



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW BOARD  
**FROM:** Kate Schwartz, Historic Resources Planner  
**DATE:** May 9, 2016  
**SUBJECT:** Certificate of Appropriateness for exterior alterations at 209 Prince Edward Street

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### ISSUE

Jay Lewis requests a Certificate of Appropriateness for exterior alterations including:

- Replacement of the exterior siding, windows, doors, and porch roof
- Construction of a one-story addition on the east side of the house
- Expansion of the front porch deck
- Installation of a four foot wood fence in front of the house and a six foot wood fence behind the house

### RECOMMENDATION

Approval of the following requests:

- Removal of the existing siding, vinyl shutters, and aluminum trim and storm windows; replacement of the existing siding with six-inch Hardiplank lap siding and installation of painted wood trim, eaves, and dentil molding
- Removal of the existing portico and replacement with a full-width, one-story, six-foot deep, shed-roofed front porch with details as submitted.
- Construction of a new addition on condition that a corner board or vertical trim element be retained or included to define the original ending point of the north and south elevations where the addition begins.
- Installation of fences as submitted.

Denial of the following requests:

- Replacement of existing windows and doors.
- Reconfiguration of windows and door on the front and side elevations.
- Construction of a new carport because the request does not meet City Code.

### APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

*Building Massing – Additions* (pg. 76)

1. Before a building is enlarged, the needed functions an addition is meant to address should be evaluated to see if they can be accommodated within the existing structure.
2. An addition, when needed, should not visually overpower the existing structure.
3. Located additions on the rear or side (secondary) elevations.

4. To avoid compromising the integrity of historic buildings, additions should not be made to look older than they are. New construction should be differentiated from the old while still being compatible with the massing, scale, and architectural features of the original building.
5. Additions should be constructed so as not to impair the essential form and integrity of the original building.

*Roofs* (pg. 80)

8. Avoid replacing roofs with a substitute material that does not convey the same visual appearance as the historic roof.

*Windows* (pg. 82)

Maintenance and Repair

1. Retain original windows.
5. Repair original windows by patching, splicing, consolidating, or reinforcing. Wood may appear to be rotten because of peeling paint or separation of joints, yet still be sound and able to be repaired. Rotted parts can be replaced, as necessary, without replacing the entire window.
6. Windows should only be replaced when they are missing or beyond repair.
7. Avoid changing the number, location, size, or glazing pattern of a building's windows by cutting new openings, enlarging existing openings, blocking in windows, or installing replacement sash that does not fit the window opening.

Construction Guidelines

1. Ensure a new building's ratio of solids (walls) to voids (windows and doors) is compatible and relates to neighboring buildings.

*Doors* (pg. 90)

Maintenance and Repair

1. Retain original doors.
2. Repair original doors by patching, splicing, consolidating, or reinforcing.
3. Doors should only be replaced when they are missing or beyond repair.

Construction Guidelines

1. New doors should relate to the door styles found on similar buildings in the Historic District.

*Porches* (pg. 96)

Maintenance and Repair

5. Avoid removing historic materials from porches.

Construction Guidelines

2. New porches should reflect the size, height, and materials of the porches on the existing buildings along the street.

*Materials – Synthetic Siding* (pg. 114)

Maintenance and Repair

2. Consider removing synthetic siding to reveal a building's historic character and restore original building material, as applicable.

**BACKGROUND**

The City's 2006 architectural survey describes this c. 1925 residence as one of a large number of late nineteenth and early twentieth-century Colonial Revival-style dwellings clustered to the north, south, and west of the urban core. Juxtaposed alongside other similarly styled structures, this building demonstrates

the rapid growth of the industrial working-class neighborhoods in the early twentieth century. Eliza Richardson, a domestic servant, and Leila Smith were some of the first occupants of this home. The residence is a contributing structure in the Historic District.

Many of the home's original character-defining features have been compromised; however, it still retains its simple two-story form topped by a side-gabled roof. A paneled wood six-light door opens into the left bay of the façade and is sheltered by a gable-roofed portico supported on decorative iron posts. Paired wood eight-over-eight double-hung sash windows are located on the first-floor façade. Windows in the upper story and on the side elevations are four-over-four double-hung wood sash. A COA application dated 1989 granted approval to install vinyl siding. The report at this time indicated that the original weatherboard siding had already been removed and replaced by a mix of faux-brick asphalt siding and plywood. In addition, the windows had previously been replaced with units to match the original windows. A tree fell on the house in May 1989 and many repairs to the framing and roof likely date to this time. The aluminum storm windows, false shutters, and iron porch posts are also likely mid-to-late twentieth-century additions.

