



**MEMORANDUM**

**TO:** ARCHITECTURAL REVIEW BOARD  
**FROM:** Kate Schwartz, Historic Resources Planner  
**DATE:** May 9, 2016  
**SUBJECT:** Certificate of Appropriateness for fence at 425 William Street

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**ISSUE**

Michael Adams requests a Certificate of Appropriateness to install a wood fence, six feet in height, along the north property line.

**RECOMMENDATION**

Approval of the Certificate of Appropriateness for the request as submitted.

**APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES**

Site Planning – Fences and Walls, Construction Guidelines (Historic District Handbook, pg.72)

1. Fence and wall materials and design should relate to those found in the neighborhood. Chain-link fences are generally not recommended.
2. Old fencing should be removed before a new fence is installed.
3. Fences between adjoining commercial and residential areas should be of a design that relates to the residential area.

**BACKGROUND**

Fencing for the new mixed-use masonry building at 425 William Street was approved by the ARB at the September 9, 2014 hearing. The applicant proposes to erect an additional section of fence along the north property line, as shown on the attached site plan. The fence will be double-sided, six feet in height, constructed of pressure-treated wood, and stained. The fence will match the existing fence previously approved for this site. Staff finds that the proposed fence is compatible with the historic aspects of the Historic District and recommends approval as submitted.

**APPROVAL CRITERIA**

Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior’s Standards for Rehabilitation.

<b>S</b>	<b>D</b>	<b>NA</b>	<b>S – satisfies    D – does not satisfy    NA – not applicable</b>
		X	(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site

			and its environment, or by using a property for its originally intended purposes.
X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
X			(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
X			(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
X			(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Attachments:

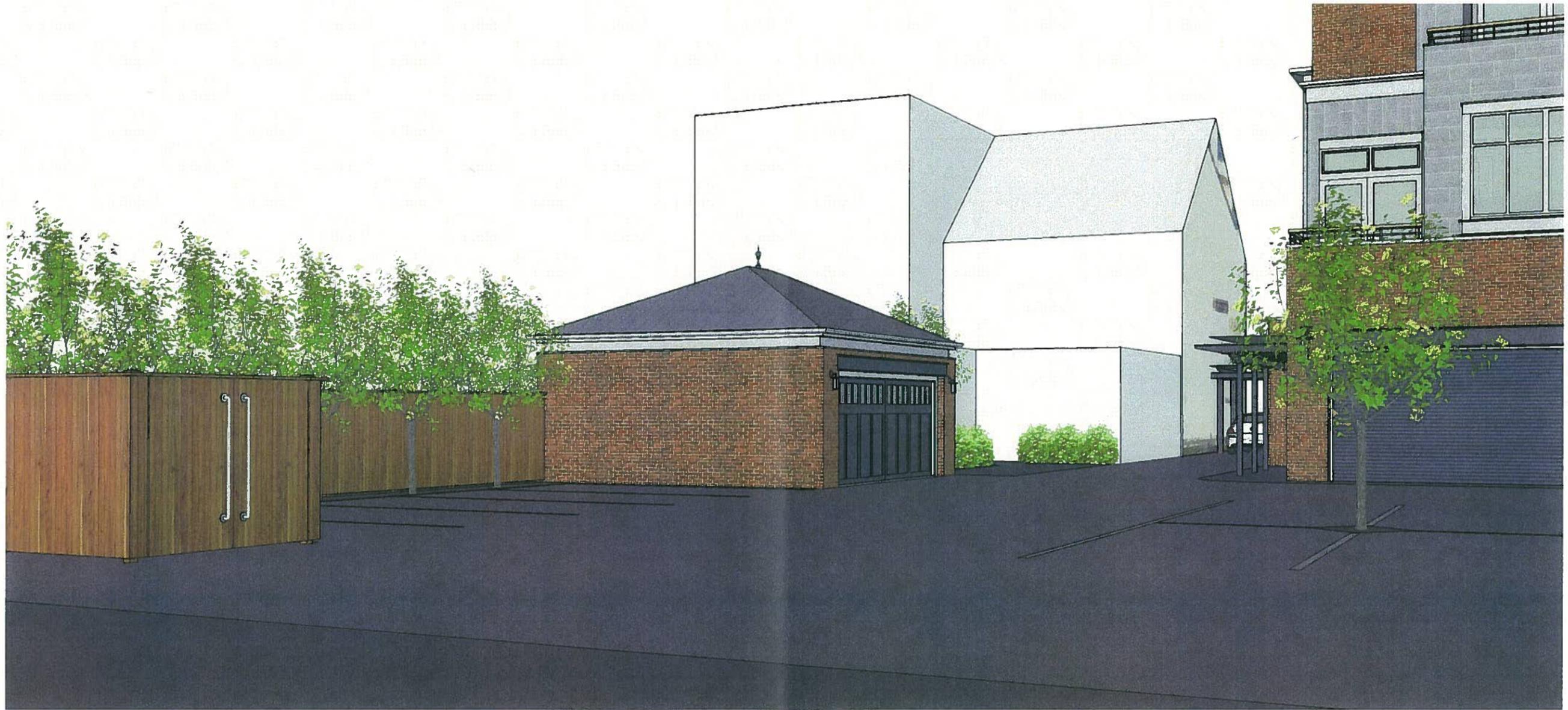
1. Aerial photograph showing property location
2. Site plan with proposed fence location
3. Building perspective, showing previously approved fence
4. Building perspective, showing previously approved fence



