



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: May 9, 2016
SUBJECT: Certificate of Appropriateness for fence at 1317 Charles Street

ISSUE

Mario and LaVonne Alberti request a Certificate of Appropriateness to erect a brick wall, four feet in height, along the north property line behind the house.

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

The two-story frame structure at 1317 Charles Street is a new residence completed in 2016 at the southeast corner of the intersection of Charles and Hawke Streets. As it is new construction, the home is a noncontributing structure in the Historic District. The applicant proposes to erect a brick wall, four feet in height, along two sides of the rear yard. The wall will extend from the northeast corner of the house, along the north property line, then turn ninety degrees and extend south to the northeast corner of the existing storage shed.

The wall will be constructed as a masonry cavity wall, ten inches in width, with a rebar reinforced concrete footer buried to a depth of two feet. A gate will be installed in the eastern wall section, next to the storage shed. The proposed gate is a wood door with a rounded top, four feet in height, in the style of the attached image. The door will be constructed from wood salvaged from a home in Fredericksburg. Staff finds that the proposed design is compatible with the historic aspects of the Historic District and recommends approval.

APPROVAL CRITERIA

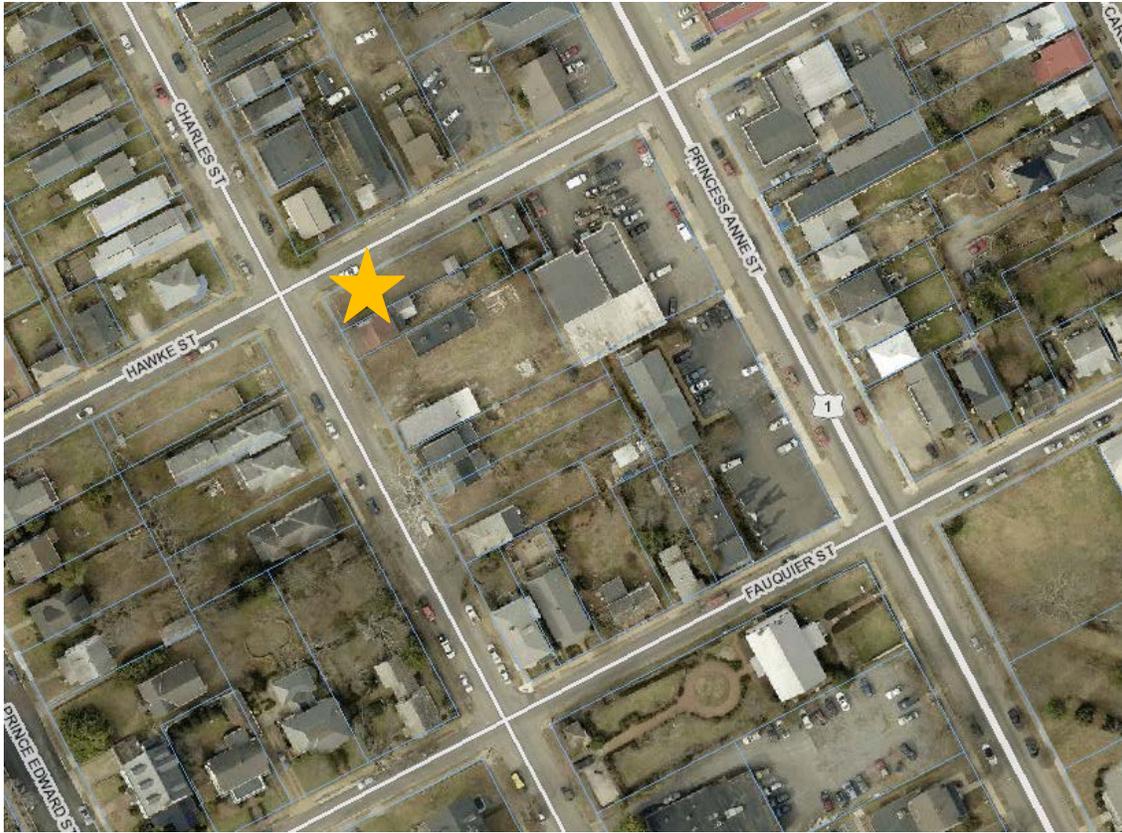
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
		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.
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Attachments:

1. Aerial photograph showing property location
2. Photograph showing proposed gate style
3. Landscape design plan
4. Site plan
5. Wall construction details



