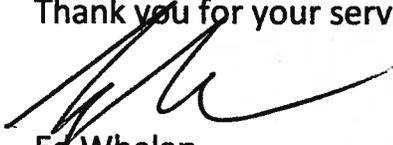


May 17, 2016

Members of the Architectural Review Board:

The revitalization of The Silk Mill incurred numerous delays through the process. The previously approved Certificate of Appropriateness expired. We request the certificate to be updated at this time.

Thank you for your service.

A handwritten signature in black ink, appearing to read 'Ed Whelan', written over the text 'Thank you for your service.'

Ed Whelan
Silk Mill



City of Fredericksburg, Virginia
NOTIFICATION OF ACTION
by
ARCHITECTURAL REVIEW BOARD

TO: Ed Whelan
1707 Princess Anne Street
Fredericksburg, VA 22401

FROM: Erik F. Nelson, Senior Planner

DATE: September 10, 2013

RE: *Partial Demolition at 1715 Princess Anne Street*

In accordance with Division 23 of Chapter 78 of the City Code, relating to the Old and Historic Fredericksburg District, your request for a Certificate of Appropriateness has been reviewed and:

Approved

Disapproved

Other

at the September 9, 2013 meeting of the Architectural Review Board

Your next step should be:

File additional/revise plans as required:

BD & S

Obtain other required permits:

BD & S

No further information is required

Authorization is granted to demolish the post-1934 addition, with the following conditions:

1. That HFFI be given the opportunity to document the post-1934 structure
2. That the brick pier (approx. 4 feet wide) abutting the mill building be retained

Any person aggrieved by a decision of the Architectural Review Board may appeal such decision to the City Council, provided such appeal is filed in writing within fourteen (14) days from the date of notification of the Architectural Review Board's decision (Section 78-767 of the City Code).

cc: Building & Development Services



Item #3

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner *EFN*
DATE: 9 September 2013
RE: **1700 Caroline Street – Partial Demolition**

Ed Whelan requests a Certificate of Appropriateness to demolish an addition on the west end of the historic silk throwing mill, at 1700 Caroline Street. The original mill (built in 1889/90 by C.W. Wilder & Co.) was a one story building with a clere-story, on the north corner of the block. It was powered by a raceway along what is now Ford Street (Factory Street on the Sanborn map). Within a few years, a two story addition had been built, extending the mill toward Herndon Street (New Street on the Sanborn map). The raceway was reconfigured to run across the lot, directly into the building. The 1927 Sanborn map shows this full extent of construction, which is reflected in the historic photograph.

A fire in 1934 partially destroyed the building, but documentation is lacking on the extent of damage. The original one story building, however, is no longer extant and the upper stories of the addition are also missing, leaving the one story structure in place today. At some point after the fire, a one story addition was erected where the original mill had been, but this addition does not relate to the surviving mill building (floors do not meet, no shared openings, etc.).

The applicant uses the historic mill for many types of events, including weddings. He proposes to demolish this post-1934 one story addition, to allow an expanded use of the site for weddings, etc. This request should be evaluated according to City Code Section 78-761, which contains the criteria for considering demolition, as follows:

1. Architectural significance of the building – The post-1934 addition does not relate architecturally to the surviving components of the old mill. It is a utilitarian appendage whose function was entirely independent of the building to which it was attached. Where the mill is characterized by banks of large steel windows, the 1934 addition is characterized by garage doors. It does not have architectural significance.

2. Historical significance of the building – The mill operated from 1889/90 through 1934. Its construction occurred in the late nineteenth century and its energy sources ranged from water-power to electricity. The addition proposed to be removed shared in none of these developments and its use is not considered historically significant.

3. Whether a building or structure is linked, historically or architecturally, to other buildings or structures, so that their concentration or continuity possesses greater significance than the particular building or structure individually – As noted above, the post-1934 addition does not relate, historically or architecturally, to the mill building to which it is attached.

The post-1934 addition does not contribute to the collection of mills and the mill related buildings in this area of the City that are significant as an industrial assemblage.

4. The significance of the building or its proposed replacement in furthering the comprehensive plan goals – The post-1934 addition is not considered significant to redevelopment of the overall mill site. Its removal will allow expansion of the existing uses of the historic mill building, especially its use as a wedding venue. The City's Comprehensive Plan calls for the City to encourage adaptive reuse and redevelopment of the river-powered mills district (p. 127) and this proposal addresses that goal. In this instance, planned redevelopment will eventually include reconstruction of an addition that reflects the original mill design, which will relate to the surviving portion of the historic mill.

5. The condition and structural integrity of the building – The post-1934 addition is a solid structure, but, as noted above, has little relationship to the historic resources on the site. The condition of the building is not at issue. The proposal is to remove a non-contributing element on this historic site, which will allow expansion of the adaptive reuse of the mill building.

