Item #4

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner
DATE: 8 February 2016
RE: **128 Caroline Street – Addition**

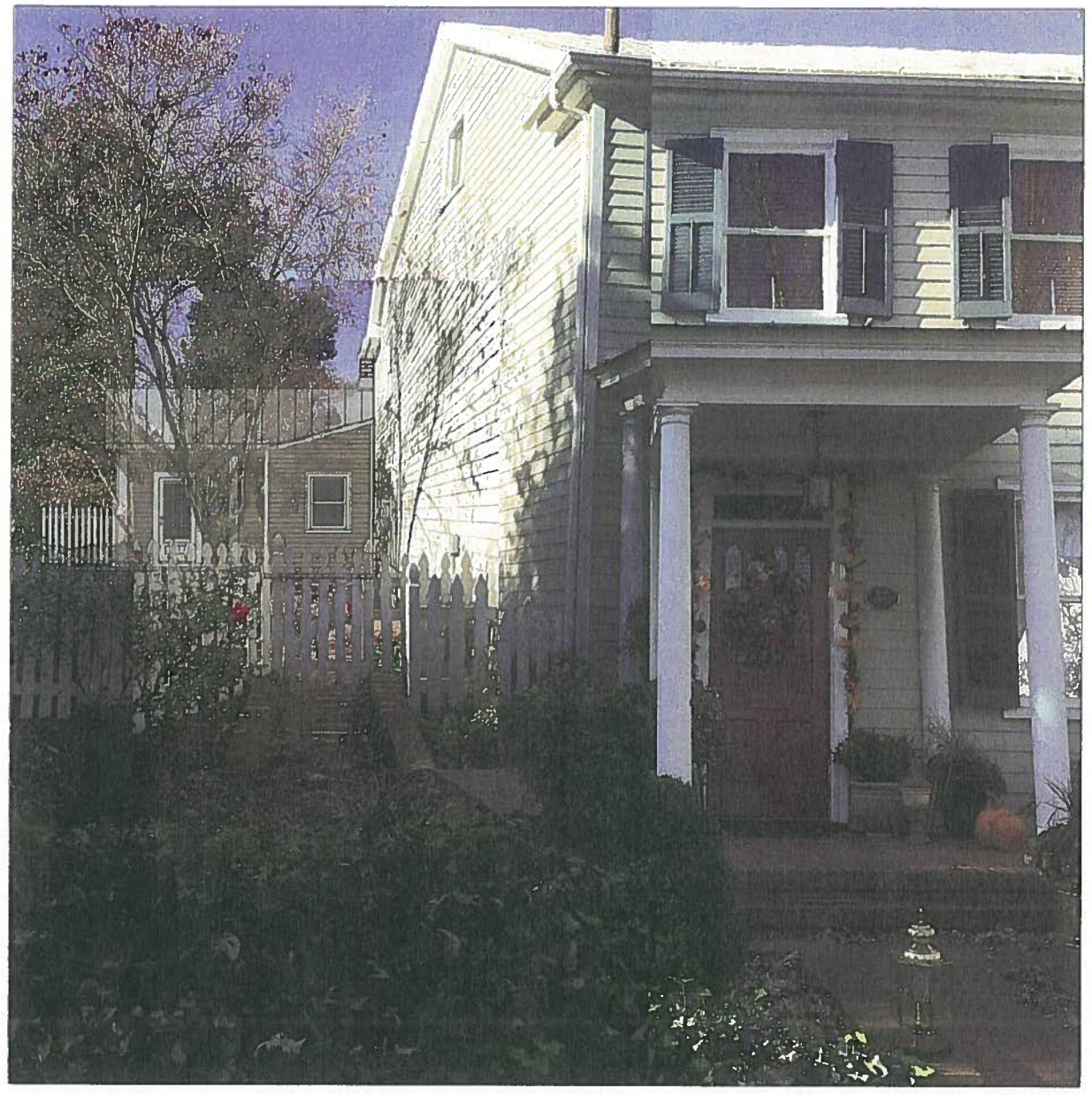
John and Wendy Young request a Certificate of Appropriateness for an addition. The City's architectural inventory dates this frame dwelling to c. 1850. An early Historic Fredericksburg Foundation survey noted a construction date of c. 1900, which was probably based on an earlier full length front porch (since removed) that suggested a turn of the century construction period. Physical and documentary evidence convinced the Board to approve the current portico in 2001, which suggests that the mid-nineteenth century construction period is probably the more accurate claim. These alterations to the rear addition were approved in December 2015, on a 4-0-3 vote, but the case is being re-heard on the recommendation of the City Attorney.

The applicant does not intend to alter the original/restored dwelling, but would like to expand the rear addition, which contains the amenities of modern life such as a kitchen, large closets, a second bathroom, and so on.

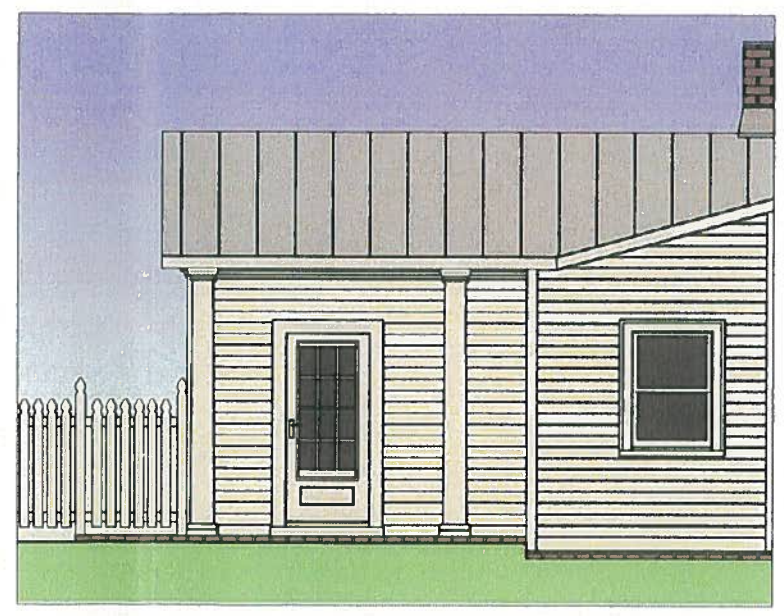
This application should be considered within the context of the Secretary of the Interiors Standards for Rehabilitation, which are referenced in City Code Section 72-23.1.D.2, as follows:

1. The property will remain in residential use.
2. The distinguishing original qualities of the dwelling will be kept intact. All work will occur as an expansion of the rear addition.
3. The proposed alterations to the rear addition will not suggest an earlier period of construction.
4. The rear addition is not considered to have acquired significance in its own right to preclude improvements.
5. The rear addition is not an example of skilled craftsmanship, while the proposed design will add visual interest.
6. Not applicable.
7. Not applicable.
8. Not applicable.
9. The proposed alterations do not destroy historic fabric and are compatible with the scale, material, and character of the property and the neighborhood.
10. The proposed addition does not impair the essential form and integrity of the historic structure.

Staff finds the proposed addition to be architecturally compatible with the historic aspects of the Historic District and recommends approval of the submitted documentation (11/18/15).



1 CS Facade Renderings
NTS



DRAWING INDEX

CS	COVER SHEET
D1	DEMO & LAYOUT FLOOR PLAN
A1	FLOOR PLAN
A2	SITE PLAN ALTERATIONS
A3	ROOF & FOUNDATION PLAN
A4	ELEVATIONS

SHEET NOTES

SQUARE FOOTAGES

EXISTING AREA REMODEL:	260 SQFT
ADDITION (NEW):	348 SQFT
PORCH ENTRY:	40 SQFT

ABBREVIATIONS:
TYP - TYPICAL PRACTICE
OC - ON CENTER
UNO - UNLESS NOTED OTHERWISE
TBD - TO BE DETERMINED

SCOPE OF WORK
FIXTURES AND ACCESSORIES TO BE SELECTED BY OWNER. UNO.