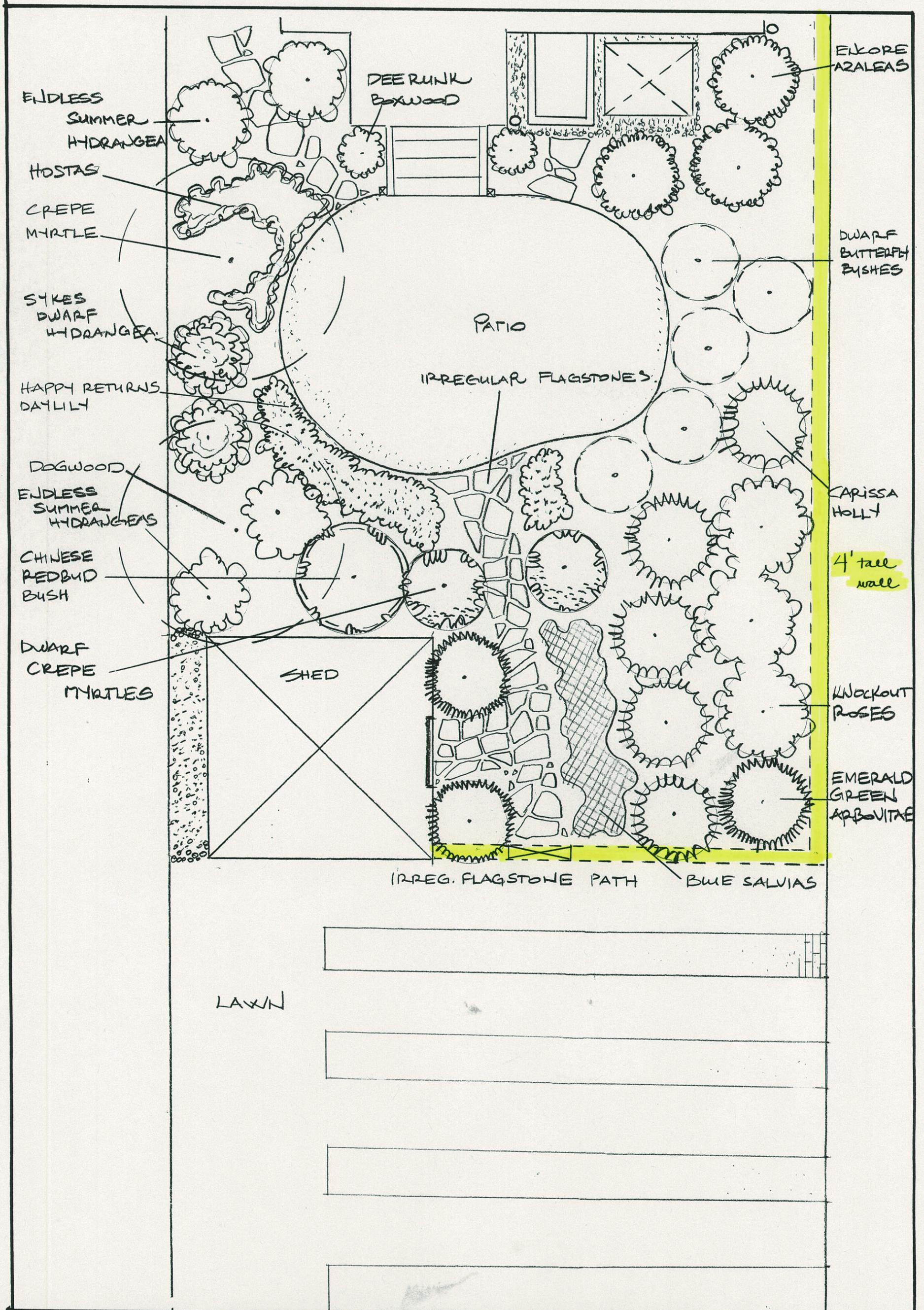
AERIAL



WEST (FRONT) ELEVATION



PROPOSED GATE STYLE



**LANDSCAPE PLAN FOR
 THE ALBERTI RESIDENCE
 1317 Charles St, F. BURG, VA**

ZSOLT FRECSKA
 Certified landscape
 designer.

04.06.2016
 STAFFORD LANDSCAPE



KOEZE
GPIN #7789-06-3446
(INST NO. 0120001911)
N/F

PORTION OF
12' ALLEY

S 26°08'42" E
27.14'

IRF IRS

CHAIN LINK
FENCE

Brick

GPIN #7789-06-2473
3,400 SQ. FT.

