



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW BOARD  
**FROM:** Kate Schwartz, Historic Resources Planner  
**DATE:** May 9, 2016  
**SUBJECT:** Certificate of Appropriateness for exterior alterations at 201-203 William Street

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### ISSUE

Dan Hebron requests a Certificate of Appropriateness for exterior alterations including:

- Replacement of one window with a wood entry door on the William Street façade
- Replacement of the aluminum corner entry door with a wood door, sidelights, and transom
- Installation of new fabric awnings under the ground floor cornice overhang
- Replacement of the roof with synthetic slate roof shingles

### RECOMMENDATION

Approval of the Certificate of Appropriateness for all requested items except replacement of the roof. Additional details on the proposed synthetic slate are needed for consideration.

### APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

#### *Roofs* (pg. 79)

##### Maintenance and Repair

8. Avoid replacing roofs with a substitute material that does not convey the same visual appearance as the historic roof. If replacement of a roof is not technically or economically feasible, the substitute material should convey the same visual appearance as the original roof as much as possible.

#### *Storefronts* (pg. 92)

##### Maintenance and Repair

1. Retain and repair all elements, materials, and features that are original to the storefront or are sensitive remodelings.
2. Consider restoring any original window opening that has been covered, filled in, or altered.

##### Construction Guidelines

1. If feasible, return a storefront to its original configuration by restoring as many original elements as possible, including windows, cornice, and decorative details. This work should be based on pictorial research and exploratory demolition that has determined the original storefront design and condition. If reconstruction is not possible, any new storefront design should respect the character, materials, and design of the building.

#### *Awnings* (pg. 119)

1. Awnings should be placed to enhance rather than obscure architectural elements.

3. The size, type, and placement of awnings should not interfere with signs or distinctive architectural elements.
4. Coordinate colors and patterns with the color scheme of the building.

### **BACKGROUND**

The building at 201-203 William Street was originally constructed as two separate structures. The corner portion at 201 William was built c.1822 and is two-and-one-half stories in height, constructed of brick laid in Flemish bond, topped by a slate-clad front-gabled roof. The building at 203 William was constructed c.1825, also constructed of brick laid in Flemish bond, topped by a slate-clad side-gabled roof. The second structure is also two-and-one-half stories in height, though the story heights are shorter and the overall building height is shorter than the corner structure.

The corner structure was originally built as Hall's Apothecary by John B. Hall. The second building was used as a grocery store, then a "tinner's shop" before reverting to a grocery store once again. Dr. W.L. Bond, originally of South Carolina, purchased the business from the Hall family in 1907, and then purchased the two parcels in 1915. Originally separated by a gap of approximately four feet, Dr. Bond demolished the walls between the two buildings to create a continuous interior space and filled in the gap in the facades to create a solid exterior wall. The store, known as Bond's Drug Store, featured a soda fountain towards the rear of the smaller building, and a toy store on the second floor.

The property was sold to Gus Rangos in 1946. At this time, the front door and two windows on the first floor of the 203 building were removed, with the current display window installed later. The store became affiliated with the Rexall drug chain, and was known as Bond's Rexall Drugs. The business closed in 1964. A number of businesses were housed in the property between 1967 and the present, with "Cards and Cones" as the most recent. The location and detailing of the second-story windows and gable-end attic window appear unchanged, though the four-foot brick infill section between the two structures once had windows on the first and second floors. Early 20<sup>th</sup>-century photos show two-over-two windows on the upper floor of the corner structure; the current windows are six-over-six wood windows.

The first-floor storefront has been significantly altered. The earliest known photos, dating to the early 20<sup>th</sup> century after the conversion to Bond's Drug Store, show arched windows and doors on the ground floor aligning with the upper-story windows. An Italianate cornice divided the first and second floors on the William Street elevation. Based on pictorial evidence, the corner entry was most likely installed between 1946 and 1950, corresponding with the conversion to Bond's Rexall Drugs. A c.1950 image shows the corner entry and plate glass display windows. The Colonial Revival storefront details, including cornice, multi-light fixed windows, shutters, and trim appear to have been installed sometime after the 1950 image, but before the establishment of Fredericksburg's Historic District in 1972.