GENERAL NOTES

CONTRACTOR TO SECURE ALL BUILDING PERMITS INCLUDING ELECTRICAL, MECHANICAL, PLUMBING IF REQUIRED AND PAY ALL FEES AND DEPOSITS NECESSARY, AND PROVIDE ALL PERTINENT INFORMATION REQUIRED BY THE CITY AS PART OF PERMITING.
PROVIDE DUMPSTER AND/OR REMOVAL FOR ALL DEMO/SCRAP MATERIAL.
PROVIDE AND BE RESPONSIBLE FOR ALL SUBCONTRACTOR TRADES.
CONTRACTOR SHOULD NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF AN OMISSION OF NECESSARY INFORMATION CONTRACTOR SHOULD NOTIFY ARCHITECTURAL DESIGNER. FIGURED DIMENSION TAKES PRECENDENCE OVER SCALED MEASUREMENTS. DETAIL DRAWINGS TAKE PRECENDENCE OVER SMALLER SCALE DRAWINGS. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS OTHERWISE NOTED.
VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AND RELATED WORK. FOR CONSTRUCTION DETAILS NOT SHOWN USE MANUFACTURER'S STANDARD DETAILS.
VERIFY ALL ELEVATIONS AND DIMENSIONS OF STRUCTURAL ELEMENTS. NOTIFY ACHTIECTURAL DESIGNER IN CASE OF CONFLICT
FLOORING TRANSITIONS SHOULD BE NO HIGHER THAN 1/4" CHANGES IN LEVEL UP TO A 1/2" SHOULD BE BEVELED.
ALL WORK TO CONFORM TO LOCAL, STATE, AND NATIONAL BUILDING CODES.

THE DESIGN AND IMAGES ARE SUBJECT TO COPYRIGHT BY RMS DESIGN LLC, ALL RIGHTS RESERVED.

JOB # 000211

DATE: 11/18/15

REVISIONS	DATE

128 CAROLINE ST. ADDITION
FREDERICKSBURG, VA

RMS DESIGN LLC 804-761-5366
RMS-DEISGN.COM

SCALE: 1/4" = 1'-0"

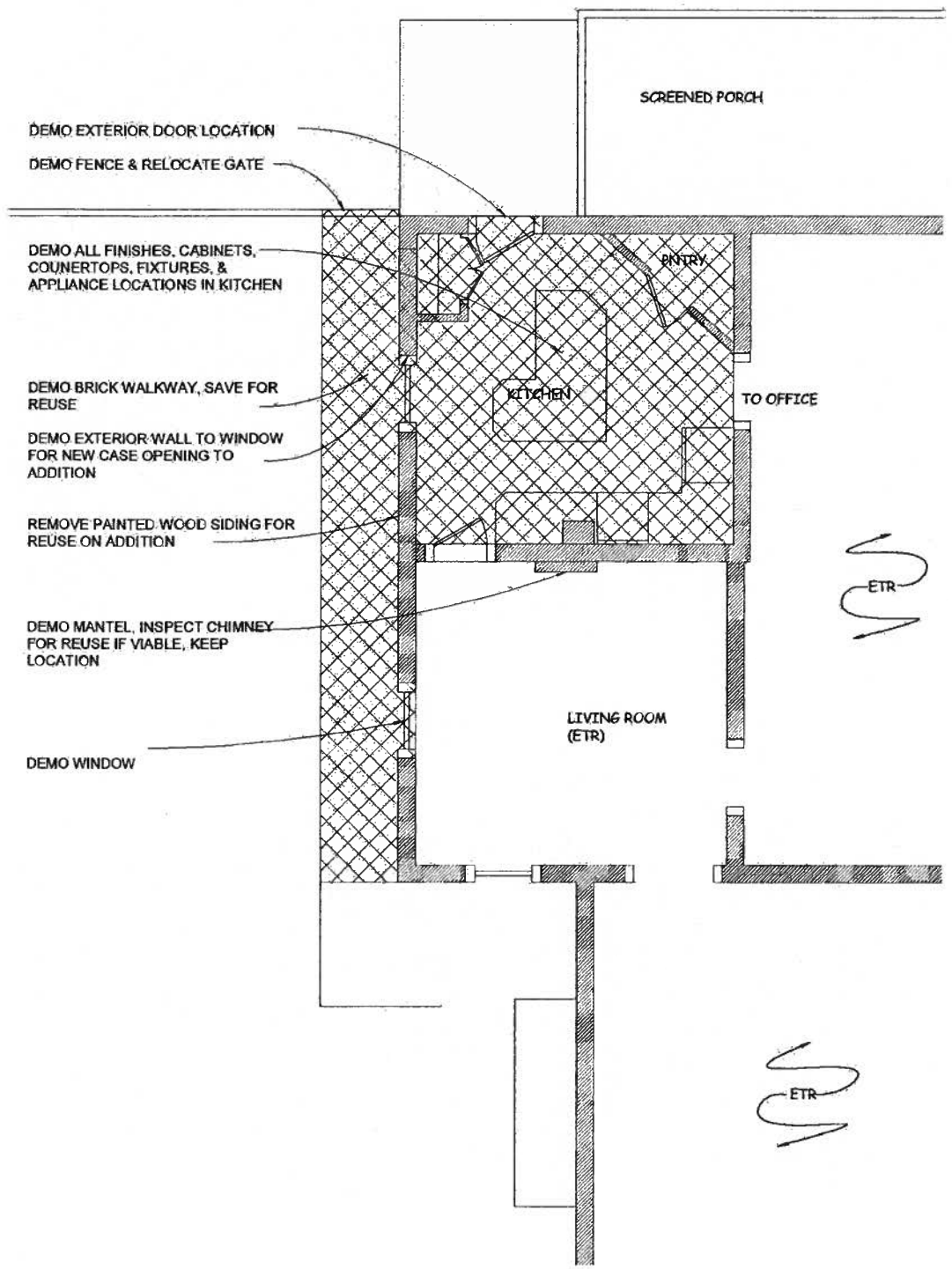
SHEET SIZE: D 24X36

SHEET:

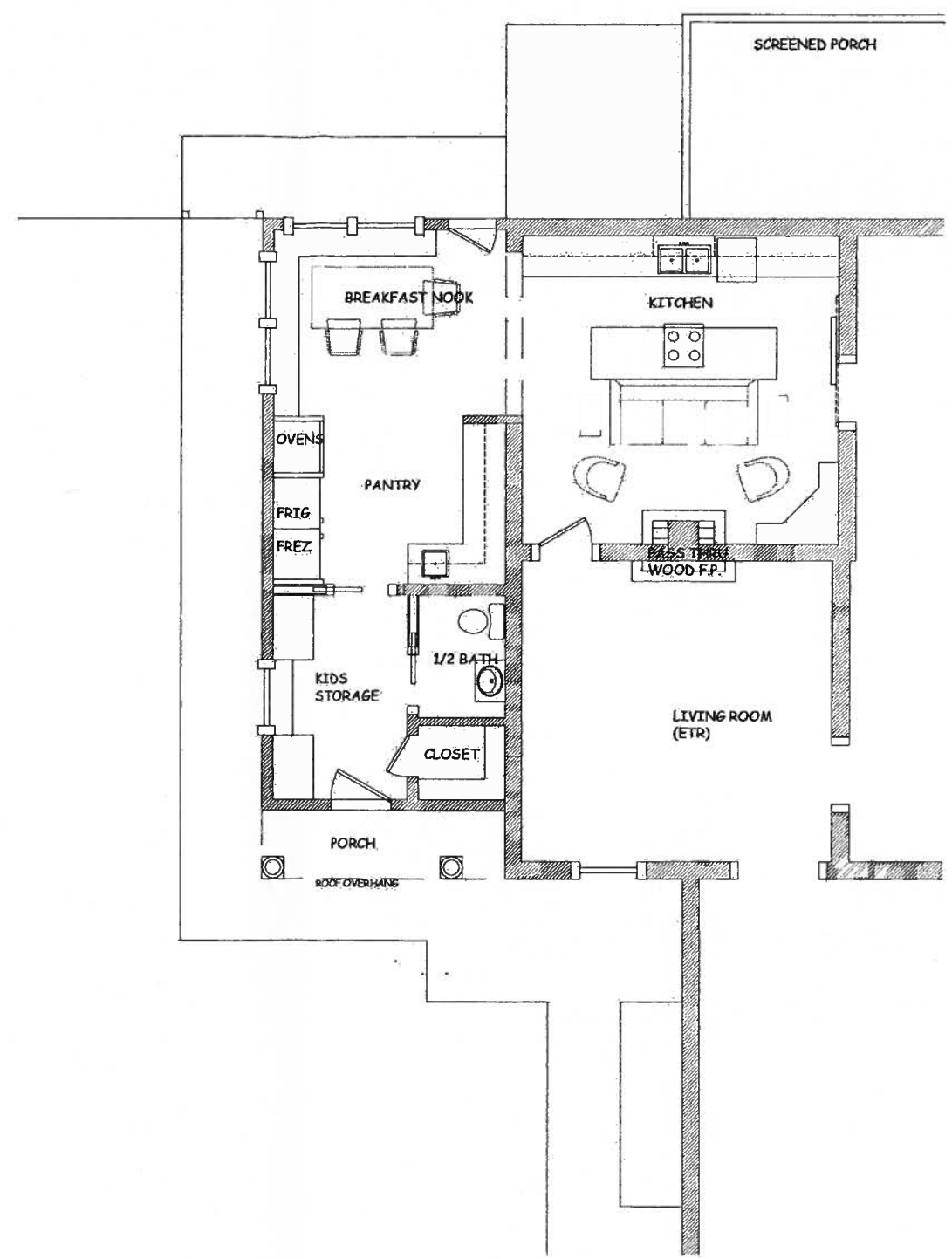
CS

COVER SHEET

OF 6 SHEETS



1 / D1 Demo Plan
1/4" = 1' 0"



2 / D1 New Floor Layout Plan
1/4" = 1' 0"

SHEET NOTES

ADDITION 12' X 29'

DEMO OF EXISTING EXTERIOR MATERIALS SHOULD BE SALVAGED AND REUSED WHERE POSSIBLE.

ORIGINAL ABANDONED FIREPLACE LOCATION TO BE REUSED, EVALUATE CONDITION PRIOR TO DEMO.

SEE A2 FOR SITE PLAN ALTERATIONS

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FREDERICKSBURG, VA

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SCALE: 1/4" = 1'-0"

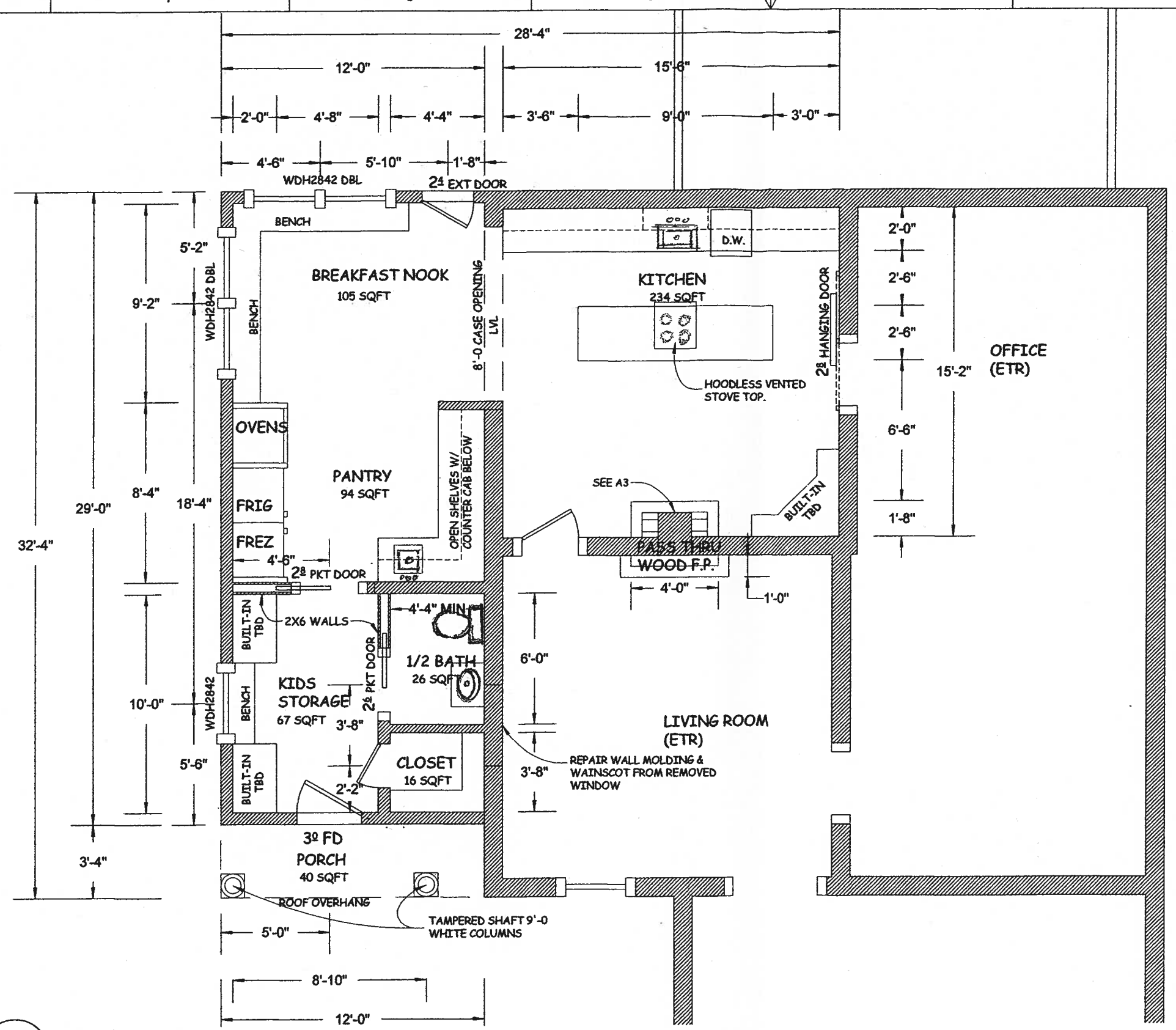
SHEET SIZE: D 24X36

SHEET:

D1

DEMO PLAN

OF 6 SHEETS



1 / A1 First Floor Plan
3/8" = 1' 0"

SHEET NOTES

SCOPE OF WORK
FIXTURES, FINISHES, AND ACCESSORIES TO BE SELECTED BY OWNER. BUILT-INS SEPERATE.

SEE A3 FOR ELEVATIONS OF THRU WOOD FIREPLACE

SEE A2 FOR SITE PLAN ALTERATIONS

PAINTED WOOD TRIM ON DOORS AND WINDOWS TO MATCH EXISTING 5 1/2"

EXTERIOR WALLS 2X6 CONSTRUCTION

INTERIOR WALLS 2X4 CONSTRUCTION U.N.O.

WINDOWS WDH2842 WHITE TO MATCH EXISTING SIZE, TRIM, & COLOR.

REUSE PAINTED LAP SIDING REMOVED DURING DEMO REPAIR AS NEEDED.

BASE & CROWN MOLDING TO MATCH TYP. TO INTERIOR

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FREDERICKSBURG, VA

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SCALE: 1/4" = 1'-0"