The applicant proposes a number of exterior alterations to the property:

- The vinyl exterior siding will be replaced with six-inch Hardiplank lap siding in an Iron Gray finish. As no original siding exists, Hardiplank is an appropriate replacement material in keeping with the character of the Historic District.
- The aluminum trim and vinyl shutters will be removed and all openings will be framed with simple painted wood trim.
- As part of the scope of work, the asphalt shingle roof will be replaced in-kind, which does not require ARB approval. All eaves will be boxed with painted wood. Dentil trim will be added under the eave on the front elevation. Staff finds the proposed design compatible with the Colonial Revival character of the structure.
- Replacement of all windows with single or paired six-over-six aluminum or vinyl-clad true divided light windows. The applicant proposes to shift the position of the upper-story windows on the front façade to create a more symmetrical arrangement, with the windows centered over the door and paired window. The applicant also proposes to remove the first floor window on the south elevation, and install two new windows in the same wall. The property file indicates that the windows are not original, but they are exact matches to the original windows. Newer framing appears inside the house, possibly as a result of repairs made after the tree fell on the house, so it is unclear if the windows were ever moved previously.

Removal of the existing wood windows is not recommended. Though the upper-story windows on the front elevation are not centered over the door and paired window below, they are evenly spaced across the upper story. Relocating these windows may accentuate the asymmetry rather than improving the configuration. Rearranging the windows on the side elevation is also not recommended.

- Replacement of the existing front door with a six-panel wood door with glazing in the upper two panels. Staff recommends retaining the existing six-light paneled wood entry door. The existing screen door is a recent alteration and does not appear in photos from 2008. The screen door can be removed without adverse effect.
- The existing entry portico and posts will be removed and replaced with a full-width, six-foot deep, shed-roofed porch supported by eight-inch wood posts. The portico appears to be a non-original feature. The 1947 Sanborn Fire Insurance Map shows two one-story entry porches projecting off the front façade. Neither of these matches the existing entry. The proposed porch design aligns with many examples in the surrounding neighborhood and is an appropriate style for the residence and the district.
- Construction of a side-gabled carport projecting off the south elevation over the existing driveway. The proposed carport is located too close to the property line and is not permitted by the City Code. City Code 72-82.4C specifies that carports may not be built less than three feet from the lot line. Staff recommends denial of the carport feature.
- Construction of a new two-story, front-gabled addition projecting off the east-facing rear elevation. The addition will project sixteen feet off the rear of the house, with the ridge of the gable projecting off the center of the existing gable ridge. The new addition will be the same height as the existing structure and the eaves will align. A two-story, six foot deep wood deck will project off the rear of the addition, supported by eight inch wood posts, with simple wood railings surrounding the upper story. The addition will be clad in six inch Hardiplank lap siding to match that proposed for the existing structure. Windows will be six-over-six aluminum or vinyl-clad wood with true divided lights. A six-panel wood door with glazing in the upper two panels will be located just behind the existing structure on the south elevation. The rear elevation is not visible from the public right-of-way. Staff recommends approval on condition that a corner board or vertical trim element be retained or included to define the original ending point of the north and south elevations where the addition begins.
- Installation of a four-foot wood fence with spaced vertical boards along the front property line and on the side property lines in front of the house, and installation of a six-foot wood fence on the side and rear property lines behind the house. A wood fence is an appropriate replacement for the existing incompatible chain-link fence and staff recommends approval.

