

**VIRGINIA MAIN STREET:** This community is a designated Virginia Main Street Community and as such these drawings are provided at no charge to the property owner. The Virginia Main Street program is sponsored through the Virginia Department of Housing and Community Development.

**SCHEMATIC DESIGN:** This drawing is conceptual and is not a working drawing for construction. The notes are intended as guidelines for rehabilitation. Any changes to the conceptual design should be reviewed and approved by the Main Street Designer and the local Program Manager. Some aspects of the design may require further drawings prior to construction. Field check any dimensions shown on this drawing. It is the responsibility of the owner and contractor to acquire additional technical or professional assistance as needed before or during construction.

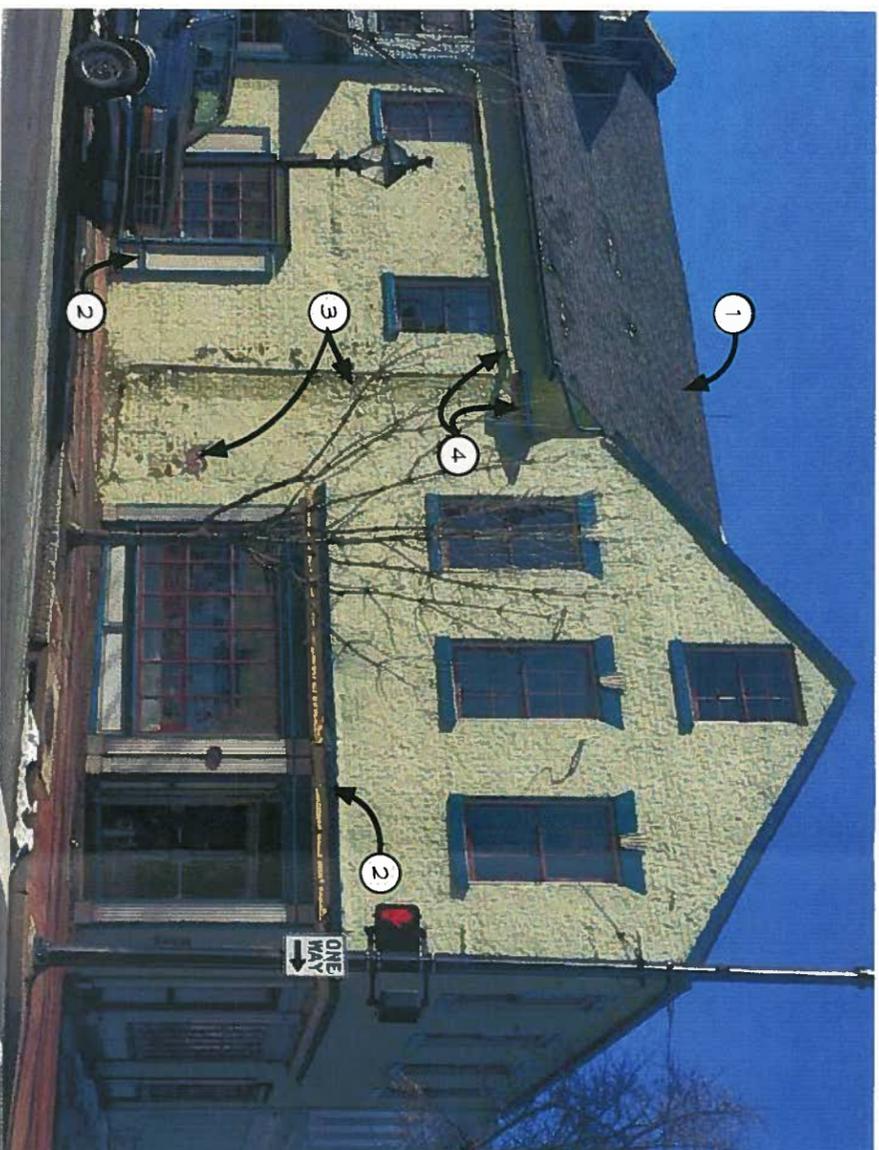
**ADA GUIDELINES:** Ensure that all entrances meet the ADA Guidelines. It is the owner's responsibility to ensure that the entire building meets the ADA Guidelines. While change-of-use will not activate ADA, alterations to the space will. In addition, barriers must be removed when readily achievable.

**SIGNS:** Verify compliance of sign size, mounting, and location with municipality's sign ordinance prior to manufacturer and/or purchase. All efforts were made to comply with all information provided by owner and owner representative at the time of this drawing.

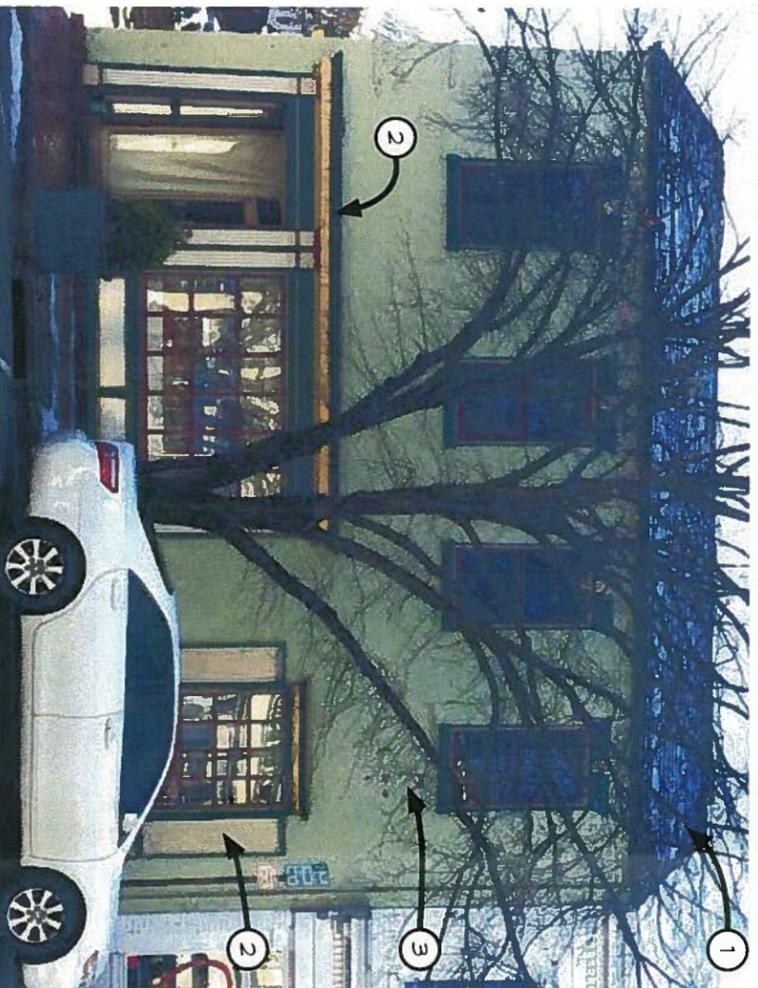
**PAINT AND AWNINGS:** If new paint colors and awnings are shown for this building, they will be specified on a separate Colors and Materials Chart. Paint colors can be matched to paint brand of the owner's choice as long as the color is the same and a high quality paint is chosen. If an exact color match is not possible, please contact the Virginia Main Street Designer for assistance in choosing new colors. See the back of the Colors and Materials Chart for paint specifications.

