



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: June 13, 2016
SUBJECT: Certificate of Appropriateness for new construction at 100 Hanover Street

ISSUE

Tommy Mitchell requests a Certificate of Appropriateness to:

- Demolish the existing structures at 106 Hanover Street, 108 Hanover Street, and 718 Sophia Street
- Construct a new five-story masonry building. The building footprint will be 105 feet along Hanover Street and 155 feet along Sophia Street, with ground level parking.

RECOMMENDATION

Continuation of the application to July 11, 2016

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

City Code Section 72-23.1 D(1)

- (1) New construction. No building or structure shall be erected or reconstructed within the HFD, unless approved by the ARB as being architecturally compatible with the historic landmarks, buildings, structures and areas located therein. The ARB shall, in making its decisions, consider the characteristics of a proposed building or structure as they affect and relate to the district, including the following elements:

- (a) Site planning (continuity of street edge, spacing between buildings, fences and walls, parking);
- (b) Building scale (size, height, facade proportions);
- (c) Building massing (form, roof shape, orientation);
- (d) Roof (shape, pitch, overhang, dormers, skylights, chimneys);
- (e) Windows (type, shape and proportion, rhythm and balance, blinds/shutters);
- (f) Doorways (placement and orientation, type);
- (g) Storefronts (materials, architectural details);
- (h) Exterior architectural elements (entrances, porches and steps, cornices);
- (i) Materials (wall surfaces, foundation, roof); and

Miscellaneous details (trim, gutters and leaders, louvers/vents, lighting, public utilities).

BACKGROUND

As of June 2016, architect James McGhee has joined the project team to revise the design of the new construction planned for 100 Hanover Street. Proposed design modifications include reduction of the

fourth and fifth stories, a reduction in the number and size of balconies, and variations in the wall surface and massing to reduce the visual impact of the structure. New drawings have not been provided to staff at this time.

Attachments:

1. Aerial photograph showing property location
2. Staff report from March 4, 2016



AERIAL



EXISTING SITE



Item #5

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner *EFN*
DATE: 4 March 2016
RE: **106 and 108 Hanover Street – Demolition**
718 Sophia Street – Demolition
100 Hanover Street – New Construction

Thomas Mitchell requests a Certificate of Appropriateness for demolition of 106 and 108 Hanover Street, demolition of 718 Sophia Street, and for new construction at 100 Hanover Street. This project was considered by the Board as well as the City Council in 2013.

On May 13, 2013, the Board approved demolition of all three buildings and then approved the site planning and the scale and massing of a five-story mixed-use building. After this initial Board action, the City Council considered and granted a Special Exception to exceed the 50 height limit by six feet, to increase the residential density (to account for donation of an easement for a wider alley), and to modify the required commercial component (because of floodplain issues). The City Council also granted Special Use Permits for construction in the floodplain and for a mixed-use building of the proposed size.

On October 14, 2013, following the City Council's approvals, the applicant returned to the Board and received approval for the architectural details of the new building. The Special Exception and the Special Use Permits issued by the City Council remain valid and run with the land. Only the Board's approvals need to be renewed.

As was done initially, the Board should consider demolition of the three existing buildings and then proceed to review of the new construction.

Demolition of 106 and 108 Hanover Street and of 718 Sophia Street

The criteria for considering the appropriateness of demolition is contained in Section 72-23.1.D.(2) of the City Code, as follows:

1. The architectural significance of the buildings –

- 106 and 108 Hanover Street are connected, one-story, flat-roof, concrete-block, commercial buildings. The facades, with their stepped parapet walls, exhibit an Art Deco influence. Their period of construction is c. 1930.
- 718 Sophia Street is a two-story, wood frame structure covered with corrugated metal. Its period of construction is c. 1935.
- The City's 2006 architectural survey notes that a roughly five-block area of Sophia Street includes a range of vernacular commercial buildings, constructed from

the 1930s to the 1950s. They are/were simple, utilitarian buildings. Most are small and indistinct and do not have any particular architectural significance. As a group, however, they reflect the architectural trends of the interwar and post-war periods as well as the development patterns along this historically semi-industrial waterfront neighborhood. All three buildings are identified as contributing to the Historic District.

