ARCHITECTURAL REVIEW BOARD
CITY OF FREDERICKSBURG, VIRGINIA
AGENDA
January 13, 2020
7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Call To Order
2. Determination Of A Quorum
3. Determination That Public Notice Requirements Have Been Met

   3.I. Public Notice

   Documents:

   2 2020-01-13_2NDPRINT_PUBLICNOTICE_ARBHEARING.PDF

4. Election Of Officers
5. Approval Of Agenda
6. Review Of Minutes

   6.I. December 09, 2019 Draft Minutes

   Documents:

   3 2019-12-09 ARBMINUTESDRAFT.PDF

7. Disclosure Of Ex Parte Communication
8. Disclosure Of Conflicts Of Interest
9. Consent Agenda

   9.I. COA 2019-71 - 1002 Caroline Street - Signs

   Documents:

   4 COA 2019-71_ADMINISTRATIVE REVIEW_1002 CAROLINE STREET_01-08-2020-SIGNED.PDF

9.II. COA 2020-01- 501 William Street - Signs

Documents:

5 COA 2020-01_ADMINISTRATIVE REVIEW_501 WILLIAM STREET_01-08-2020-SIGNED.PDF

10. Public Hearing

10.I. COA 2019-70

Documents:

COA 2019-70_ARBMEMO_1311 CAROLINE STREET.PDF

10.II. COA 2019-72 - 1114-1118 Caroline Street

Documents:

7 COA 2019-72_ARBMEMO_1114-1118 CAROLINE STREET.PDF

11. General Public Comment

12. Other Business

12.I. Planning Commission, January 15, 2020

Documents:

8 2020-01-15 PC AD.PDF

12.II. CLG Workshop

13. Staff Update

14. Committee Report

15. Chairman's Report

16. Adjournment

NOTICE OF PUBLIC HEARING

ARCHITECTURAL REVIEW BOARD
CITY OF FREDERICKSBURG, VIRGINIA

Notice is hereby given that the Architectural Review Board will hold a public hearing on Monday, January 13, 2020, beginning at 7:00 p.m. in Council Chambers, City Hall, 715 Princess Anne Street, Fredericksburg, Virginia and may take action on the following applications:

1. 1311 Caroline Street – Richard Crickenberger requests to alter the entry steps at this residential property by adding an additional sandstone step. (COA 2019-70)

2. 1114-1118 Caroline Street – Jon Van Zandt requests to construct a new retaining wall to stabilize the existing failed retaining wall at the rear of these residential properties. (COA 2019-72)

The public is invited to attend this hearing and present their views on these items.

Applications for signs, fences, minor architectural elements, and alterations for the purpose of temporary emergency stabilization are reviewed administratively and submitted to the ARB on a consent agenda at its public meeting. The ARB may consent to the administrative decision, modify the decision, or reverse the decision on these applications. The following applications will be submitted to the ARB at the January 13, 2020 meeting: **1002 Caroline Street – Signs** (COA 2019-71), **501 William Street – Signs** (COA 2020-01). Persons affected may appear and present their views on these applications during the public comment period of the ARB agenda.

Information pertinent to the above applications is available for examination by the public in the Planning Office (Room 209), in City Hall, during regular business hours (8:00 a.m. to 4:30 p.m.), Monday through Friday. Additional information will be available on the City website on the Wednesday before the meeting. Please check the Architectural Review Board homepage. Persons are encouraged to contact the Planning Office at (540) 372-1179 or ksschwartz@fredericksburgva.gov if they have questions or require accommodations to facilitate participation.

Jonathan Gerlach, Chair
Architectural Review Board

Minutes

Architectural Review Board
December 09, 2019
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present	**Members Absent**	**Staff**
Jonathan Gerlach, Chair	James Whitman	Kate Schwartz
Carthon Davis, III, Vice Chair		Tammy Guseman
Kerri S. Barile		
Karen Irvin		
Susan Pates		
Sabina Weitzman		

Chairman Gerlach called the Architectural Review Board meeting to order at 7:31 p.m.

OPENING REMARKS
Chairman Gerlach determined that a quorum was present, and asked if public notice requirements had been met. Ms. Schwartz confirmed that they had.

APPROVAL OF AGENDA
Dr. Barile suggested that nominations be made for Chair and Vice-Chair positions for 2020 as this is usually voted upon at the January meeting. Ms. Schwartz suggested that this could be a discussion item, but formal nominations should be made in January.

Mr. Davis motioned to approve the agenda as written. Ms. Weitzman seconded. The motion carried 6-0.

APPROVAL OF MINUTES
Chairman Gerlach asked if there were any changes or additions to the minutes of the regular meeting dated November 18, 2019. Ms. Weitzman motioned to approve the minutes of November 18, 2019 as written.Dr. Barile seconded. The motion carried 6-0.

DISCLOSURE OF EX PARTE COMMUNICATIONS
Chairman Gerlach asked if any Board member had engaged in any *ex parte* communication on any item before the Board. No Board members had any *ex parte* communication to report.

DISCLOSURE OF CONFLICTS OF INTEREST
Chairman Gerlach asked if any Board member had a conflict of interest for any item before the Board. Ms. Pates disclosed that the homeowners at 805 Caroline Street were previous clients of hers, but there was no current conflict of interest.

CONSENT AGENDA

i. **COA 2019-66 –** 911 Caroline Street – Signs

ii. **COA 2019-69 –** 215 Prince Edward Street – Fence

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Chairman Gerlach asked Ms. Schwartz to review the Consent Agenda items. The Board did not have any changes to the Consent Agenda. Mr. Davis made a motion to approve the consent agenda as submitted. Ms. Weitzman seconded. The motion carried 6-0.

PUBLIC HEARING

i. **COA 2019-62** – 106 Caroline Street, continued application – Simply Home, LLC requests approval of all elements of the revised plans and elevations of the new two-story, single-family residence.

Ms. Schwartz reviewed the modifications to the design made in response to the Board's review.

James McCloskey, property owner, was present.

Chairman Gerlach asked if the Board had any questions. Mr. Davis noted that both sets of shutters on the first and second floors should have operable hardware or at least appear operable. Ms. Schwartz assured the Board that all shutters on the revised design do have operable hardware. Ms. Weitzman asked the staff if previous Board recommendations have been incorporated into this application. Ms. Schwartz confirmed this is accurate and said the recommendation is to approve the application without conditions. Ms. Weitzman commended the owner for the re-design as the house will be more comfortable with the neighboring houses.

Ms. Pates stated that she recommends not having the third-floor shed-style dormers. Dr. Barile noted that since the house is Craftsman-style and the shed-style dormer is compatible with this style of architecture, she supports the design. Ms. Weitzman made the motion to approve the design of the new residence at 106 Caroline Street as presented with the option of the shed-style dormer. Ms. Irvin seconded. The motion carried 5-1, with Ms. Pates voting against.

ii. **COA 2019-65** – 805 Caroline Street – Jason Gallant requests to make alterations to this commercial building including replacing the dormer windows, replacing the dormer cladding with an alternate material, and replacing some trim elements with alternate materials.

The applicant, Jason Gallant, was present and stated the dormer windows he is requesting to replace are low-budget grade and would be replaced with higher quality ones. There were no public comments.

Chairman Gerlach asked Mr. Gallant if the staff recommendations regarding the dormer window trim and the maintenance of shingle siding on the dormers were acceptable. Mr. Gallant agreed with the recommendations.

Ms. Weitzman asked if it is important that the dormer cladding material match the roof material or more important that the roof appear as shingles. Ms. Schwartz said the cladding material has changed and it is appropriate to consider an alternate material that is in the same color scheme as the roof.

Ms. Weitzman asked Mr. Gallant if the upstairs of building is usable space. He responded that it is not. Ms. Weitzman suggested avoiding double-pane or insulated glass windows, as the glazing will ultimately fail. Mr. Gallant said he is requesting to use aluminum-clad windows due to limited access for maintenance, but would be open to using single-pane units. Ms. Weitzman noted that the photo showing a window sill looks as if the roofing material is protruding over the sill. She asked if this would be corrected. Mr. Gallant said this is due to the presence of several layers of roofing material and the windows not being installed correctly. He said the dormers may even have been rebuilt sometime after 1942.

Ms. Weitzman clarified the components of the application. Mr. Gallant noted that they would replace the dormer cladding in kind with asphalt shingles and withdrew this portion of the application.

Mr. Davis said he was in support of the window replacement as discussed and the trim replacement matching the existing profiles. Ms. Irvin said she concurred with the condition to use single-pane, all-wood windows for the replacement.

Dr. Barile made a motion to approve the application for exterior alterations at 805 Caroline Street including window replacement using all-wood, single-pane windows and trim replacement using Boral composite trim with a smooth, paintable finish. Mr. Davis seconded. The motion carried 6-0.

iii. **COA 2019-67** – 1004 Princess Anne Street/303 William Street – William Dickinson requests to remove the hip-roofed skylight structure projecting from the flat roof at the rear of this commercial property.

The applicant, William Dickinson of Holcomb Contracting, was present.

Ed Sandtner, 132 Caroline Street, representing Historic Fredericksburg Foundation, Inc. (HFFI), said he would like to see retention of the skylights as they are unique, historic elements and there are none like them in the City.

Dr. Barile asked staff to confirm that a vote to deny the application would not prevent replacement of materials in kind. Ms. Schwartz affirmed that any element can be replaced in kind and architectural metals must often be replaced rather than repaired.

Mr. Davis said he understands the challenges of maintenance of this feature, but that the Board's guidelines are very clear. He said he supports the denial of this application as recommended by staff due to the fact that the request does not meet standard #2 regarding retention of historic features. He made a motion to deny the application citing this standard. Ms. Weitzman seconded.

Mr. Dickinson asked the Board if reconstruction of the entire skylight is the owner's only option. Chairman Gerlach confirmed this to be accurate unless individual components could be replaced or repaired. Ms. Schwartz said skylight could be reconstructed to match existing elements, but as a feature it should remain. Replacement of metals would not require another application if the owner chooses this route. The motion carried 6-0.

iv. **COA 2019-68** – 110 Caroline Street – J. Gordon Brown requests to make alterations to this single-family residence by converting the flat roof on the existing one-story rear addition to a gable roof or by adding a second story to the addition.

The applicant, James McCloskey, 701 Kenmore Avenue, was present and commented that he has tried to keep the front elevations as close to undisturbed as possible. Only the rear addition would be impacted.

Ed Sandtner, 132 Caroline, representing HFFI, stated that HFFI's preference would be for the one-story option as it would have less of an impact on the original structure.

Ms. Weitzman expressed concerns about the roof design of both options, and that both schemes would make drainage difficult where the rooflines meet. Discussion followed regarding the mechanics of drainage, the use of crickets and transitional elements, hidden gutters, and the roofing type.

Mr. Davis noted that there are no downspouts or gutters shown for the proposed addition on either plan and asked if this is intentional. Mr. McCloskey said that K-style gutters and round downspouts would be used.

Chairman Gerlach asked the Board if there was any preference between design plan 1 or 2 for this application. Mr. Davis said that both options appear to fit the guidelines, but believes the two-story option fits in better. Ms. Irvin agreed that the two-story option (2) will be minimally visible and complies with the district guidelines. Dr. Barile stated that the one-story option is less visible, but that both options meet the guidelines. Ms. Pates concurred with Dr. Barile.

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Ms. Weitzman said she could not support the roof design and recommended that it be modified to ensure a viable water drainage solution. Mr. Davis said he believes the building permit and plan review process through the Building Services division would be a better tool to address any drainage issues. If this review resulted in a redesign, any changes would need to be brought to the ARB for approval.

Mr. Davis made a motion to approve both options as submitted. Dr. Barile seconded. The motion carried 5-1, with Ms. Weitzman voting against.

GENERAL PUBLIC COMMENT

There were no speakers.

OTHER BUSINESS

A. Transmittal of Planning Commission Agenda for December 11, 2019

Ms. Weitzman noted that the Planning Commission would be considering amendments that impact infill development citywide. Discussion followed on the ways public comment can be provided.

B. Historic Structures Inventory for Downtown/Small Area 7

Susanna Finn, Community Development Planner, and Mike Craig, Senior Planner, provided the Board with an updated presentation on the downtown area plan process and the identification of historic structures outside of the regulatory Historic District. Ms. Finn noted that buildings in Area 7 would be offered certain incentives such as exemption from parking regulations. Ms. Finn and Mr. Craig reviewed the character structures in the Canal Quarter Maker District on Princess Anne Street and in the Jackson-Wolfe Warehouse District.

Chairman Gerlach asked if the identification of these buildings outside of the Historic District would provide protection. Ms. Finn said this is incentive-based preservation intended to encourage adaptive reuse. Mr. Craig added that a transfer of development rights (TDR) program is envisioned on Princess Anne, but that other tools, such as form-based codes or density increases could be used in Jackson-Wolfe. Further discussion of TDR programs followed. Discussion was also held regarding the potential for expansion of the local or National Register Historic District and Ms. Pates provided feedback on several aspects of the Area 7 plan.

Board members asked questions about several individual structures on the list including their integrity and the overall fabric of the neighborhoods. Dr. Barile noted that commercial and automotive fabric is part of the historic mix in these residential areas. Ms. Weitzman suggested that one building (#11) may be newer construction and asked staff to review it.

Ms. Weitzman made a motion to add all the structures on the Area 7 List to the local inventory of historic structures. Dr. Barile seconded. The motion carried 6-0.