**REHABILITATION GUIDELINES:** For information on materials and methods used for rehabilitating historic buildings, see the Design Manual located at the office of the local Main Street Program Manager. Questions regarding rehabilitation methods should be addressed to the Virginia Main Street Architect.

**STATE AND FEDERAL HISTORIC TAX CREDIT PROJECTS:** If a project will be submitted for rehabilitation tax credits, submit all required forms and secure any and all approval from state and federal agencies for proposed work prior to beginning any construction. Contact the Virginia Department of Historic Resources (VDHR) for more information.



**WILLIAMS STREET FACADE**



**CAROLINE STREET FACADE**

**KEYNOTES:**

\*See attached Materials and Maintenance Checklist for more information.

1. Consider repair and patching of slate roof prior to complete replacement with synthetic slate roof shingle. If roof is deemed beyond repair, contact VM5 architect for synthetic slate sources that have been accepted in other historic districts in Virginia. Ensure approval of substitute by your municipality prior to purchase of material.
2. Remove wood shutters. Repair or replace wood trim on first floor storefronts and windows. Prime and paint all trim.
3. Scrape loose paint from existing masonry. Patch and repaint to match existing. Ensure mortar is suitable for early 19th c. brick masonry. Prime and paint.
4. Replace and re-route gutters and downspouts. Paint downspouts to match wall color, and paint gutters to match trim color.
5. Replace wood window with new wood entry door, sidelights and transom to fit opening. Prime and paint. See 203 Williams St. Facade on Sheet A.4.
6. Install new wood recessed entry (3'-0" door) and sidelights using existing entry footprint. Prime and paint. See New Recessed Entry Detail on Sheet A.4.
7. Install new wood entry (3'-0" door) and sidelight to fit opening and enclose recessed entry. Egress doors are shown with in-swing, so ensure occupancy of building allows for in-swing entry doors for egress. If municipal code and occupancy require out-swinging doors, new in-fill doors to create airlock may not be possible.
8. Install new wood windows on first floor adjacent to entry.
9. Install new fabric awnings with loose 6" deep valances and open corners to allow valances to move freely. Tightly fit frame between pilasters and under cornice overhang on 201 Williams St. building. If awning desired on 203 Williams St. building, tightly fit frame under

