.
5. The distinctive stylistic features that characterize the building will be retained.
6. The deteriorated windows are outdated and inadequate for the continued use of the building as a school. Their replacements are consistent with the materials and design of the originals and are a reasonable accommodation that is economically and technically feasible.
7. Not applicable.
8. Not applicable.
9. The contemporary design of the entryways does not destroy significant historic material and is compatible with the scale, material, and character of the property.
10. The proposed alterations do not impair the essential form and integrity of the historic structure.

Staff finds the proposed work at the Old Walker-Grant School to be architecturally compatible with the historic aspects of the Historic District and recommends approval of the submitted drawings.

Redevelopment of the Original Walker-Grant School



Fredericksburg City Schools ARB Presentation

February 8, 2016

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Agenda

- Revised Site Plan
- Revised Exterior Elevations
 - Revised mechanical units
 - Downspouts
- Window Options
 - Aluminum replacement windows
 - Steel replacement windows
 - Refurbish existing windows

Original Walker-Grant School

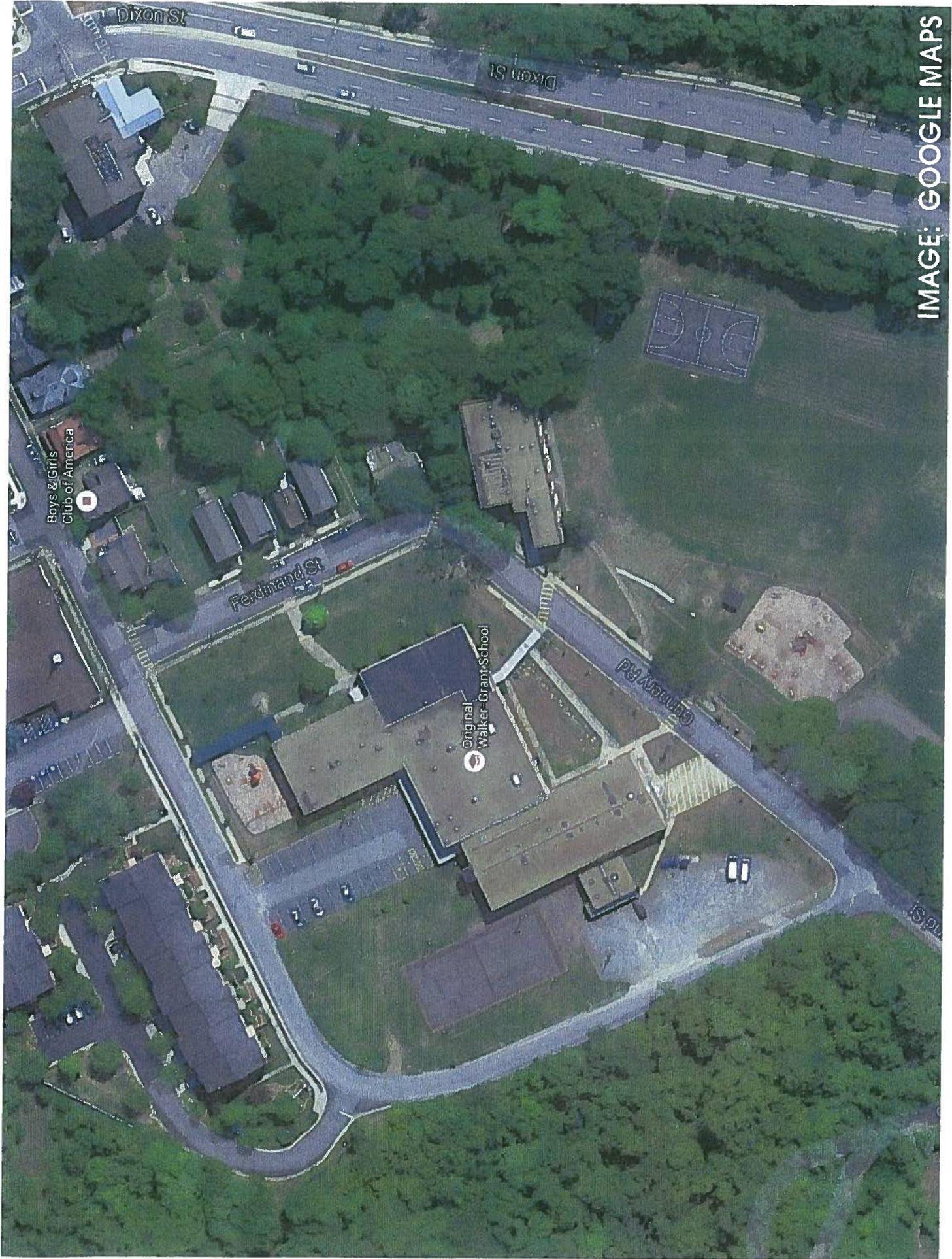
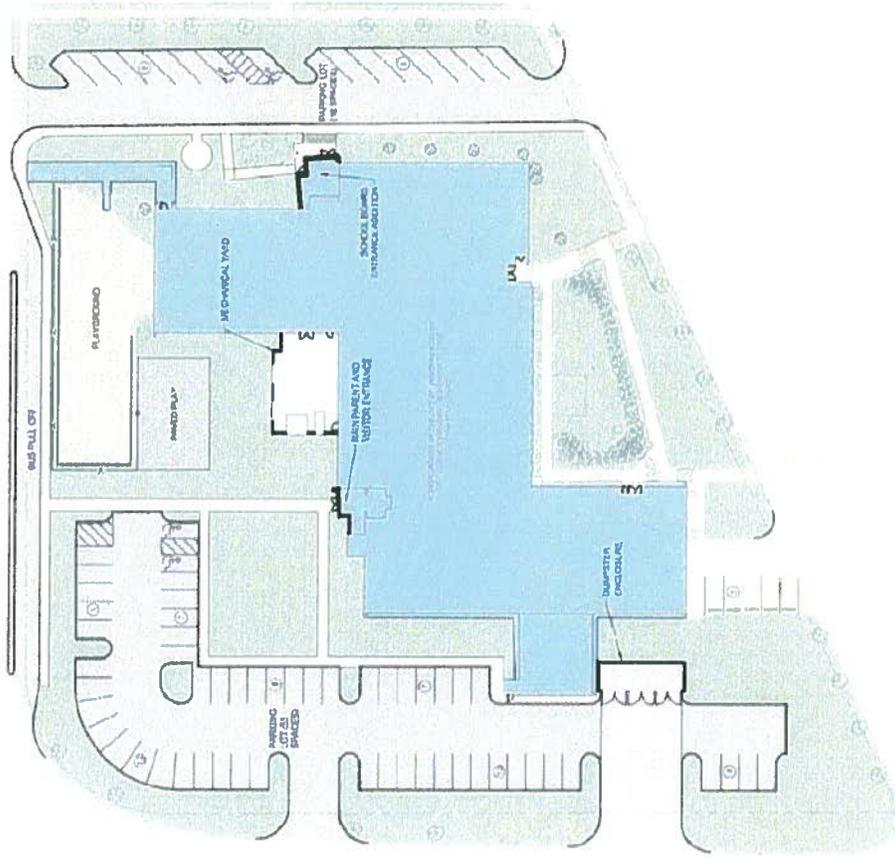
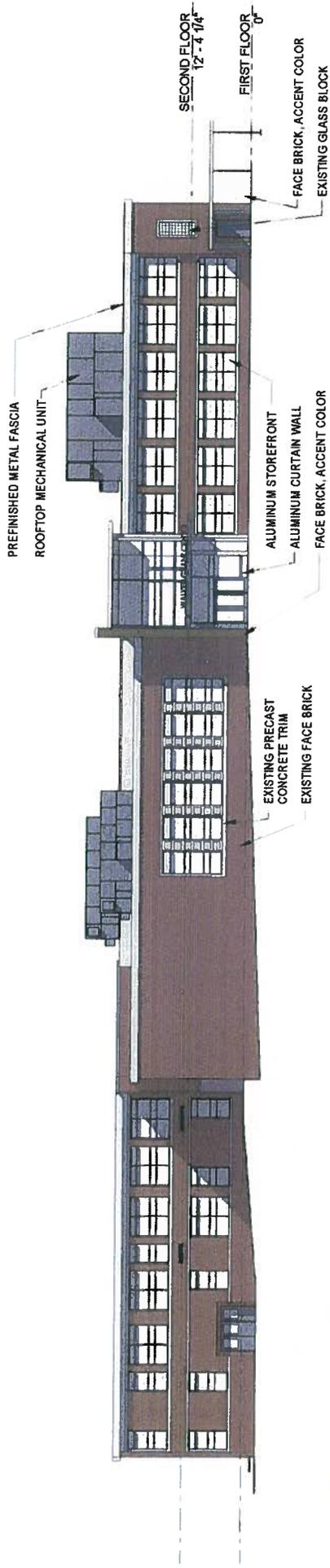