**APPROVAL CRITERIA**

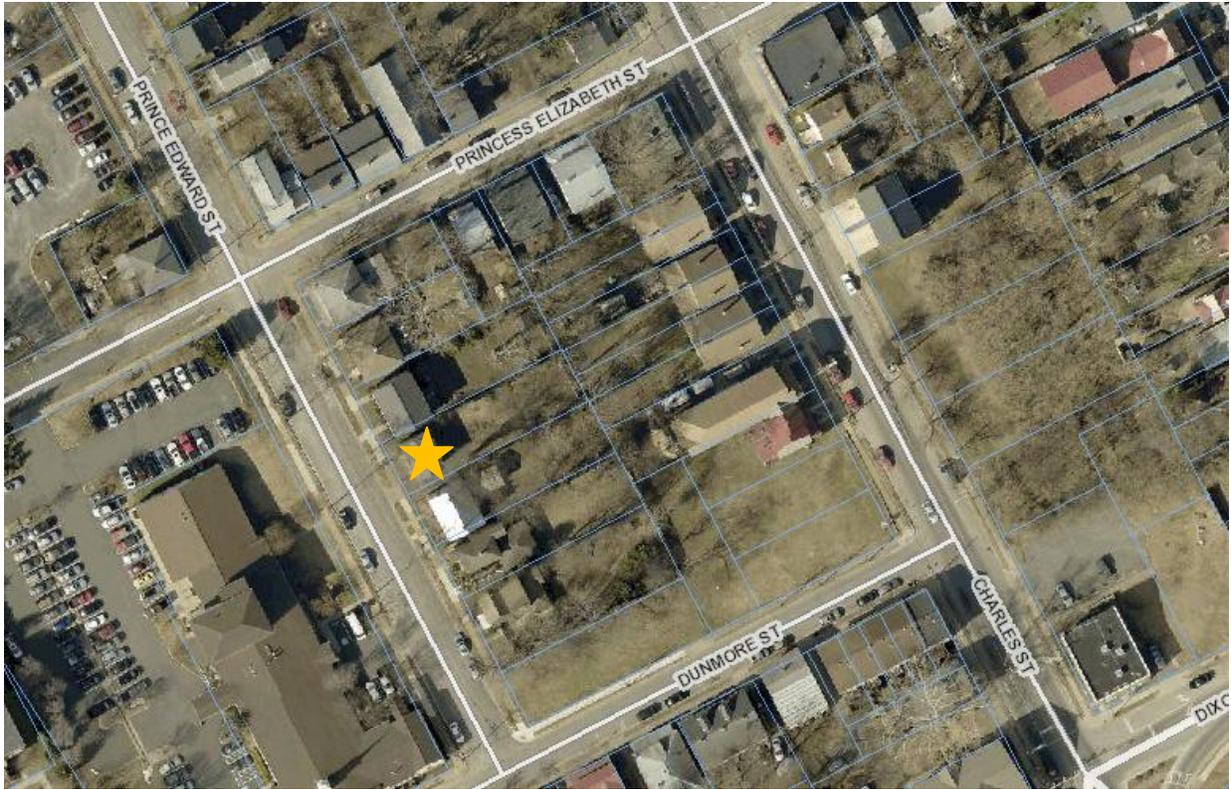
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior’s Standards for Rehabilitation.

<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:

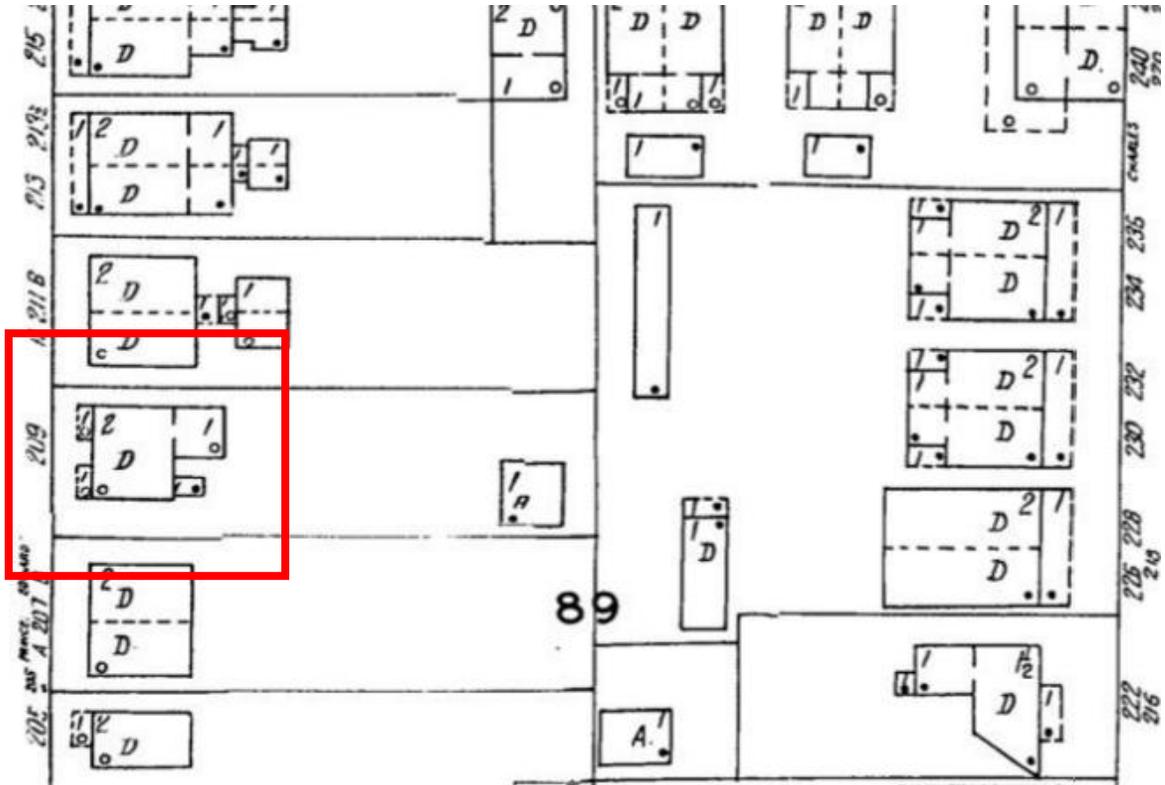
1. Aerial photograph showing property location
2. 1927 Sanborn Fire Insurance Map
3. Proposed Front Elevation
4. Proposed Side Elevation
5. Proposed Rear Elevation
6. Images of Existing Windows
7. Context Images



