MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: June 13, 2016
SUBJECT: Certificate of Appropriateness for demolition and exterior alteration at 319 Prince Edward Street

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ISSUE

Matt Revell requests a Certificate of Appropriateness to demolish the one-story rear addition, construct a new two-story rear addition, alter the roofline, and install a new front porch on this single-family residence.

RECOMMENDATION

Partial approval of the Certificate of Appropriateness for demolition of the rear one-story addition.

Continue the application for new construction to the July 11, 2016 hearing of the ARB.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

City Code Section 72-23.1 D(3)
Demolition, Removal or Relocation

(a) No historic landmark, building or structure within the HFD shall be razed, demolished, or moved until the razing, demolition or moving thereof is approved by the ARB. In determining the appropriateness of any application for the razing, demolition, or moving of a building or structure, the ARB shall consider the following criteria:
   1. The architectural significance of the building or structure.
   2. The historical significance of the building or structure.
   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.
   4. The significance of the building or structure or its proposed replacement in furthering the Comprehensive Plan's goals.
   5. The condition and structural integrity of the building or structure, as indicated by documentation prepared by a qualified professional or licensed contractor, or other information, provided to the board for examination. The City Manager may obtain an assessment from a qualified professional or licensed contractor to assist the ARB or City Council in rendering a decision.
   6. Effect on surrounding properties.

7. Inordinate hardship. This inquiry is concerned primarily with the relationship between the cost of repairing a building or structure and its reasonable value after repair. An inordinate hardship is an instance when preservation will deprive the owner of reasonable economic use of the property.

Building Massing – Additions (pg. 76)
Additions to buildings, whether commercial or residential, should follow the preceeding guidelines. Furthermore, the following guidelines need to be considered because of the high visual impact additions can have on existing structures.

Construction Guidelines

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. Locate additions on the rear or side (secondary) elevations. If an additional floor is to be constructed on top of a building, it should be set back from the main facade to minimize its visual impact.
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. Replicas only confuse the importance of the original architecture.
5. Additions should be constructed so as not to impair the essential form and integrity of the original building.

BACKGROUND

This c.1890 residence, located at the corner of Frederick and Prince Edward Streets, is one of a large number of late 19th and early 20th-century modest Folk Victorian dwellings clustered to the north and south of the urban core. This is a two-story, two-bay, shed-roof, wood-frame dwelling displaying elements of the Italianate and Colonial Revival styles. A one-story shed-roofed section extends off the rear of the primary two-story mass. Distinctive features include the dentillated cornice, six-over-six double-hung sash windows, weatherboard siding, and a stretcher-bond brick foundation. The residence is a contributing structure in the Historic District.

A series of alterations and additions have modified the form of this structure over the years. The 1891 Sanborn Fire Insurance Map depicts what is likely the original form with a one-story wing extending from the rear east-facing elevation. Later maps show a variety of rear additions to the structure, and additional dwellings are even shown on the same lot in 1907, 1912, 1919, and 1947. The current rear addition, clad in vertical boards, was constructed after 1947. A 1989 ARB application indicates that this rear addition dates to the 1960s. The addition does not contribute to the historic significance of the structure.

The original structure, located closest to Prince Edward Street, appears to be structurally stable with the exception of a failed second-story roof. This has currently been stabilized. However, the roof on the rear addition failed several years ago and has caused that area to become wet and unstable. This deteriorated

area is contributing to the migration of moisture into the original structure. There is a clear delineation between this addition and the original structure, and staff is concerned that the moisture issues in the addition will cause accelerated deterioration in the original structure. The addition can be removed without damage to the primary structure, and staff recommends approval of the demolition in order to prevent further deterioration of the 1890s residence.

The applicant proposes to construct a new two-story addition on the residence, using the c.1927 building footprint as a model for the new addition. In addition, a second story would be added to the rear half of the original portion of the structure. To accommodate the new addition and allow the roof to shed water, the applicant proposes to alter the roofline and angle the shed roof towards the street rather than the rear of the house. Staff recommends a shallower roof pitch than that depicted in the submitted image to ensure that the façade retains its original appearance from street level.

The applicant also proposes to remove the existing front porch and replace it with a wood-framed porch that wraps the west and north elevations. The existing porch is a mid-20th-century addition, not constructed until after 1947. Wrap-around porches are less common in the district than full-width front porches; however, this structure is located on a large corner lot and staff believes that this arrangement would not have an adverse impact on the character of the structure or the district.

Staff finds that the site planning and scale of the proposed addition meet the standards of the Historic District, but recommends continuation of the application to allow for additional consideration of the massing and design details.

APPROVAL CRITERIA

Criteria for evaluating demolitions are found in City Code Section 72-23.1 D(3).

The architectural significance of the building.	The 1960s addition is not architecturally significant.
The historical significance of the building.	The 1960s addition is not historically significant.
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.	This addition does not contribute to the architectural significance of the structure or the district because it was constructed outside of the period of significance. Its removal would not impact the significance of the primary structure.
The significance of the building or structure or its proposed replacement in furthering the Comprehensive Plan's goals.	The proposed project furthers the goals of the comprehensive plan by rehabilitating a currently blighted property.
The condition and structural integrity of the building or structure.	Poor; the addition is extremely deteriorated and cannot be reasonably rehabilitated. Moisture and degradation in this addition is threatening the condition of the original 1890s structure.
Effect on surrounding properties.	Removal will enhance use of the site and will not adversely impact the historic character.
Inordinate hardship.	Unknown.