The applicant proposes several exterior alterations:

- The display window centered in the 203 William Street elevation will be replaced with a half-glazed, two-panel wood entry door with sidelights and transom to fit the existing opening in the brick. The existing display window is not a contributing feature of the building, and a door was historically placed in approximately this location. Staff finds that this alteration reflects

the original configuration of the property and is compatible with the character, materials, and design of the structure.

- The aluminum corner entry paired doors will be replaced with a single glazed wood door, sidelights, and transom. It is unknown if the existing doors are original to the c.1946-1950 corner entry configuration. The proposed design maintains the existing entry and is compatible with the character, materials, and design of the structure. The alteration is compatible with the character of the Historic District.
- New fabric awnings with loose six-inch deep valances and open corners will be installed between the pilasters and beneath the cornice, over the display windows on the 201 William Street building. Awnings were previously installed over these display windows, as shown in the c.1950 photograph. The placement, design, material, and color of the proposed awnings are compatible with the historic character of the structure and the District.
- If repair of the existing slate roof is not feasible, the roof will be replaced with synthetic slate shingles. In the National Park Service’s *Preservation Brief 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs*, the author states, “If 20% or more of the slates on a roof or roof slope are broken, cracked, missing, or sliding out of position, it is usually less expensive to replace the roof than to execute individual repairs. This is especially true of older roofs nearing the end of their serviceable lives.” It is likely that the current roof dates to the original construction of the buildings and has been in place for 191 to 194 years. Synthetic slates have been used successfully within the district; however, staff recommends continuing this request to allow the applicant to provide additional information on the proposed material.

**APPROVAL CRITERIA**

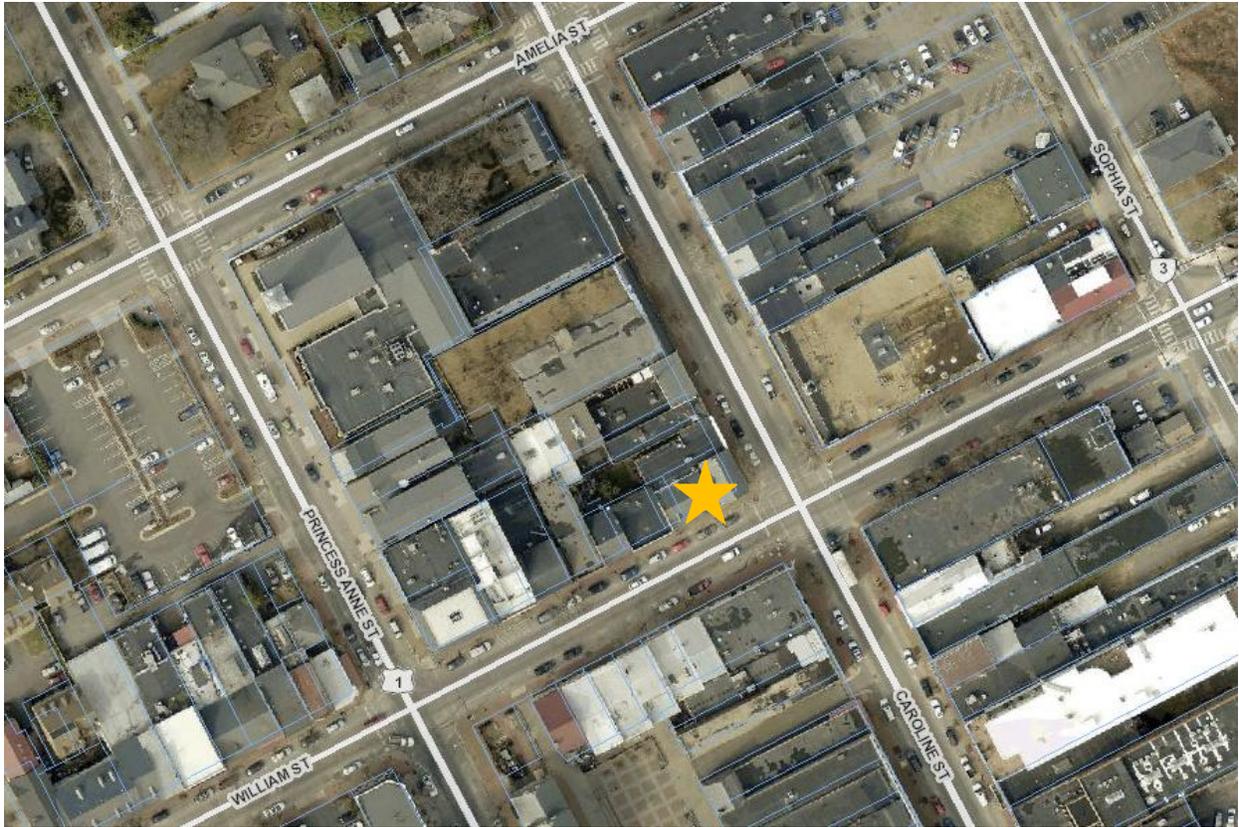
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior’s Standards for Rehabilitation.