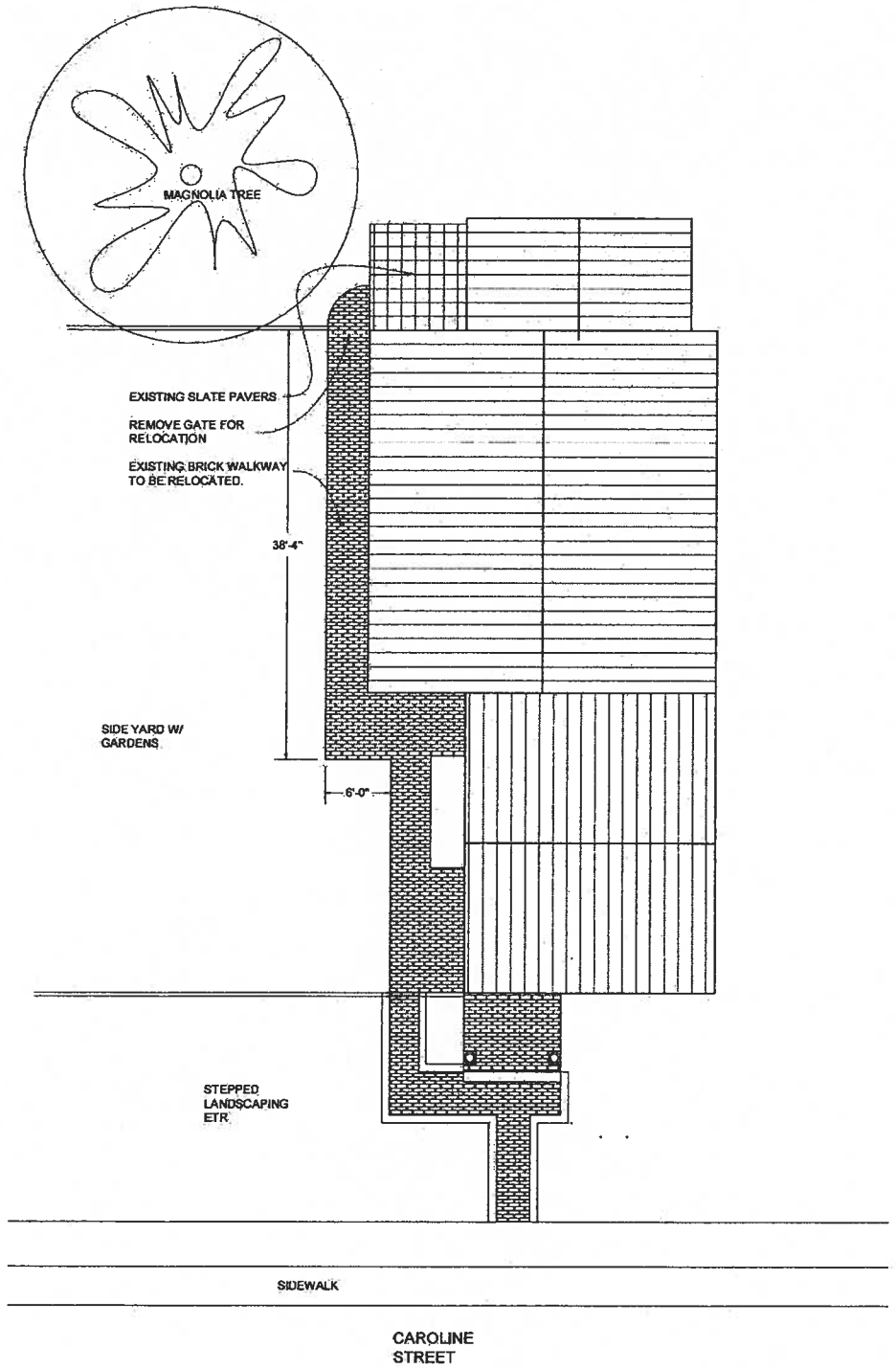
SHEET SIZE: D 24X36

SHEET:

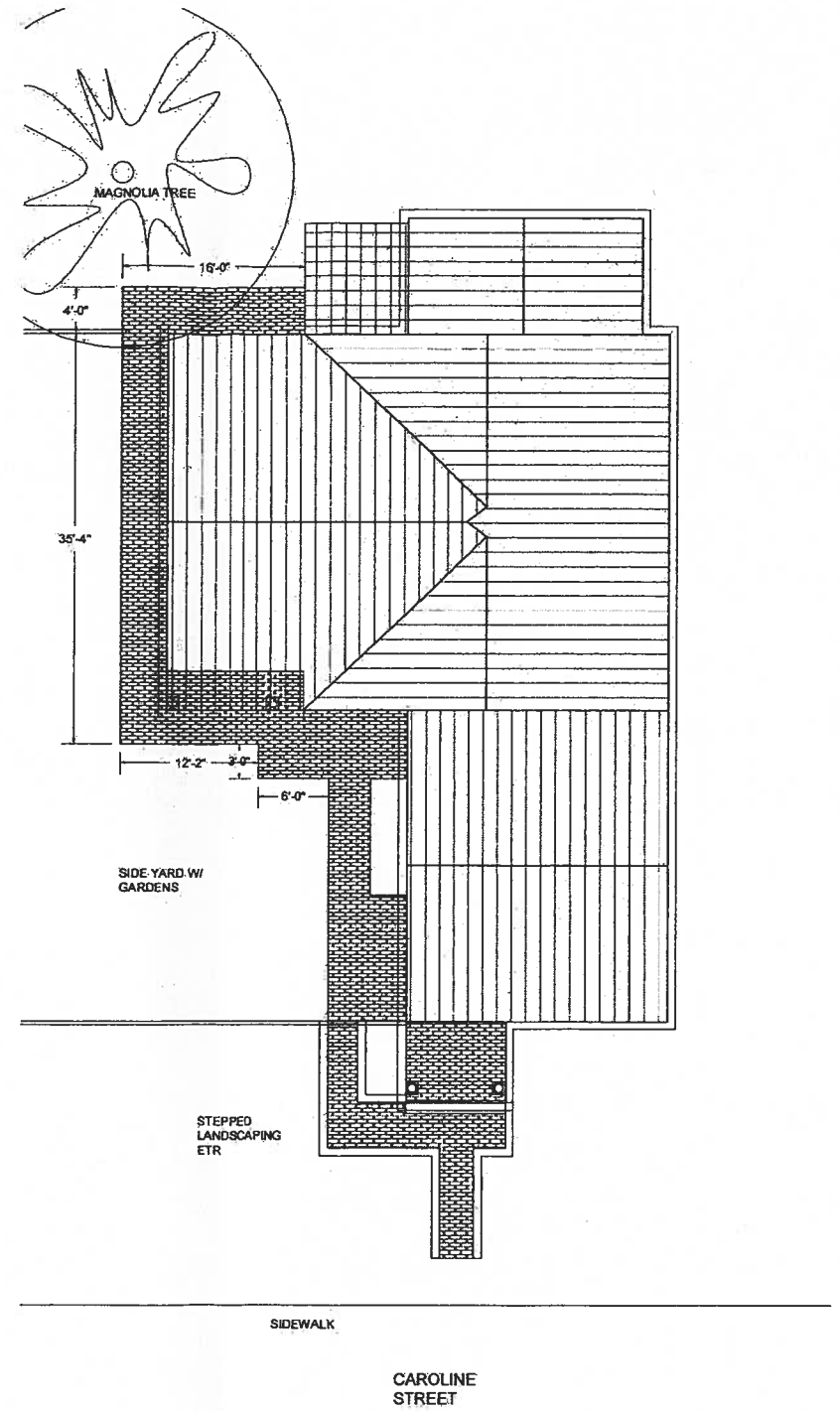
A1

1ST FLR PLAN

OF 6 SHEETS



1 / A2 Existing Site Plan
1/8" = 1' 0"



2 / A2 New Site Plan
1/8" = 1' 0"

SHEET NOTES

SAVE DEMOED BRICK FOR REUSE IN NEW PATHWAY

MAINTAIN 4'-0 WIDE LEVEL WALKWAY AROUND NEW ADDITION, SIMILAR TO EXISTING

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SCALE: 1/4" = 1'-0"