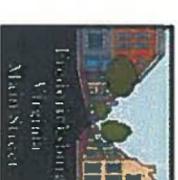


**CAROLINE STREET LOWER WINDOW**



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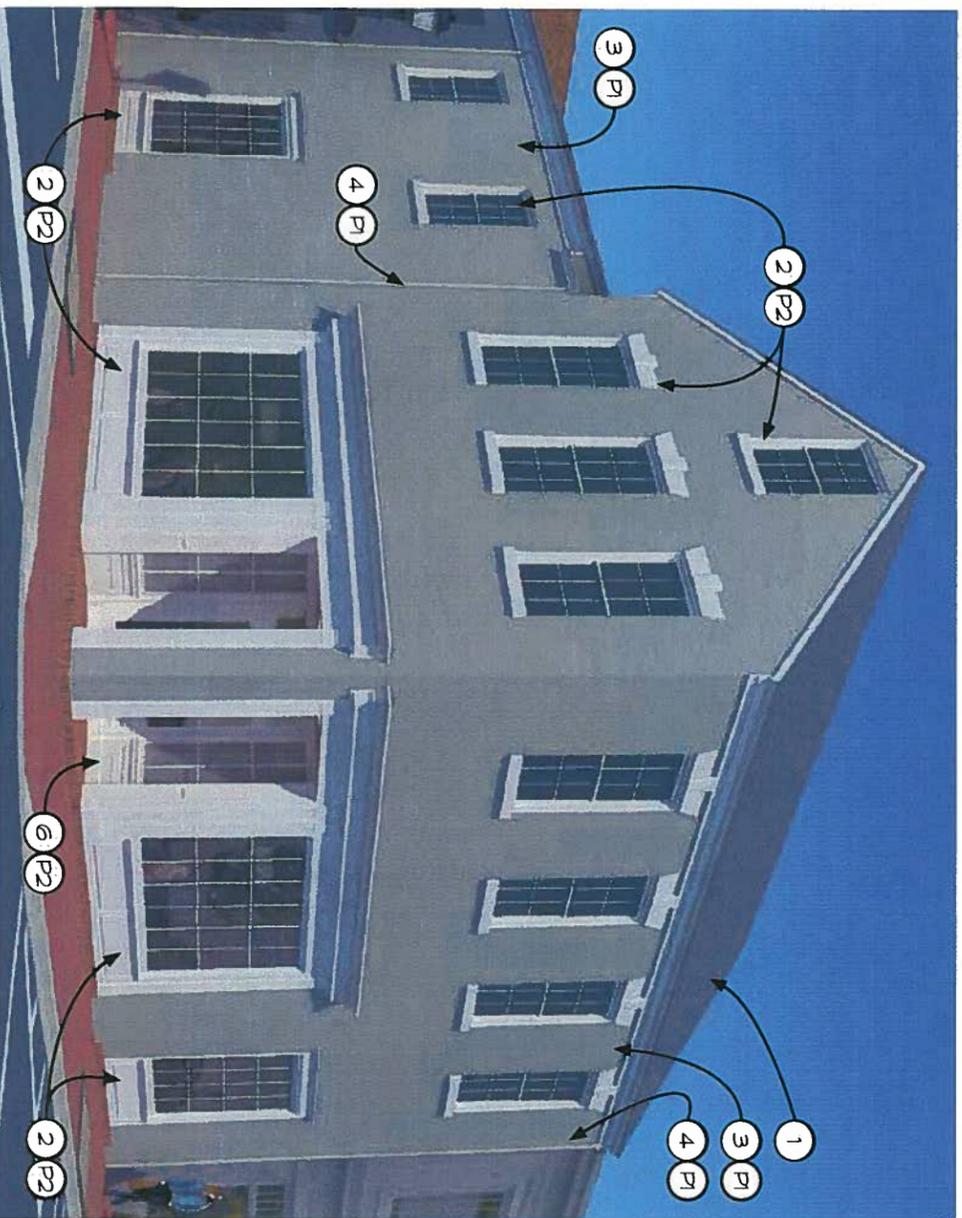
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PHONE 540.885.5700 FAX 540.885.8829  
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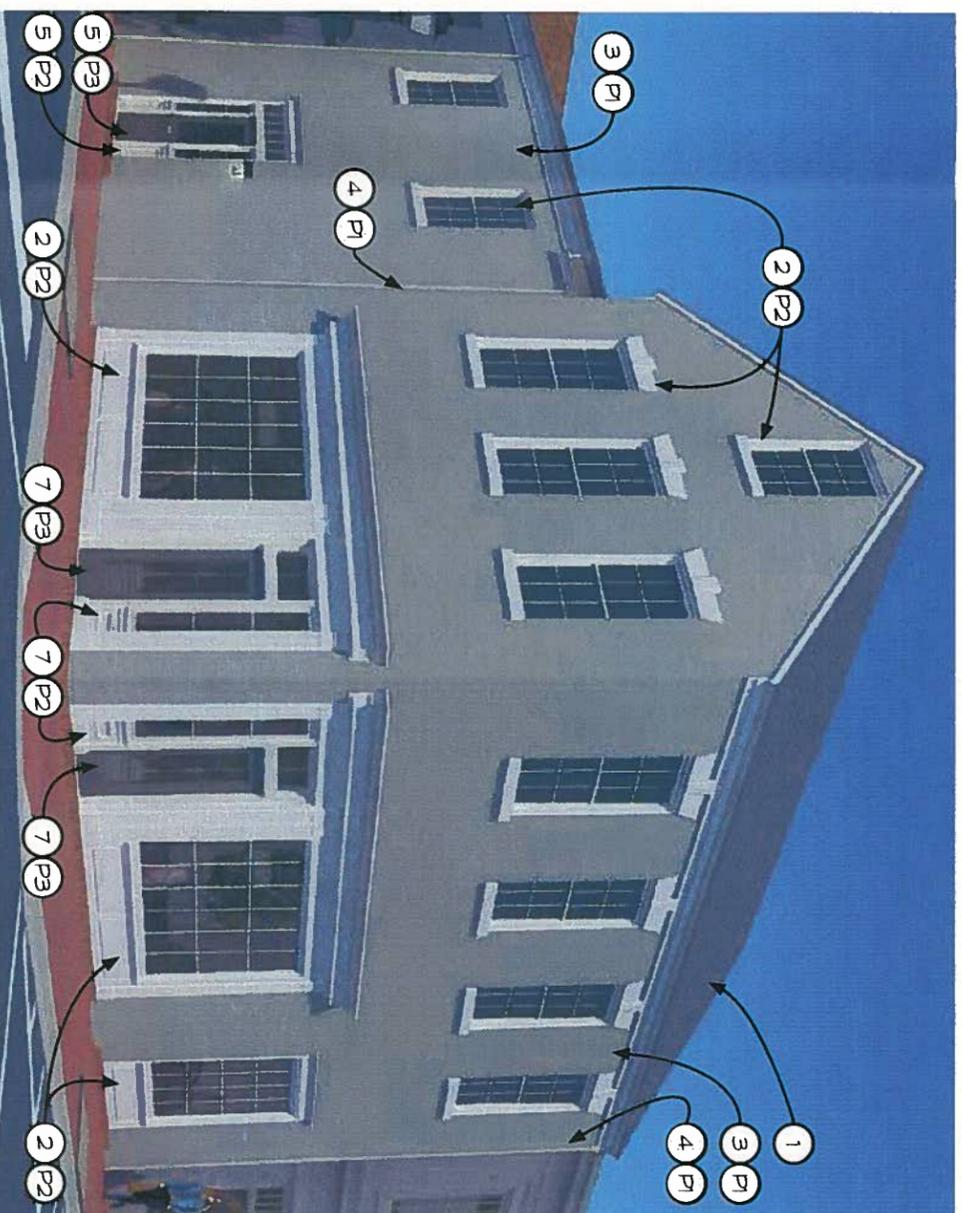
201-203 Williams Street  
Fredericksburg, Virginia

02/23/2016  
86002.D.52

A.1  
SHEET 1 OF 6



**REPAIR, PAINTING & NEW RECESSED ENTRY- WILLIAMS & CAROLINE ST. FACADES**



**NEW 203 WILLIAMS ENTRY & 201 ENTRY ENCLOSED- WILLIAMS & CAROLINE ST. FACADES**

**KEYNOTES:**

**\*\*See attached Materials and Maintenance Checklist for more information.**

1. Consider repair and patching of slate roof prior to complete replacement with synthetic slate roof shingle. If roof is deemed beyond repair, contact V-15 architect for synthetic slate sources that have been accepted in other historic districts in Virginia. Ensure approval of substitute by your municipality prior to purchase of material.
2. \*\*\*Remove wood shutters. Repair or replace wood trim on first floor storefronts and windows. Prime and paint all trim.
3. \*\*\*Scrape loose paint from existing masonry. Patch and repaint to match existing. Ensure mortar is suitable for early 19th c. brick masonry. Prime and paint.
4. Replace and re-route gutters and downspouts. Paint downspouts to match wall color, and paint gutters to match trim color.
5. Replace wood window with new wood entry door, sidelights and transom to fit opening. Prime and paint. See 203 Williams St. Facade on Sheet A.4.
6. Install new wood recessed entry (3'-0" door) and sidelights using existing entry footprint. Prime and paint. See New Recessed Entry Detail on Sheet A.4.
7. Install new wood entry (3'-0" door) and sidelight to fit opening and enclose recessed entry. Egress doors are shown with in-swing, so ensure occupancy of building allows for in-swing entry doors for egress. If municipal code and occupancy require out-swinging doors, new in-fill doors to create airlock may not be possible.
8. Install new wood windows on first floor adjacent to entry.
9. Install new fabric awnings with loose 6" deep valances and open corners to allow valances to move freely. Tightly fit frame between pilasters and under cornice overhang on 201 Williams St. building. If awning desired on 203 Williams St. building, tightly fit frame under cornice trim and on either side of sidelight frame.

**COLOR & MATERIALS CHART**

Acquire paint chip or material sample for more accurate color or material representation.