AERIAL

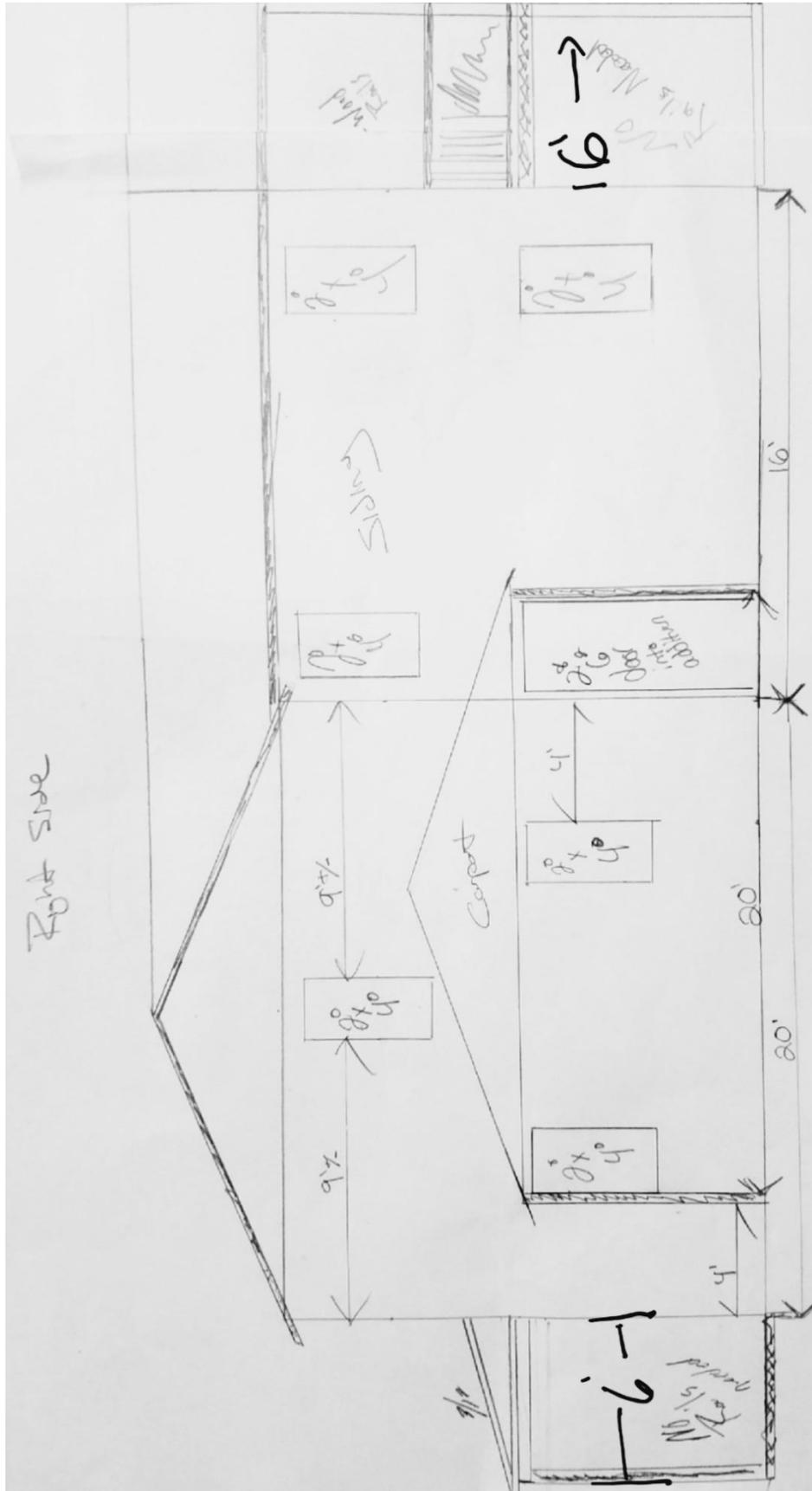


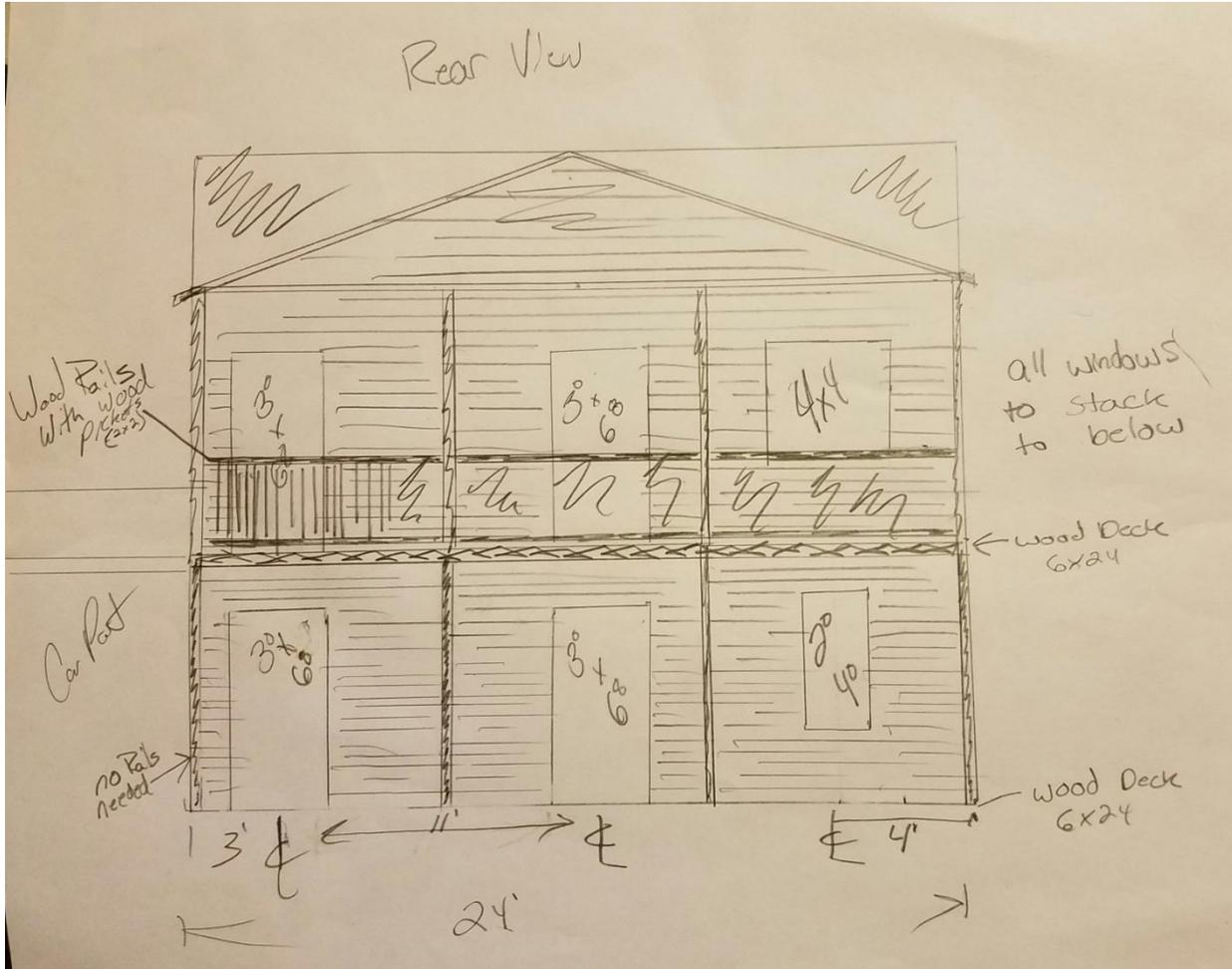
WEST (FRONT) ELEVATION



**1927 Sanborn Fire Insurance Map**  
Note two entry porches at 209 Prince Edward Street.







**Rear Elevation**

Provided for reference; not visible from public right-of-way



Existing Windows, images provided by applicant



Context images for porch design provided by applicant

REF  
1



REF

2



Your Store:  
Fredericksburg, VA

Your Store: **Fredericksburg, VA**



**James Hardie HardiePlank Primed Iron Gray Cedarmill Lap Fiber Cement Siding Panel (Actual: 0.312-in x 6.25-in x 144-in)**

Item #: 165986 | Model #: 6921111

Be the first to

**\$10.25**

Image depicts product family/texture-may not show the color; see C+ pallet and contact your store for availability