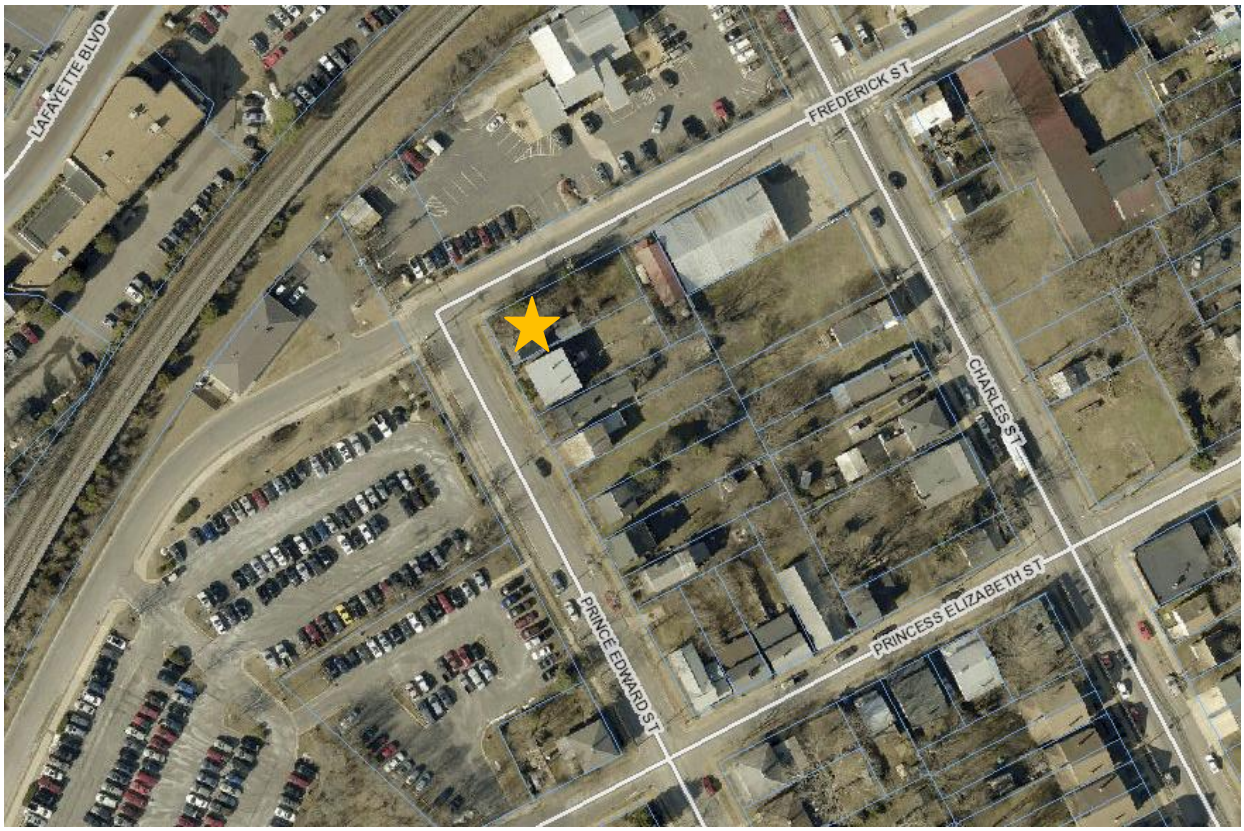
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
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.

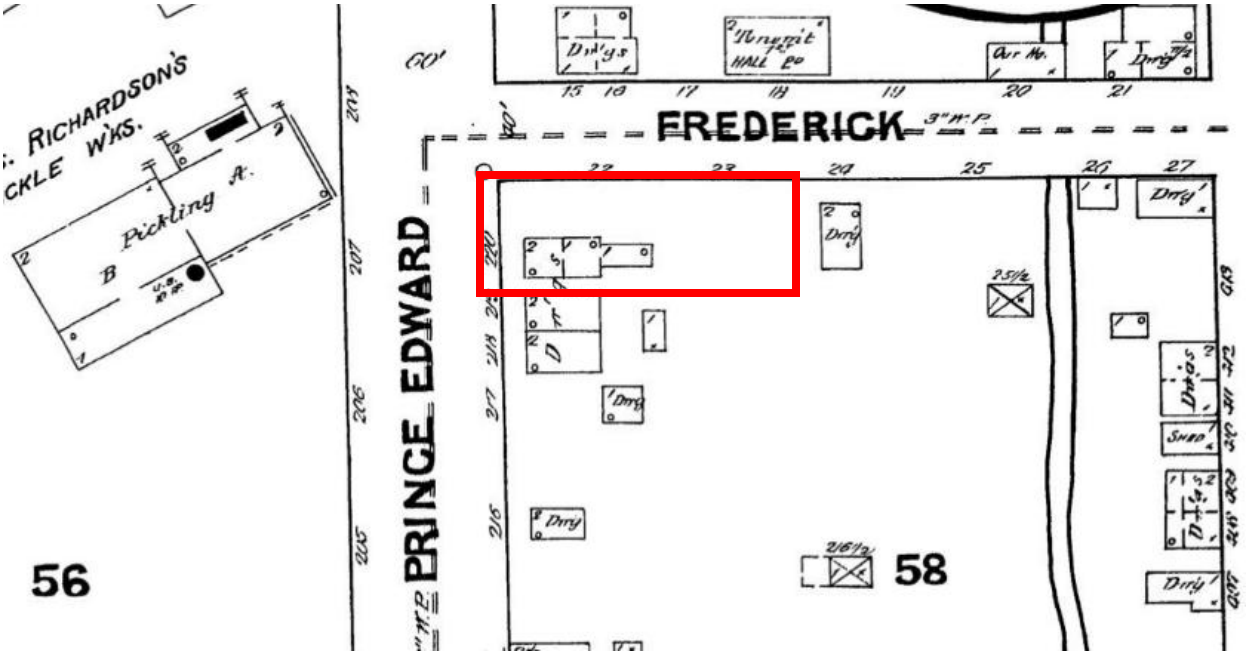
Attachments:

1. Aerial photograph showing property location
2. Sanborn Fire Insurance Maps, 1891 and 1896
3. Sanborn Fire Insurance Maps, 1902 and 1907
4. Sanborn Fire Insurance Maps, 1912 and 1919
5. Sanborn Fire Insurance Maps, 1927 and 1947
6. Photographs, existing conditions
7. Rendering, proposed new addition and alterations
8. Site plan

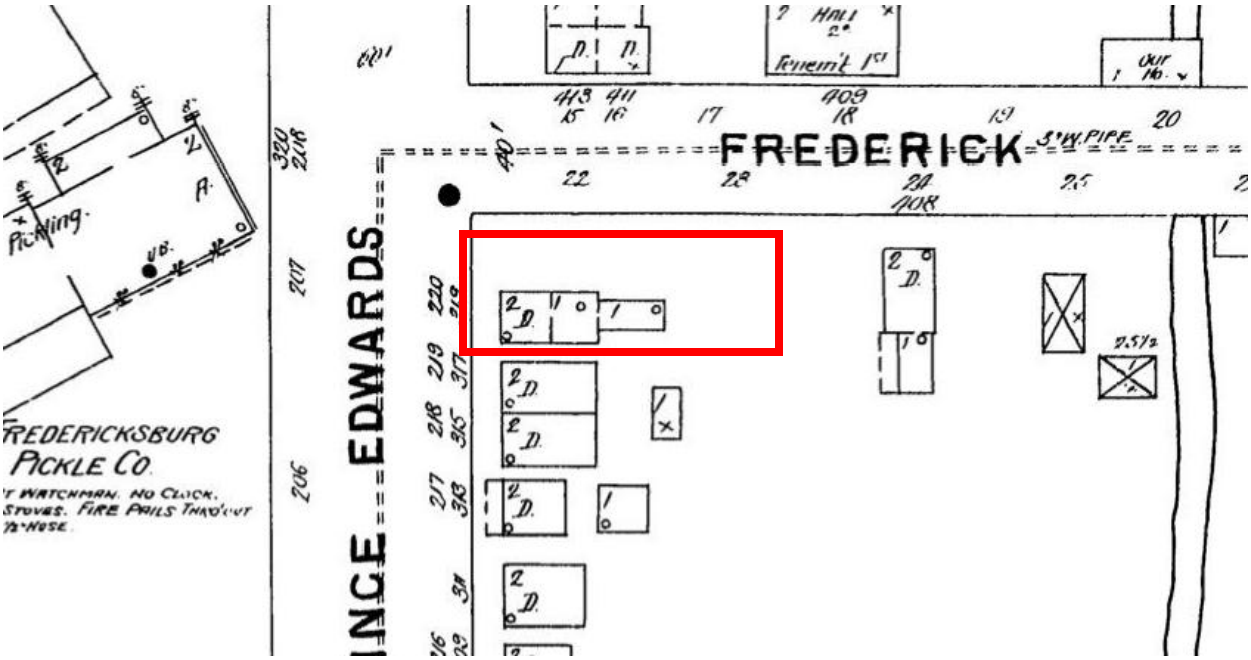


AERIAL

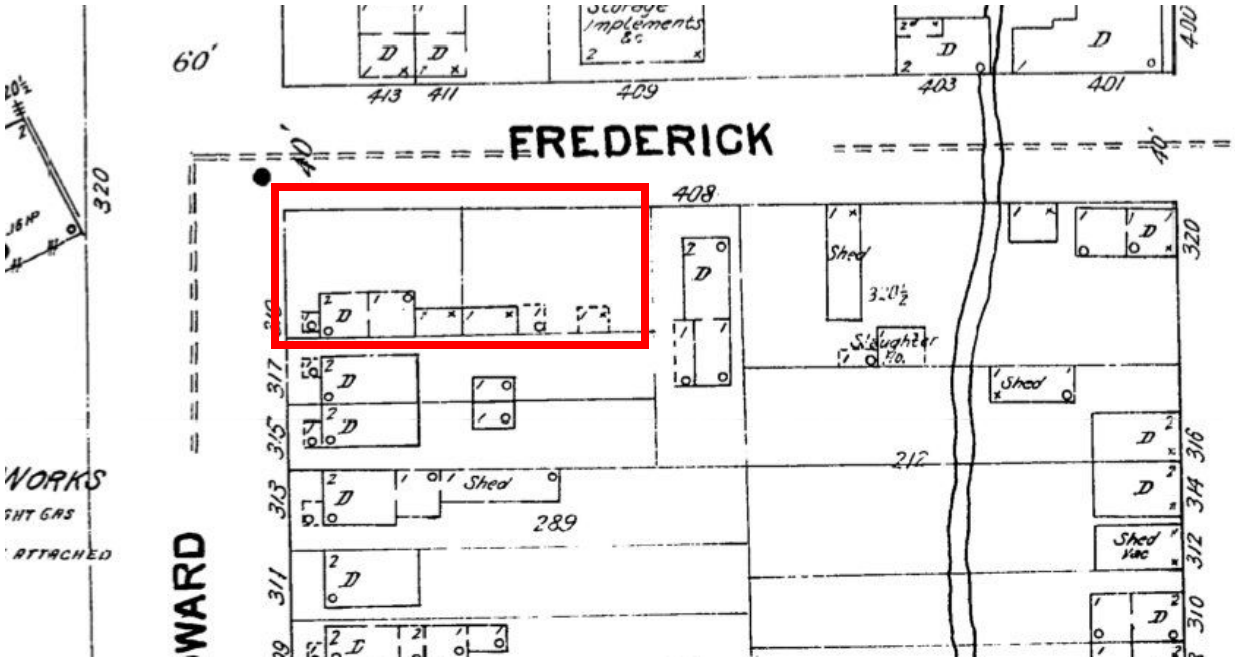
WEST (FRONT) ELEVATION



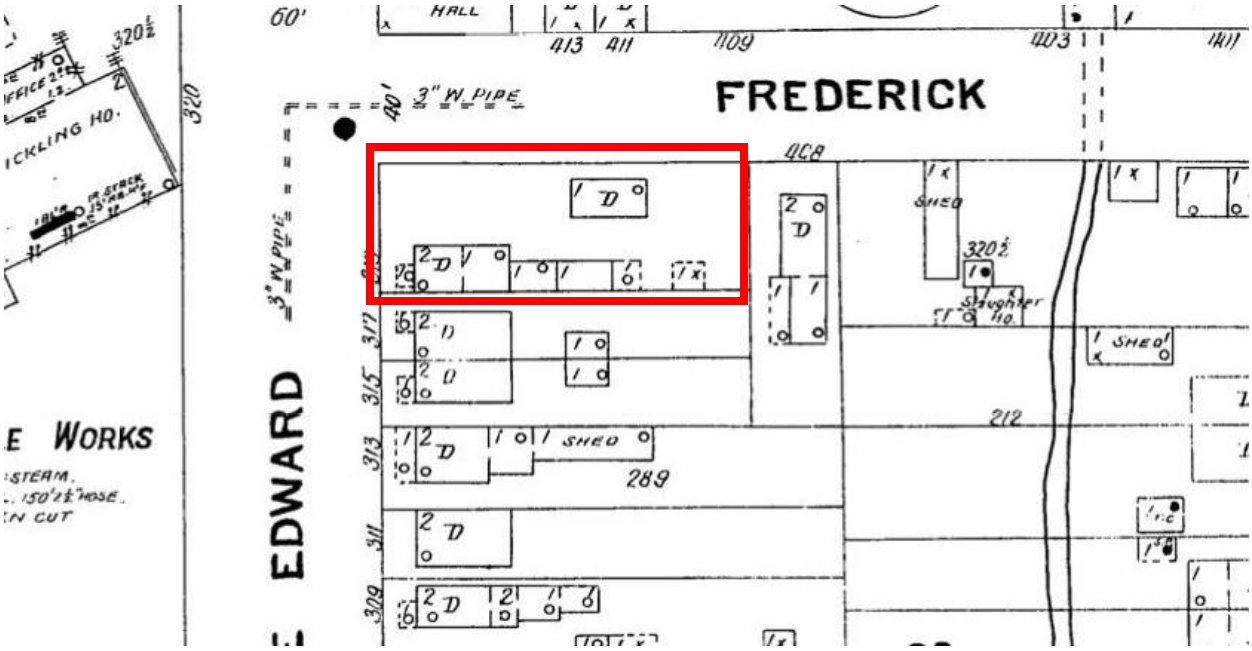
1891 Sanborn Fire Insurance Map



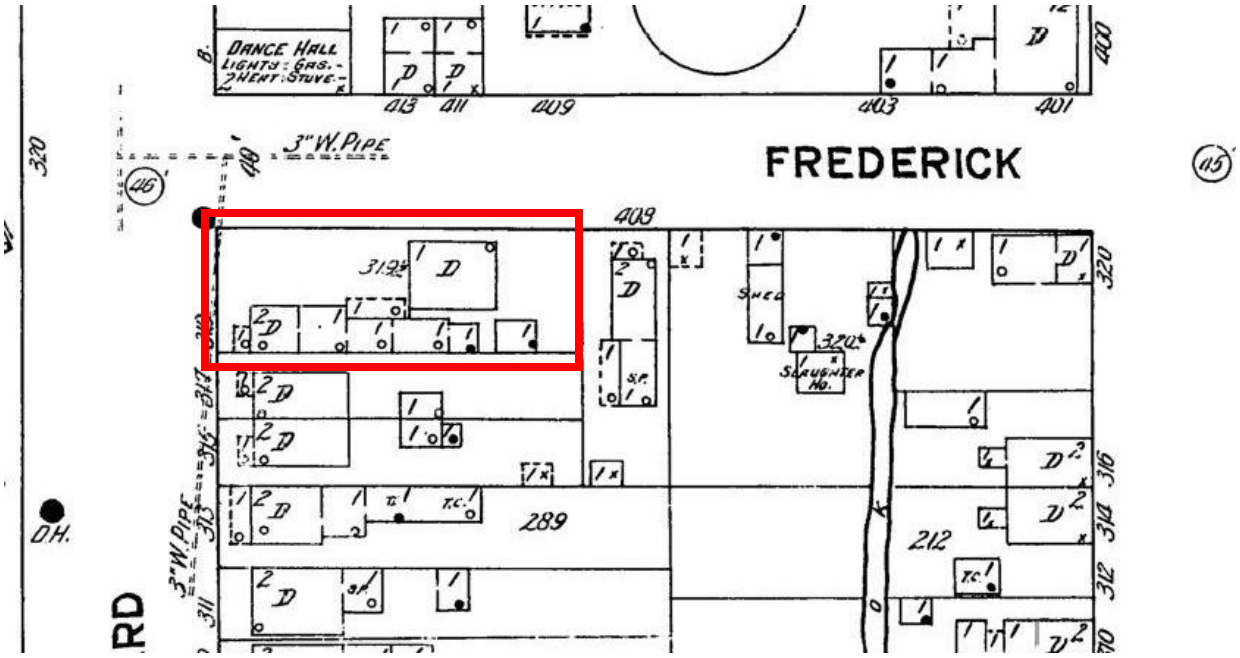
1896 Sanborn Fire Insurance Map



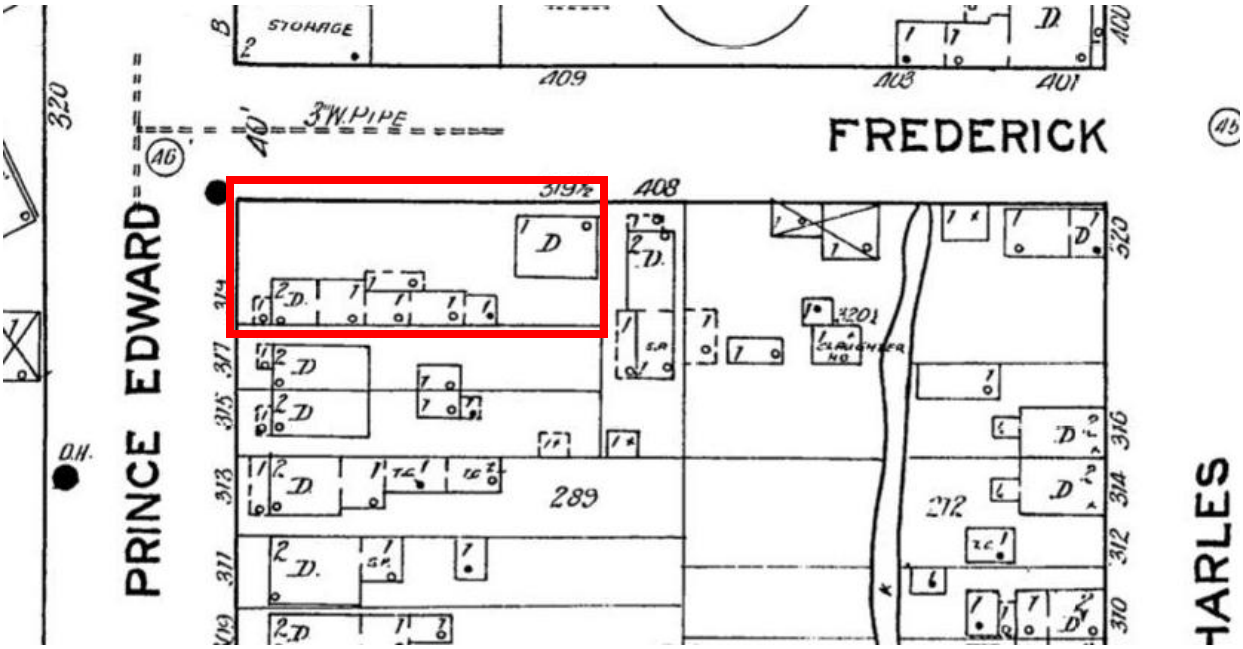
1902 Sanborn Fire Insurance Map