P1: Benjamin Moore paint or equivalent, 14915 October Mist

P2: Benjamin Moore paint or equivalent, OC-29 Ford White Mist

P3: Benjamin Moore paint or equivalent, HC-166 Kendall Charcoal

A1: Sunbrella fabric or equivalent, 4897 Silca Charcoal



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213 NORTH AUGUSTA STREET, STAMFORD, VA 22401  
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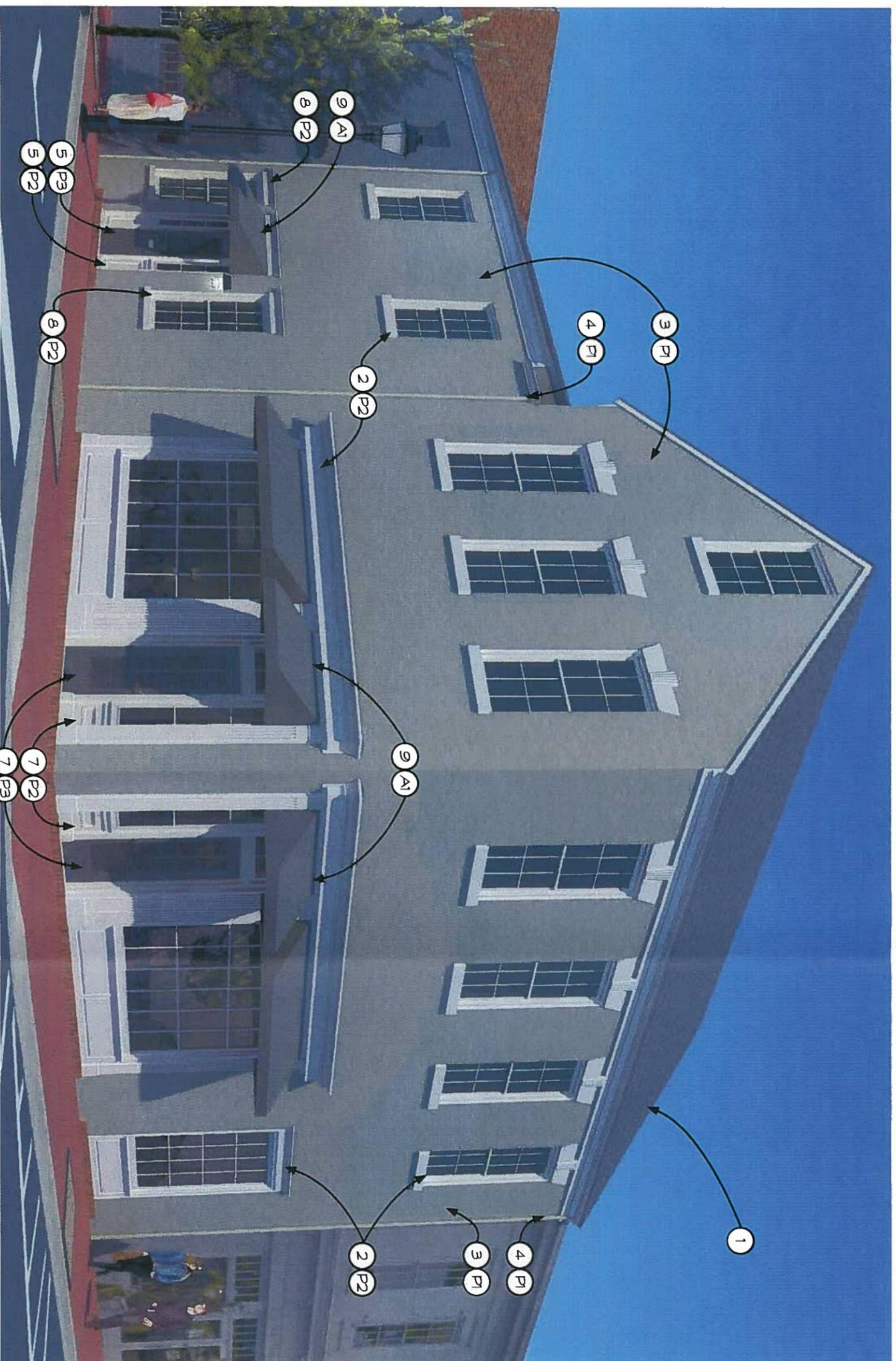
VIRGINIA  
**WALTON**  
Street  
Historic District  
of Historic Area  
Company's Development



201-203 Williams Street  
Fredericksburg, Virginia

02/23/2016  
86002.D.52

A.2  
SHEET 2 OF 6



**NEW 1ST FLOOR WINDOWS FOR 203 & AWNINGS - WILLIAMS & CAROLINE ST. FACADES**

**KEYNOTES:**

**\*\*See attached Materials and Maintenance Checklist for more information.**

1. Consider repair and patching of slate roof prior to complete replacement with synthetic slate roof shingle. If roof is deemed beyond repair, contact VMS architect for synthetic slate sources that have been accepted in other historic districts in Virginia. Ensure approval of substitute by your municipality prior to purchase of material.
2. **\*\*Remove wood shutters. Repair or replace wood trim on first floor storefronts and windows. Prime and paint all trim. Williams St. Facade on Sheet A.4.**
3. **\*\*Scrape loose paint from existing masonry. Patch and repoint to match existing. Ensure mortar is suitable for early 19th c. brick masonry. Prime and paint.**
4. Replace and re-route gutters and downspouts. Paint downspouts to match wall color, and paint gutters to match trim color.
5. Replace wood window with new wood entry door, sidelights and transom to fit opening. Prime and paint. See 203 Williams St. Facade on Sheet A.4.
6. Install new wood recessed entry (3'-0" door) and sidelights using existing entry footprint. Prime and paint. See New Recessed Entry Detail on Sheet A.4.
7. Install new wood entry (3'-0" door) and sidelight to fit opening and enclose recessed entry. Egress doors are shown with in-swing, so ensure occupancy of building allows for in-swing entry doors for egress. If municipal code and occupancy require out-swinging doors, new in-fill doors to create airlock may not be possible.
8. Install new wood windows on first floor adjacent to entry, and open corners to allow valances to move freely. Tightly fit frame between pilasters and under cornice overhang on 201 Williams St. building. If awning desired on 203 Williams St. building, tightly fit frame under cornice trim and on either side of sidelight frame.
9. Install new fabric awnings with loose 6" deep valances

**COLOR & MATERIALS CHART**

Acquire paint chip or material sample for more accurate color or material representation.