IMAGE: GOOGLE MAPS

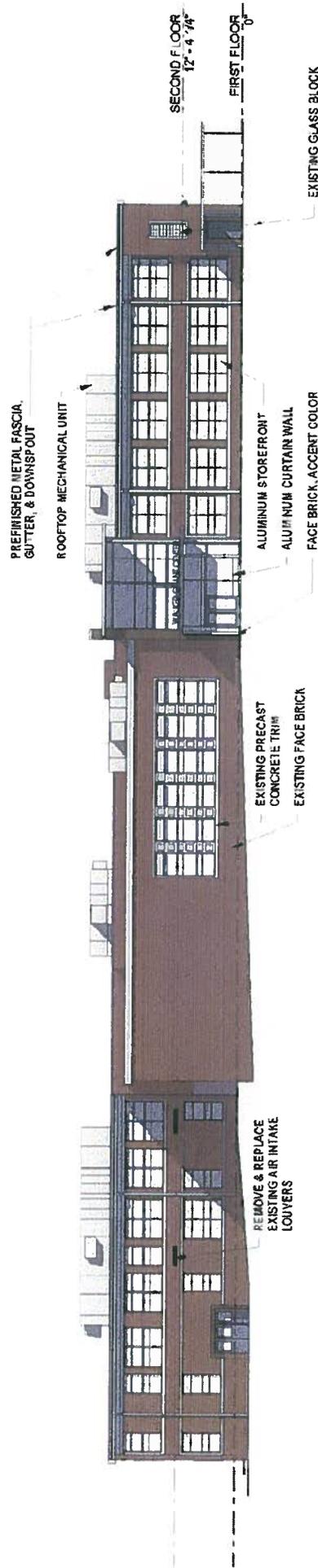


Original Walker-Grant School

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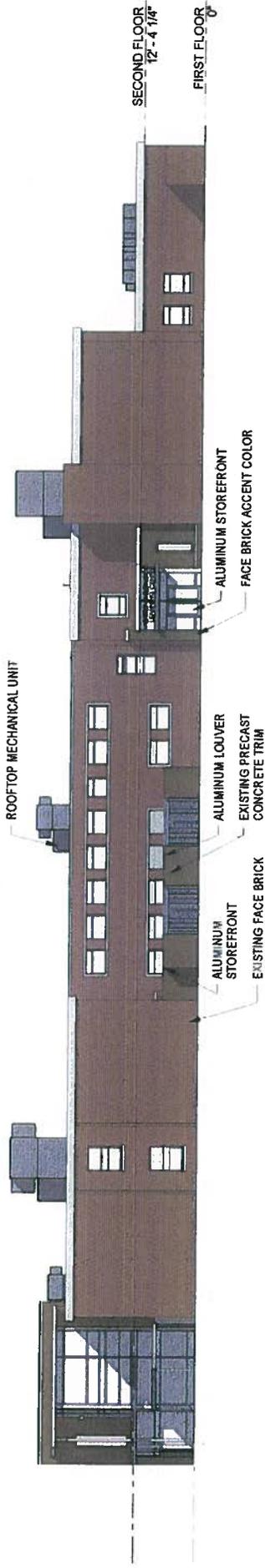
Previous East Elevation