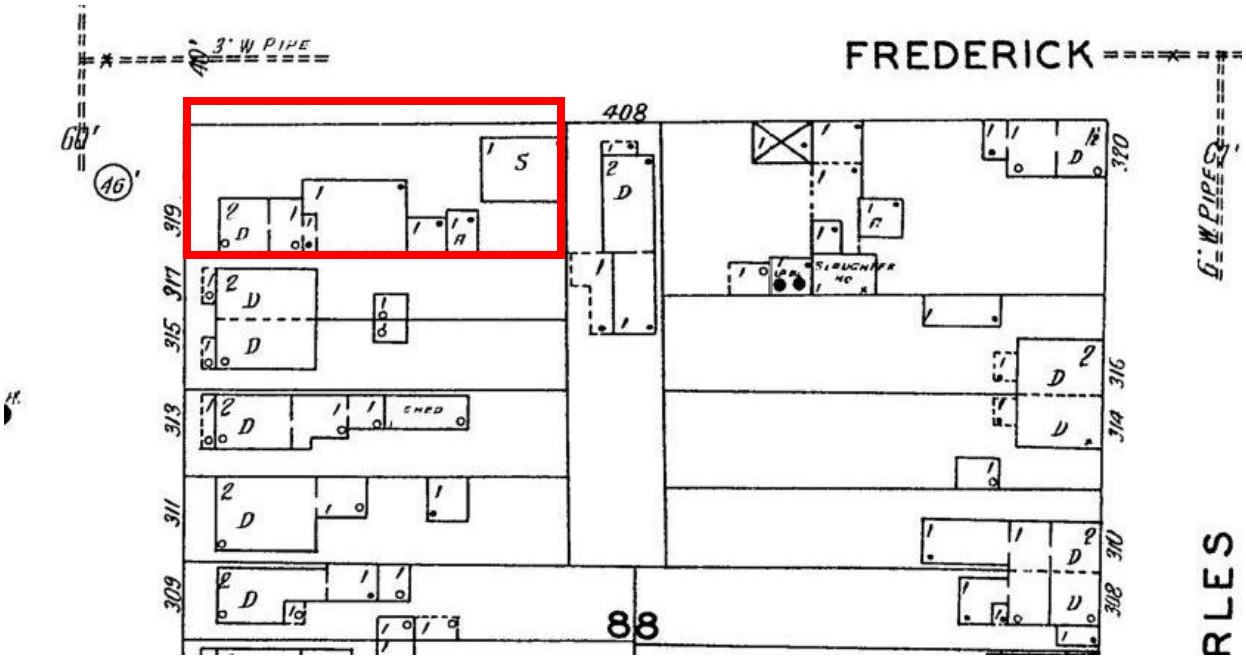
1907 Sanborn Fire Insurance Map



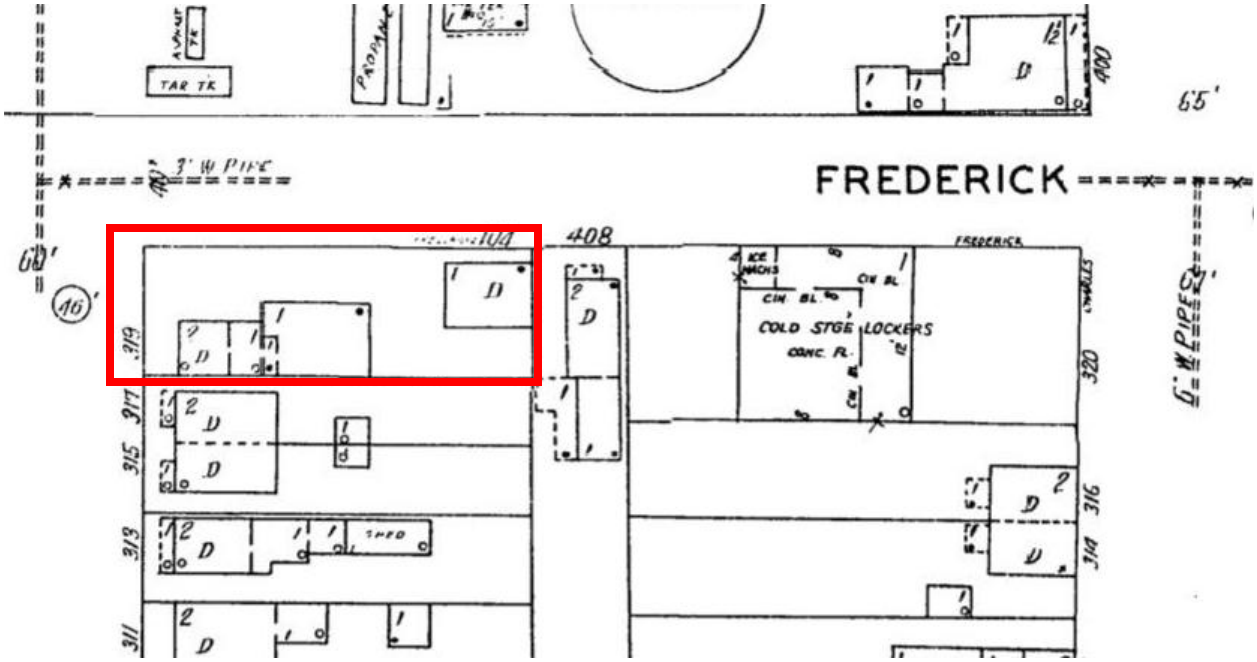
1912 Sanborn Fire Insurance Map



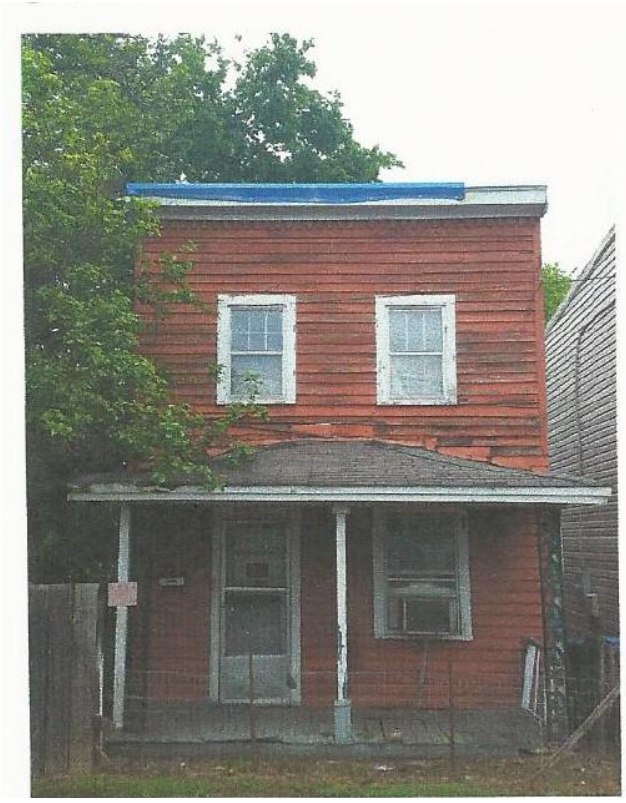
1919 Sanborn Fire Insurance Map



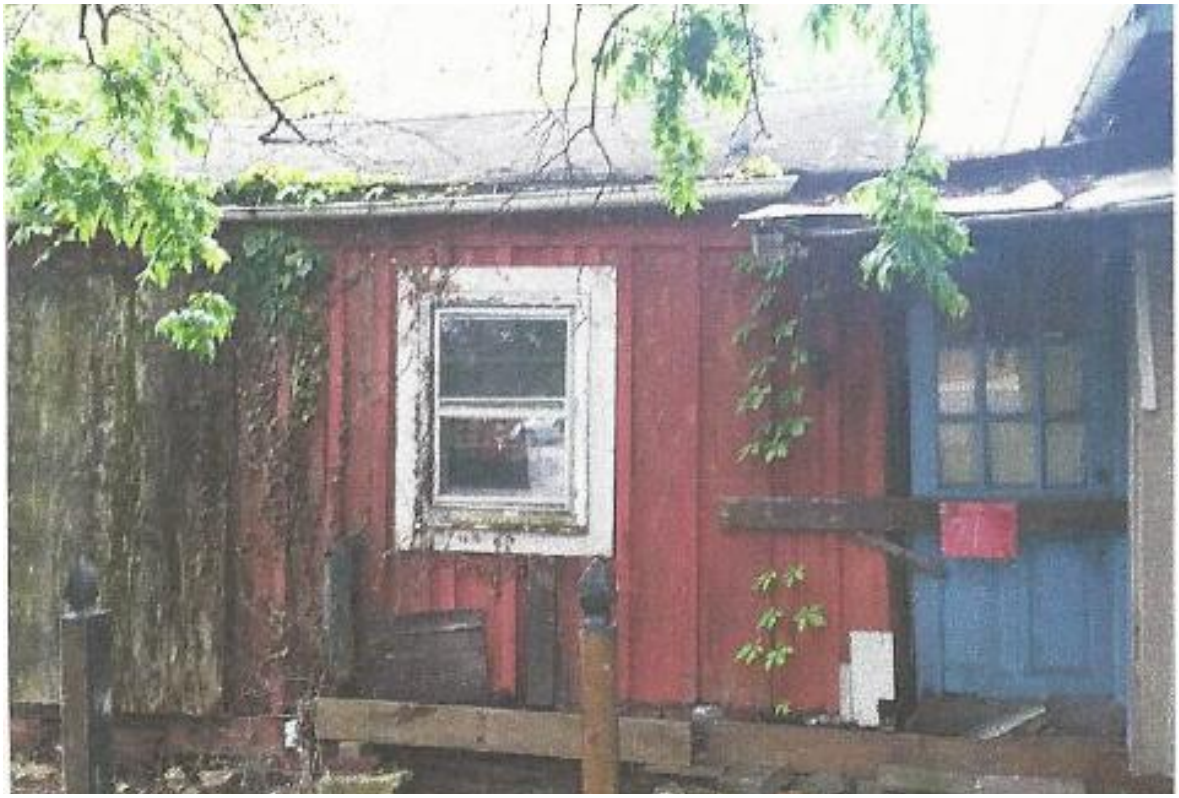
1927 Sanborn Fire Insurance Map



1947 Sanborn Fire Insurance Map