6. Effect on surrounding properties – Removal of the post-1934 addition will enhance the overall integrity of the mills district.

7. Inordinate hardship – The applicant is making no claim of hardship. The request is to remove a non-contributing element of the silk mill site, to expand the current adaptive reuse.

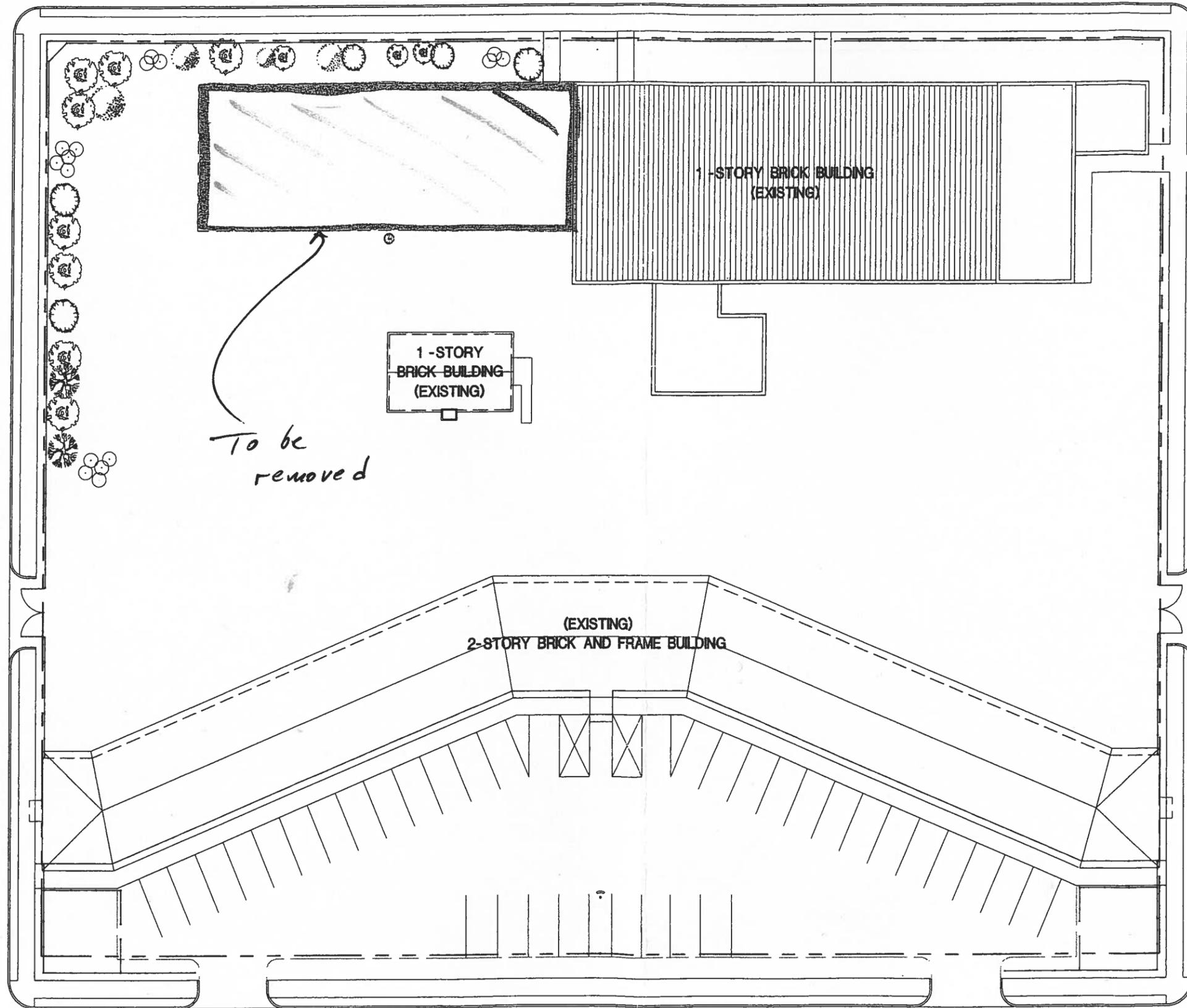
Staff finds that the post-1934 addition does not meet any of the criteria specified in the City Code that would preclude its removal and allow expanded uses of the adjacent mill building. Staff recommends approval of this partial demolition, with the condition that the applicant leave a short (12-18 inches) section of the brick wall that ties in to the mill building, as a way to show the history of the site (at least until such time as additional construction is allowed).







FORD STREET



1 EXISTING SITE PLAN
ASK1 SCALE: 1/32" = 1'-0"

PRINCESS ANNE STREET

HERNDON STREET