C. Bylaws Update

Ms. Schwartz reviewed the proposed amendments to the ARB Bylaws as discussed at last month's meeting. The changes are intended to bring the bylaws into accord with the City Code. Ms. Weitzman made a motion to approve the amended bylaws. Ms. Irvin seconded. The motion carried 6-0.

D. Elections

The Board discussed the election of officers to take place at the January meeting. Mr. Davis indicated that he would accept a nomination for the Chair position. Ms. Irvin indicated that she would accept a nomination to be Vice Chair.

STAFF UPDATE

There were no updates.

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COMMITTEE REPORT
There were no updates.

CHAIRMAN'S REPORT
There were no updates.

ADJOURNMENT
Chairman Gerlach adjourned the meeting at 9:15 p.m.

_____
Jonathan Gerlach, Chair

DRAFT

COA # 2019-71

City of Fredericksburg Architectural Review Board
Record of Administrative Review

Prepared By: Kate Schwartz, Historic Resources Planner

DATE OF APPLICATION: December 18, 2019 **GPIN #:** 7789-15-3347 **FEE PAID** ☑

ADDRESS OF PROJECT: 1002 Caroline Street

APPLICANT NAME: Titan Sign Corp

☐ Property Owner ☐ Business Owner ☑ Architect/Contractor ☐ Other _____

PROJECT TYPE:

☑ Sign(s) ☐ Fence/Wall ☐ Minor Exterior Alteration _____

☐ Temporary Emergency Stabilization

☐ Correction ordered by the Building Code Official

PROJECT DESCRIPTION:
Complete supporting documentation received? ☑ **YES** ☐ **NO**

Two signs will be installed for the Apricot Lane Boutique retail business at this location. One oval-shaped projecting sign will hang from the existing iron bracket at the right side of the storefront. The scrolled metal bracket projects out 54 inches from the face of the building. This is greater than the projection permitted by the City Code, but is allowed to remain as an existing condition. The routed PVC sign is 20 inches tall by 34 inches wide, and approximately nine feet of clearance will be provided between the sidewalk and the bottom of the sign. Individually-mounted, High Density Urethane letters will also be mounted on the wood signboard area centered above the paired entry doors. This sign will be 11 and 3/8 inches in height and eight feet seven inches in length. The total area of the signs proposed is 12.8 square feet, which is within the allowance of 41 square feet for this building. The proposed signs are compatible with the character of the site and will not adversely impact any historic features.

RECOMMENDED ARB ACTION:
Approval of the certificate of appropriateness for the request as submitted.

ARB Meeting Date: January 13, 2020

Kathryn S. Schwartz
Zoning Administrator

January 8, 2020
Date

Form created 06/21/2019

COA # 2019-71 _____

PROPERTY INFORMATION:

Construction Date: c.1840 Architectural Style: Italianate

Character-Defining Features: brick construction; denticular wood cornice; storefront with molded pediment and scrolled brackets; 6/6 wood sash windows with drip hoods

Contributing to National Register Historic District? Yes

Previous Alterations/ARB Approvals: Signs in 2012; storefront alterations in 2002

Additional Notes: _____

APPROVAL CRITERIA

Criteria for evaluating proposed changes are found in City Code § 72-23.1(B)2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation. The subject application does or does not meet the criteria as follows:

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
✔			(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.
✔			(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.
✔			(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development or that have no historical basis shall be discouraged.
		✔	(4) Most properties change over time; those changes that have acquired historic significance in their own right should be retained and preserved. Restoration of original features may be permitted when substantiated by documentary, physical, or pictorial evidence.
✔			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
		✔	(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. Where severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.

		✔	(7) The surface cleaning of structures shall be undertaken using the gentlest means possible. Sandblasting and other chemical or physical cleaning methods that cause damage to historic building materials shall not be undertaken.
		✔	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
✔			(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.
✔			(10) New additions, alterations, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Applicable Guidelines from the Historic District Handbook:

City Code § 72-23.1(D)4 Signs
The ARB shall consider the following in determining the appropriateness of any application for a sign proposed within the HFD:
(a) The sign shall be integrated architecturally with the building.
(b) Placement should not obscure significant architectural features or details of the building.
(c) All signs shall meet the requirements of §72-59, Signage.

Signs (Historic District Handbook, pg.117-118)
1. A sign should fit the architecture of its building and not obstruct defining elements.
2. The number of signs should be compatible with the building and should not cause visual clutter.
3. The size of each sign and the total area of signs should match the character of the building and of the Historic District. Exact sign allowance should be verified with the Planning Office.
4. Sign design and graphics should be coordinated with the character of the building and the nature of the business.
5. Materials should relate to the building. Traditional sign materials include wood, glass, raised individual letters, and painted letters on wood or glass.

SUPPORTING DOCUMENTATION INCLUDED:

- [x] Photographs of existing conditions
- [ ] Context photographs
- [ ] General site plan and/or site survey
- [ ] Product/material specifications for proposed replacement/repair
- [ ] Elevation drawings
- [x] Architectural or design detail drawings
- [ ] Other

Legend

- City Boundary
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- Parcels

Feet

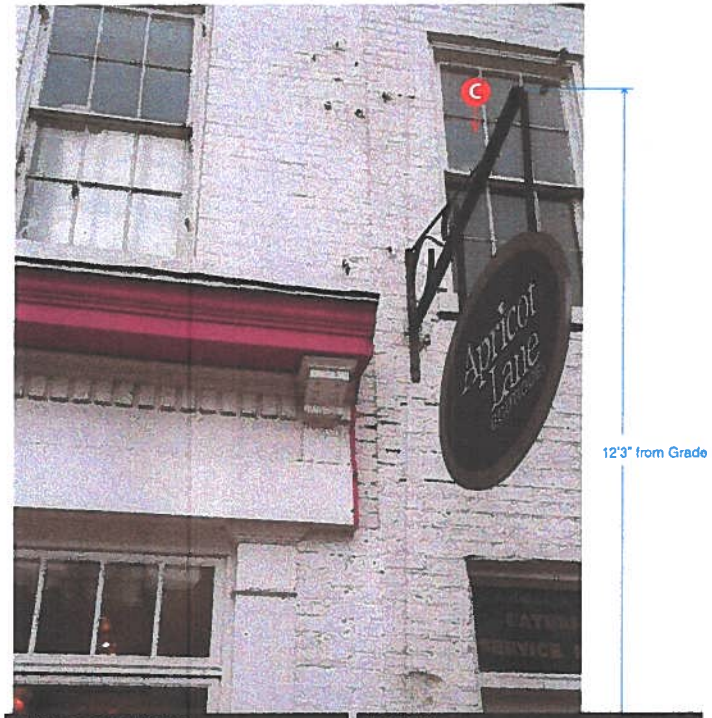
0 20 40 60 80

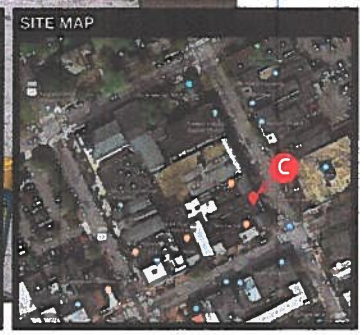
Title: 1002 Caroline Street

Date: 1/6/2020

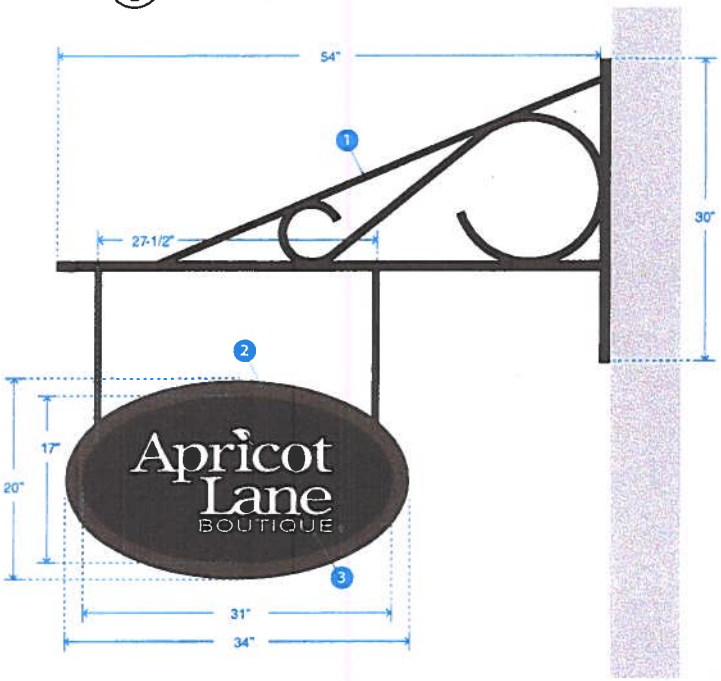
DISCLAIMER:All information depicted on this map shall be treated as confidential information and shall only be used for the sole purpose for which it was provided. Anyother use of this map, or the information included thereon, is strictly prohibited. The data shown on this map is for information purposes only and shall not be relied upon for the specific location of map features. The City of Fredericksburg makes no representation or warranty as to the accuracy of the map, or the information shown thereon. This map may not be copied or otherwise made available to any other party in paper or electronic format without written consentfrom the City of Fredericksburg.

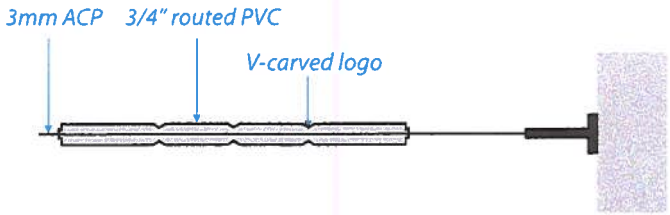
C/1 EAST ELEVATION - Sign Location
SCALE: NTS





C/2 Sign Detail - Dimensions
SCALE: 1" = 1'





Customer / Job Site

APRICOT LANE

1002 Caroline St
Fredericksburg,
VA 22401

Scope of Work

Furnish and Install Signage at New Location

C. New Projection Sign w/Existing Sign Structure

1. Existing Scroll Bracket

2. Background
- (x2) 3/4" PVC panels back-to-back
- 1-1/2" total thickness
- Beveled edge
- Black
- Overall Size: 34"w x 20"h

3. Logo
- V-Carved into background
- White
- Dimensions: 21.25"w x 10.25"h

4.7 SQ. FT.

ACE Sign Co.

This design belongs to the ACE SIGN CO. and becomes the property of the customer only upon completion of an order, and is otherwise not to be used in whole or in part without written permission of ACE SIGN CO. • 2540 S. 1ST ST. • SPRINGFIELD, IL 62704 • 217 522-8417

JOB#: 99664 designed by: go

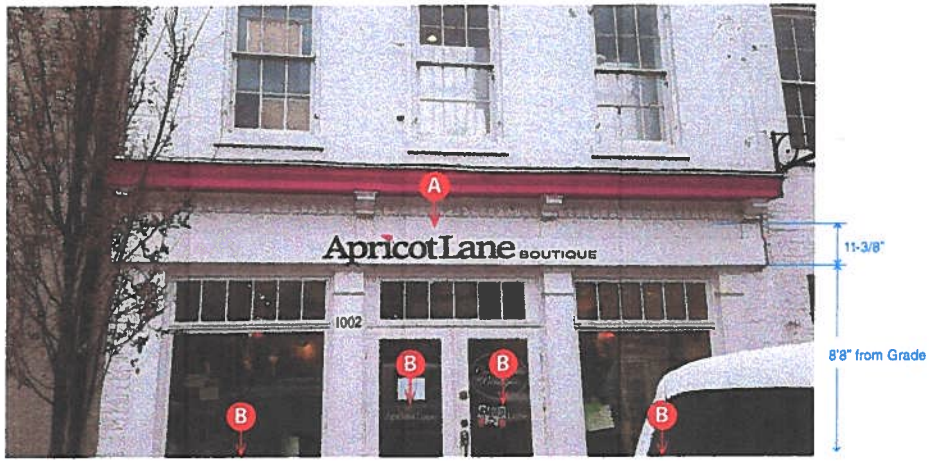
PROOF DATE: 12/17/19 SCALE: Varies, See Drawing

☐ APPROVED AS/IS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES

REF: #94385

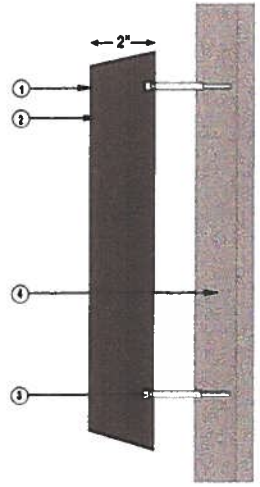
*Proofs will predict design layout, text accuracy, image proportion and placement. Colors on a digital screen or printed proof may not reflect actual color.
11" x 17" paper size

A/1 EAST ELEVATION - Sign Location
SCALE: 1/4" = 1'



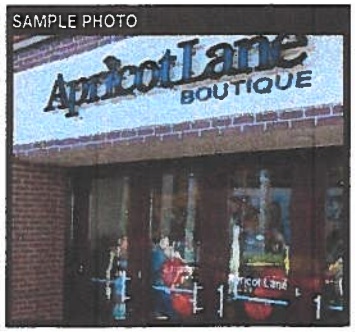
A/2 Sign Detail - Dimensions
SCALE: 1" = 1'

A/2 SIGN DETAIL - Section/Attachment
SCALE: NTS

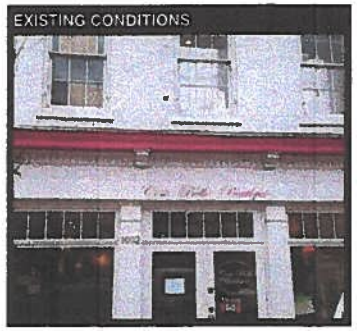


1. 2" Thick High Density Urethane
2. Prismatic routed face
3. Wall Attachment TBD
4. Wall

SAMPLE PHOTO



EXISTING CONDITIONS



SITE MAP

Customer / Job Site

APRICOT LANE

1002 Caroline St
Fredericksburg,
VA 22401

Scope of Work

Furnish and Install Signage at New Location

A. CUSTOM Non-Illuminated Storefront Letters

- **"Apricot Lane"**

- 2" thick HDU
- Overall Size: 103" w x 11-3/8" h
- Prismatic Cut Face
- Illuminated by Light Bar
- Letters painted Black
- 8.5" Letter "A"

- **Pink Leaf**

- Painted PMS Rubin Red U

- **"BOUTIQUE"**

- 3/4" PVC
- Flat Cut Face
- Non-Illuminated
- Black
- 2-1/2" Letters

8.1 SQ. FT.

B. (x4) Standard Etched Vinyl Logo on Windows

- 4"h x 21"w

ACE Sign Co.