AERIAL



SOUTH/ WILLIAM STREET ELEVATION



BUILDING PERSPECTIVE

09.24.2014

PARK VIEW  
C O N D O M I N I U M S  
MIXED-USE SPACE  
FREDERICKSBURG, VIRGINIA





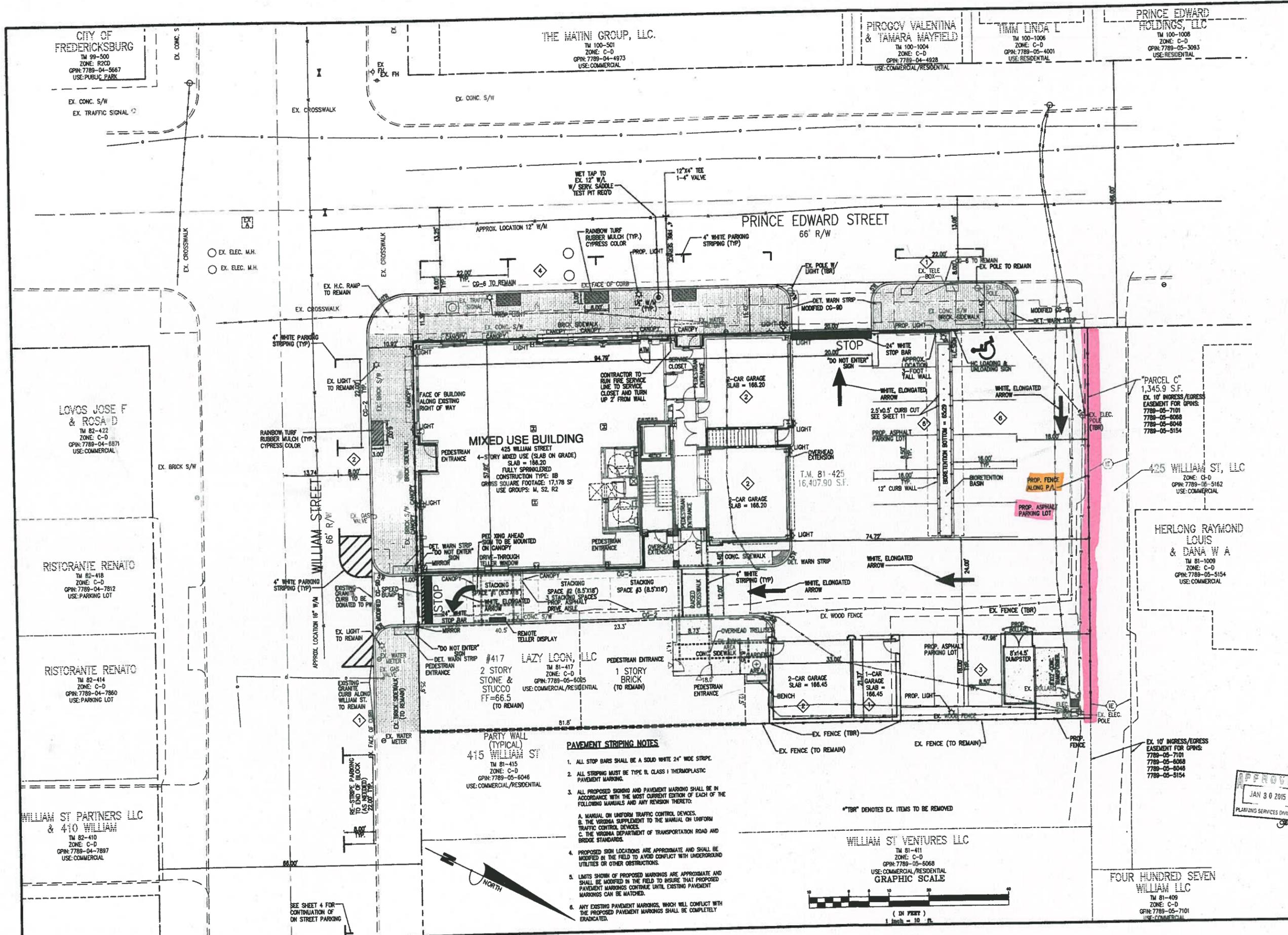
BUILDING PERSPECTIVE

09.24.2014

PARK VIEW  
C O N D O M I N I U M S

MIXED-USE SPACE  
FREDERICKSBURG, VIRGINIA





# Bowman CONSULTING

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DIMENSIONAL, SIGNAGE AND STRIPING PLAN  
**PARK VIEW**  
 MAJOR SITE PLAN  
 CITY OF FREDERICKSBURG, VIRGINIA  
 WARD 2: PRECINCT 201