2. The historical significance of the buildings -

- As noted in the 2006 architectural survey, these buildings reflect the utilitarian uses of the Fredericksburg riverfront. The river has been a route for commerce, been diverted to power local industries, and has also been a dumping place for all manner of industrial and organic waste. The buildings are not associated with significant events or people.

3. Whether the buildings are linked, historically or architecturally, to other buildings or structures, so that their concentration or continuity possesses greater significance than the particular buildings individually -

- As noted in the 2006 architectural survey, these commercial buildings are not individually significant, but rather are an assemblage that represents the uses of the riverfront in the early twentieth century. A trend toward environmental values that began in the 1960s, however, has altered public policy related to natural resources such as the river and resulted in ambitious plans for a riverfront park that will highlight the entire span of the City's history along the river. A public park highlighting the river as a resource is a departure from the historical use of the river as a receiving stream for waste products. Components of this assemblage of small commercial buildings have been removed over the past 25 years, to allow for a riverfront recreational amenity to be developed.

4. The significance of the buildings or their proposed replacement in furthering the goals of the Comprehensive Plan -

- The overall plan for the Sophia Street corridor is for an open riverfront on the east (river) side of Sophia Street and redevelopment along the west (dry) side of Sophia Street. The Comprehensive Plan (2015) includes the following statement: "[A] riverfront park is being designed for 3 acres of City-owned land between Hanover and Wolfe Streets. The concept for the road corridor is to encourage development on the west side of the street, while leaving the east side open (p. 117)." The Comprehensive Plan contains policies related to preserving historic resources, but the City has engaged in a judicious removal of obsolete buildings in this area to meet its other public policy goals.

5. The condition and structural integrity of the buildings -

- The buildings at 106 and 108 Hanover Street are in reasonably good shape. The building at 718 Sophia Street is intact, but is more of a large shed than viable commercial space. The condition of the buildings is not a factor in this request for demolition.

6. Effect on surrounding properties -

- The justification for seeking demolition approval is to clear these lots to accommodate a proposed 18-unit condominium project, with all related parking provided on-site on the first level. There will also be commercial space on Hanover

Street. The City seeks this type of development as a means to redevelop the Sophia Street corridor and to continue to revitalize its downtown.

7. Inordinate hardship -

- This request for demolition does not claim an inordinate hardship.

Recommendation

The buildings at 106 and 108 Hanover Street and 718 Sophia Street have limited architectural value. Their historical value has been as components of an early twentieth century assemblage, but that assemblage also has limited economic value. The community has spent the past 30 years developing riverfront park plans, acquiring the land to accommodate a park, and removing buildings to prepare for park development and revitalization of the 600-800 blocks of Sophia Street. Staff finds that removal of the buildings at 106 and 108 Hanover Street and at 718 Sophia Street is consistent with adopted public policy and recommends approval of their removal.

New Construction at 100 Hanover Street

The applicant proposes to construct a five-story mixed use structure. The bottom floor will provide all required parking on-site and also have street level commercial space along Hanover Street. The upper four floors will consist of 18 condominiums and support spaces. In August 2013, the City Council approved a Special Exception for the 56 foot height, an increase in the residential density (to account for donation of an easement for a wider alley), and a modification of the required commercial component (because of floodplain issues). The City Council also granted Special Use Permits for construction in the floodplain and for a mixed-use building of the proposed size.

In reviewing new construction within the Historic District, the Board adheres to the following sequence:

- **Site Planning**
 - The construction site is at the corner of Hanover and Sophia Streets, extending 160 feet along Sophia Street and 116 feet along Hanover Street. There is a 15-foot wide alley behind this property that will be expanded to a 20-foot width, to enhance access by fire-fighting equipment. The Special Use Permit granted by the City Council carries the condition that the owner undertake an archaeological investigation of the site, to begin with a Phase I investigation, with the potential to expand to a Phase II investigation.
- **Scale and Massing**
 - The new building will be 56 feet high, but its massing is broken up by significant modulation of the wall planes and stepping back portions of the fourth and fifth floors. The height limit for this site is 50 feet so the City Council has granted a Special Exception to allow for the additional 6 feet. This Special Exception (which has no expiration date) recognizes that downtown Fredericksburg is locat-

ed on a series of terraces, where the topography can absorb the mass of substantial buildings.