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**FREE Store Pickup**

Your order will be ready for pickup from Lowe's Of Fredericksburg, VA by 05/16/2016.

**Lowe's Truck Delivery**

Your order will be ready for delivery to you from Lowe's Of Fredericksburg, VA by 05/16/2016.

**Parcel Shipping**

**Unavailable for This Order**  
Sent by carriers like UPS, FedEx, USPS, etc.

**James Hardie** 10 x \$10.25  
**HardiePlank Primed Iron Gray Cedarmill Lap Fiber Cement Siding Panel (Actual: 0.312-in x 6.25-in x 144-in)**

**Description**

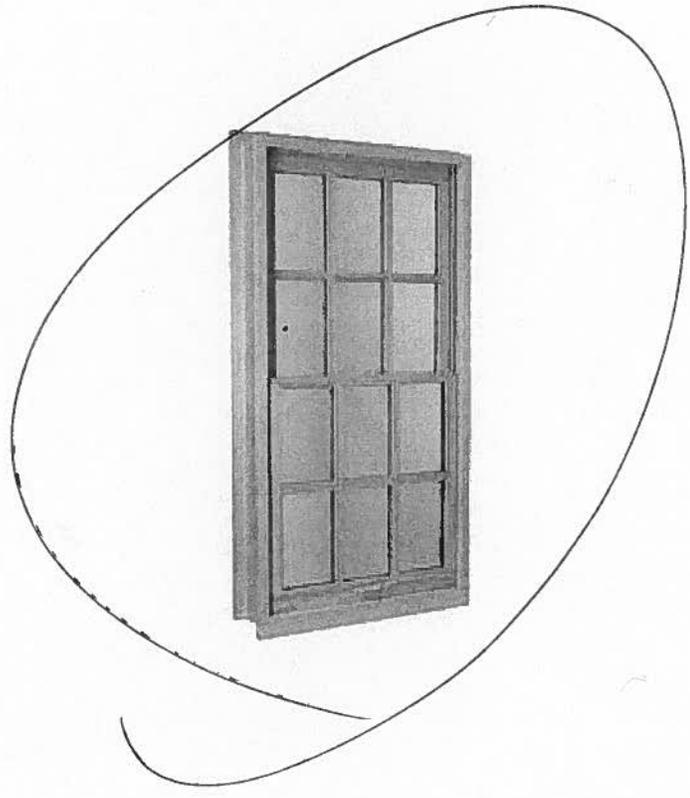
HardiePlank Primed Iron Gray Cedarmill Lap Fiber Cement Siding Panel (Actual: 0.312-in x 6.25-in x 144-in)