P1: Benjamin Moore paint or equivalent. 1495 October Mist

P2: Benjamin Moore paint or equivalent. OC-29 Floral White

P3: Benjamin Moore paint or equivalent. HC-166 Kendall Charcoal

A1: Sunbrella fabric or equivalent. 4897 Silca Charcoal



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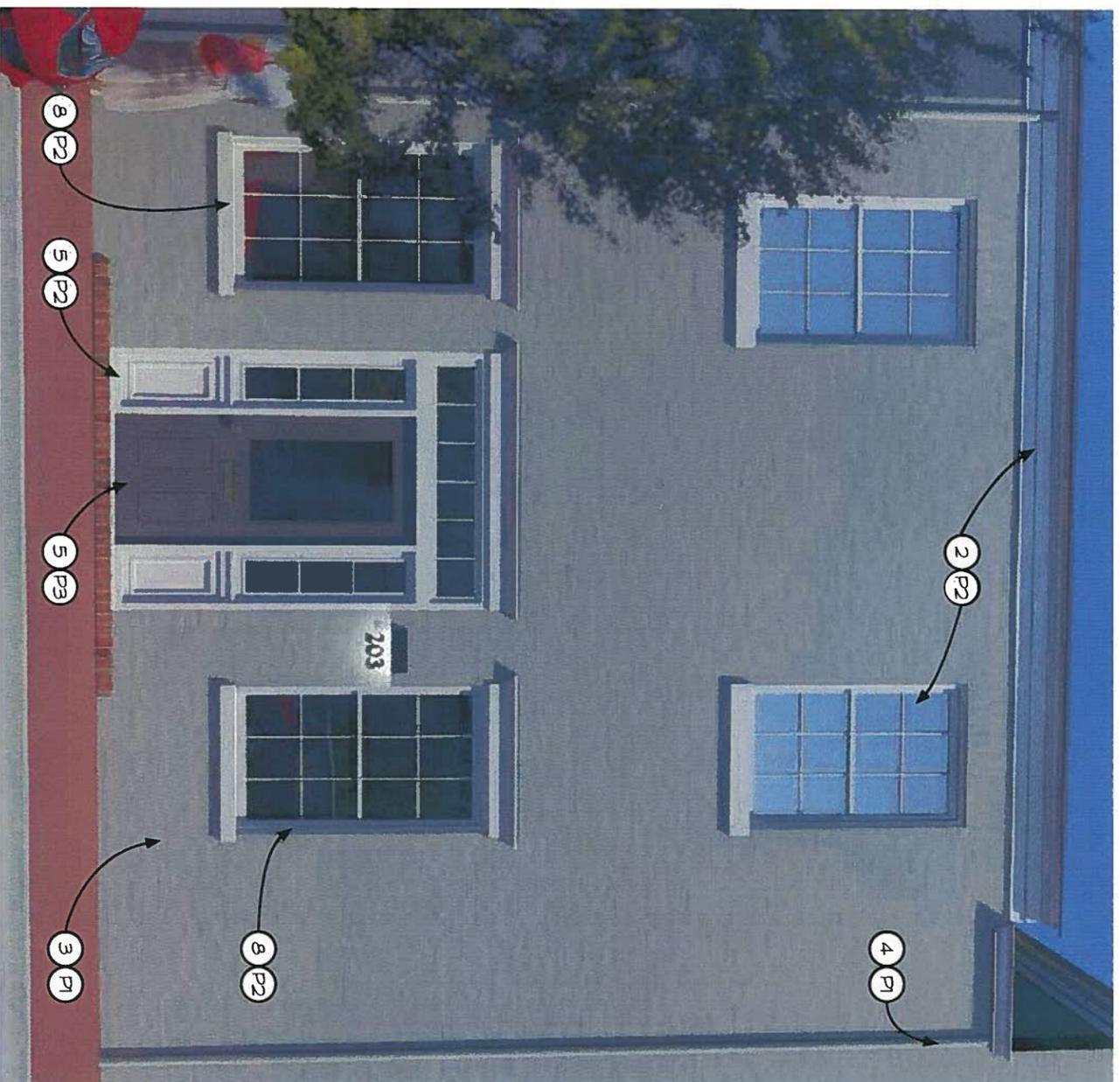
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201-203 Williams Street  
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A.3  
SHEET 3 OF 6

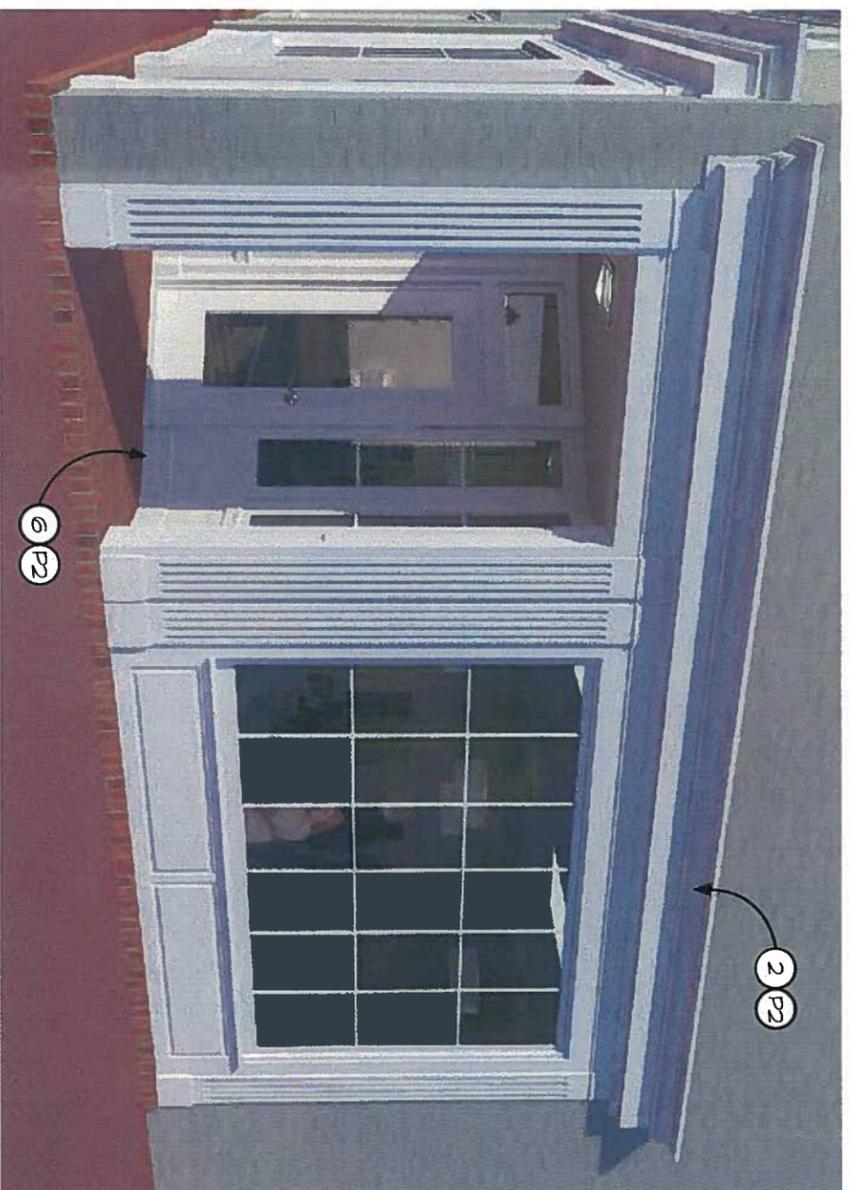


**203 WILLIAMS STREET FACADE**

**KEYNOTES:**

\*See attached Materials and Maintenance Checklist for more information.