SPMAJ 2014-12  
 COUNTY PROJECT NUMBER



PLAN STATUS  
 09/09/14 1ST SUB. TO CITY  
 02/02/14 2nd SUB. TO CITY  
 01/29/15 3rd SUB. TO CITY



DATE	DESCRIPTION	JT/WD	WD/JD	JRT
DESIGN				CHKD
SCALE	H: 1"=10'			
	V: N/A			
JOB No.	9431-01-001			
DATE	AUGUST 2014			
FILE No.	9431-D-CP-001			

THE MATINI GROUP, LLC.  
 TM 100-501  
 ZONE: C-D  
 GPN: 7789-04-4973  
 USE: COMMERCIAL

PIROGOV VALENTINA & TAMARA MAYFIELD  
 TM 100-1004  
 ZONE: C-D  
 GPN: 7789-04-4928  
 USE: COMMERCIAL/RESIDENTIAL

TRIM LINDA L  
 TM 100-1006  
 ZONE: C-D  
 GPN: 7789-05-4001  
 USE: RESIDENTIAL

PRINCE EDWARD HOLDINGS, LLC  
 TM 100-1008  
 ZONE: C-D  
 GPN: 7789-05-3093  
 USE: RESIDENTIAL

CITY OF FREDERICKSBURG  
 TM 99-500  
 ZONE: R2CD  
 GPN: 7789-04-5667  
 USE: PUBLIC PARK

LOVOS JOSE F & ROSA D  
 TM 82-422  
 ZONE: C-D  
 GPN: 7789-04-6871  
 USE: COMMERCIAL

RISTORANTE RENATO  
 TM 82-418  
 ZONE: C-D  
 GPN: 7789-04-7812  
 USE: PARKING LOT

RISTORANTE RENATO  
 TM 82-414  
 ZONE: C-D  
 GPN: 7789-04-7860  
 USE: PARKING LOT

WILLIAM ST PARTNERS LLC & 410 WILLIAM  
 TM 82-410  
 ZONE: C-D  
 GPN: 7789-04-7897  
 USE: COMMERCIAL

**MIXED USE BUILDING**  
 425 WILLIAM STREET  
 4-STORY MIXED USE (SLAB ON GRADE)  
 SLAB = 168.20  
 FULLY SPRINKLERED  
 CONSTRUCTION TYPE: IB  
 GROSS SQUARE FOOTAGE: 17,178 SF  
 USE GROUPS: M, S2, R2

**#417 LAZY LOON, LLC**  
 TM 81-417  
 ZONE: C-D  
 GPN: 7789-05-6025  
 USE: COMMERCIAL/RESIDENTIAL

**PARTY WALL (TYPICAL)**  
 415 WILLIAM ST  
 TM 81-415  
 ZONE: C-D  
 GPN: 7789-05-6046  
 USE: COMMERCIAL/RESIDENTIAL

**WILLIAM ST VENTURES LLC**  
 TM 81-411  
 ZONE: C-D  
 GPN: 7789-05-6068  
 USE: COMMERCIAL/RESIDENTIAL

**FOUR HUNDRED SEVEN WILLIAM LLC**  
 TM 81-409  
 ZONE: C-D  
 GPN: 7789-05-7101  
 USE: COMMERCIAL

- PAVEMENT STRIPING NOTES**
- ALL STOP BARS SHALL BE A SOLID WHITE 24" WIDE STRIPE.
  - ALL STRIPING MUST BE TYPE B, CLASS 1 THERMOPLASTIC PAVEMENT MARKING.
  - ALL PROPOSED SIGNAGE AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING MANUALS AND ANY REVISION THEREOF:
    - A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
    - B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
    - C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS.
  - PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS.
  - LIMITS SHOWN OF PROPOSED MARKINGS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO INSURE THAT PROPOSED PAVEMENT MARKINGS CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE MATCHED.
  - ANY EXISTING PAVEMENT MARKINGS, WHICH WILL CONFLICT WITH THE PROPOSED PAVEMENT MARKINGS SHALL BE COMPLETELY ERADICATED.