FRAME
SHED

WOOD FENCE
17'0"

4'
Brick
wall

10.2'
10.2'

FRAME
SHED

HAWKE STREET
(40' R/W)

N 63°59'08" E 125.25'

BRICK
PORCH

20.9'

TWO-STORY
BRICK
&
FRAME
#1317 (POSTED)

S 63°59'08" W 125.25'

TWO-STORY
FRAME

1.2'

5' CONC. WALK

53.2'

53.2'

5.1'



20.8'

BRICK
PORCH

ON
0.10'

ON
0.09'

CONC.
PORCH

IRS

5' CONC. WALK

NAIL
FND.

N 26°08'42" W
27.14'

CHARLES STREET
(60' R/W)

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENT'S, RIGHT-OF-WAYS, AND RESTRICTIVE COVENANTS OF RECORD MAY NOT NECESSARILY BE SHOWN.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON THE CITY OF FREDERICKSBURG, VIRGINIA TAX ASSESSMENT MAP AS PARCEL ID No. 7789-06-2473.
3. THE CURRENT OR FORMER OWNER OF THE PROPERTY IS FAHMEY ABDELALEY, AS RECORDED AMONG THE LAND RECORDS OF THE CITY OF FREDERICKSBURG, VIRGINIA IN INSTRUMENT #130003367.
4. THE CURRENT ADDRESS FOR THIS PROPERTY IS 1317 CHARLES STREET, FREDERICKSBURG, VIRGINIA 22401.

first choice
for driveway

N/F
STEVEN D. LOWERY
GPIN #7789-06-2481
(INST. NO. 0110002219)

MILES & COMPANY, INC.

Professional Land Surveying
& Land Planning Services
6316 Five Mile Center, Suite #300
Fredericksburg, Virginia 22407
Phone: 540-295-6404
Fax: 540-548-4647
Email: info@miles-company.com

HOUSE LOCATION SURVEY

GPIN #7789-06-2473

INSTRUMENT NO. 130003367

CITY OF FREDERICKSBURG, VIRGINIA

DATE: FEBRUARY 29, 2016 SCALE: 1" = 20'

BRICK WALL DETAILS FOR THE ALBERTI RESIDENCE

1317 Charles St Fredericksburg, VA 22401

April 10, 2016

Stafford Landscape

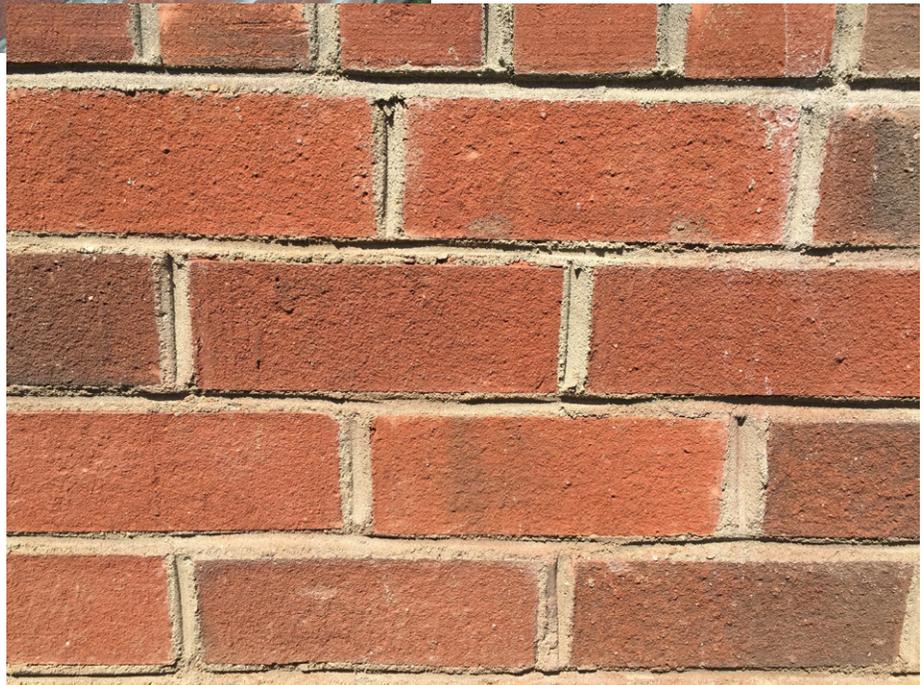
544 Truslow Road

Fredericksburg, VA 22406

540-654-5410

website: www.staffordnursery.com

Existing brick style, color and pattern on the house to be matched on the proposed brickwall along the sidewalk.