1. Consider repair and patching of slate roof prior to complete replacement with synthetic slate roof shingle. If roof is deemed beyond repair, contact VMS architect for synthetic slate sources that have been accepted in other historic districts in Virginia. Ensure approval of substitute by your municipality prior to purchase of material.
2. \*\*\*Remove wood shutters. Repair or replace wood trim on first floor storefronts and windows. Prime and paint all trim.
3. \*\*\*Scrape loose paint from existing masonry. Patch and repoint to match existing. Ensure mortar is suitable for early 19th c. brick masonry. Prime and paint.
4. Replace and re-route gutters and downspouts. Paint downspouts to match wall color, and point gutters to match trim color.
5. Replace wood window with new wood entry door, sidelights and transom to fit opening. Prime and paint. See 203 Williams St. Facade on Sheet A.4.
6. Install new wood recessed entry (3'-0" door) and sidelights using existing entry footprint. Prime and paint. See New Recessed Entry Detail on Sheet A.4.
7. Install new wood entry (3'-0" door) and sidelight to fit opening and enclose recessed entry. Egress doors are shown with in-swing, so ensure occupancy of building allows for in-swing entry doors for egress. If municipal code and occupancy require out-swinging doors, new in-fill doors to create airlock may not be possible.
8. Install new wood windows on first floor adjacent to entry.
9. Install new fabric awnings with loose 6" deep valances and open corners to allow valances to move freely. Tightly fit frame between pilasters and under cornice overhang on 201 Williams St. building, if awning desired on 203 Williams St. building, tightly fit frame under cornice trim and on either side of sidelight frame.



**NEW RECESSED ENTRY DETAIL - FOR 201 WILLIAMS STREET BUILDING AS SEEN FROM CAROLINE STREET**

**COLOR & MATERIALS CHART**

Acquire paint chip or material sample for more accurate color or material representation.

P1: Benjamin Moore paint or equivalent, 1495 October Mist

P2: Benjamin Moore paint or equivalent, OC-29 Floral White

P3: Benjamin Moore paint or equivalent, HC-166 Kendall Charcoal

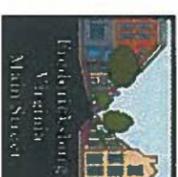
A1: Sunbrella fabric or equivalent, 4897 Silca Charcoal



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PHONE: 540.595.6720 FAX: 540.596.8623  
www.frazierassociates.com

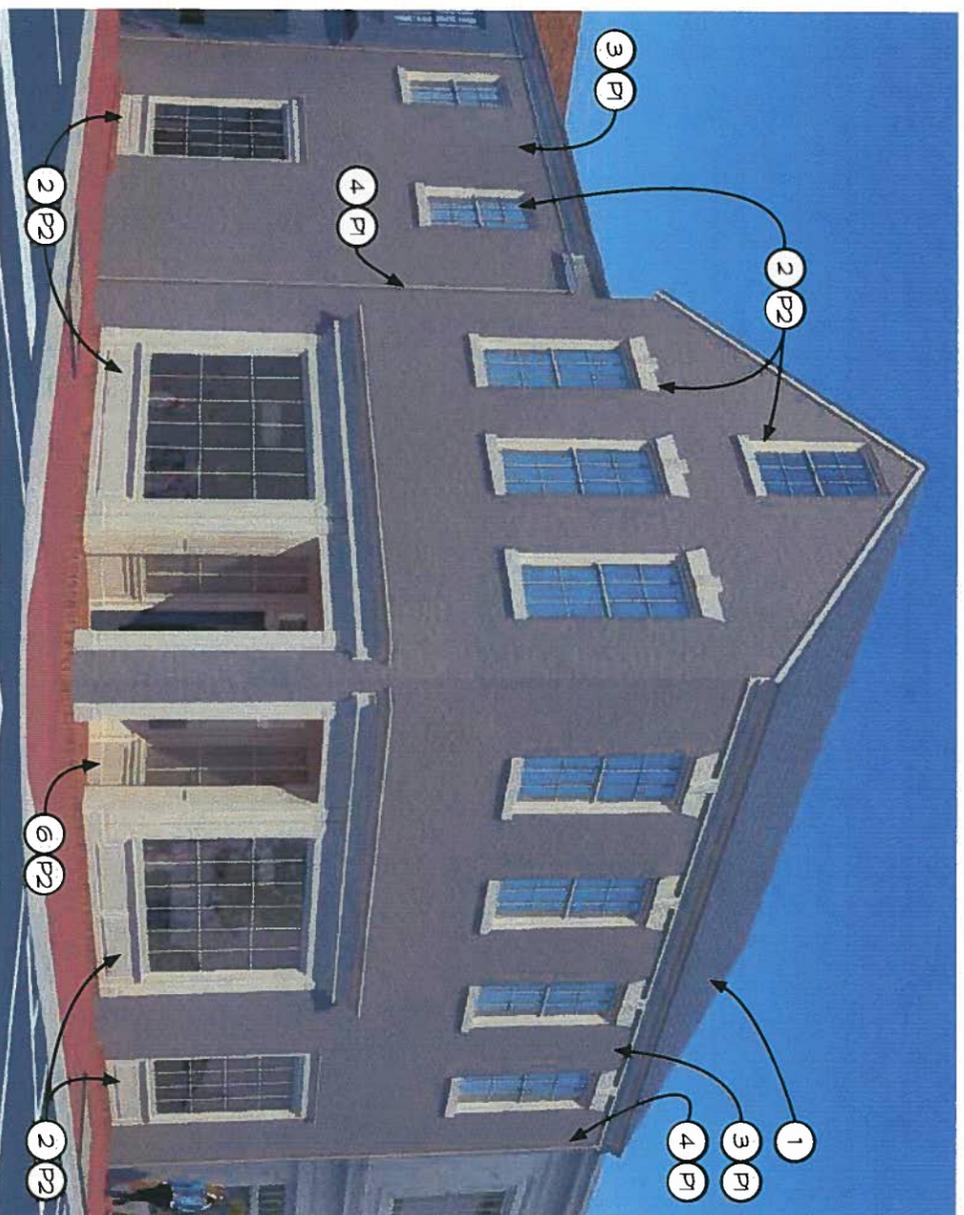
VIRGINIA  
**WILLIAMSON**  
SHEETS  
VIRGINIA HISTORIC ARCHITECTURE  
53 BROADWAY, 8th FLOOR  
CORPUSCULUM DISTRICT