This design belongs to the ACE SIGN CO. and becomes the property of the customer only upon completion of an order, and is otherwise not to be used in whole or in part without written permission of ACE SIGN CO. • 2540 S. 1ST ST. • SPRINGFIELD, IL 62704 • 217 522-8417

JOB#: 99664 PROOF DATE: 12/17/19 SCALE: Varies, See Drawing
designed by: go ☐ APPROVED AS/IS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES

REF: #

*Proofs will predict design layout, text accuracy, image proportion and placement. Colors on a digital screen or printed proof may not reflect actual color.
11" x 17" paper size

COA # 2020-01

City of Fredericksburg Architectural Review Board
Record of Administrative Review

Prepared By: Kate Schwartz, Historic Resources Planner

DATE OF APPLICATION: January 2, 2020 **GPIN #:** 7789-04-4973 **FEE PAID** ☑

ADDRESS OF PROJECT: 501 William Street

APPLICANT NAME: Linda Osorio

☐ Property Owner ☑ Business Owner ☐ Architect/Contractor ☐ Other _____

PROJECT TYPE:

☑ Sign(s) ☐ Fence/Wall ☐ Minor Exterior Alteration _____

☐ Temporary Emergency Stabilization

☐ Correction ordered by the Building Code Official

PROJECT DESCRIPTION:
Complete supporting documentation received? ☑ **YES** ☐ **NO**

The applicant proposes to install one new building-mounted sign for a yoga studio in the second-floor space at this commercial property. The sign will be constructed of an acrylic panel on a wood base, six feet wide by four feet tall. The sign will be mounted to the brick and block wall at the west side of the property. The proposed sign accounts for 24 square feet of sign area. The total sign allowance for this building, which is shared with another tenant, is 63.75 square feet. The two businesses together will have signs accounting for 57 square feet. The proposed sign is compatible with the character of the site and the district.

RECOMMENDED ARB ACTION:
Approval of the certificate of appropriateness for the request as submitted.

ARB Meeting Date: January 13, 2020

Kathryn S. Schwartz
Zoning Administrator

January 8, 2020
Date

Form created 06/21/2019

COA # 2020-01 _____

PROPERTY INFORMATION:

Construction Date: 1919 Architectural Style: Craftsman/Colonial Revival

Character-Defining Features: brick veneer; hipped roof with wide overhanging eaves; large display windows; grouped 4/1 wood sash windows above wood panels; molded cornice

Contributing to National Register Historic District? Yes

Previous Alterations/ARB Approvals: Signs in 2013, 2007; installation of storefront panels in garage bays in 2007; awnings in 2003; elimination of parapets and dormers and other alterations in 1985

Additional Notes: _____

APPROVAL CRITERIA

Criteria for evaluating proposed changes are found in City Code § 72-23.1(B)2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation. The subject application does or does not meet the criteria as follows:

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
✔			(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.
✔			(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.
✔			(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development or that have no historical basis shall be discouraged.
		✔	(4) Most properties change over time; those changes that have acquired historic significance in their own right should be retained and preserved. Restoration of original features may be permitted when substantiated by documentary, physical, or pictorial evidence.
✔			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
		✔	(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. Where severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.

		✔	(7) The surface cleaning of structures shall be undertaken using the gentlest means possible. Sandblasting and other chemical or physical cleaning methods that cause damage to historic building materials shall not be undertaken.
		✔	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
✔			(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.
✔			(10) New additions, alterations, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Applicable Guidelines from the Historic District Handbook:

City Code § 72-23.1(D)4 Signs
The ARB shall consider the following in determining the appropriateness of any application for a sign proposed within the HFD:
(a) The sign shall be integrated architecturally with the building.
(b) Placement should not obscure significant architectural features or details of the building.
(c) All signs shall meet the requirements of §72-59, Signage.

Signs (Historic District Handbook, pg.117-118)
1. A sign should fit the architecture of its building and not obstruct defining elements.
2. The number of signs should be compatible with the building and should not cause visual clutter.
3. The size of each sign and the total area of signs should match the character of the building and of the Historic District. Exact sign allowance should be verified with the Planning Office.
4. Sign design and graphics should be coordinated with the character of the building and the nature of the business.
5. Materials should relate to the building. Traditional sign materials include wood, glass, raised individual letters, and painted letters on wood or glass.

SUPPORTING DOCUMENTATION INCLUDED:

- ☐ Photographs of existing conditions
- ☐ Context photographs
- ☑ General site plan and/or site survey
- ☐ Product/material specifications for proposed replacement/repair
- ☐ Elevation drawings
- ☑ Architectural or design detail drawings
- ☐ Other

Legend

- City Boundary
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- Parcels

Feet

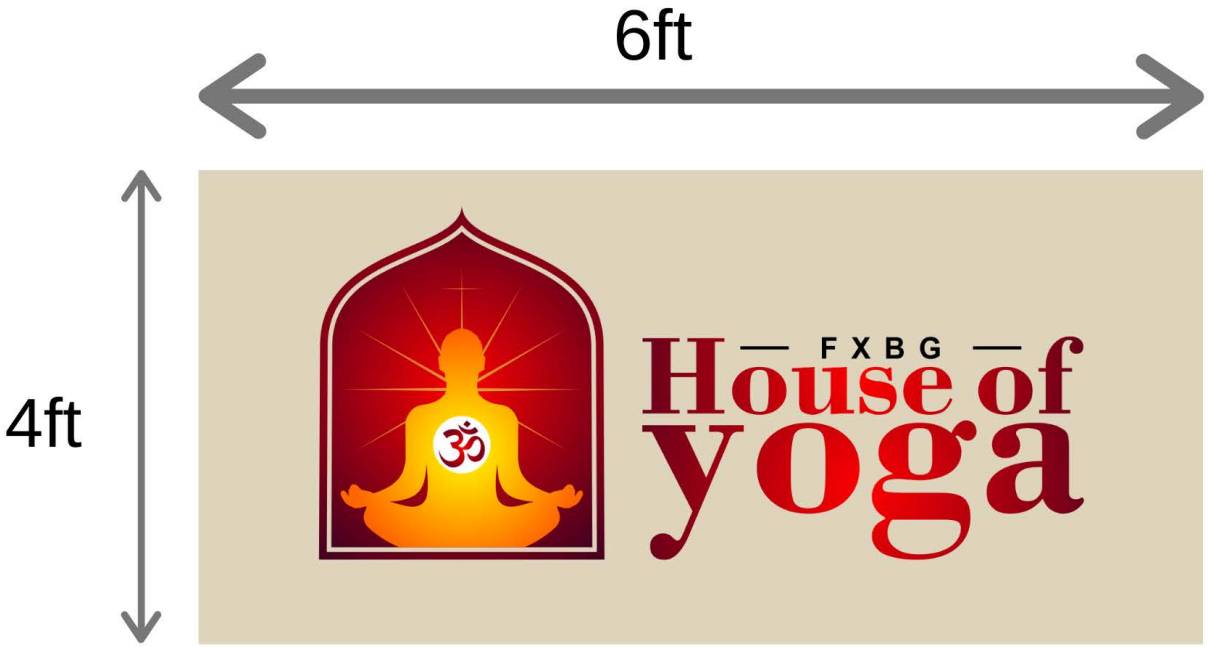
0 20 40 60 80

Title: 501 William Street

Date: 1/6/2020

DISCLAIMER:All information depicted on this map shall be treated as confidential information and shall only be used for the sole purpose for which it was provided. Anyother use of this map, or the information included thereon, is strictly prohibited. The data shown on this map is for information purposes only and shall not be relied upon for the specific location of map features. The City of Fredericksburg makes no representation or warranty as to the accuracy of the map, or the information shown thereon. This map may not be copied or otherwise made available to any other party in paper or electronic format without written consentfrom the City of Fredericksburg.

acrylic on wood. Installed by 80M Signs.


6ft
4ft
FXBG
House of
yoga

House of
yoga
PATMOR
FINE RUG IMPORTS

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: January 8, 2020 (for the January 13, 2020 hearing)
SUBJECT: Certificate of Appropriateness for exterior alteration at 1311 Caroline Street

ISSUE

Richard Crickenberger requests to alter the entry steps at this residential property by adding an additional sandstone step.

RECOMMENDATION

Approval of the request for a Certificate of Appropriateness as submitted.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Exterior Architectural Elements – Entrances (*Historic District Handbook*, pg.94)

2. Avoid removing historic material from entrances. In addition, do not add materials that create a different historic appearance.

BACKGROUND

This residence was constructed in 1856 in a vernacular Greek Revival style. Two stories in height, and topped by a standing seam metal-clad, side-gabled roof, the wood-framed structure is clad in weatherboard and rests on a solid foundation. Two large, rectangular, interior-end brick chimneys with corbelled caps are located on the south side. The single entry is located at the left side of the façade and includes a paneled wood door, three-light transom, molded surround, and shutters. Six-over-six, double-hung sash, wood windows with molded surrounds and louvered shutters are typical. A two-story addition with wrap-around porch projects from the rear east elevation. This is a contributing structure in the Historic District.

The applicant proposes to replace the single sandstone entry step that leads to the front door. The existing step is 8 ½ inches in height, with a 9 ½-inch elevation from the step into the house. The sandstone displays deterioration in the form of delamination, cracking, and erosion. For ease of access and safety, and due to the condition, the applicant proposes to remove the step and install two sandstone steps in its place. Two steps allow for an even six-inch rise at each step and into the house. The replacement material is variegated Tennessee sandstone, sawn and sand-blasted for a smooth finish.

The proposed replacement material closely matches the historic material and is appropriate for use. This alteration does not impact any character-defining features of the residence and will not affect its historic significance. Approval of the request as submitted is recommended.

APPROVAL CRITERIA

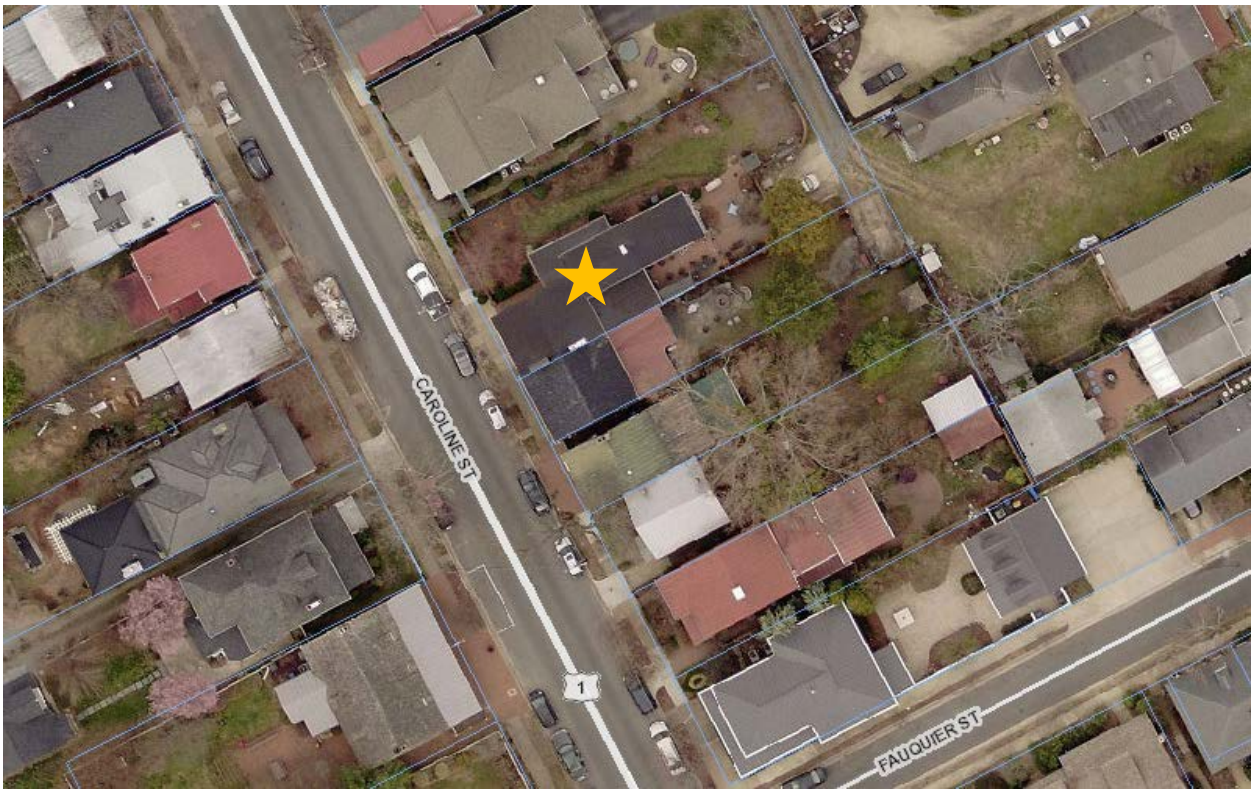
Criteria for evaluating proposed changes are found in City Code § 72-23.1(D)2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

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.