- HardiePlank® lap siding is not just our best-selling product, it's the most popular brand of siding in America
- Our natural cedar look has a soft texture that mimics wood
- James Hardie siding and trim are Engineered for Climate® so no matter where you live, you can rest assured that your investment is going to stand up to Mother Nature
- Each substrate is precisely engineered to resist moisture intrusion, cracking, shrinking and swelling in the specific region for which it was designed
- Perfect for your next do-it-yourself project - pre-painted, easy to handle and install
- James Hardie® fiber cement siding products also resist water absorption to help prevent damage from mold, swelling and cracking
- Over a lifetime fiber cement siding costs less than natural wood siding, doesn't attract pests and is fire resistant
- James Hardie® fiber cement siding products are backed by a 30-year non-prorated warranty
- James Hardie® siding products with ColorPlus® Technology are backed by a 15-year limited finish warranty

**Specifications**

Series Name	HardiePlank	Painted	Yes
Actual Thickness (Inches)	0.312	Finish Warranty	15-year limited
Actual Length (Inches)	144	Texture	Cedarmill
Actual Width (Inches)	6.25	Color/Finish Family	Gray
Manufacturer Color/Finish	Iron Gray	Type	Lap
Warranty	30-year limited	Primed	Yes

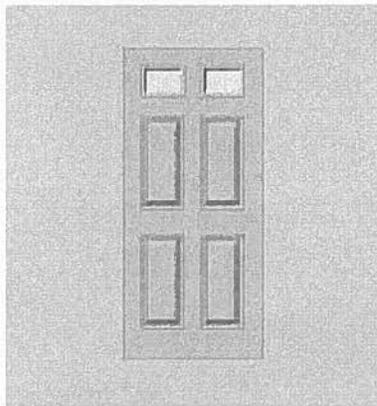
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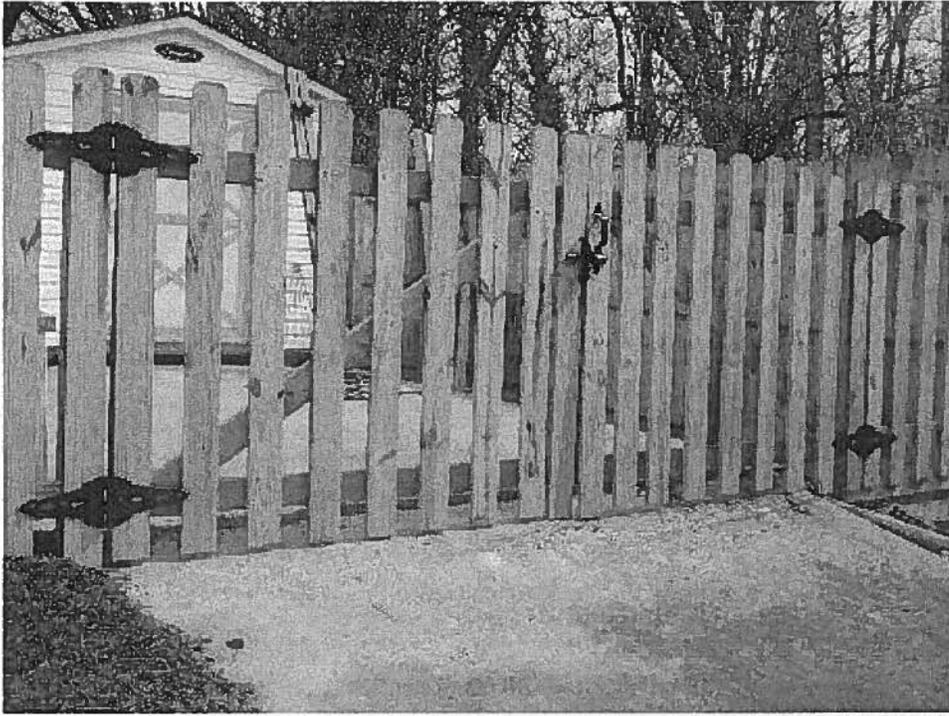
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AMERIFENCE



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