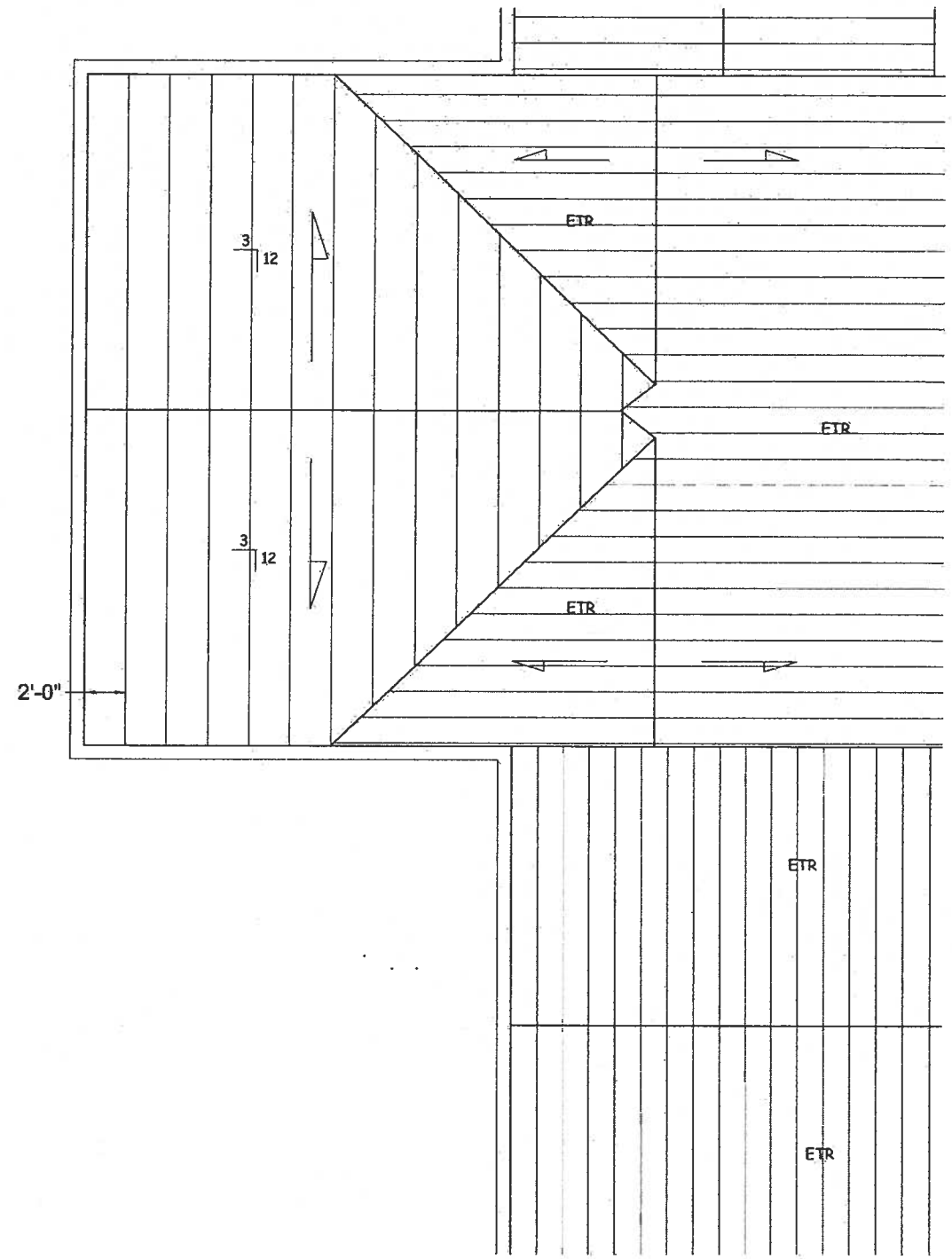
SHEET SIZE: D 24X36

SHEET:

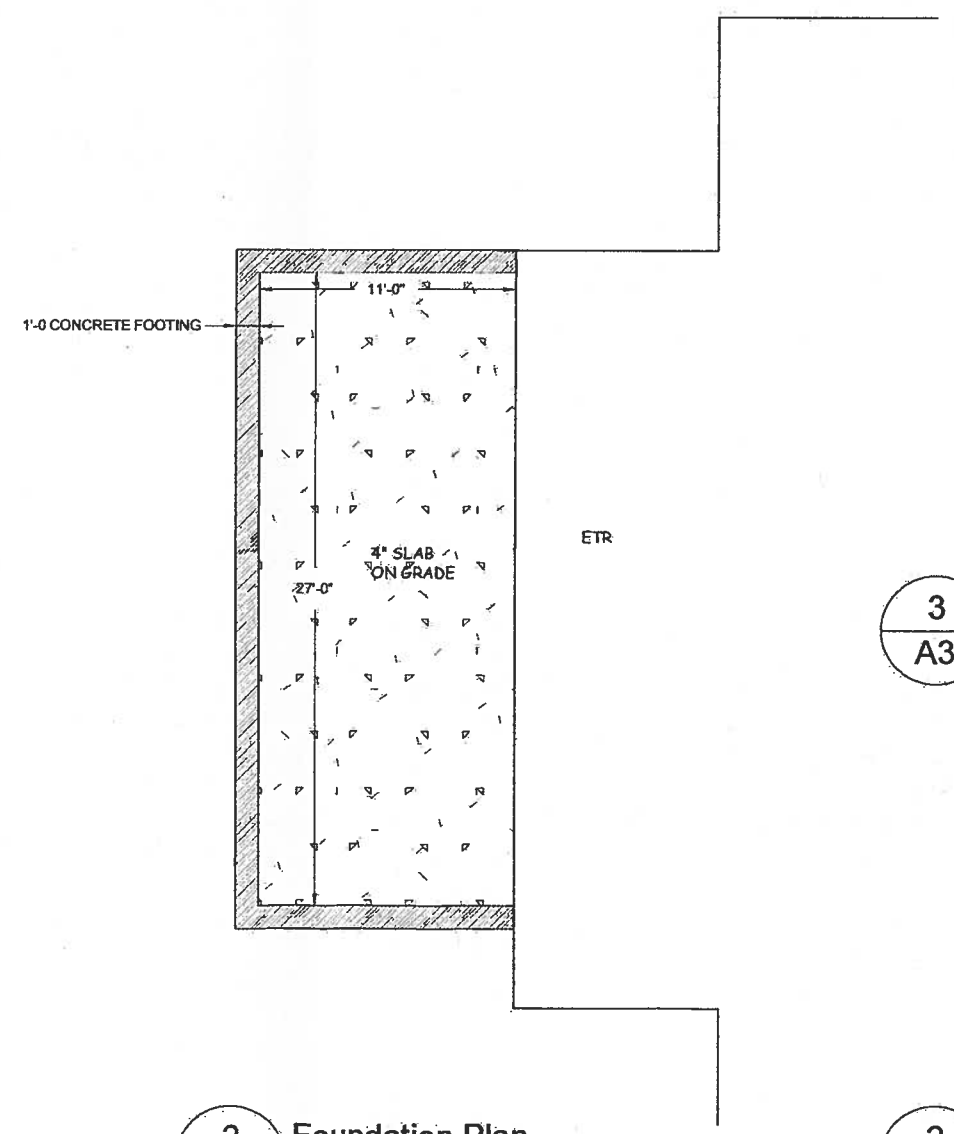
A2

SITE PLAN

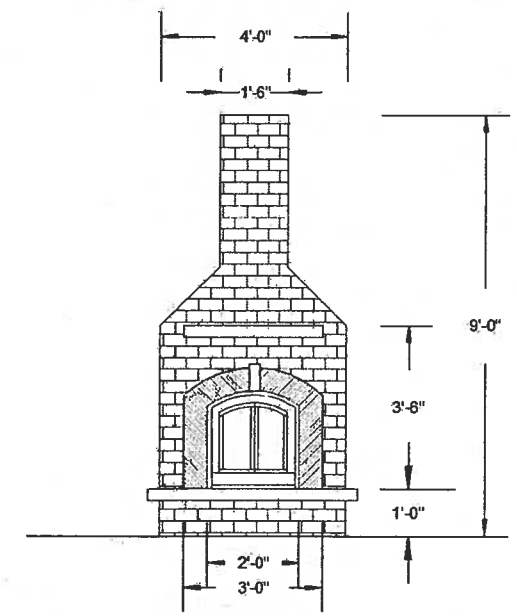
OF 6 SHEETS



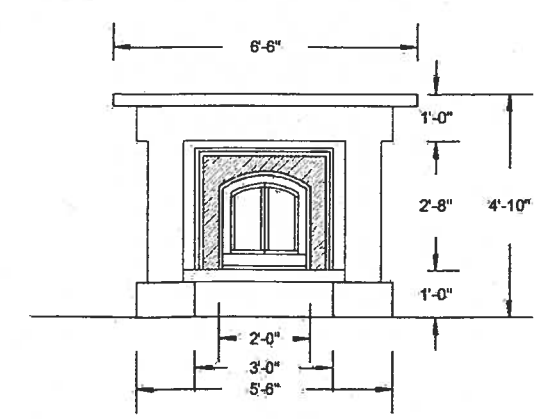
1 / A3 Roof Plan
1/4" = 1' 0"



2 / A3 Foundation Plan
1/4" = 1' 0"



3 / A3 Kitchen Interior Fireplace
1/2" = 1' 0"



2 / A3 Living Room Interior Fireplace
1/2" = 1' 0"

SHEET NOTES

ROOF TRUSSES TO BE SIZED BY LUMBER SUPPLIER

EXTERIOR WALLS 2X6 FRAME TYP.