- **Windows and Doors**

- The fenestration, separate from the storefronts, will consist of Anderson units, with aluminum exteriors and wood interiors. Some Board members had previously expressed concern that the amount of glass might be inappropriate to the historic context. The response was that the Hanover Street side of the building, which is the front of the building, reflects the ratio of solids to voids and the rhythm and balance of the fenestration of nearby historic buildings on Caroline Street. The Sophia Street elevation is a side elevation and though there is more glass, the modulation of the walls and the use of solid side walls ensure that an observer will see more brick than glass from most any angle. In addition, the windows on the primary wall planes are smaller units, to reflect an appropriate ratio of solids to voids, and will also be white, to give them visual definition. The French doors and surrounding glass walls will provide critically needed light to the residential units, but are set back from the primary wall planes and will also have a dark terratone finish, which will obscure their visual presence.

- **Storefronts**

- The storefronts will be aluminum, with a terratone finish that matches the top floor windows. The finish will be Kawneer Medium Bronze.

- **Exterior Architectural Elements**

- Entrances – There are two storefronts on Hanover Street, as well as an entryway for the residential units. The residential entry is deliberately understated, leaving the visual emphasis on the commercial components. The openings into the parking area that front on Sophia Street have been configured to relate to the fenestration of the upper stories, as much as possible. The garage openings will have woven metal screens, with a Kawneer Medium Bronze finish. The garage doors will have metal gates.
- Porches – There are prominent balconies for each of the residential units, which is part of the significant modulation that breaks up the building massing.
- Cornices – The Hanover Street side of the building has a strong cornice at the fourth story, to relate the façade to Caroline Street. The opposite (south) end of the building has the same feature in the same location. Along Sophia Street, there will be a strong cornice at the fourth story, but some of the fourth floor is set back from the front wall plane. Another cornice will cap the third story, which will provide for visual continuity along Sophia Street.

- **Materials**

- Wall surfaces – The upper stories will be clad in brick and include an accent brick.
- Foundation – The first story will be clad in a smooth stone, with an accent of split stone.
- Roof – The roof will be flat and not visible.

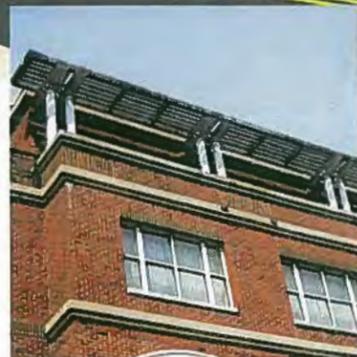
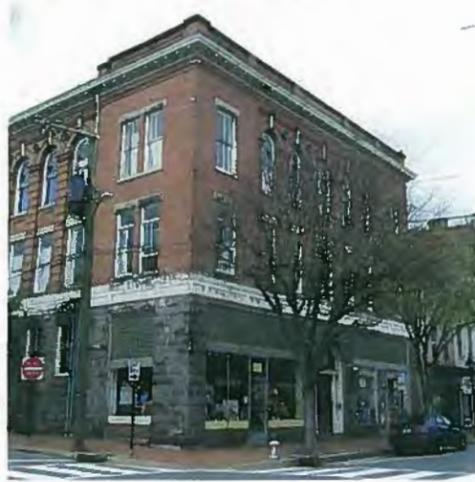
- **Miscellaneous Details**

- Trim – The window arches and the cornices will be a pre-cast material, consistent with the first story stone. The columns on the alley side of the building will be composite or aluminum clad units, with a finish that matches the railings.