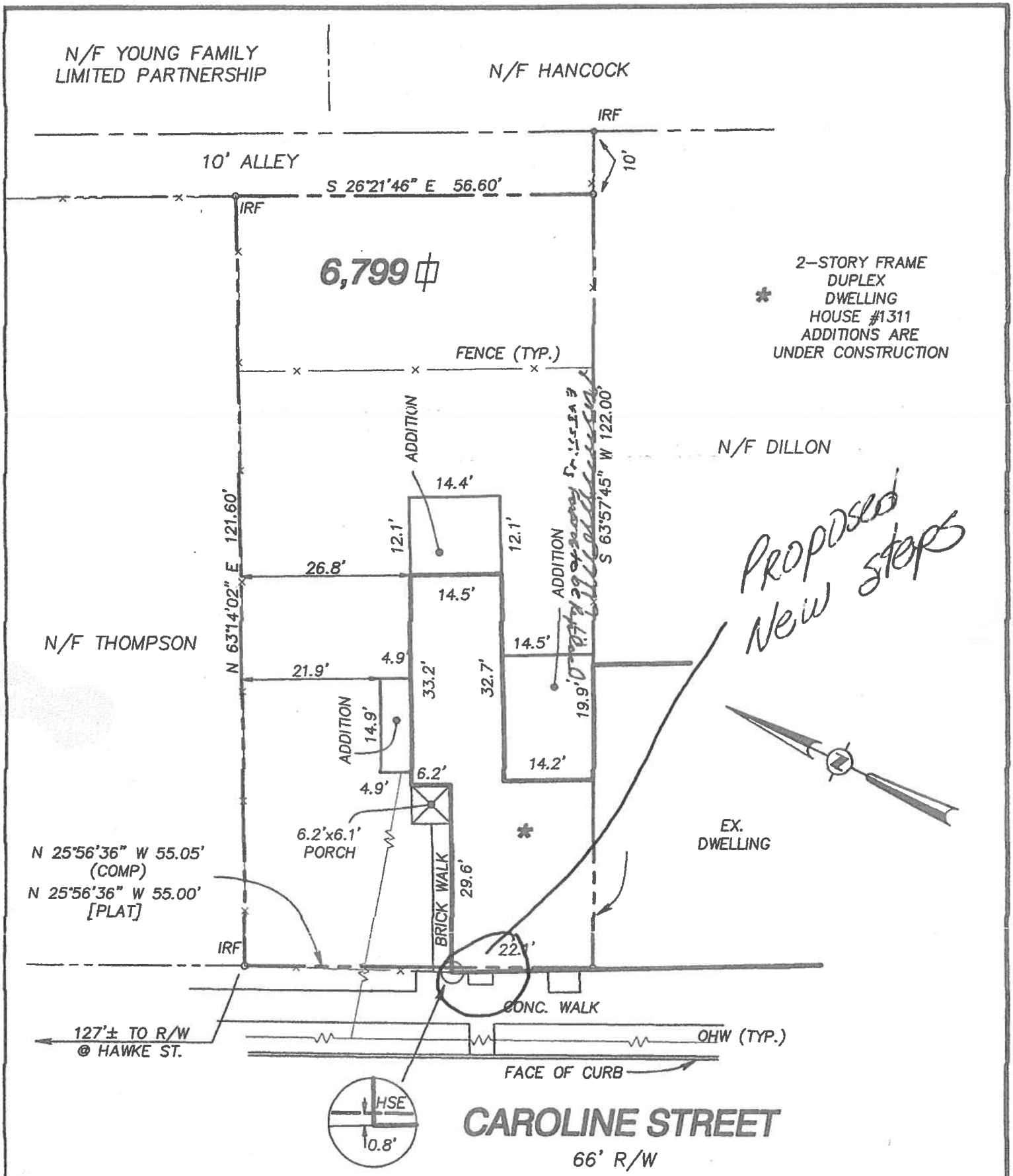
Attachments:

1. Aerial photograph and Front Elevation View
2. Property Survey
3. Detail Drawings
4. Photographs



AERIAL

FRONT (WEST) ELEVATION

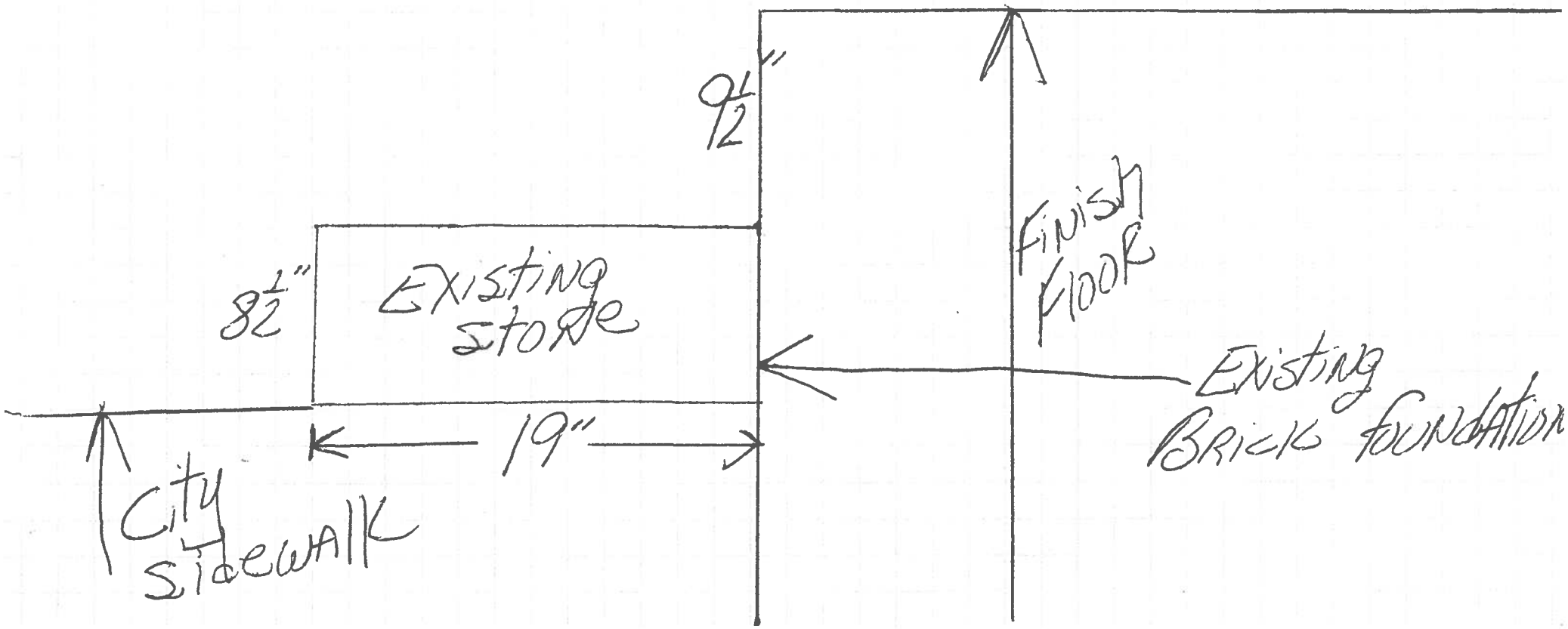


NOTES :

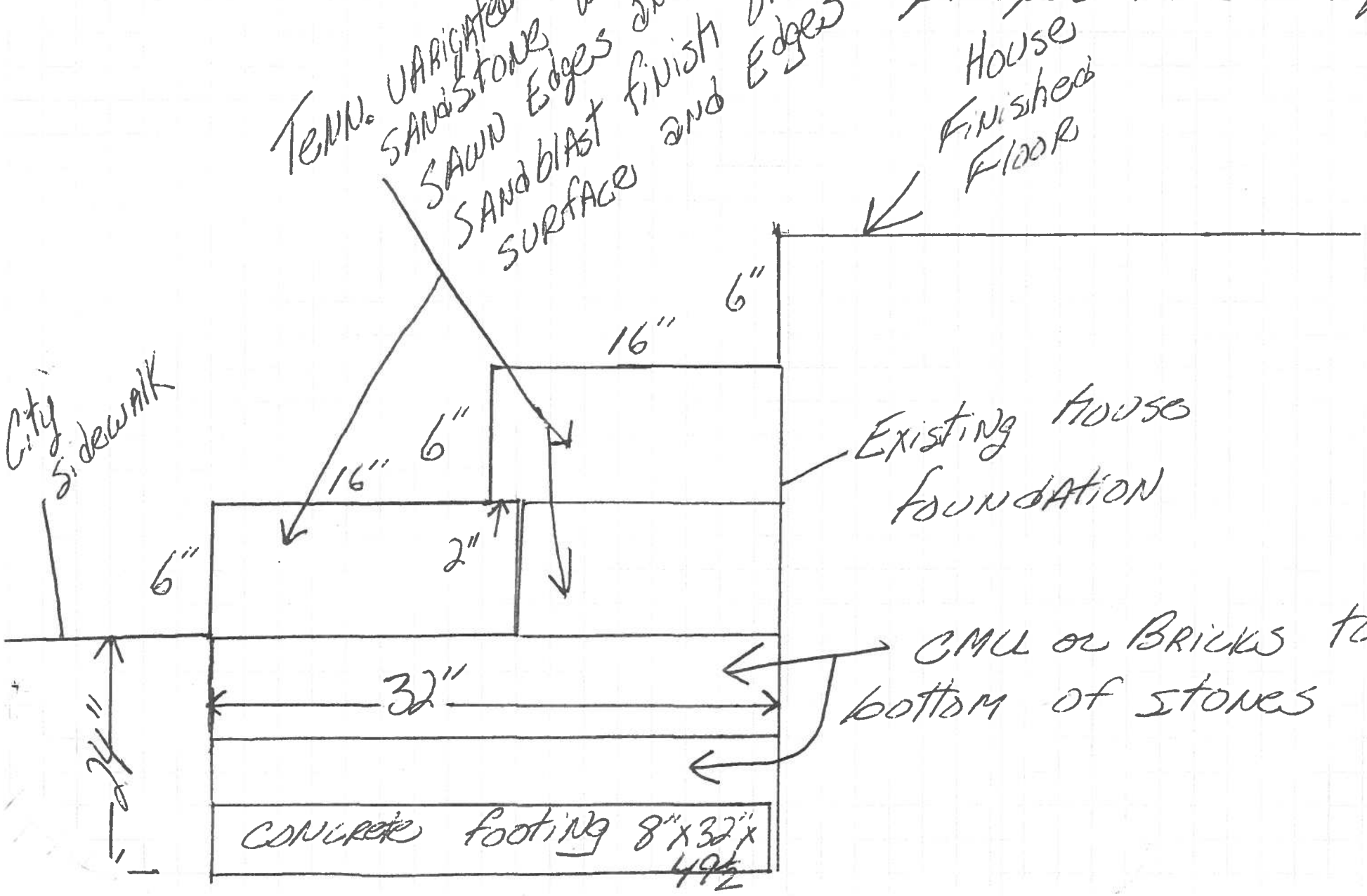
1. NO TITLE REPORT FURNISHED.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
3. IT APPEARS THE LAND SHOWN HEREON IS LOCATED IN THE F.I.R.M. FLOOD ZONE "B", AREAS BETWEEN 100 YEAR FLOOD AND 500 YEAR FLOOD AS SCALED FROM MAP #510065 0005 B DATED 7-2-70