FLOOR TRANSITION TO BE LEVEL WITH EXISTING

FIREPLACE FINISHES SELECTED BY OWNER

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DATE; 11/18/15

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SCALE: 1/4" = 1'-0"

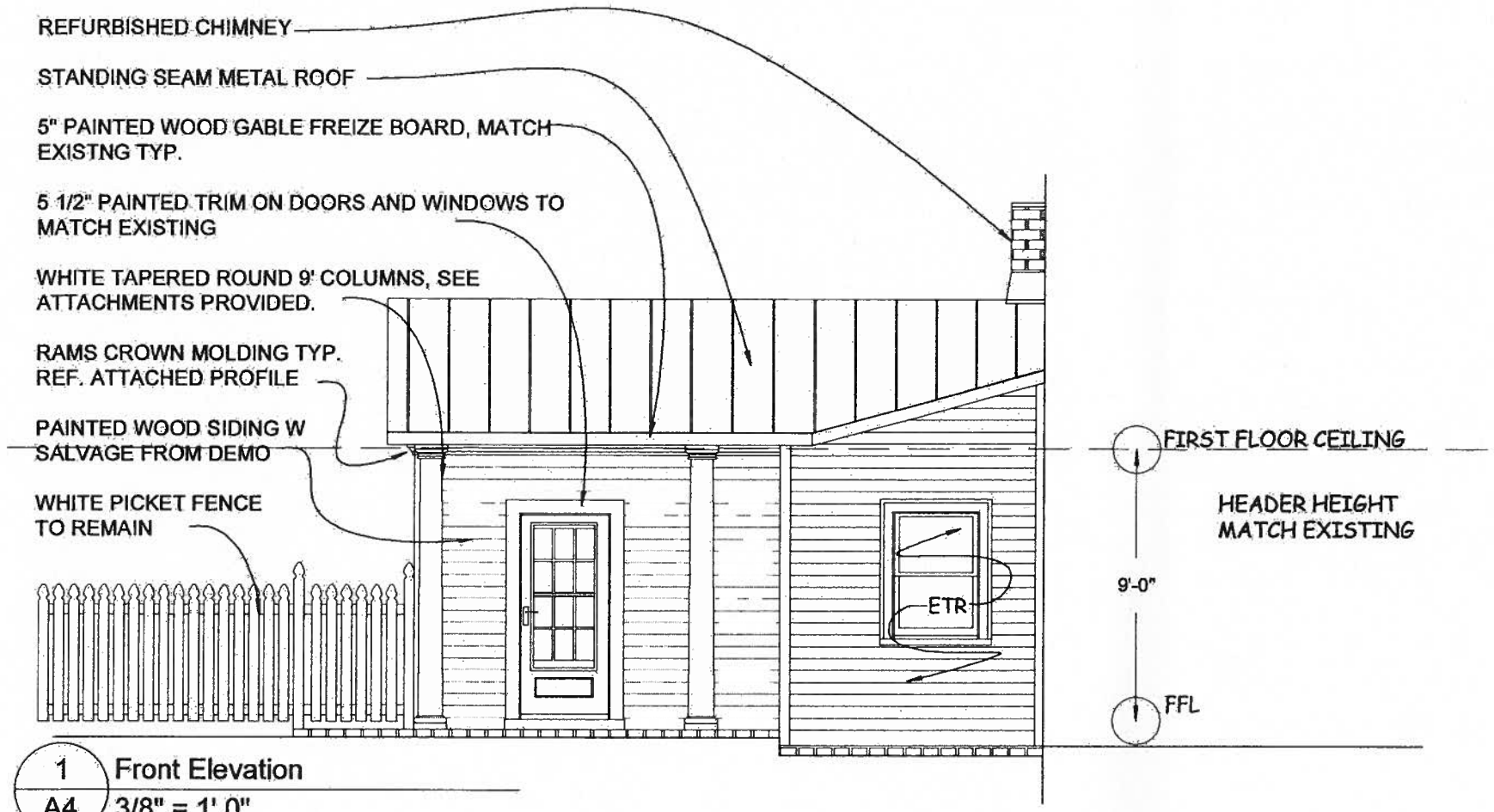
SHEET SIZE: D 24X36

SHEET:

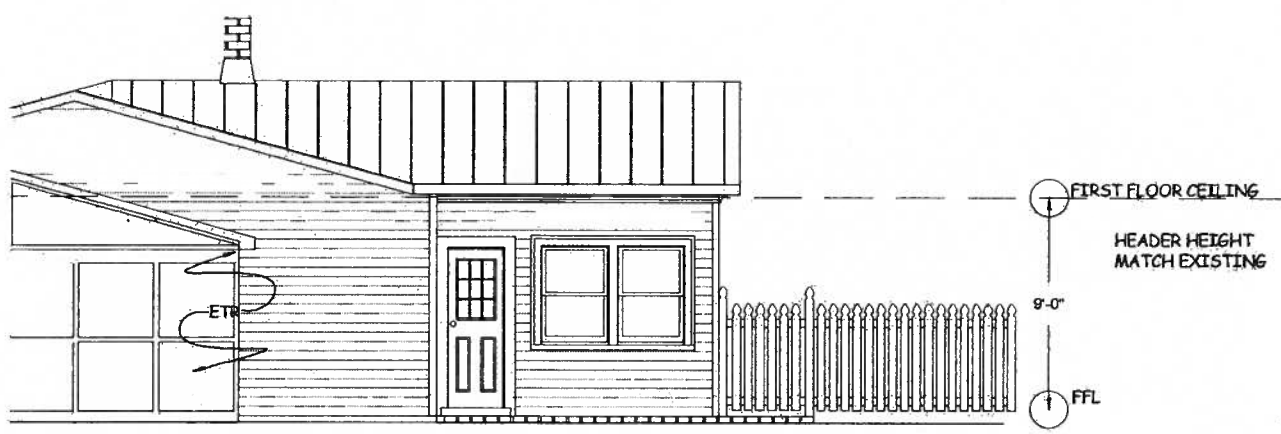
A3

ROOF/FNDTN

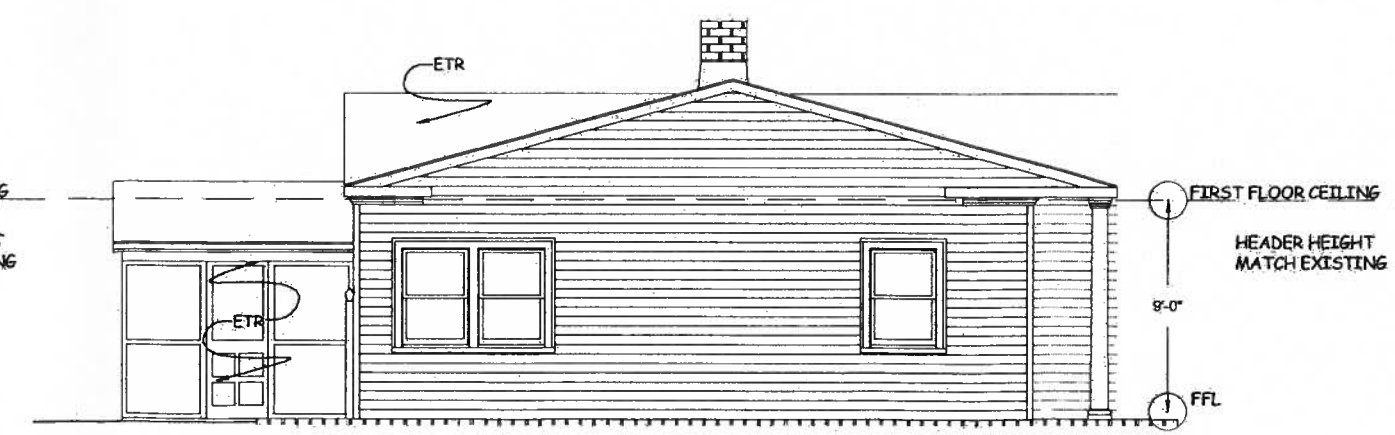
OF 6 SHEETS



1 / A4 Front Elevation
3/8" = 1' 0"



2 / A4 Rear Elevation
1/4" = 1' 0"



3 / A4 Side Elevation
1/4" = 1' 0"

SHEET NOTES

ATTACHMENTS PROVIDED FOR REFERENCE TO EXTERIOR FINISHES.