<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:

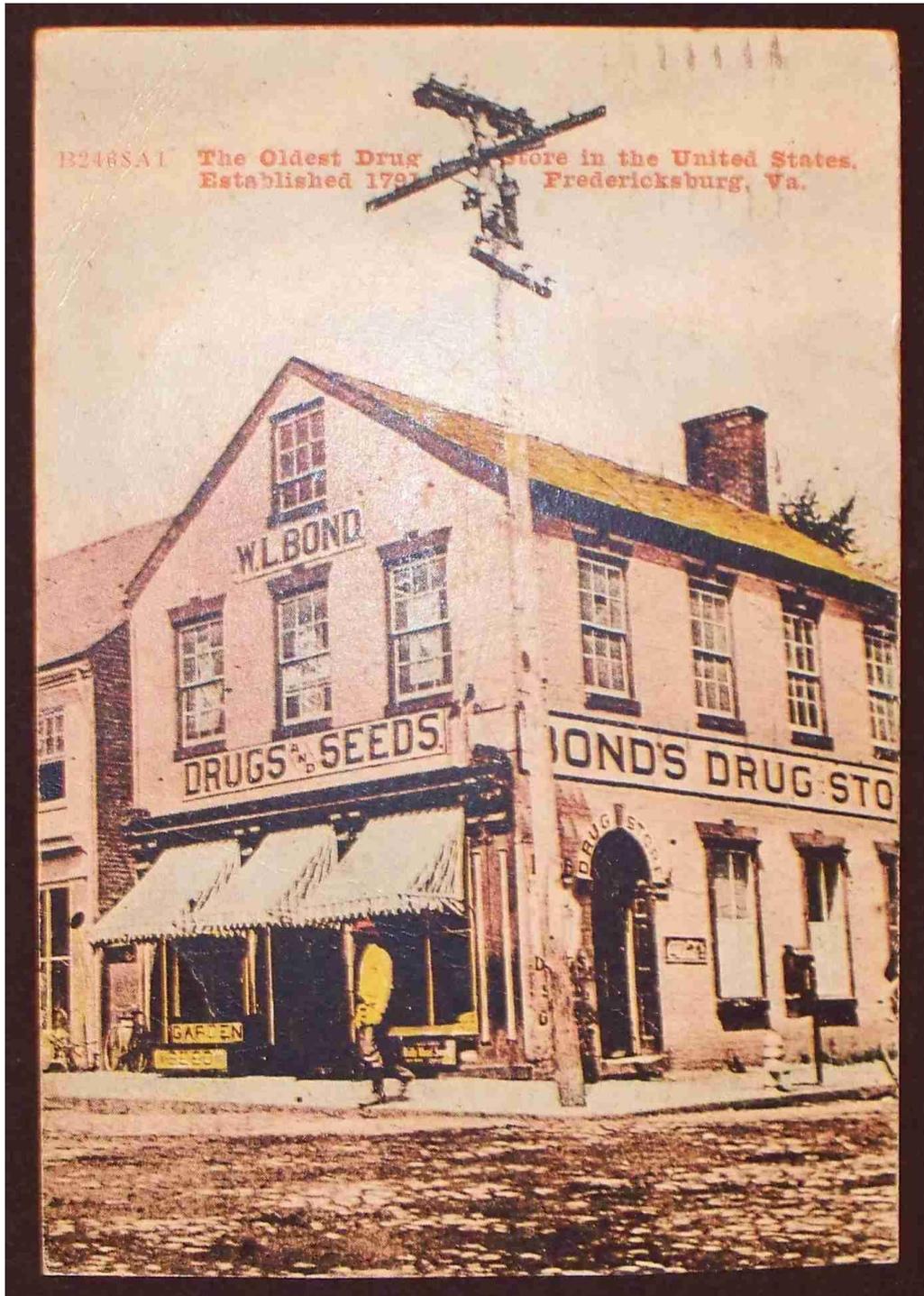
1. Aerial photograph showing property location
2. Postcard, c.1907, Bond's Drug Store
3. Photograph, c.1924, Bond's Drug Store at the corner of Main (Caroline) and Commerce (William) Streets and Photograph, c.1950, Bond Rexall Drugs
4. Design Plans provided by applicant