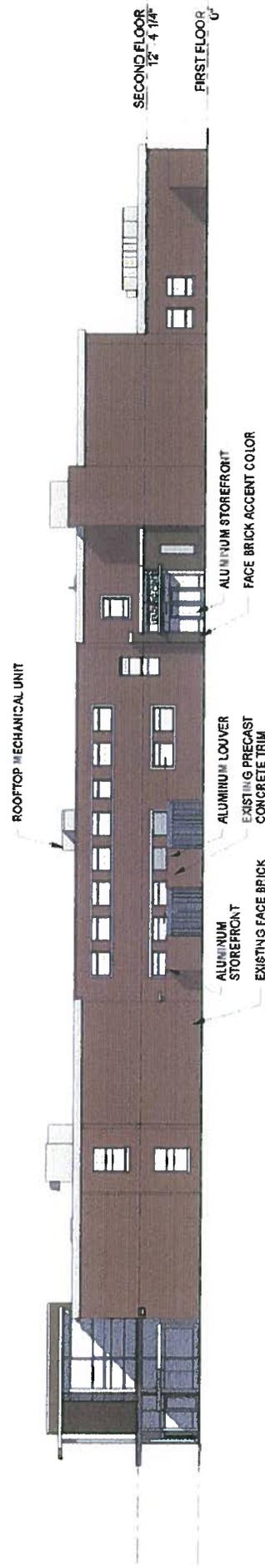
Revised East Elevation

Original Walker-Grant School

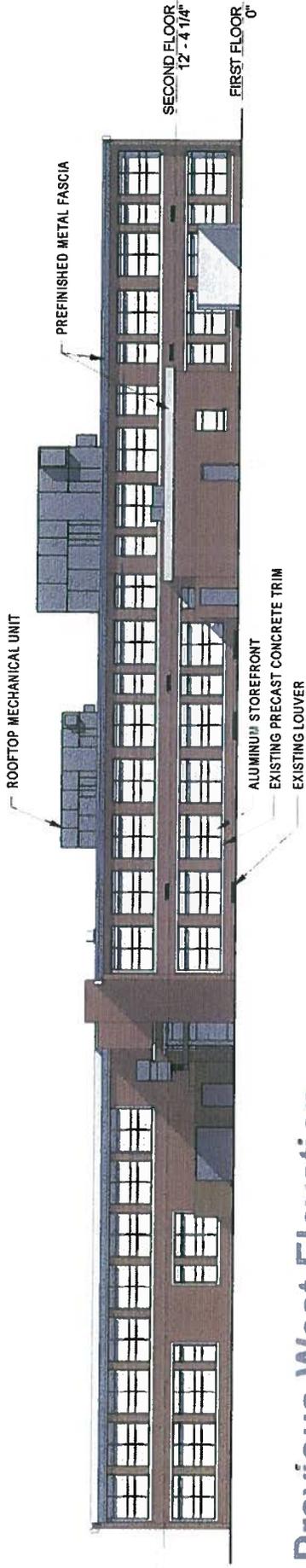
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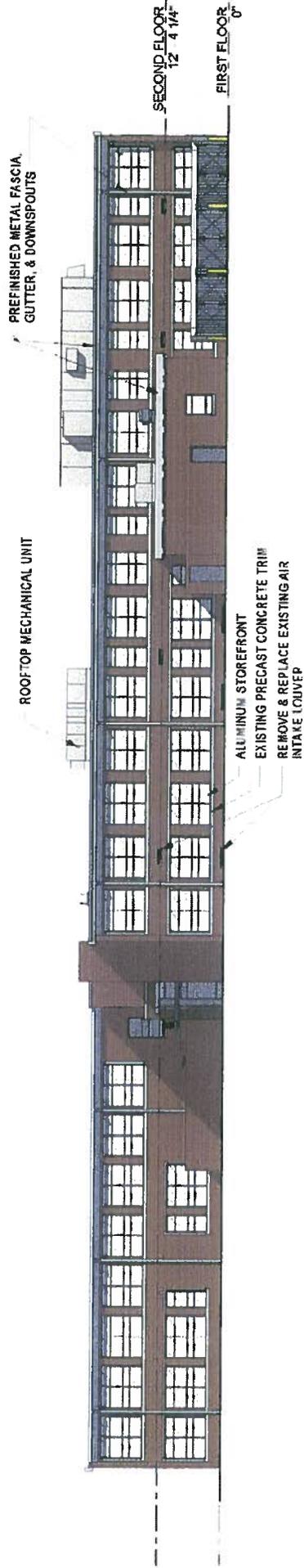
Previous North East Elevation