COLORS AND SIZES TO COORDINATE WITH EXISTING.

REFINISH AND REUSE OF ORIGINAL MATERIALS WHERE POSSIBLE.

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SCALE: 1/4" = 1'-0"

SHEET SIZE: D 24X36

SHEET:

A4

ELEVATIONS

OF 6 SHEETS

Architectural Review Board Submission

John & Wendy Young

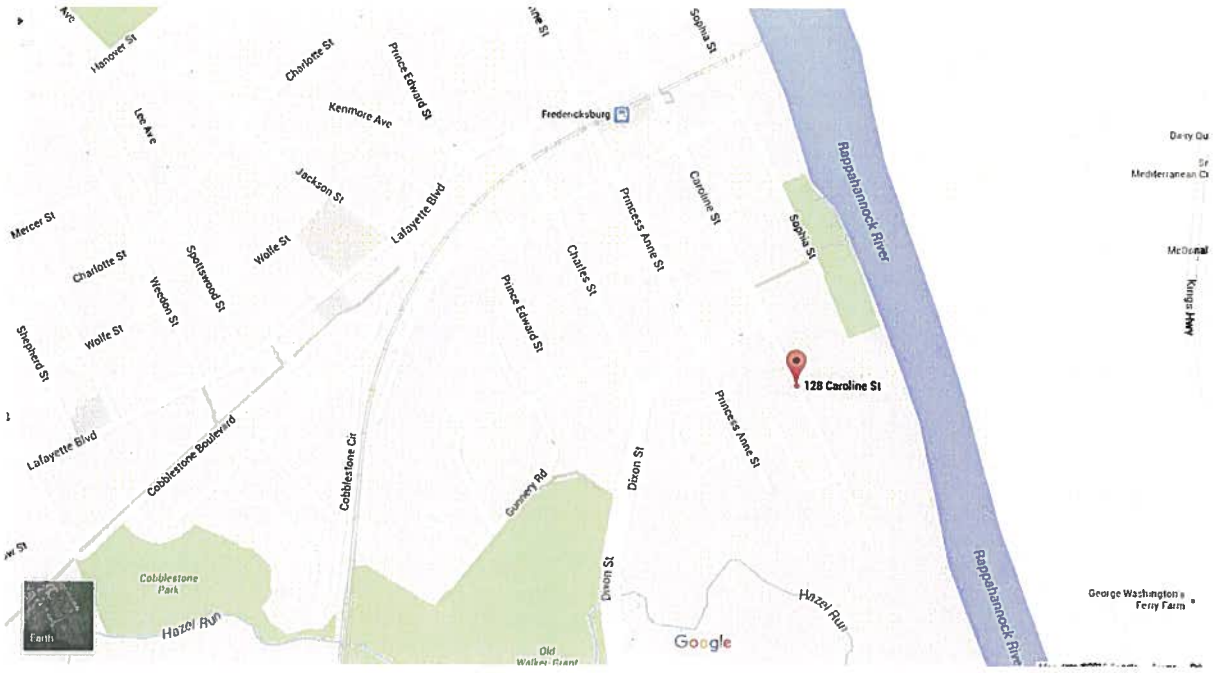
128 Caroline Street

Fredericksburg, VA

Supporting Documents Include:

1. Maps of Location & Neighborhood for Context
2. Front Façade Images of Existing
3. Comparison of View from Street with Addition
4. Ram Molding & Front Door Examples
5. Column Specs
6. Window Specs Woodwright Double-Hung 2842 Andersen 400 Series
7. Set of Plans 11x17

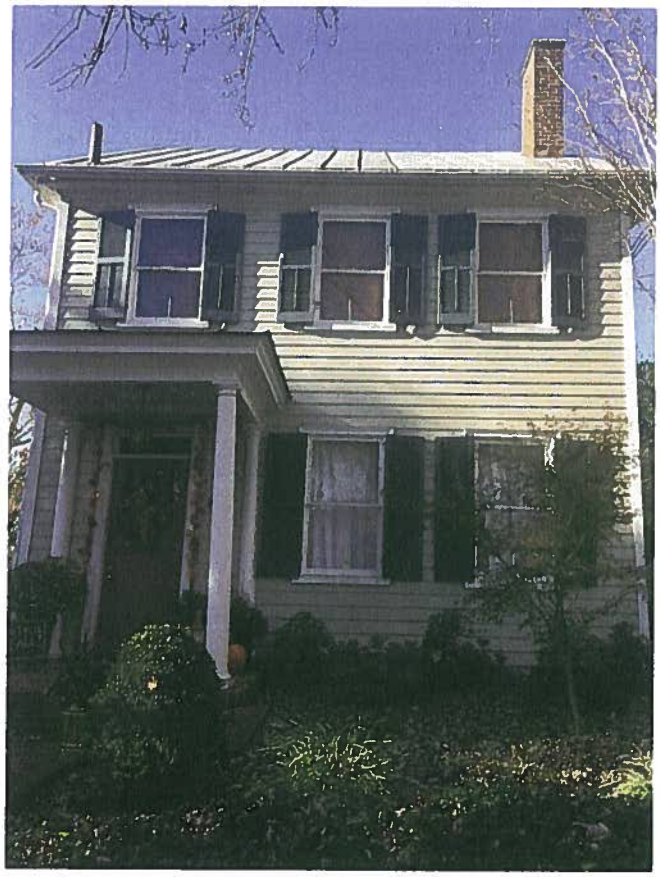
Submitted by: RMS Design
Robin Mae Schick
(804) 761-5366
Colonial Beach, VA