AERIAL



SOUTH/ WILLIAM STREET ELEVATION



**Postcard, c.1907**

Featuring Bond's Drug Store

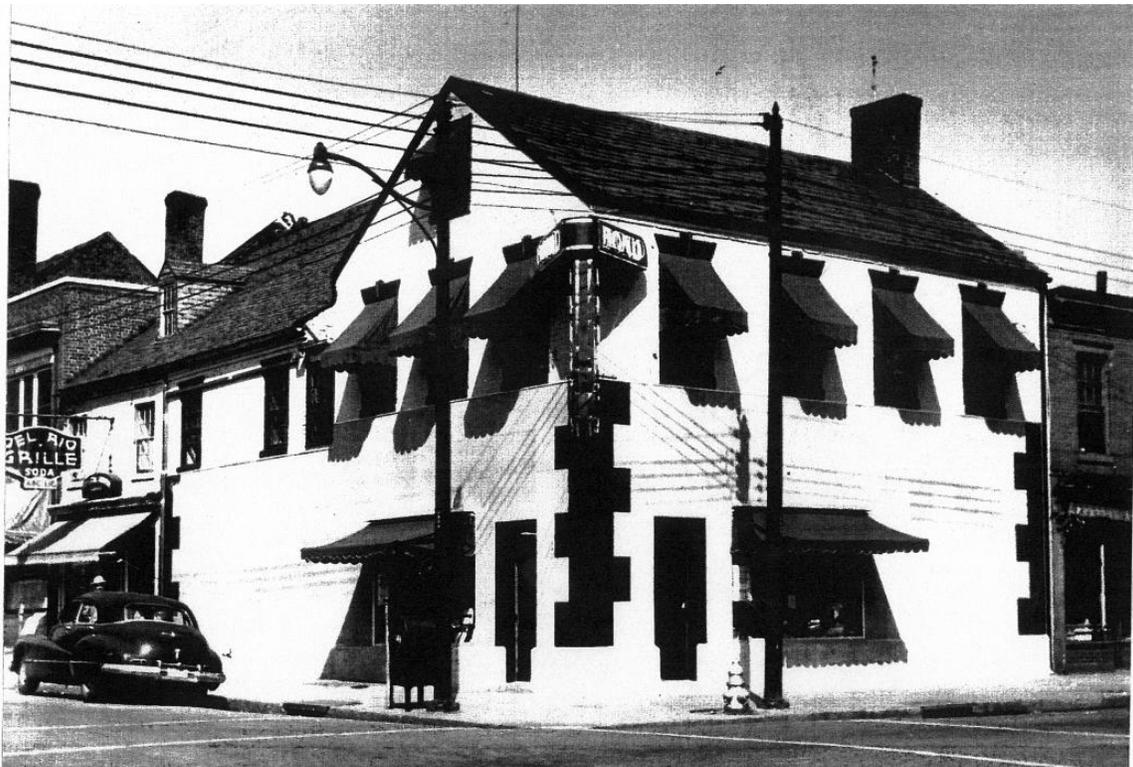
Note the gap between the two structures at 201 and 203 William Street.