Revised North Elevation



Previous West Elevation

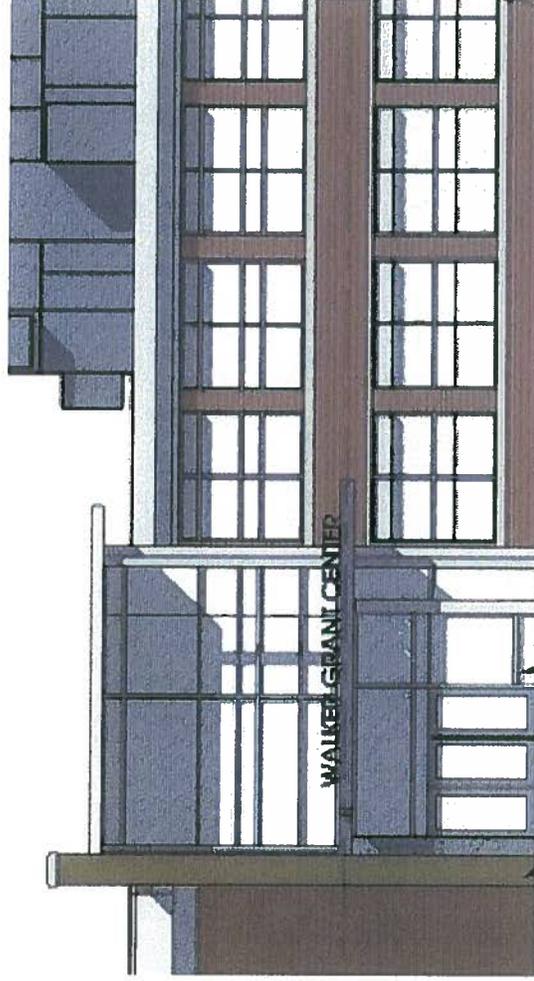
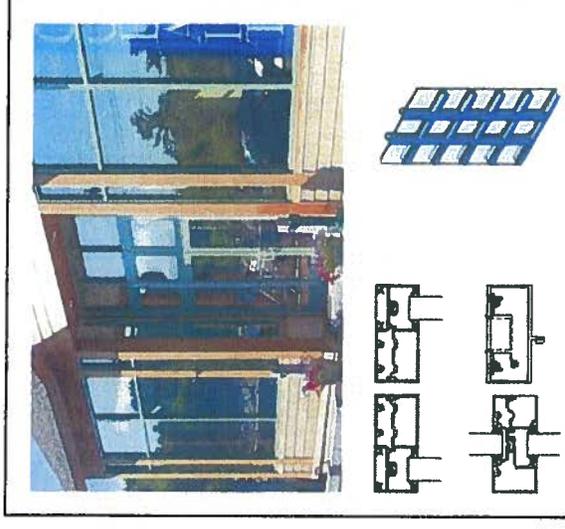


Revised West Elevation

Original Walker-Grant School

Window Options

Preferred Window Option – Aluminum replacement windows with thermal break and double paned insulated glass



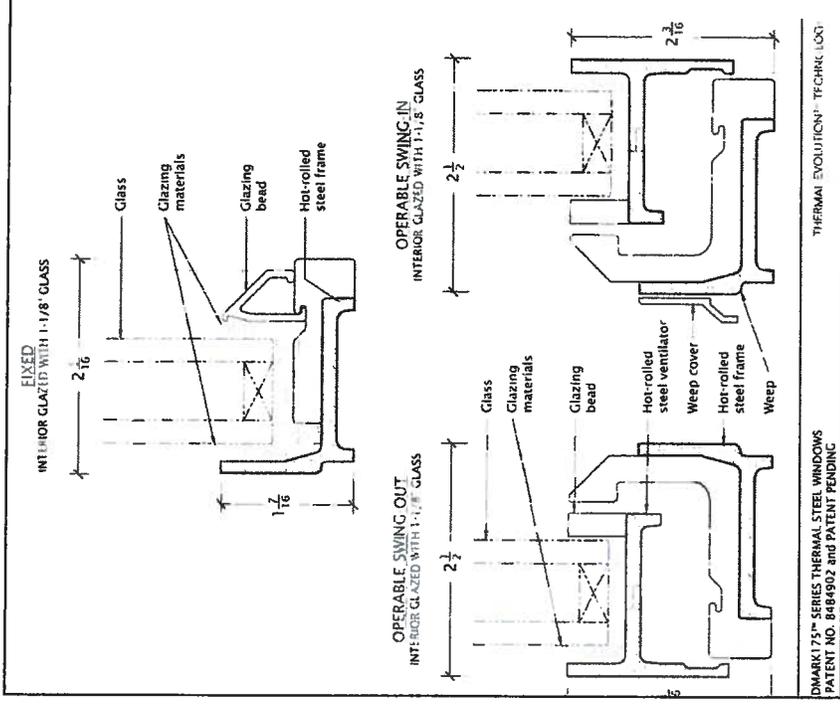
Energy efficiency – thermal break, double paned glass
Storefront blends in with Curtain Wall system at new front lobby
Low maintenance finish

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Window Options

Alternate Window Option – Steel replacement windows with double paned insulated glass



Less energy efficiency
Maintenance of finish long term
Long lead time on delivery
Anchoring into existing masonry walls
Incompatible design with curtain wall system at new front lobby
Cost is extreme - 4 to 5 times more than aluminum windows

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Window Options

Alternate Window Option – refurbish existing steel windows with single pane glass



Poor energy efficiency – no thermal break, single pane glass, infiltration
Maintenance of finish long term
Incompatible design with curtain wall system at new front lobby

Original Walker-Grant School

Questions

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