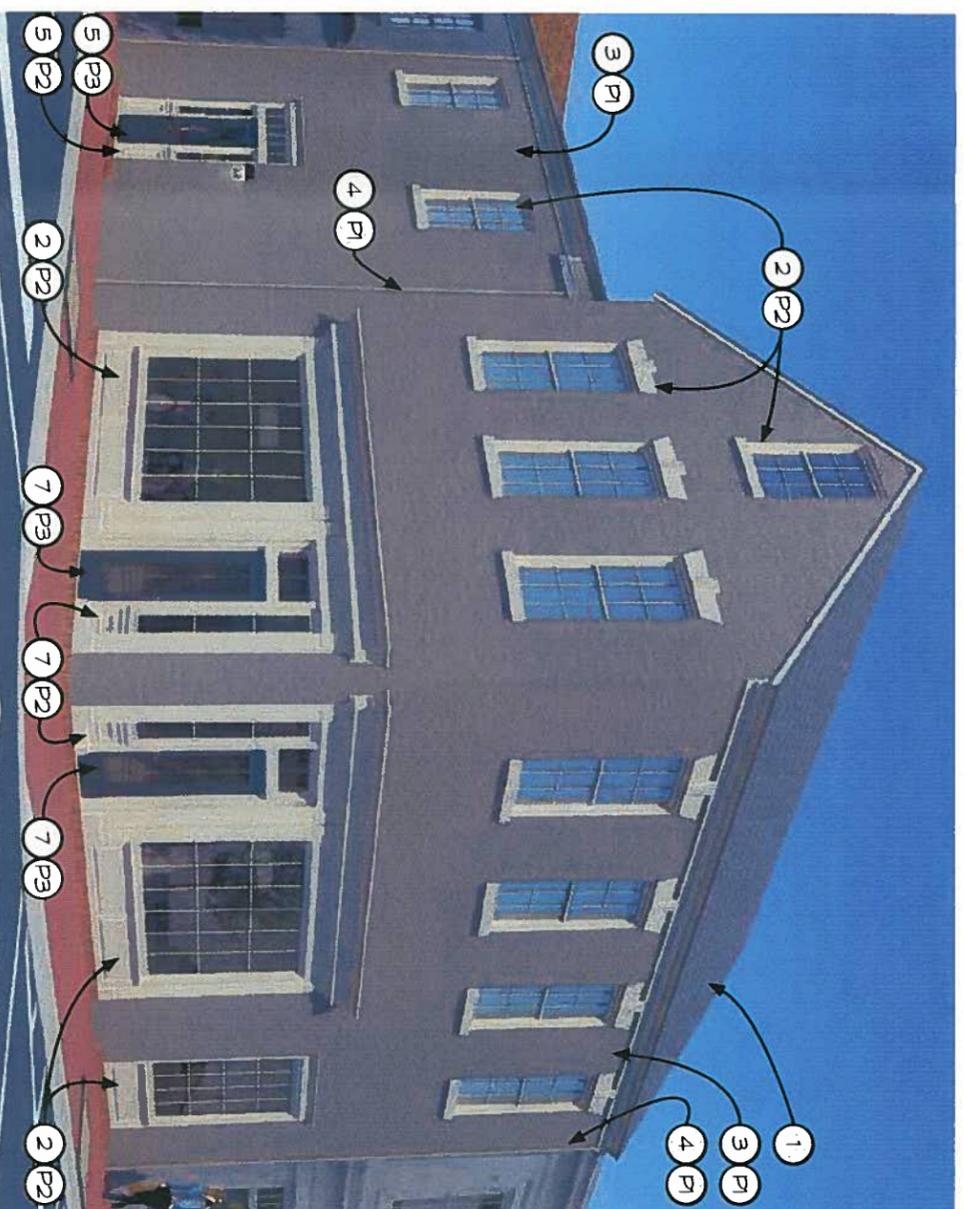
201-203 Williams Street  
Fredericksburg, Virginia

02/23/2016  
86002.D.52

A.4  
SHEET 4 OF 6



**REPAIR, PAINTING & NEW RECESSED ENTRY-  
WILLIAMS & CAROLINE ST. FACADES**



**NEW 203 WILLIAMS ENTRY & 201 ENTRY ENCLOSED-  
WILLIAMS & CAROLINE ST. FACADES**

**KEYNOTES:**

See attached Materials and Maintenance Checklist for more information.

1. Consider repair and patching of slate roof prior to complete replacement with synthetic slate roof shingle. If roof is deemed beyond repair, contact VHS architect for synthetic slate sources that have been accepted in other historic districts in Virginia. Ensure approval of substitute by your municipality prior to purchase of material.
2. Remove wood shutters. Repair or replace wood trim on first floor storefronts and windows. Prime and paint.
3. Scrape loose paint from existing masonry. Patch and repoint to match existing. Ensure mortar is suitable for early 19th c. brick masonry. Prime and paint all trim.
4. Replace and re-route gutters and downspouts. Paint downspouts to match wall color, and paint gutters to match trim color.
5. Replace wood window with new wood entry door, sidelights and transom to fit opening. Prime and paint. See 203 Williams St. Facade on Sheet A.4.
6. Install new wood recessed entry (3'-0" door) and sidelights using existing entry footprint. Prime and paint. See New Recessed Entry Detail on Sheet A.4.
7. Install new wood entry (3'-0" door) and sidelight to fit opening and enclose recessed entry. Egress doors are shown with in-swing, so ensure occupancy of building allows for in-swing entry doors for egress. If municipal code and occupancy require out-swinging doors, new in-fill doors to create airlock may not be possible.
8. Install new wood windows on first floor adjacent to entry.
9. Install new fabric awnings with loose 6" deep valances and open corners to allow valances to move freely. Tightly fit frame between pilasters and under cornice overhang on 201 Williams St. building. If awning desired on 203 Williams St. building, tightly fit frame under cornice trim and on either side of sidelight frame.

**COLOR & MATERIALS CHART**

Acquire paint chip or material sample for more accurate color or material representation.