**Bond's Drug Store, c.1924**

Image courtesy of Valentine Museum

Note that the gap between 201 and 203 William has been filled and windows appear in this location. Also note the entry door and window configuration on the 203 William building.



**Bond Rexall Drugs, c.1950**

Image courtesy Fredericksburg Area Museum and Cultural Center

Note the corner entry, reconfiguration of ground floor windows, and removal of the 203 William entry.

**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.



**WILLIAM STREET FACADE**

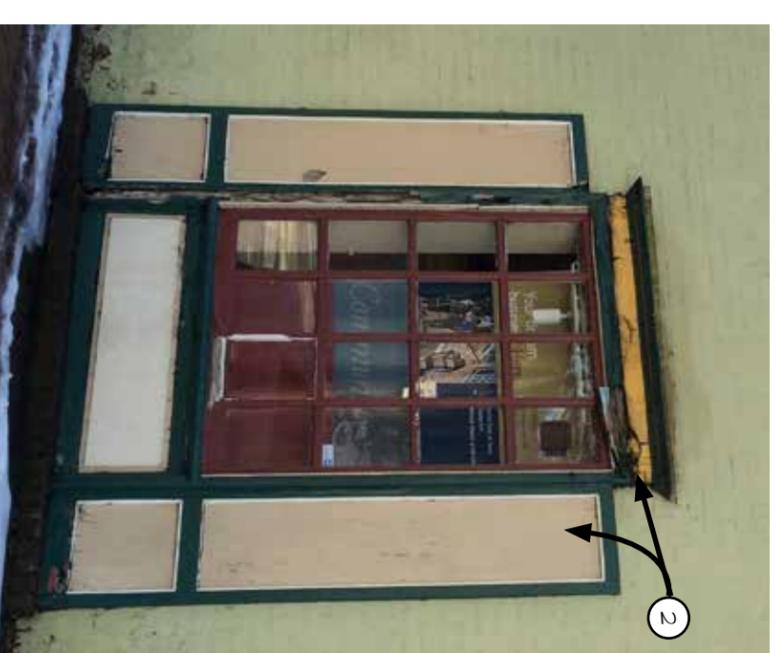


**CAROLINE STREET FACADE**

**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 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.  
\*\*\*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. Note not used.
8. Note not used.
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.