- Gutters – There will be no visible gutters.
- Mechanical units – The roof top mechanical units will not be visible from the ground.
- Lights – Light fixtures will be placed along Hanover and Sophia Streets. They will be copper units with either a gas light or a flickering electric light.

Staff finds the proposed new construction to be architecturally compatible with the historic aspects of the Historic District and recommends renewal of the approval given in 2013 for the submitted drawings.

SITE CONTEXT BUILDINGS



ONE HANOVER CONDOMINIUMS



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INSPIRATION PHOTOS
(Charleston, SC)

nbi ARCHITECTURE
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PROJECT:
ONE HANOVER CONDOMINIUMS
FREDERICKSBURG, VA
PC: -

SEPT 27, 2013	
REVISIONS	
NO.	DATE

DWG. NO.
A0
FCSP-ARB.DWG

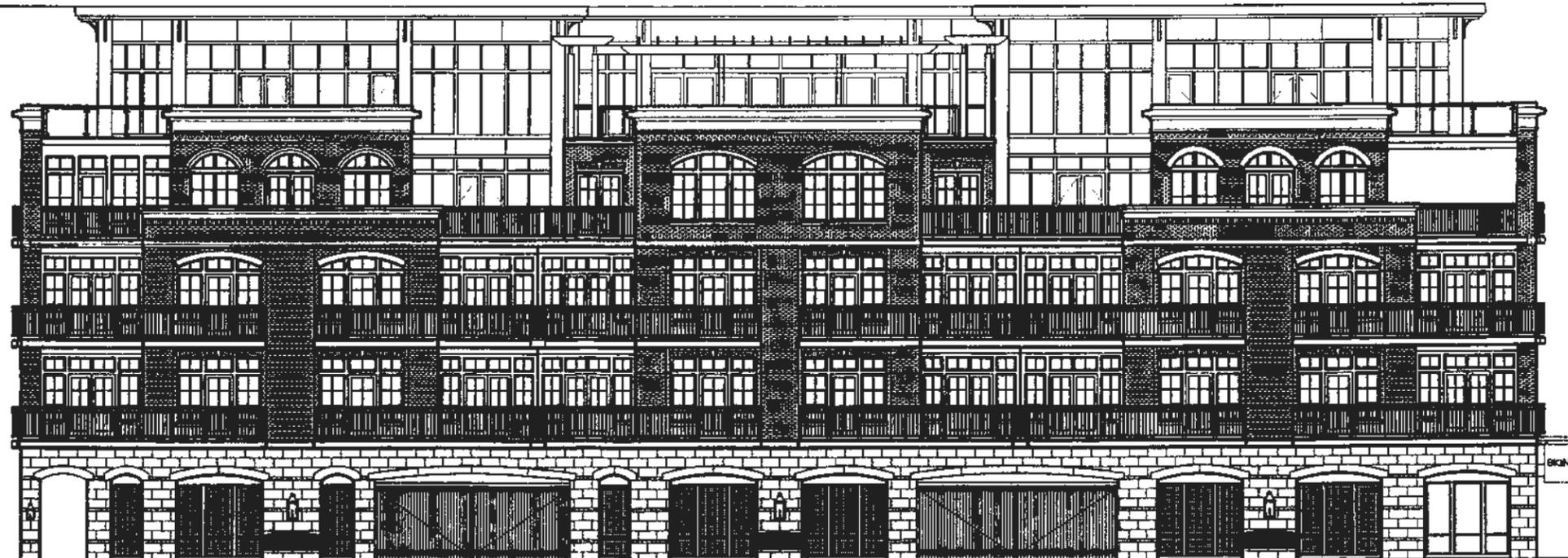
T.O. PARAPET
AFF = 58'-0"



FIRST FLOOR
AFF = 0'-0"

A1 HANOVER STREET ELEVATION
SCALE: 1/16" = 1'-0"

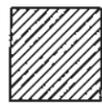
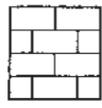
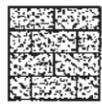
T.O. PARAPET
AFF = 58'-0"



FIRST FLOOR
AFF = 0'-0"

A1 SOPHIA STREET ELEVATION
SCALE: 1/16" = 1'-0"

