



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW BOARD  
**FROM:** Kate Schwartz, Historic Resources Planner  
**DATE:** May 9, 2016  
**SUBJECT:** Certificate of Appropriateness for exterior alteration at 400-402 William Street

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### ISSUE

Raymond Freeland requests a Certificate of Appropriateness to install thirteen wall washers under the cornice on the William Street elevation for structural reinforcement.

### RECOMMENDATION

Approval of the request on condition that all thirteen stars are aligned horizontally and spaced as evenly as possible.

### APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

*Materials – Masonry* (pg. 101)

Color, texture, mortar joints, and masonry patterns help to define a building's character.

Retain masonry features that define this character such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns.

### BACKGROUND

The c.1920 commercial structure at 400-402 William Street is described in the City's 2006 architectural survey as a "well-preserved example of the Colonial Revival architecture that proliferated within the historic core during the widespread, early twentieth-century growth of the city. The two-story, flat-roof, brick structure laid in American bond features a simple molded entablature and projecting cornice just below the roof parapet, multi-light windows, and a paneled wood storefront. The building is a contributing structure in the Historic District.

The masonry wall fronting William Street requires stabilization for structural issues. The treatment for stabilization involves inserting tie rods through the brick to anchor the wall. Cast iron wall washers in the shape of stars will anchor each tie rod. The stars are 12.5 inches in diameter with a painted black finish. Thirteen stars will be spaced as evenly as possible across the William Street elevation, placed approximately 26 inches above the second-story windows. This measurement is from the top of the windows to the center of the star. The placement may be minimally altered from the submitted plan to account for proper structural anchoring. The use of tie-rods and washers is a common assembly used to brace masonry walls against lateral bowing, and has been used since the early 19<sup>th</sup> century. In *Preservation Brief 41: The Seismic Retrofit of Historic Buildings*, the authors advise against any awkward placement of washers used in this manner. Staff finds that the proposed structural repair is an appropriate

technology to use for reinforcement and the use of star-shaped wall washers is compatible with the historic aspects of the Historic District. Staff recommends approval of the request on condition that all thirteen stars are aligned horizontally and spaced as evenly as possible.

### **APPROVAL CRITERIA**

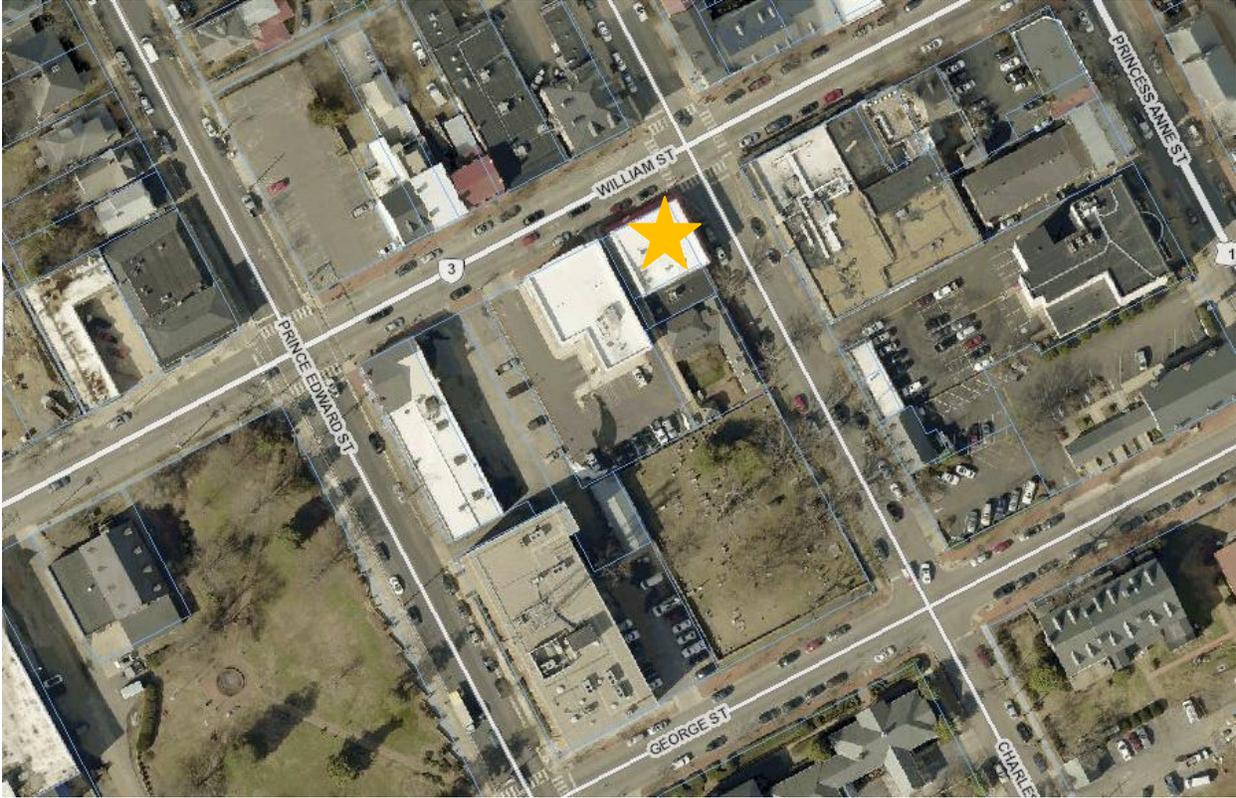
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

<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. Proposed Front Elevation



AERIAL



NORTH/ WILLIAM STREET ELEVATION



LARGE STAR: CAST GRAY IRON (ASTM A48/A48M) W/ 3/4" CENTER HOLE. PAINTED BLACK FINISH.

NOTES:

- STRUCTURAL WALL WASHERS TO BE INSTALLED FOR REINFORCEMENT OF EXISTING MASONRY WALL
- 13 WASHERS TO BE INSTALLED ON WILLIAM STREET ELEVATION
- WALL WASHERS TO BE SPACED AS EVENLY AS POSSIBLE ACROSS WILLIAM STREET ELEVATION.
- VERTICAL PLACEMENT OF WALL WASHER MAY BE SLIGHTLY ADJUSTED FOR PROPER STRUCTURAL ANCHORING

STRUCTURAL WALL WASHER

1"=1'-0"

2

NOTES

3

STRUCTURAL WALL WASHER, TYP.  
26"± CENTER OF WASHER TO HD OF WINDOW



PROPOSED FRONT ELEVATION - 400 & 402 WILLIAM STREET

NTS

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ARB Presentation

Johnson Commercial Real Estate

400 & 402 William Street  
Fredericksburg, VA 22401

Drawn By: MTC

Designed By: RPF

Checked By: RPF

Project No.: 3264

Date: 2016-04-15

Scale: VARIES

Sheet: D1