**CAROLINE STREET LOWER WINDOW**



**FRAZIER ASSOCIATES**

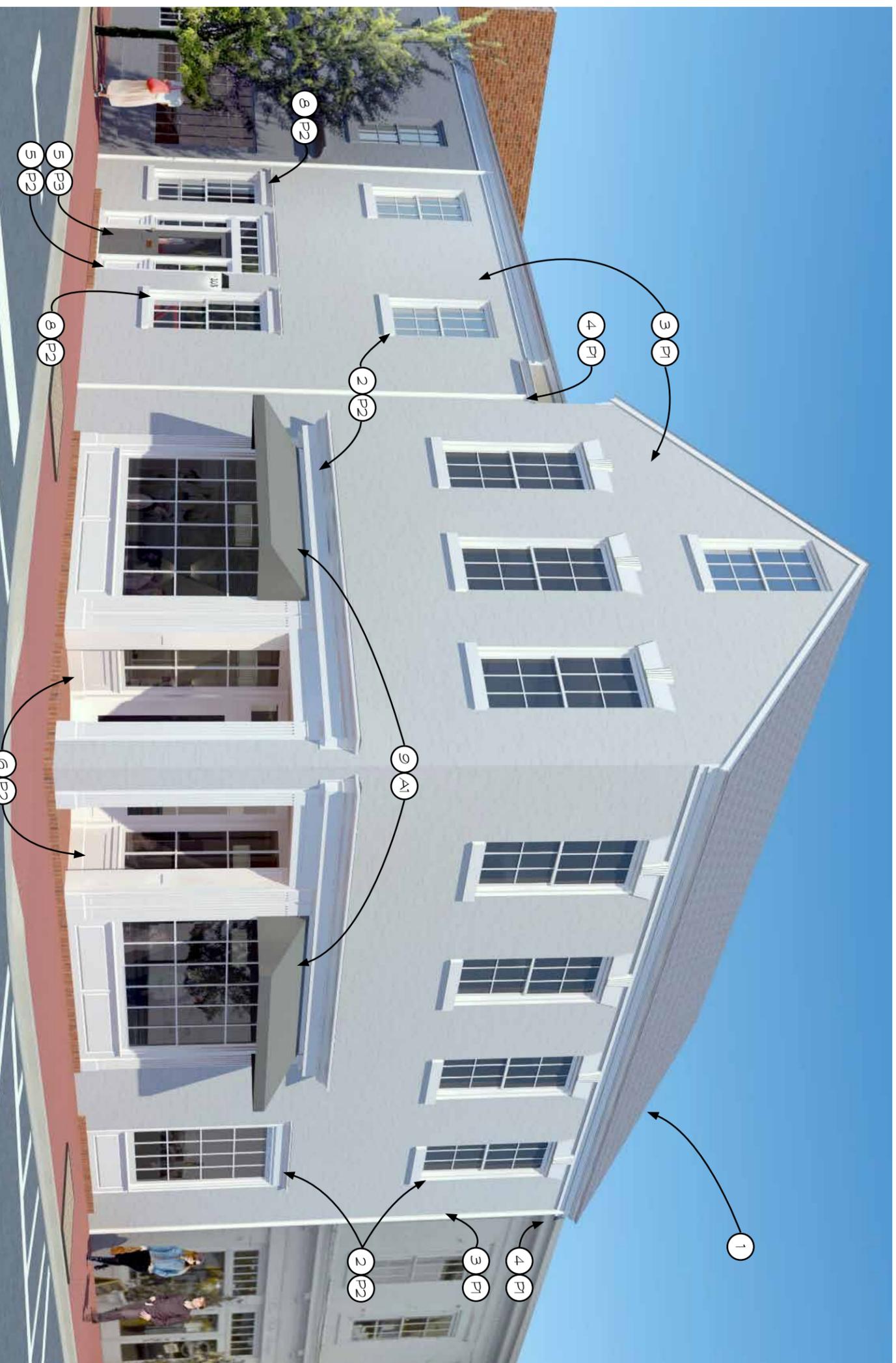
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201-203 William Street  
Fredericksburg, Virginia