BASIS OF DESIGN FINISHES

-  FIELD BRICK
CAROLINA CERAMICS
CHERRY SMOOTH
-  FIELD BRICK
CAROLINA CERAMICS
BURGANDY SMOOTH
-  ARRISCRAFT
RENAISSANCE SMOOTH
OAK RIDGE
-  ARRISCRAFT
RENAISSANCE SPLIT
OAK RIDGE
-  METAL PANELS
TO MATCH KAUNEER
MEDIUM BRONZE

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FREDERICKSBURG, VA

PC: -

ELEVATIONS

SEPT 27, 2013

REVISIONS
NO. DATE

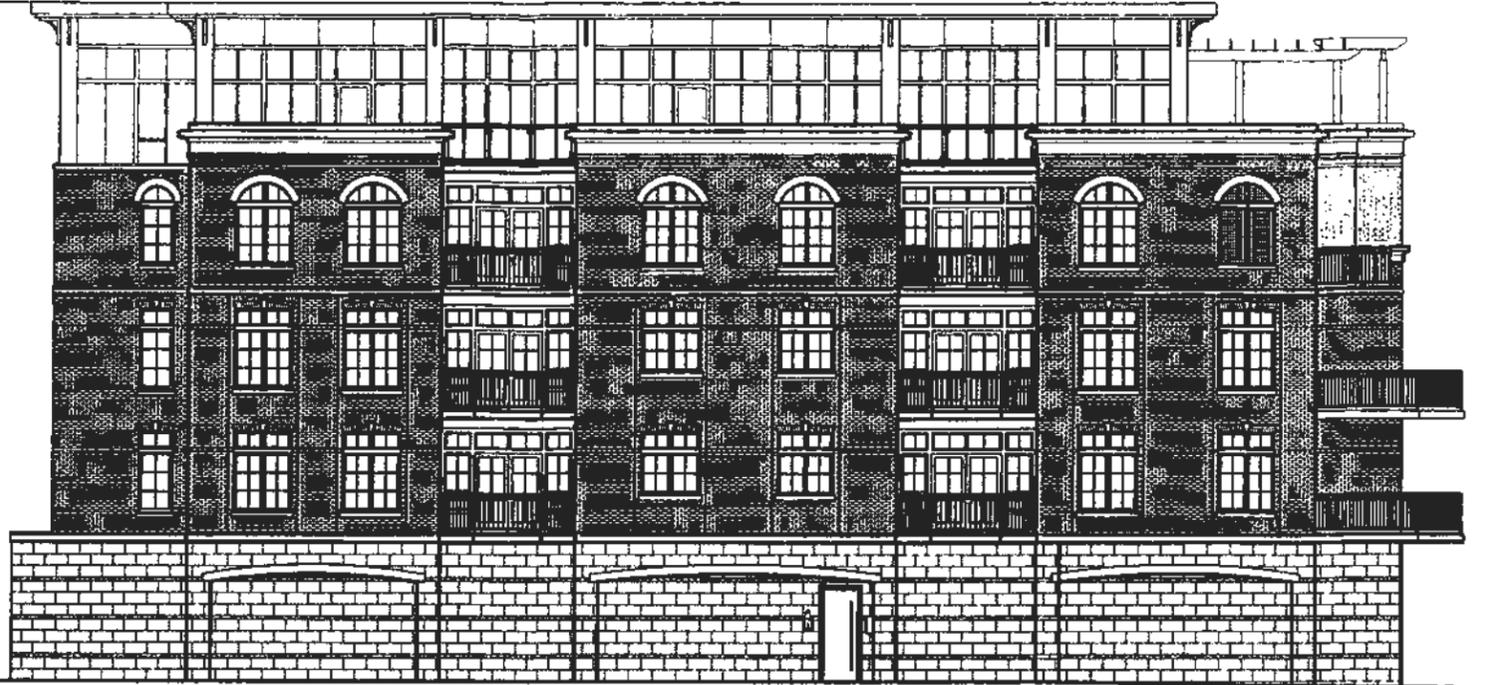
1/16" = 1'-0"

DWG. NO.