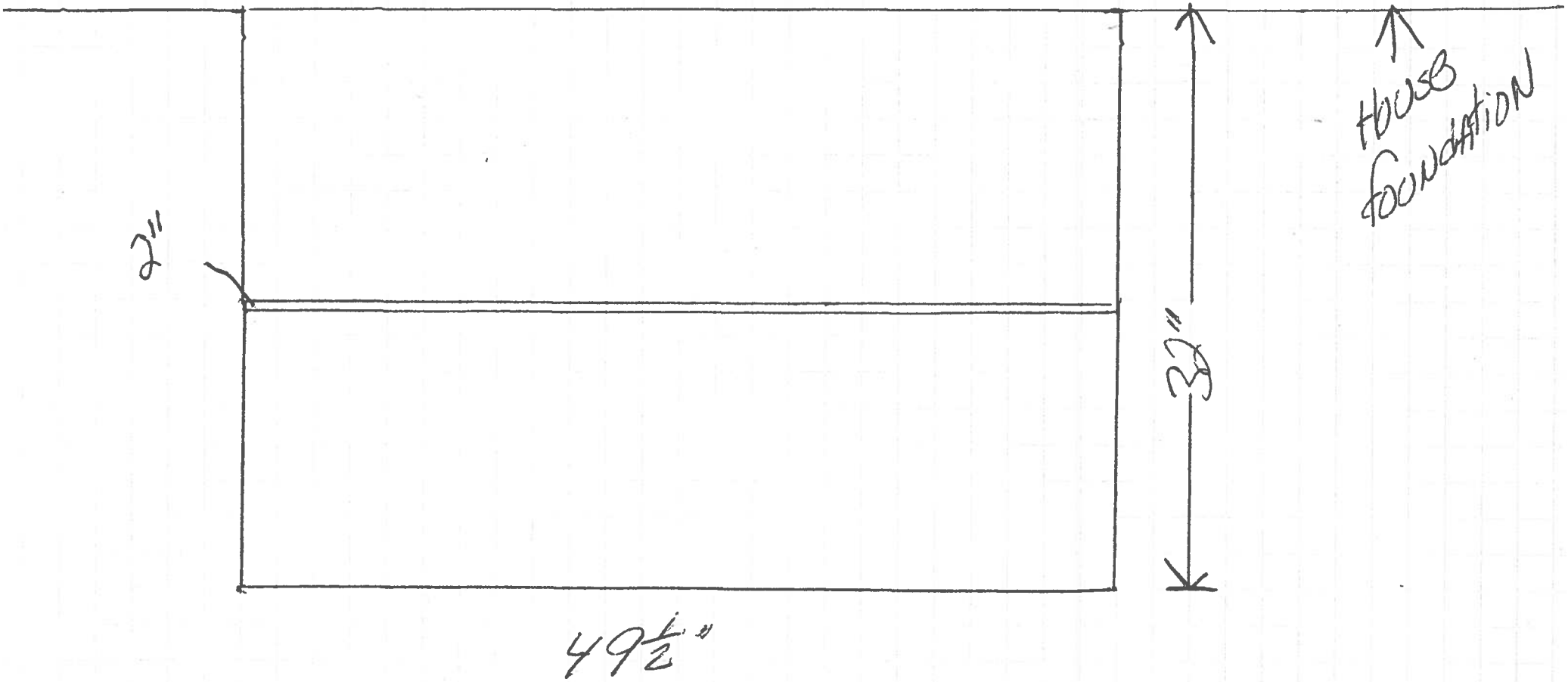
WALL CHECK

1311 CAROLINE ST. - EXISTING STONE

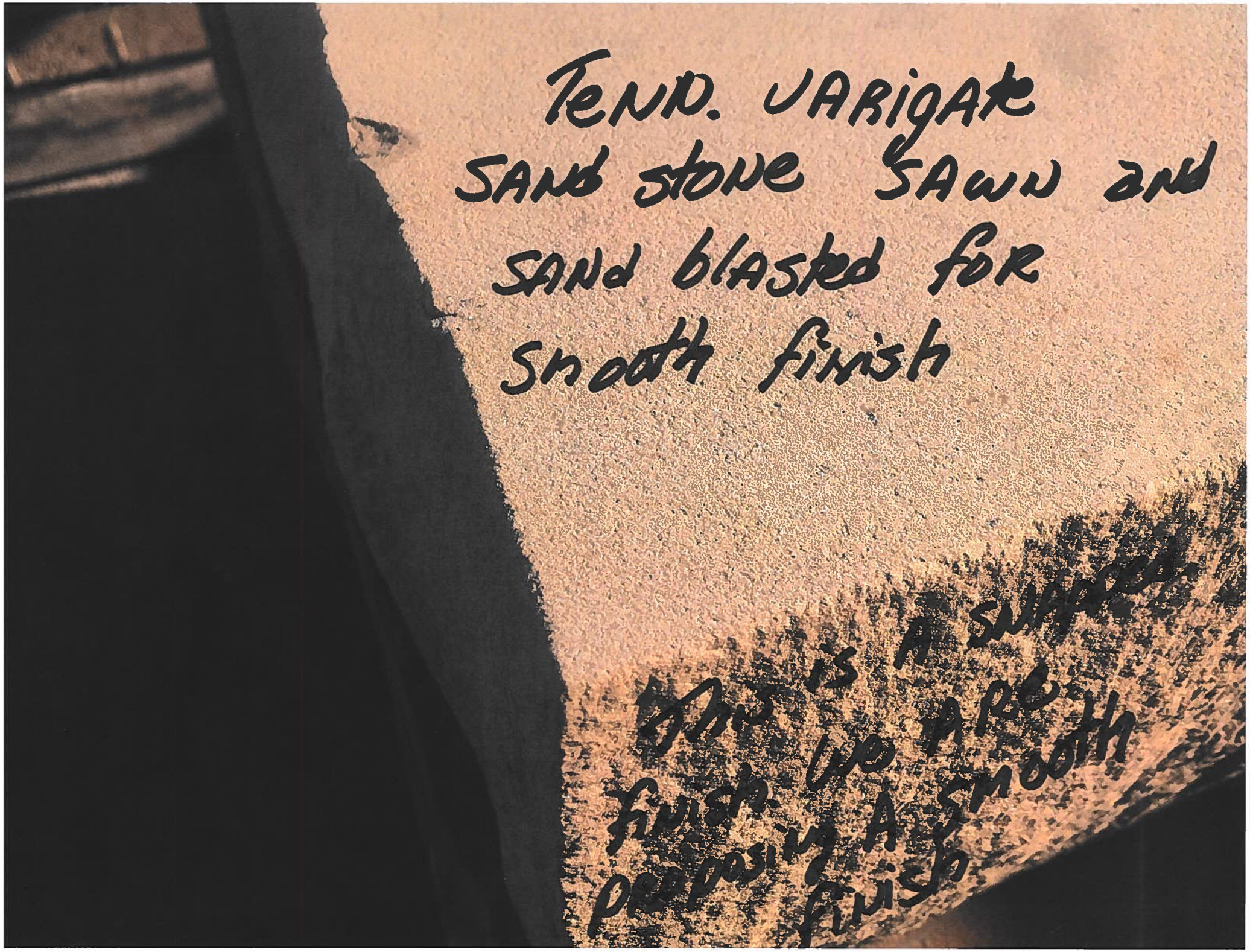


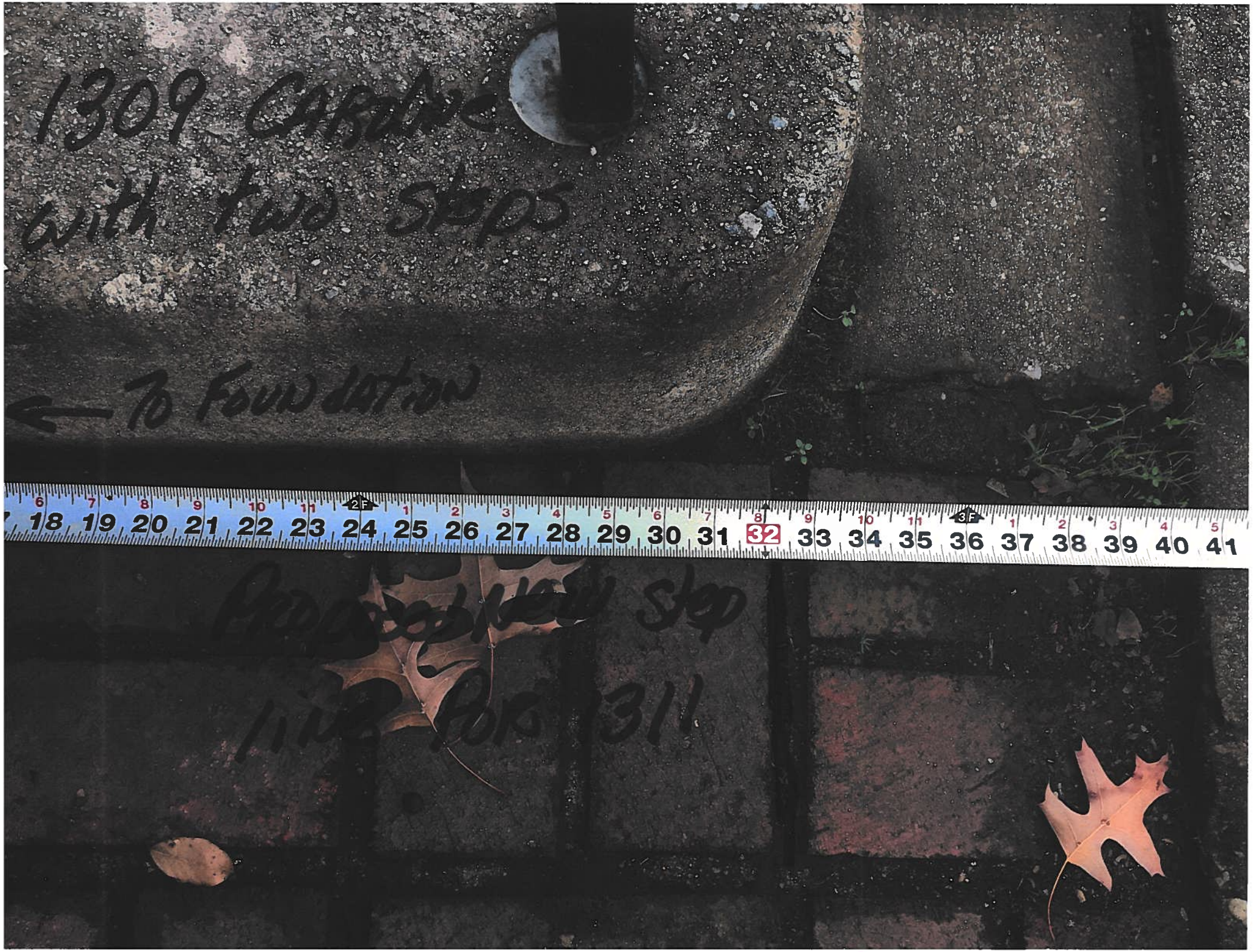
1311 CAROLINE
Side elevation of proposed new steps