Stafford Landscape

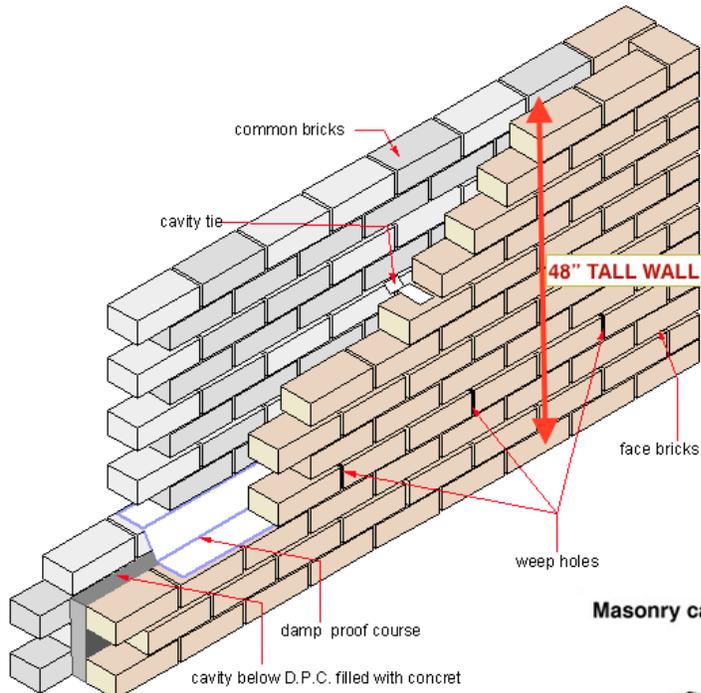
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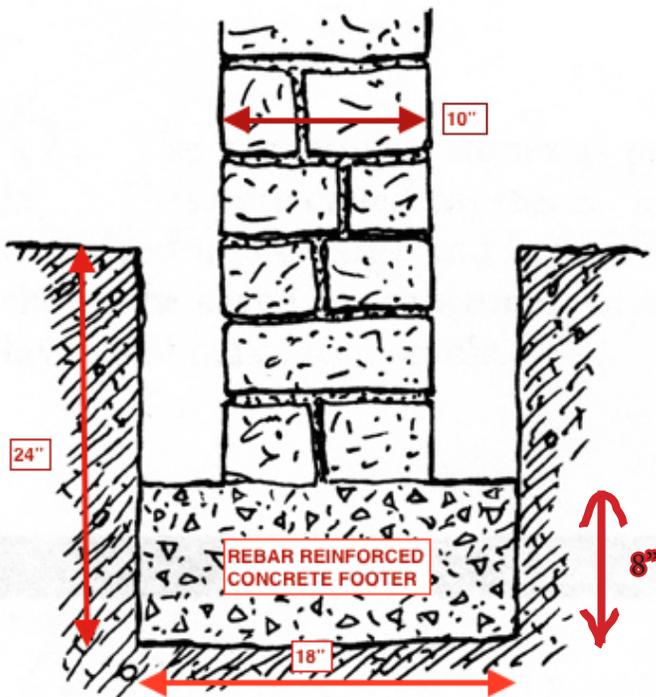
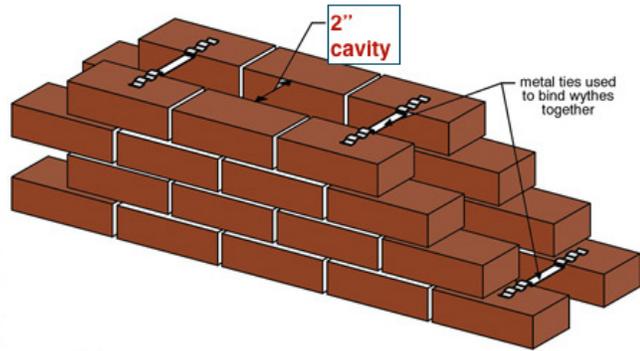
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CONSTRUCTION DETAILS OF THE PROPOSED FREESTANDING BRICK WALL AT THE ALBERTI RESIDENCE



Cavity Brick Construction

Masonry cavity wall



Stafford Landscape

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Fredericksburg, VA 22406

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