Revised 03/08/2016  
02/23/2016  
86002.D.52

A.1  
SHEET 1 OF 3



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

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**COLOR & MATERIALS CHART**

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

P1: Benjamin Moore paint or equivalent. To be determined

P2: Benjamin Moore paint or equivalent. To be determined

P3: Benjamin Moore paint or equivalent. To be determined

A1: Sunbrella fabric or equivalent. To be determined



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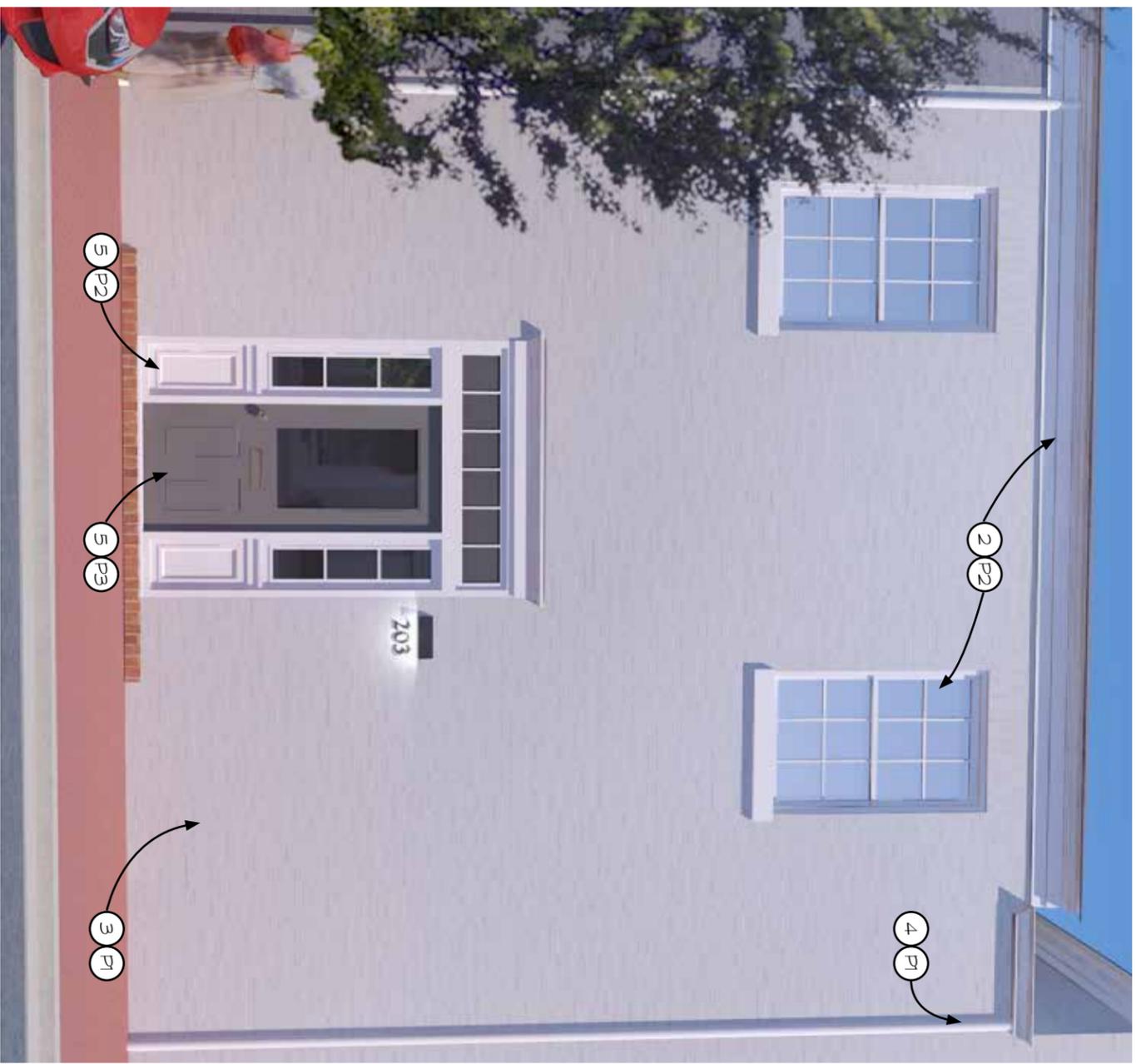
201-203 William Street  
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86002.D.52

A.2

SHEET 2 OF 3



## 203 WILLIAM STREET FACADE

### KEYNOTES:

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2. \*\*Remove wood shutters. Repair or replace wood trim on first floor storefronts and windows. Prime and paint all trim.



## NEW RECESSED ENTRY DETAIL - FOR 201 WILLIAM STREET BUILDING AS SEEN FROM CAROLINE STREET

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.
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P2: Benjamin Moore paint or equivalent. To be determined

P3: Benjamin Moore paint or equivalent. To be determined

A1: Sunbrella fabric or equivalent. To be determined



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OF HISTORIC AND  
COMMUNITY DEVELOPMENT



201-203 William Street  
Fredericksburg, Virginia

Revised 03/08/2016

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A.3

SHEET 3 OF 3