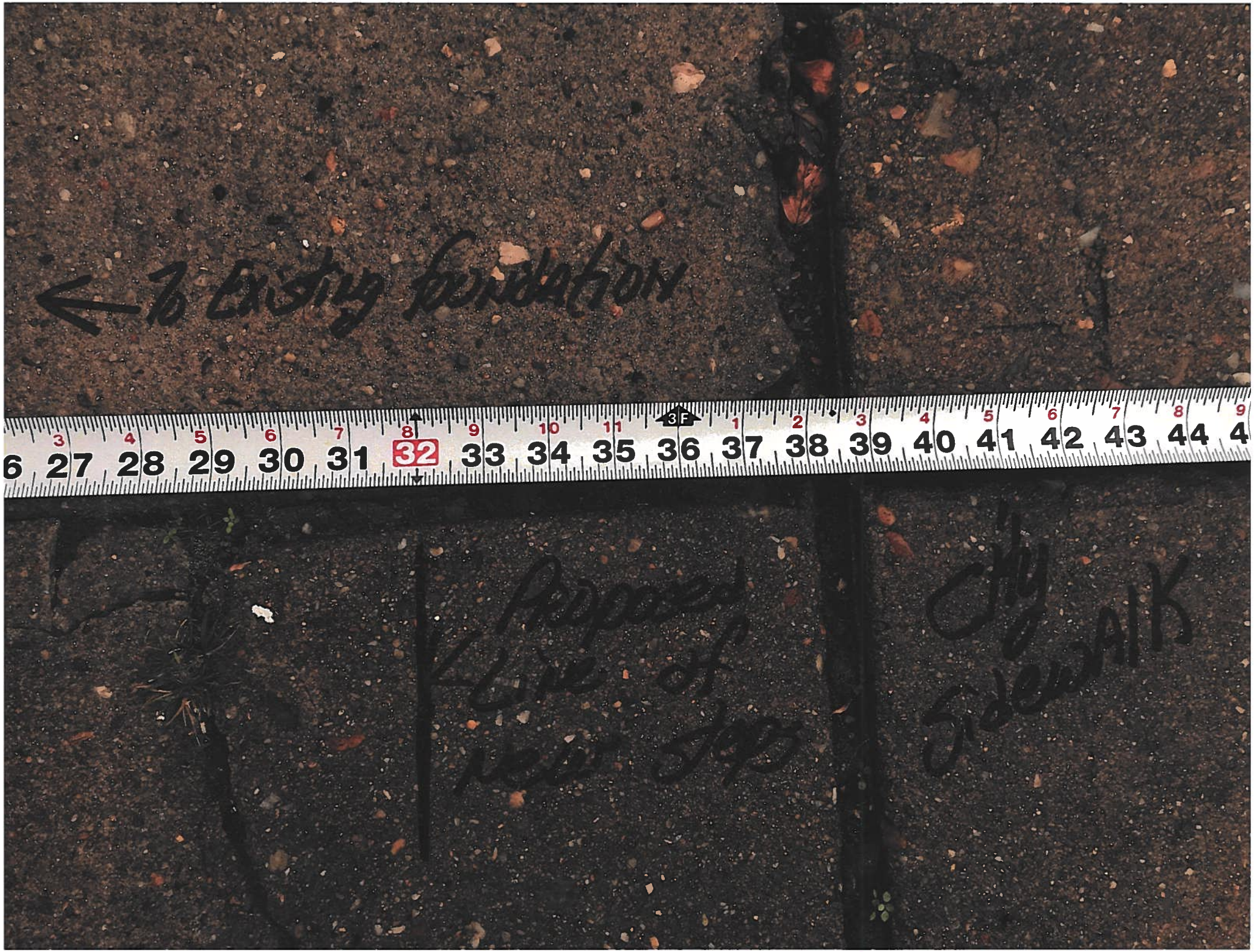




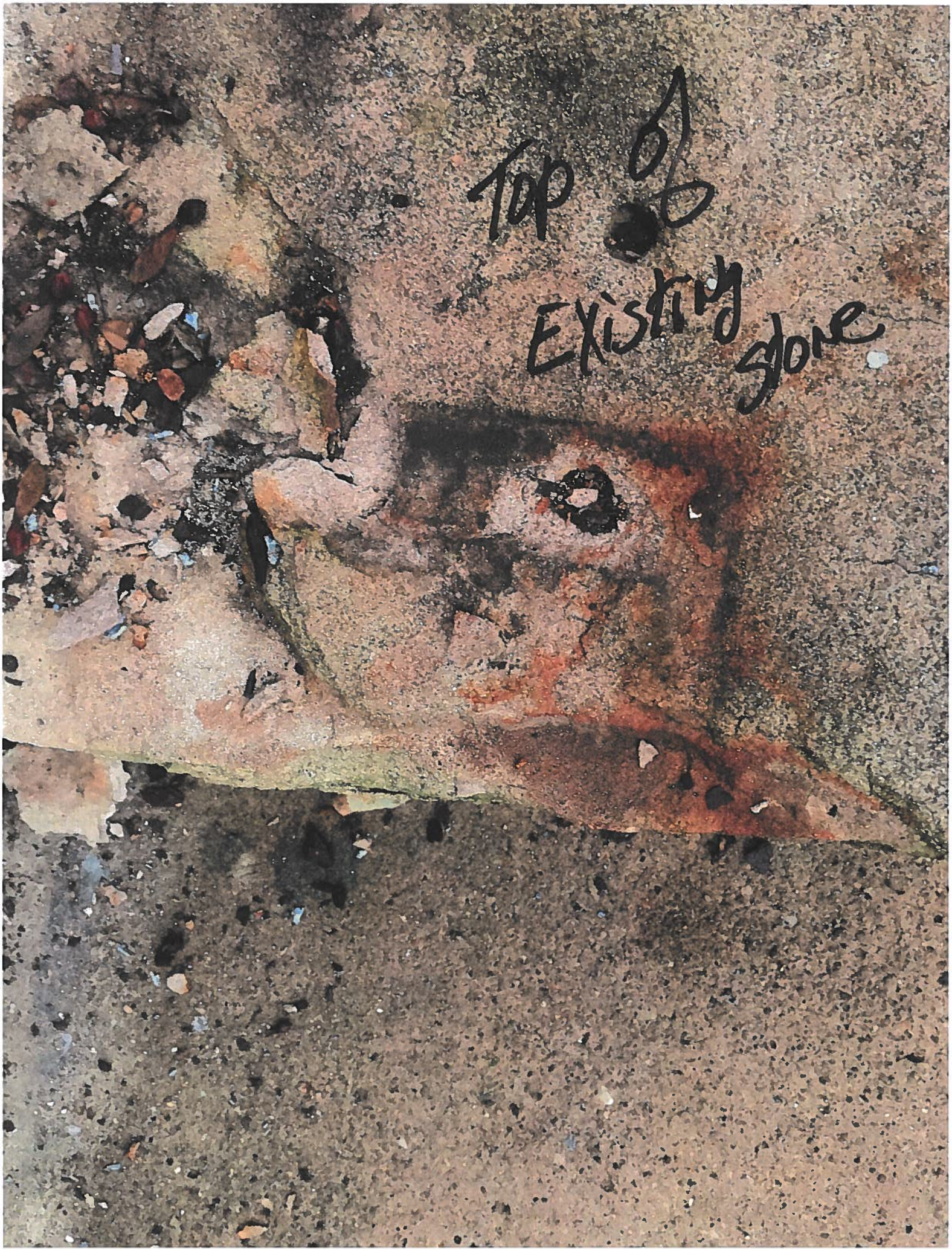
1311 CAROLINE ST. - Proposed New Steps

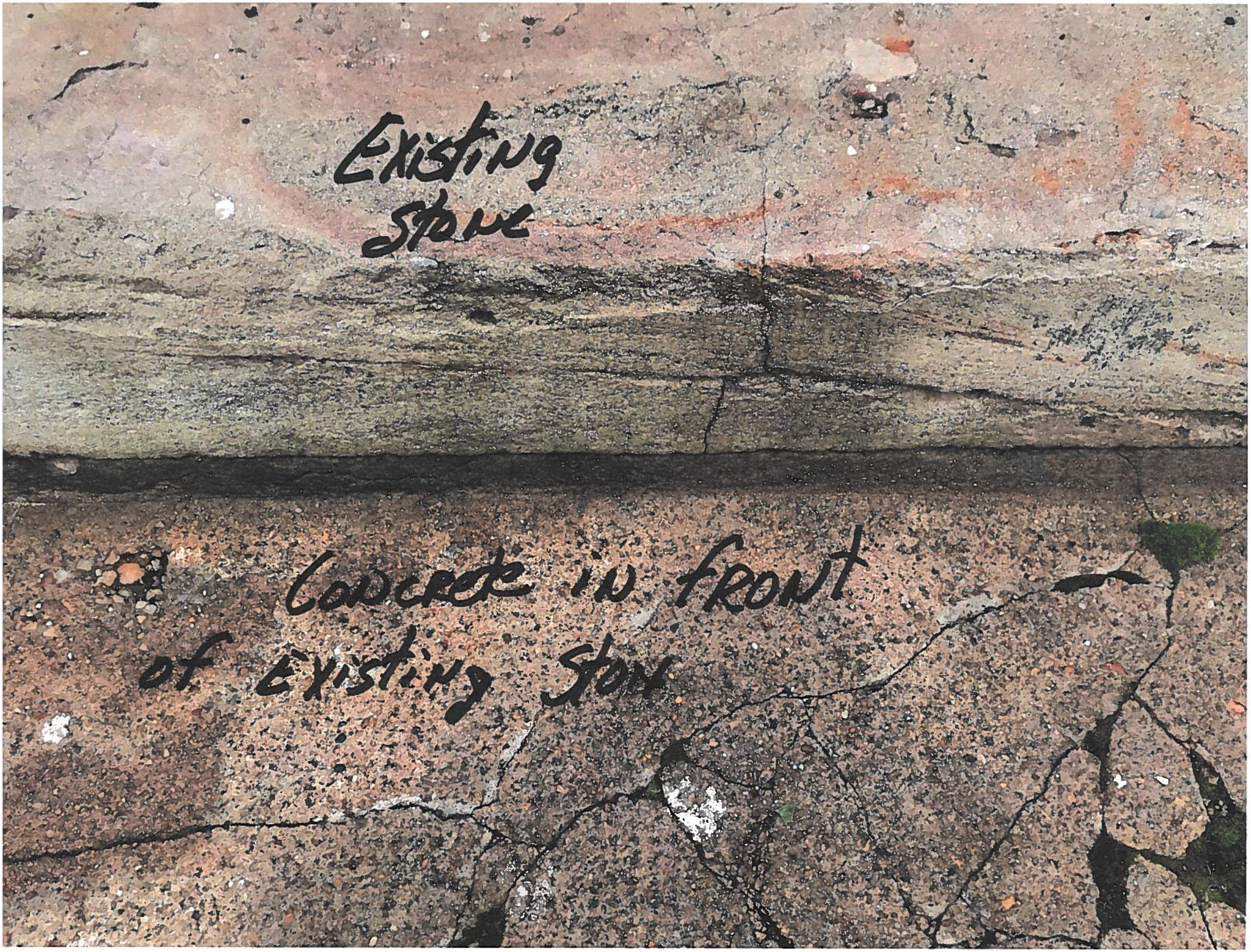

TEND. VARIGATE
SAND STONE SAWN AND
SAND BLASTED FOR
SMOOTH FINISH
THIS IS A SUPER
FINISH WE ARE
PROPOSING A SMOOTH
FINISH


1309 Carve
with two steps
← To Foundation
Carve step
into Rock 311


← to existing foundation
Proposed Line of New Footing
Old Sidewalk

Proposed Tenn. Varigated
sandstone sawn and sand
blasted for smooth finish


Top of
Existing stone


Existing
Stone
Concrete in front
of Existing Stone

FRONT DOOR
Existing stone

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: January 8, 2020 (for the January 13, 2020 hearing)
SUBJECT: Certificate of Appropriateness for accessory structure at 1114-1118 Caroline Street

ISSUE

Jon Van Zandt requests to construct a new retaining wall to stabilize the existing failed retaining wall at the rear of these residential properties.

RECOMMENDATION

Approval of the request for a Certificate of Appropriateness as submitted.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Site Planning – Fences and Walls (*Historic District Handbook*, pg.72)

Construction Guidelines

1. Fence and wall materials and design should relate to those found in the neighborhood. Chain-link fences are generally not recommended.

BACKGROUND

The retaining wall that divides block 34 between Caroline and Princess Anne Streets has been in place for 150 years or more, and may date to the construction of the Charles Dick House at 1107 Princess Anne Street c.1740. A significant steep grade change of 10 to 12 feet occurs between Caroline and Princess Anne Streets in this block. The wall is notated on the 1891 Sanborn Fire Insurance Map, but it is not clear if alterations to the wall may have taken place over time. The wall is constructed of stone block and was largely overgrown with vegetation in the past.

A failure of the wall occurred on December 1, 2019 after heavy rainfall. Sections of the stone collapsed, causing damage to cars parked at the rear of the Caroline Street residences. Due to the emergency nature of the failure, and the risk of further injury or property damage, work has begun to stabilize the wall and construct a new retaining wall. The applicant is now requesting the ARB's approval for the appearance of the new wall, which is visible at the rear of several properties in the 1100 block of Caroline Street. The proposed wall is an engineered retaining wall system called Stone Strong. The wall is constructed of precast blocks with a rusticated stone face. The actual units vary

in size, but once assembled, give the appearance of a coursed stone wall constructed of four-foot wide by 18-inch tall blocks.

The new wall is offset from the original wall by approximately ten feet. The wall will extend approximately 140 feet in length, parallel to the original, and nine feet in height. The area between the two walls is filled with stone and will be topped by riprap as well. The entire existing historic wall will be retained in place and largely encapsulated by the new wall.

The proposed construction is simple in appearance, but the blocks are scaled appropriately for the size and strength of the wall. The material and design are compatible with the character of the district and approval of the request as submitted is recommended.

APPROVAL CRITERIA

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

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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.
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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.
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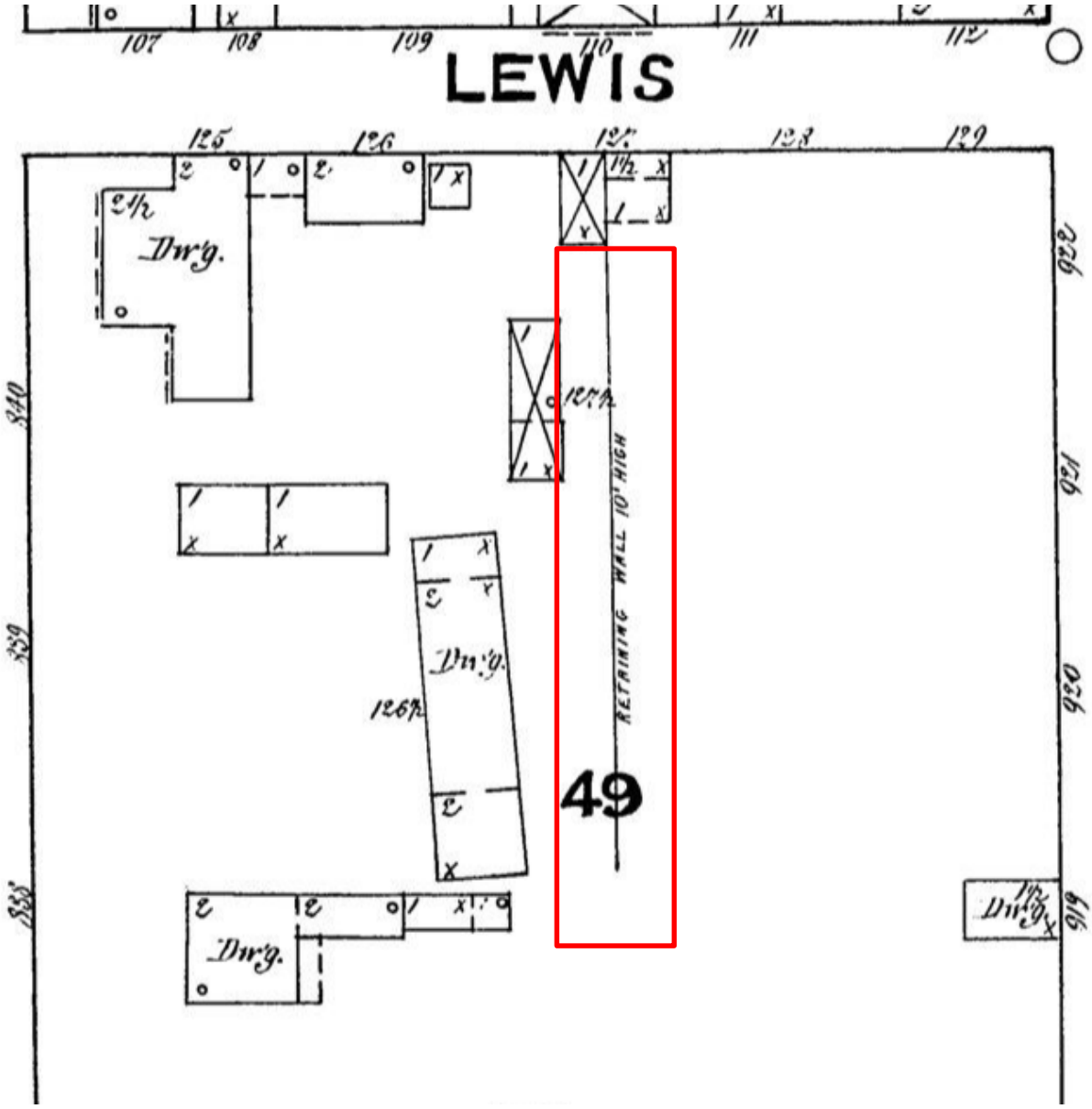
		X	(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Attachments:

1. Aerial photograph and View from Caroline Street
2. 1891 Sanborn Fire Insurance Map
3. Photographs
4. Wall Design Details

AERIAL

VIEW LOOKING WEST FROM CAROLINE STREET



1891 Sanborn Fire Insurance Map

Photograph from December 2, 2019

Photograph from December 2, 2019

Example photograph of the Stone Strong retaining wall system

Subject wall under construction at 1114 Caroline Street

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR ITEMS WHICH MAY HAVE BEEN MISSED OR OMITTED

THESE PLANS MUST REMAIN ON JOB SITE

APPROVED
DEC 20 2019
PER _____
Certified Plan Reviewer

1114 Caroline Street
Stone Strong Wall
City of Fredericksburg, Virginia

NOTES:

1. GEOTECHNICAL ENGINEER SHALL EVALUATE THE FOUNDATION SOILS PRIOR TO AND DURING CONSTRUCTION. UNSUITABLE SOILS SHALL BE REMOVED AND REPLACED WITH PROPERLY COMPACTED FILL AS RECOMMENDED BY THE OWNER'S GEOTECHNICAL ENGINEER. UNSUITABLE SOILS ARE DEFINED AS ANY SOILS THAT DO NOT HAVE SUFFICIENT BEARING CAPACITY OR WILL CAUSE EXCESSIVE WALL SETTLEMENT.
2. SOILS USED IN THE RETAINED ZONE SHALL BE GRANULAR FILL SIZED AS VDOT No. 57 OR VDOT No.3. OTHER MATERIALS SHALL REQUIRE APPROVAL BY THE WALL DESIGNER.
3. PARAMETERS: NOTE: *PARAMETERS BELOW TO BE VERIFIED DURING CONSTRUCTION BY GEOTECHNICAL ENGINEER*
   RETAINED SOIL: 40 DEGREES, MOIST UNIT WEIGHT = 115 pcf .
   FOUNDATION SOILS: 40 DEGREES, MOIST UNIT WEIGHT = 115 pcf.
   DRAINAGE/LEVELING PAD STONE: 40 DEGREES, MOIST UNIT WEIGHT = 115pcf (VDOT No. 57).
4. NO SUBSTITUTIONS OF THE MATERIALS SHOWN ON THESE DRAWINGS SHALL BE PERMITTED UNLESS APPROVED BY DEA.
5. WALL ALIGNMENT AND GRADE SHALL BE BASED ON SURVEY CONTROL BY OTHERS. ALIGNMENT AND GRADE ARE BASED ON THE INFORMATION AND DIMENSIONS OBTAINED DURING A SITE VISIT ON DECEMBER 11, 2019.
6. ANY ALIGNMENT OR GRADE CHANGES MADE IN THE FIELD OR PROPOSED BY THE CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO DEA SO THAT EVALUATION AND EFFECT ON DESIGN CHANGES, IF NECESSARY, CAN BE MADE BY DEA.
7. QUALITY CONTROL AND QUALITY ASSURANCE TESTING SHALL BE PERFORMED BY THE WALL DESIGNERS REPRESENTATIVE. THE SOILS AND MATERIALS PLACED IN THE RETAINED ZONE SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN IN THESE WALL DESIGN DRAWINGS. DOCUMENTATION SHALL INCLUDE FILL TYPE, LIFT THICKNESS, AND SOILS LABORATORY BULK SAMPLE TEST RESULTS IF NEEDED.
8. STONE USED IN THE RETAINED ZONE, SHALL BE PLACED IN LAYERS NO GREATER THAN 12 INCHES AND COMPACTED WITH A MINIMUM OF 4 PASSES WITH A VIBRATORY COMPACTOR. IF STONE IS PLACED OUTSIDE THESE PARAMETERS, THE WALL DESIGNER SHALL REVIEW FOR APPROVAL.
9. INSTALL ALL WALL COMPONENTS AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION PROCEDURES AND RECOMMENDATIONS.

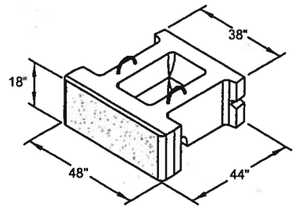
DOMINION Engineering Associates, Inc.

DOMINION ENGINEERING ASSOCIATES, INC.
8511 INDIAN HILLS COURT, SUITE 202
FREDERICKSBURG, VA 22407
(540) 710-9339

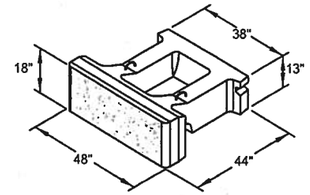
COMMONWEALTH OF VIRGINIA
RUSSELL S. HARRIS JR.
Lic. No. 025135
12/13/19
PROFESSIONAL ENGINEER

SHEET INDEX

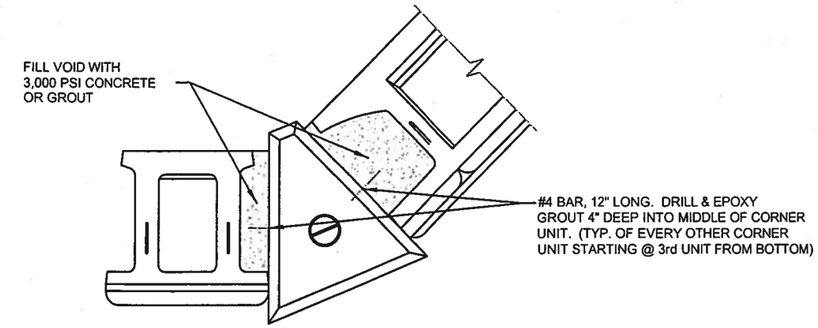
S1	CROSS-SECTION
S2	DETAILS
S3	SPECIFICATIONS



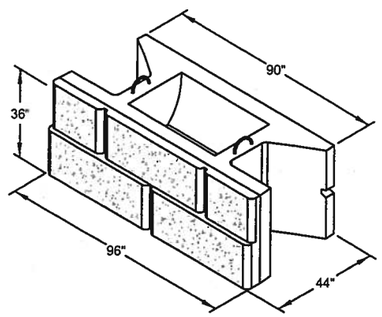
STONE STRONG 6SF UNIT
NOT TO SCALE



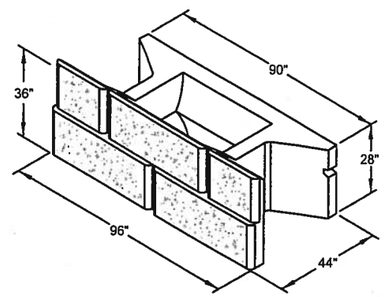
STONE STRONG 6SF TOP UNIT
NOT TO SCALE



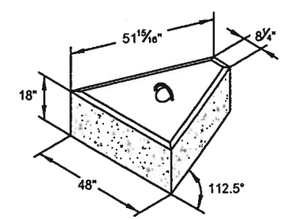
45° CORNER TIEBACK
NOT TO SCALE



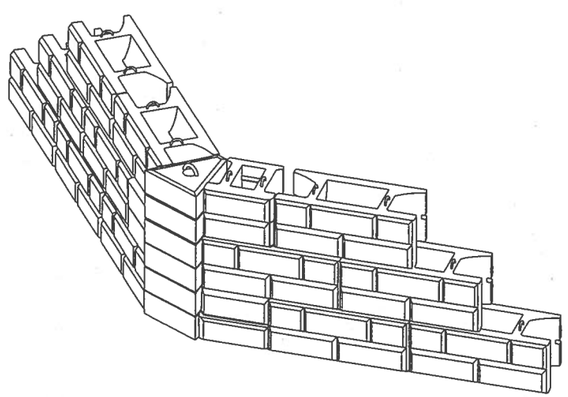
STONE STRONG 24SF UNIT
BATTERED FACE
NOT TO SCALE

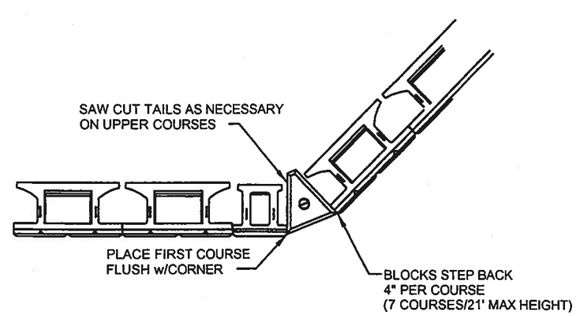


STONE STRONG 24SF TOP UNIT
BATTERED FACE
NOT TO SCALE



STONE STRONG 45° CORNER UNIT
NOT TO SCALE





OUTSIDE 45° CORNER
NOT TO SCALE

COMMONWEALTH OF VIRGINIA
RS
RUSSELL S. HARRIS JR.
Lic. No. 025135
12/13/19
PROFESSIONAL ENGINEER

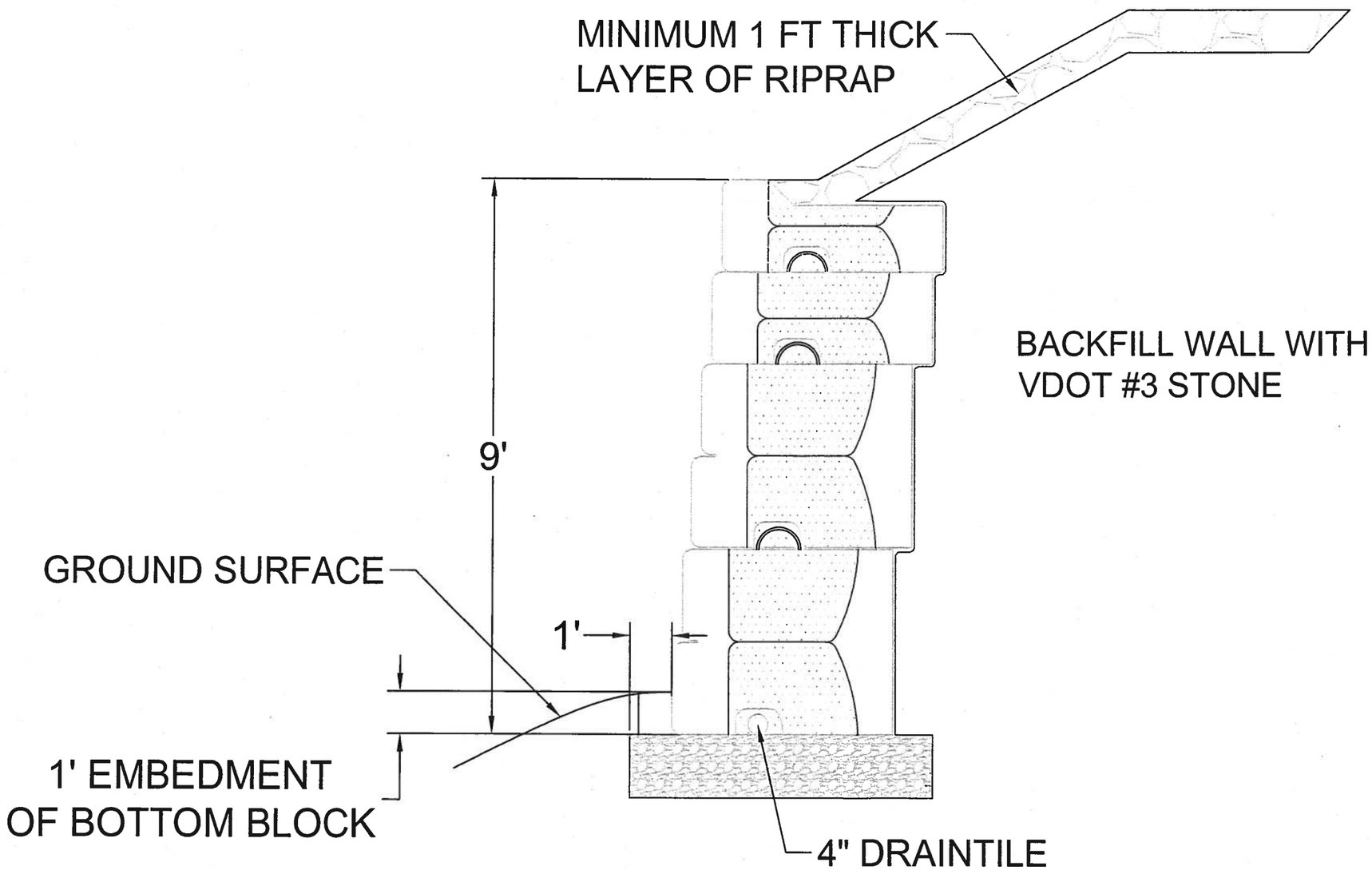
DOMINION
Engineering Associates, Inc.

DOMINION ENGINEERING ASSOCIATES, INC.

1114 Caroline Street
Stone Strong Wall

Stone Strong Details

DATE:	DEC 12, 2019	SHEET:	2 OF 3	SCALE:	NTS
DESIGNED BY:	RH	DRAWN BY:	RP	CHECKED BY:	RH



NOTE: DRAINTILE MAY BE PLACED BEHIND THE BOTTOM BLOCK AND DAYLIGHTED AT 20 FT SPACING

COMMONWEALTH OF VIRGINIA
RUSSELL S. HARRIS JR.
Lic. No. 025135
12/13/19
PROFESSIONAL ENGINEER

MINIMUM REQUIRED BEARING CAPACITY: 1500PSF

DOMINION Engineering Associates, Inc.