P1: Benjamin Moore paint or equivalent, CW-155  
Revolutionary Storm

P2: Benjamin Moore paint or equivalent, HC-45 Shaker  
Beige

P3: Benjamin Moore paint or equivalent, 1638 Midnight Blue

A1: Sunbrella fabric or equivalent, 4646 Captain Navy



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PHONE 540.895.6720 FAX 540.895.8629  
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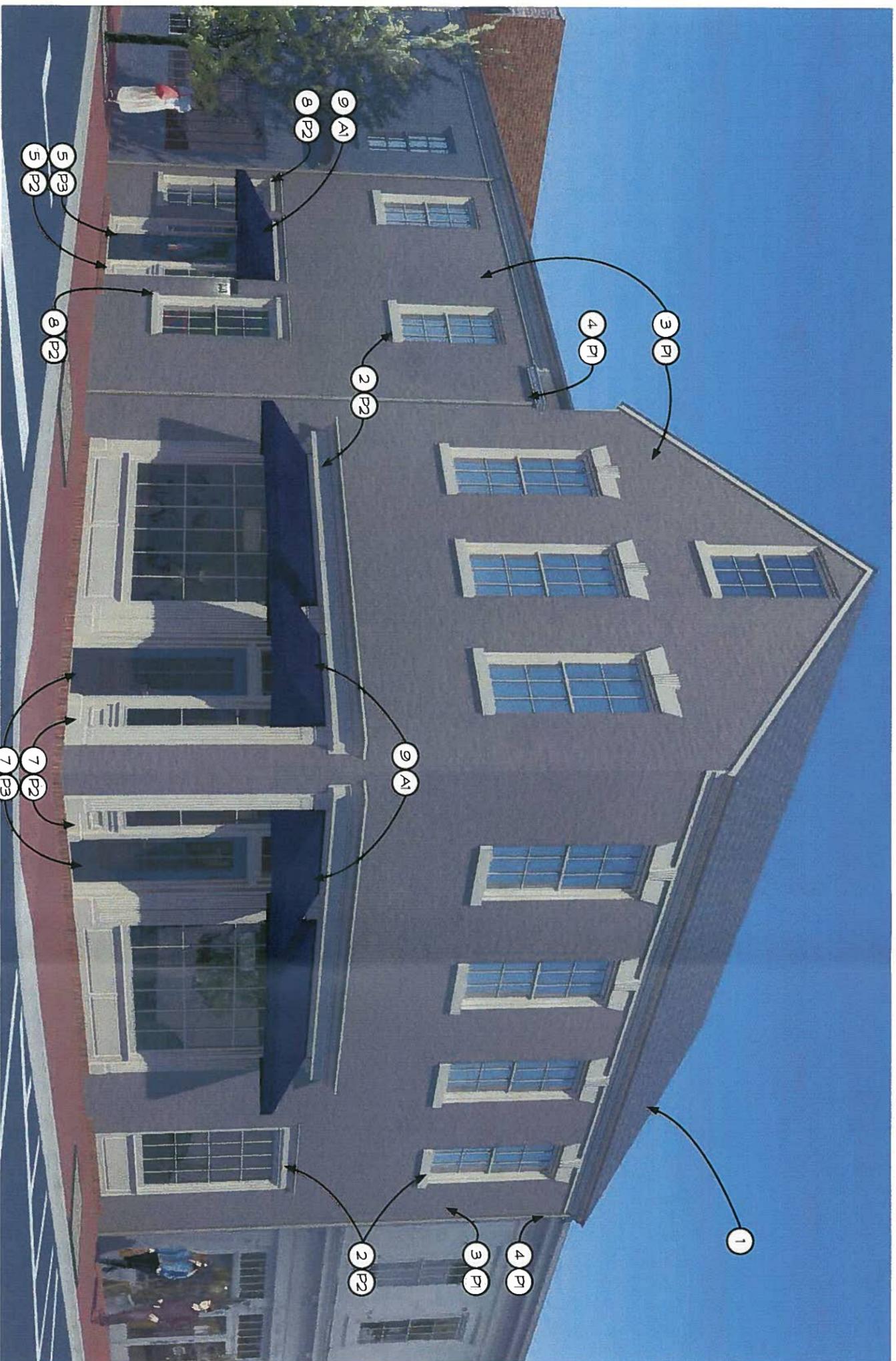
VIRGINIA  
**MAINTAIN**  
SHEETS  
VIRGINIA DEPARTMENT  
OF HISTORIC AND  
CULTURAL HERITAGE



201-203 Williams Street  
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02/23/2016  
86002.D.52

A.5  
SHEET 5 OF 6



**NEW 1ST FLOOR WINDOWS FOR 203 & AWNINGS - WILLIAMS & CAROLINE ST. FACADES**

**KEYNOTES:**

See attached Materials and Maintenance Checklist for more information.

1. Consider repair and patching of slate roof prior to complete replacement with synthetic slate roof shingle. If roof is deemed beyond repair, contact VMS architect for synthetic slate sources that have been accepted in other historic districts in Virginia. Ensure approval of substitute by your municipality prior to purchase of material.
2. Remove wood shutters. Repair or replace wood trim on first floor storefronts and windows. Prime and paint all trim.
3. Scrape loose paint from existing masonry. Patch and repaint to match existing. Ensure mortar is suitable for early 19th c. brick masonry. Prime and paint.
4. Replace and re-route gutters and downspouts. Paint downspouts to match wall color, and paint gutters to match trim color.
5. Replace wood window with new wood entry door, sidelights and transom to fit opening. Prime and paint. See 203 Williams St. Facade on Sheet A4.
6. Install new wood recessed entry (3'-0" door) and sidelights using existing entry footprint. Prime and paint. See New Recessed Entry Detail on Sheet A4.
7. Install new wood entry (3'-0" door) and sidelight to fit opening and enclose recessed entry. Egress doors are shown with in-swing, so ensure occupancy of building allows for in-swing entry doors for egress. If municipal code and occupancy require out-swinging doors, new in-fill doors to create airlock may not be possible.
8. Install new wood windows on first floor adjacent to entry, and open corners to allow valances to move freely. Tightly fit frame between pilasters and under cornice overhang on 201 Williams St. building. If awning desired on 203 Williams St. building, tightly fit frame under cornice trim and on either side of sidelight frame.
9. Install new wood windows on first floor adjacent to entry, complete replacement with synthetic slate roof shingle. If roof is deemed beyond repair, contact VMS architect for synthetic slate sources that have been accepted in other historic districts in Virginia. Ensure approval of substitute by your municipality prior to purchase of material.

**COLOR & MATERIALS CHART**

Acquire paint chip or material sample for more accurate color or material representation.

P1: Benjamin Moore paint or equivalent: CW-155 Revolutionary Storm



P2: Benjamin Moore paint or equivalent: HC-45 Shaker Beige



P3: Benjamin Moore paint or equivalent, 1638 Midnight Blue



A1: Sunbrella fabric or equivalent. 4646 Captain Navy



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213 NORTH AUGUSTA STREET, STAUNTON, VA 24401  
PHONE 540.898.6700 FAX 540.898.8079  
WWW.FRAZIERASSOCIATES.COM



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A.6  
SHEET 6 OF 6