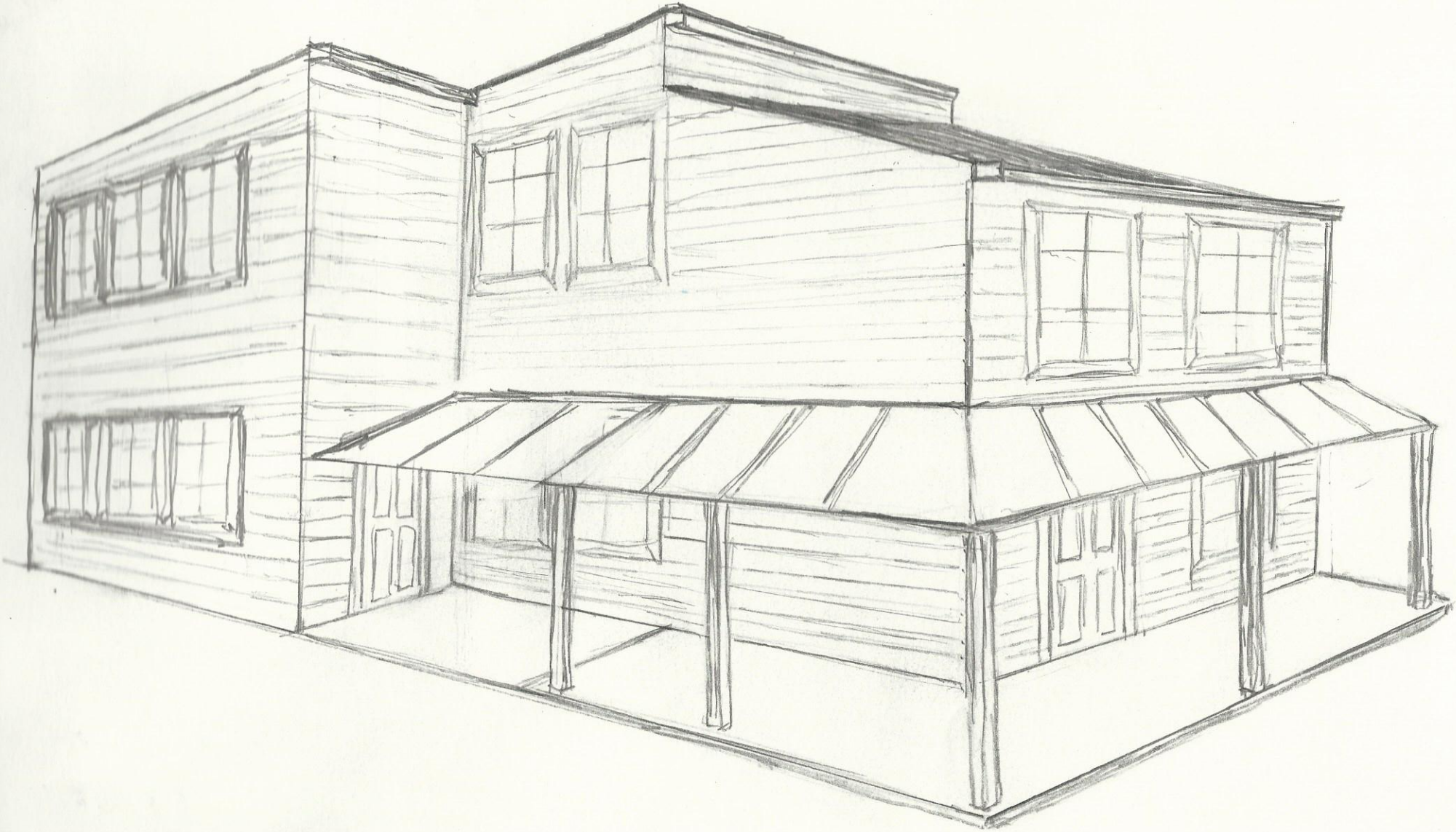
Existing Conditions



Existing Conditions

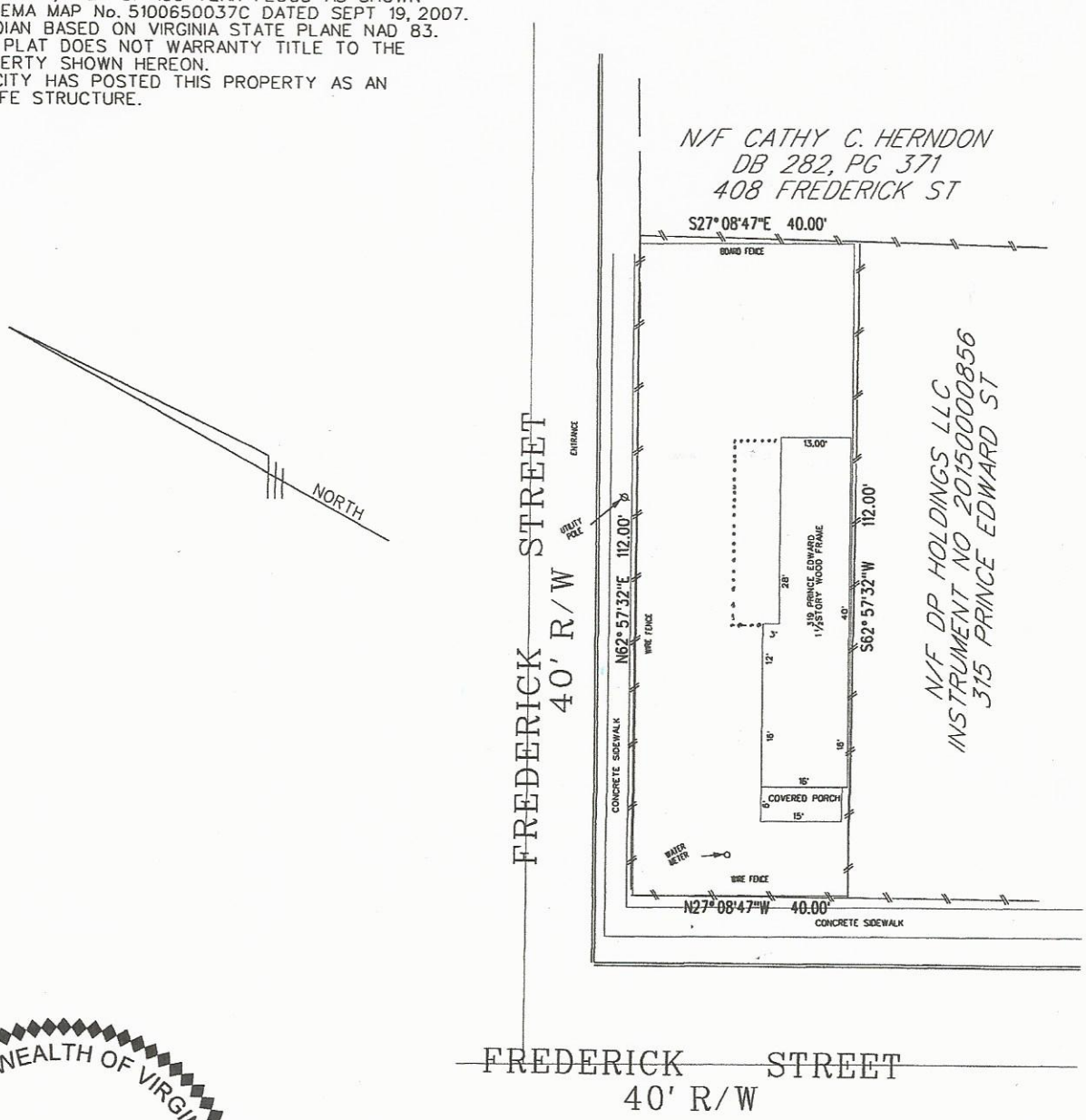
Existing Conditions, Addition Interior

Existing Conditions



NOTES:

1. EASEMENTS NOT SHOWN MAY EXIST.
2. THIS IS NOT A BOUNDARY SURVEY
3. THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE "AE", AREA OF 100 YEAR FLOOD AS SHOWN ON FEMA MAP No. 5100650037C DATED SEPT 19, 2007.
4. MERIDIAN BASED ON VIRGINIA STATE PLANE NAD 83.
5. THIS PLAT DOES NOT WARRANTY TITLE TO THE PROPERTY SHOWN HEREON.
6. THE CITY HAS POSTED THIS PROPERTY AS AN UNSAFE STRUCTURE.



COMMONWEALTH OF VIRGINIA

HAMILTON G. PALMER
Lic. No. 1661

1/28/16

LAND SURVEYOR

SITE PLAN SKETCH

319 PRINCE EDWARD STREET

FREDERICKSBURG, VIRGINIA

HGP, INC.

©

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LAND SURVEYING -- CONSULTING -- PLANNING -- SUBDIVISIONS -- BOUNDARIES - TOPOGRAPHY - BASE MAPPING - GEODETIC CONTROL

DATE: 1/28/16 | SCALE: 1"=30'

319 Prince Edward Sketch.DGN 1/28/2016 6:59:39 PM