DOMINION ENGINEERING ASSOCIATES, INC.

1114 Caroline Street
Stone Strong Wall

Cross-section Detail

DATE:	DEC 12, 2019	SHEET:	1 OF 2	SCALE	NTS
DESIGNED BY:	RH	DRAWN BY:	RP	CHECKED BY:	RH

STONE STRONG SYSTEMS
SPECIFICATIONS FOR PRECAST MODULAR BLOCK RETAINING WALL SYSTEM

PART 1: GENERAL

1.01 Description

A. Work includes furnishing and installing precast modular blocks (PMB) to the lines and grades shown on the plans and as specified herein. Also included is furnishing and installing appurtenant materials required for construction of the complete system.

B. The contractor is solely responsible for safety. The Engineer and Owner shall not be responsible for means or methods of construction or for safety of workers or the public.

1.02 References

A. ASTM - American Society for Testing and Materials (AASHTO - American Association of State and Highway Transportation Officials)

B. ASTM C39 - Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens (AASHTO T22)

C. ASTM C136 - Standard Test Method for Sieve Analysis of Fine and Coarse Aggregate (AASHTO T27)

D. ASTM D4318 - Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils (AASHTO T89 & T90)

E. ASTM D698 - Standard Test Method for Laboratory Compaction Characteristics of Soil Using Standard Effort (AASHTO T99)

F. ASTM D4632 - Standard Test Method for Grab Breaking Load and Elongation of Geotextiles

G. ASTM D4595 - Standard Test Method for Tensile Properties of Geotextiles by the Wide-Width Strip Method

H. ASTM D5262 - Standard Test Method for Evaluating the Unconfined Creep Behavior of Geosynthetics

I. ASTM D6638 - Standard Test Method for Determining Connection Strength Between Geosynthetic Reinforcement and Segmental Concrete Units (Modular Concrete Blocks)

J. ASTM D6916 - Standard Test Method for Determining the Shear Strength Between Segmental Concrete Units

K. ASTM C33 - Standard Specification for Concrete Aggregates (AASHTO M43)

1.03 Submittals

A. If stain will be applied to the wall system, a sample shall be stained on site for review and approval by the Engineer. The color sample may be part of the completed wall, but shall be located in an inconspicuous area.

B. Submit grain size test results for aggregates to be used for the wall base and for unit fill.

C. Submit test results on borrow material to be used for common backfill including Proctor and grain size or Atterberg limits results.

1.04 Delivery, Storage, and Handling

A. Contractor shall check the materials upon delivery to assure that proper materials have been received.

B. Contractor shall protect the materials from damage. Damaged material shall not be incorporated into the wall or the reinforced soil embankments.

C. Contractor shall prevent excessive mud, concrete, adhesives and other substances that may adhere from coming in contact with the materials.

D. Exposed faces of precast modular block units shall be reasonably free of chips, cracks, or stains when viewed from a distance of 10 feet.

1.05 Quality Assurance

A. Dominion Engineering Associates, Inc. shall be engaged for testing and inspections.

PART 2: MATERIALS

2.01 Wall Units

A. Precast modular blocks shall be Stone Strong units manufactured under license from Stone Strong LLC.

B. Dimension tolerances for precast modular blocks shall be +/- 1/8 inch for horizontal and vertical dimensions of the face and +½ to -¼ inch for the face to tail width.

C. Concrete for precast modular blocks shall have a minimum 28-day compressive strength of 4,000 psi. Entrained air content shall be between 5 and 7%.

D. Reinforcing steel (if used) shall be Grade 60. Minimum clear cover to reinforcement shall be 1½ inches.

E. The face pattern and color shall be selected from the manufacturer's standard molds. A concrete stain may be field applied to color the units if specified by the Owner.

2.02 Geogrid - Not Required

A. If geogrid reinforcement is required, it shall be as shown in the plans or as detailed in the shop drawings. Substitution of a different type of geogrid shall not be allowed unless approved of the Architect/Engineer or Owner after submittal of shop drawings and test data.

2.03 Wall Base

A. The wall base shall be a high angularity course material. Wall base material, where required by these plans shall consist of 100 percent crushed aggregate, meeting VDOT 21A/B specifications or as approved by the wall design engineer.

B. The contractor may substitute lean concrete with a minimum 28-day compressive strength of 2,500 psi for the granular base material.

2.04 Unit Fill

A. Unit fill shall be clean course aggregate with high angularity. The unit fill shall be screened 100 percent crushed aggregate sized as VDOT No. 3 or 57 specifications, or as approved by the wall design engineer.

2.05 Backfill

A. Granular backfill shall be crushed material sized as VDOT No. 3 or VDOT No. 57.

B. All other backfill behind and in front of the wall shall consist of suitable on-site soil or imported borrow and shall be approved by the Design Engineer. Fat clay soils are not allowed. Frozen soils, excessively wet or dry soils, debris, and deleterious materials shall not be used.

2.06 Drain Tile

A. Drain tile shall be used if shown on the plans or if indicated by local practices and conditions. If used, the drawin tile should be a perforated or slotted PVC or corrugated HDPE pipe. The drain tile should be connected to storm drains or daylighted at lowpoints and/or periodically along the wall alignment, with spacing not greater than 20 ft.

2.07 Geotextile Fabric

A. If shown on the plans or the shop drawings, provide a geotextile filter for separation from backfill at the tails of the blocks.. The geotextile shall be a needle punched non-woven fabric such as Miriafi 140N or equivalent approved by the wall designer. **Geotextile shall be placed on existing soils where exposed on the vertical portions of the existing stone wall.**

PART 3: EXECUTION

3.01 Excavation

A. Excavate as required for installation of the retaining wall system. Excavate to the base level for a sufficient distance behind the face to permit installation of the base (and geogrid reinforcement if shown in the plans).

B. Slope or shore excavation as necessary for safety and for conformance with applicable OSHA requirements.

3.02 Wall Base

A. Foundation soils shall be excavated to the dimensions shown on the plans. Foundation soil shall be observed by the Geotechnical Engineer to confirm that the bearing capacity of 1,500 psf, and soil properties conform with these plans and specifications.

B. Construct the wall base to the lines and grades shown on the plans. Place granular base material to the minimum dimensions shown. Over excavated areas shall be filled with additional granular base material. Compact the base material to provide a hard and level surface to support the wall units. Base material shall be compacted by making a minimum four (4) passes with vibratory compaction equipment. Compaction with a backhoe or trackhoe bucket shall be subject to approval by the Design Engineer

C. Prepare and smooth the granular material where needed to ensure complete contact of the first course with the base. The surface of granular base may be dressed with fine aggregate to aid leveling, provided that the thickness of dressing layer should not exceed 3 times the maximum particle size used.

D. Contractor may substitute lean concrete for some or all of the base material. Concrete may be placed full thickness or as a topping to level the base. If used as a topping, the concrete shall have a minimum thickness of 3 inches.

3.03 Unit Installation

A. Place the first course of units directly on the wall base. Check units for level and alignment. Adjacent units should be in contact with each other. If possible, begin placing units at the lowest section of the wall.

B. Fill all voids between and within the blocks with granular unit fill.

C. Place backfill behind the units in maximum loose lifts of 12 inches and compact. Compact all stone backfill by a minimum four (4) passes with vibratory compaction equipment (or backhoe/trackhoe bucket if approved by Design Engineer). Place backfill in successive lifts until level with the top of the facing unit.

D. Remove all excess aggregate and other materials from the top of the units before laying up the next course.

E. **"NOT APPLICABLE"** For geogrid reinforced walls, place the correct geogrid at the locations and elevations shown on the plans or the shop drawings. Geogrid reinforcement shall be placed horizontally on compacted backfill. The length of the geogrid is measured from the front face of the wall. Extend the grid onto the front face flange of the facing unit. Orient the geogrid with the strong axis (machine direction) placed perpendicular to the wall face. Geogrid shall not be spliced by any means in the roll direction.

F. **"NOT APPLICABLE"** For geogrid reinforced walls, geogrids shall be placed side by side to provide complete coverage along the wall face. No overlap is required between adjacent grids on straight sections of the wall. On convex curves, place a minimum of 3 inches of backfill material between overlapping geogrid layers.

G. Place the next course of segmental units in running bond with the previous course. Place the web hoop over the alignment hoop protruding from the unit below, and pull the unit forward to contact the hoop.

H. **"NOT APPLICABLE"** For geogrid reinforced walls, pull geogrids taught and stake the loose end before placing the next course of backfill. Backfill shall be placed, spread, and compacted in such a manner that minimizes the development of wrinkles in the geogrid and/or movement of the geogrid. Do not operate equipment directly on the geogrid. A minimum backfill depth of 6 inches should be placed before operating equipment over the grids.

I. Continue placing successive courses to the elevations shown on the plans. Construct wall in level stages, placing the units at each course for the entire length of the wall, if possible. Unit fill and backfill should be placed to the level of the top of the facing unit before placing the next course.

J. Contractor shall be responsible for drainage in the area of wall construction. Grades shall be constructed to promote surface water drainage away from the wall face at all times.

K. If construction of the wall halts for any extended length of time, the contractor shall grade the area in the vicinity of the wall to promote surface water drainage away from the wall at all times.

L. Final grade above and below the retaining wall shall provide for positive drainage and prevent ponding. Protect completed wall from other construction. Do not operate large equipment or store materials above the wall that exceed the design surcharge loads.

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12/13/19
PROFESSIONAL ENGINEER

DOMINION Engineering Associates, Inc.

DOMINION ENGINEERING ASSOCIATES, INC.
8311 INDIAN HILLS COURT, SUITE 201
FREDERICKSBURG, VIRGINIA 22407
(540) 790-8888

1114 Caroline Street
Stone Strong Wall
Specifications

DATE:	DEC 12, 2019	SHEET:	3 OF 3	SCALE:	AS SHOWN
DESIGNED BY:	RK	DRAWN BY:	MAC	CHECKED BY:	HMM

CITY OF FREDERICKSBURG, VIRGINIA
PLANNING COMMISSION PUBLIC NOTICE

Notice is hereby given that the Planning Commission of the City of Fredericksburg, Virginia, will hold a public hearing beginning at **7:30 p.m. on Wednesday, January 15, 2020** in the City Hall Council Chambers, 715 Princess Anne Street, Fredericksburg, Virginia, at which time interested persons may attend and present their views on the following application:

PUBLIC HEARING ITEMS

1. **UDOTA2019-06-Unified Development Ordinance Text Amendment: The City of Fredericksburg** proposes to amend the following Sections of City Code Chapter 72, Unified Development Ordinance: Article 72-2 "Administration", Article 72-3 "Zoning Districts", Article 72-4 "Use Standards", Article 72-5 "Development Standards", Article 72-8 "Definitions and Interpretations". These changes will affect residential development in the R2, R4, R8, R12, and CT Zoning Districts as follows:

   In the R2, R4, and R8 Zoning Districts, an increase in the rear setback, the addition or expansion of infill calculations for setbacks and maximum building height in developed areas where front and side yard setback geometry is already established, establishing a minimum lot frontage requirement in relation to required lot width, reducing the maximum height of additions to single-family dwellings on substandard lots, and establishing a minimum lot frontage requirement in relation to required lot width. Specifically with the R4 and R8 Zoning Districts, the rear setback is increased.

   In the CT Zoning District, expanding the application of infill calculations for setbacks to all developed areas where front and side yard setback geometry is already established.

   In all zoning districts: increasing the height and setbacks of accessory structures, exempting in-ground pools from lot coverage restrictions, establishing a maximum lot depth to lot width ratio, adjusting the point at which lot width is measured, providing additional flexibility in the application of an average (infill) setback, establishing rear yards on corner lots, and adding rules for calculating the median secondary front yard setback for a corner lot.

   The purpose of this amendment is to respect the integrity and character of the City's neighborhoods and to encourage infill development that is compatible with established neighborhoods, in furtherance of the adopted Policies for Residential Neighborhoods and Housing in Chapter 7 of the 2015 Comprehensive Plan. This amendment also advances the Initiative for Residential Neighborhoods and Housing in that Chapter, namely, "continue to evaluate infill regulations to ensure that additional and new construction does not adversely impact the character of existing neighborhoods.

2. **CPA2019-03 – Comprehensive Plan Amendment to Chapter 7: The City of Fredericksburg** proposes to amend the 2015 Comprehensive Plan, Chapter 7, "Residential Neighborhoods and Housing," to discuss the importance and role of the built environment or form in creating neighborhood character. This Comprehensive Plan amendment accompanies proposed amendments to zoning regulations to better regulate infill development to ensure

that new construction and additions to existing structures will be compatible with existing patterns of development. The proposed Comprehensive Plan new language emphasizes patterns of existing structures as major contributors to community character. The proposed language clarifies that it is the City's policy to evaluate setback and height infill requirements as a means to ensure modern homes and additions are consistent with the quality, uniqueness, and attractiveness of existing neighborhoods.

Information pertinent to the application will be available for examination by the public in the Department of Community Planning and Building (Room 209), 715 Princess Anne Street (City Hall), during regular business hours (8:15 a.m. - 4:30 p.m. Monday through Friday). Additional information will be available on the City website, the Friday before the Planning Commission meeting. Please check the Planning Commission homepage. Persons requiring accommodations to facilitate participation are encouraged to contact the Planning Services Division at least five (5) days prior to the meeting. Questions regarding the above may be directed to the Planning Services Division at (540) 372-1179.