A1

FCSP-ARB.DWG

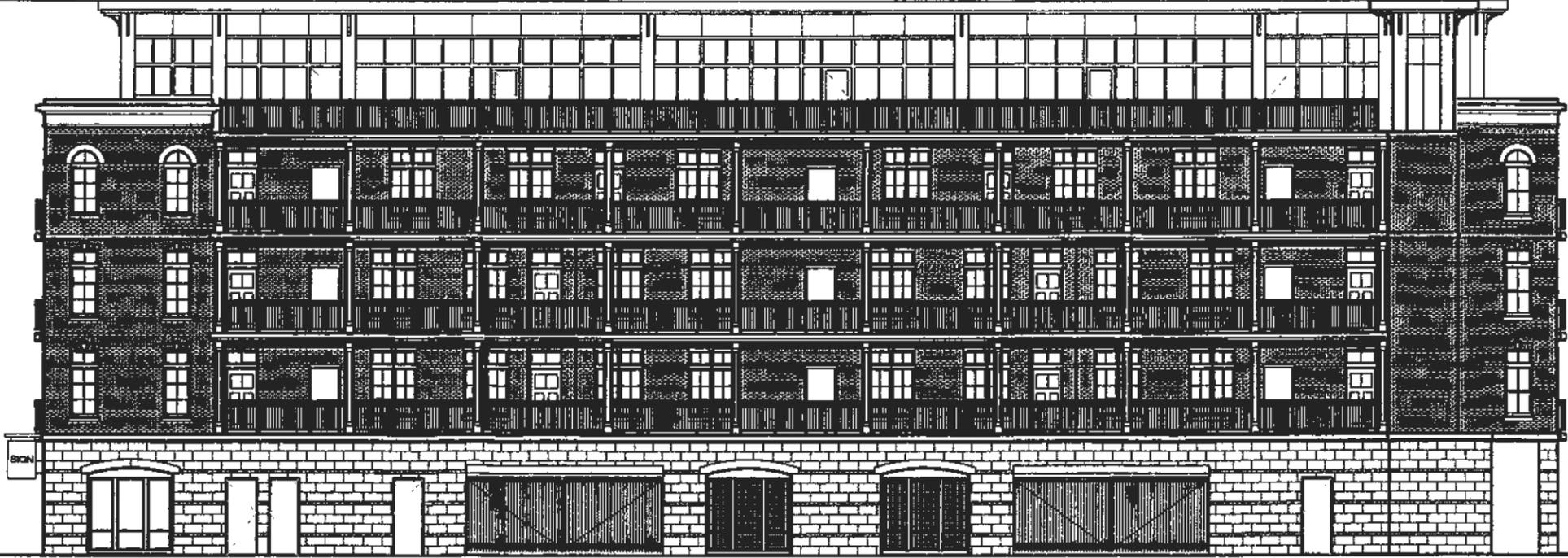
T.O. PARAPET
AFF = 58'-0"



FIRST FLOOR
AFF = 0'-0"

A2 BACK ELEVATION
SCALE: 1/16" = 1'-0"

T.O. PARAPET
AFF = 58'-0"



FIRST FLOOR
AFF = 0'-0"

A2 ALLEY ELEVATION
SCALE: 1/16" = 1'-0"

BASIS OF DESIGN FINISHES

	FIELD BRICK CAROLINA CERAMICS CHERRY SMOOTH
	FIELD BRICK CAROLINA CERAMICS BURGANDY SMOOTH
	ARRISCRAFT RENAISSANCE SMOOTH OAK RIDGE
	ARRISCRAFT RENAISSANCE SPLIT OAK RIDGE
	METAL PANELS TO MATCH KAUNEER MEDIUM BRONZE

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PROJECT:
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FREDERICKSBURG, VA

PC: -

ELEVATIONS

SEPT 27, 2013

REVISIONS
NO. DATE

1/16" = 1'-0"

DWG. NO.

A2

FCSP-ARB.DWG