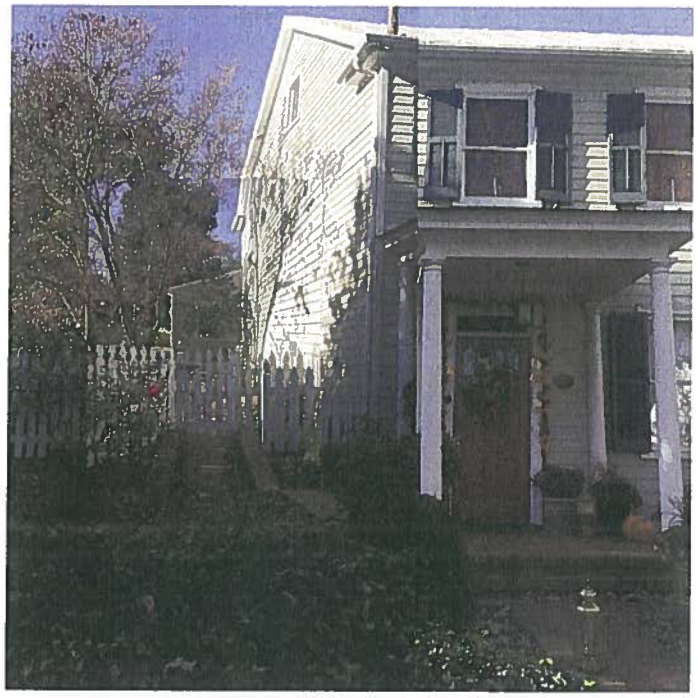
Map of Location

Map of Neighborhood

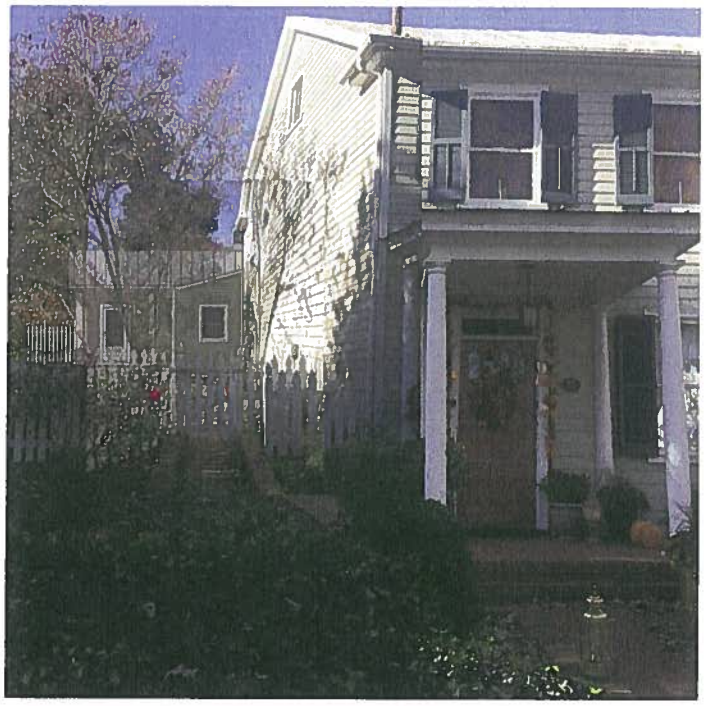
Front View from Street



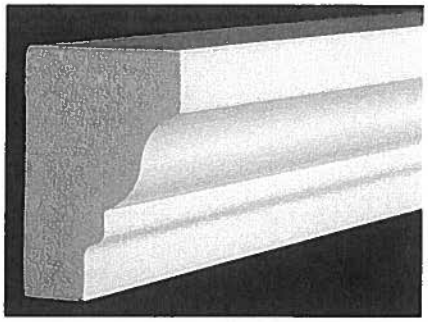
Close-Up of Façade



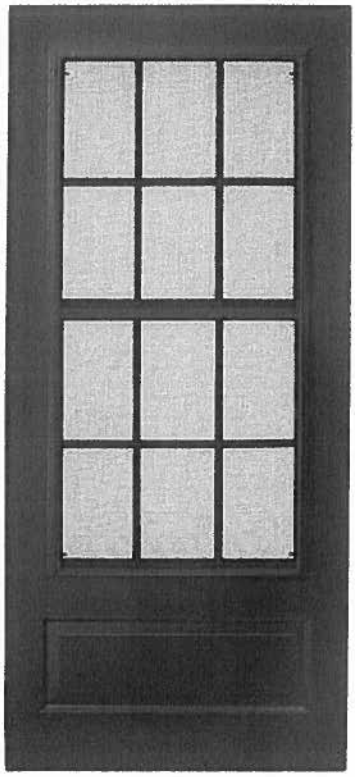
Corner View EXISTING from Street



Same View with Rendered Addition



Ram Molding Profile, Painted Wood White



Style of Main 3'-0" Door Entrance to Addition
3x4 Pane Painted Wood Door

EliteTrimworks

CALL US: 888-898-1665 International: 905-760-1665

Home > Decorative Columns > Columns, Exterior > HB&G PermaCast® - Columns > Round Tapered PermaCast > 8" x 9ft Round, Smooth PermaCast Fibercast Column

8" x 9ft Round, Smooth PermaCast Fibercast Column

8" x 9ft Round, Smooth PermaCast Fibercast Column

8" x 9ft Round, Smooth *PermaCast Fiberglass Column, complete with Tuscan base and cap as shown in picture. Each Composite Column is manufactured from the most advanced building material in the construction market. Composite elements allow these columns to last a lifetime. These weather proof columns and can be used indoors or outdoors. Official engineered stamped, load bearing data, installation instructions and warranty details can be found in the help section.

*PermaCast is made and trademarked by HB&G

Details

SKU	PC-RS-8-9
Weight	75.00 lbs
Production Time	2 Weeks
Our price:	**US$ 249.00**

Options

Quantity 1

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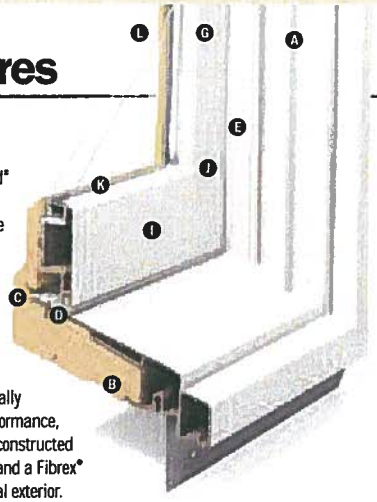
- Recommended

Copyright © 2005-2015 Elite Trimworks Inc. - Beadboard Wainscot

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

CUSTOM SIZING!
in 1/8" increments

Features



FRAME

A Perma-Shield® exterior cladding protects the frame — beautifully. Best of all, it's low-maintenance and long-lived. You never have to paint it.*

B For exceptionally long-lasting* performance, sill members are constructed with a wood core and a Fibrex® composite material exterior.

C Natural wood stops are available in pine, oak, maple or painted white. Wood jamb liners add beauty and authenticity to the window interior.

D Multiple weatherstripping systems help provide a barrier against wind, rain and dust. The combination of spring tension vinyl, rigid vinyl and flexible bulb weatherstripping is efficient and effective.

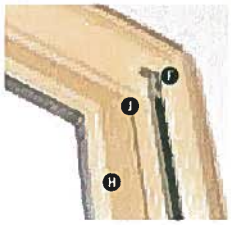
E For units with White exterior color, exterior jamb liner is white. For all other units the exterior jamb liner is gray.

Woodwright® windows can be ordered with a Forest Green sash and White frame exterior.

SASH

F Slide wash assists make it easy to tilt the sash into wash mode.

G Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's function.



Wood Jamb Liner

H Natural wood sash interior with classic chamfer detailing. Available in pine, oak, maple or painted white.

I Low-maintenance sash exterior provides long-lasting* protection and performance. Sash exteriors on most units include patented Fibrex® material.

J Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

GLASS

K Silicone bed glazing provides superior weathertightness and durability.

L High-Performance™ glass options include:

- Low-E4® glass
- Low-E4® SmartSun™ glass
- Low-E4® Sun glass

Tempered glass and other glass options are available. Contact your Andersen supplier. (Glass option must be specified.)

PATTERNED GLASS

Patterned glass options are available. See page 12 for more details.

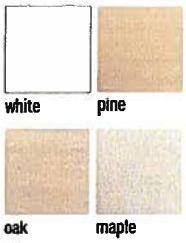
* For complete information on our limited warranties, visit andersenwindows.com or contact your Andersen supplier.

Exterior

White · Sandtone · Terratone® · Forest Green

Specify a unit exterior option and an interior option to complete your order.

Interior



white · pine · oak · maple

Naturally occurring variations in grain, color and texture make each window one-of-a-kind.

Hardware

Sold separately except where noted.

Lock & Keeper

The cam-operated lock & keeper is designed for easy operation and long life* and comes standard with double-hung windows. Stone finish is standard with wood interior units. White finish comes with prefinished white interiors.

Available in white or stone finish.

Estate™

Optional Estate lock & keeper. Available in bright brass, antique brass, polished chrome, brushed chrome, oil rubbed bronze, satin nickel, distressed bronze and distressed nickel. Estate lock & keeper reduces the clear opening height by 7/32". Check with local building code officials to determine compliance with egress requirements.

Double-Hung Lifts

CLASSIC SERIES™

Sash Lift

Hand Lift

Finger Lift

Optional Classic Series lifts are available in white or stone finish.

ESTATE™

Hand Lift

Finger Lift

Optional Estate lifts are available in bright brass, antique brass, polished chrome, brushed chrome, satin nickel, oil rubbed bronze, distressed nickel and distressed bronze.

TRADITIONAL

Bar Lift

Hand Lift

Finger Lift

Optional Traditional lifts are available in bright brass, antique brass, polished chrome, brushed chrome, satin nickel, oil rubbed bronze, white and stone.

Bold names denote finish shown.

Hardware Finishes

bright brass · antique brass · polished chrome · brushed chrome · satin nickel · oil rubbed bronze · distressed nickel · distressed bronze · white · stone

Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.