



**ARCHITECTURAL REVIEW BOARD
CITY OF FREDERICKSBURG, VIRGINIA**

**AGENDA
May 11, 2020
5:00 P.M.
E-Meeting**

Agenda

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

- 3.1. E Meeting Notice

Documents:

[2_2020-05-11_ARB E-MEETING NOTICE.PDF](#)

4. Approval Of Agenda
5. Resolution Adopting Procedures For Electronic Public Meetings
- 5.1. E Meeting Resolution

Documents:

[2A_2020 05 11 ARB E-MEETING RESOLUTION.PDF](#)

6. Review Of Minutes
- 6.1. ARB Draft Meeting Minutes 03-09-2020

Documents:

[3_2020-03-09 ARBMINUTESDRAFT.PDF](#)

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

9.I. COA 2020-20 1305 Prince Edward Street

Documents:

[4_COA 2020-20_ADMINISTRATIVE REVIEW_1305 PRINCE EDWARD STREET \(1\).PDF](#)

9.II. COA 2020-22 301 Charles Street

Documents:

[5_COA 2020-22_ADMINISTRATIVE REVIEW_301 CHARLES STREET \(1\).PDF](#)

9.III. COAQ 2020-23 224 Princess Anne Street

Documents:

[6_COA 2020-23_ADMINISTRATIVE REVIEW_224 PRINCESS ANNE STREET \(1\).PDF](#)

10. General Public Comment

11. Other Business

11.I. Memo Pre App - 202 Frederick Street

Documents:

[7_05-05-2020_MEMO_PRE-APP 202 FREDERICK STREET.PDF](#)

11.II. Memo Pre-App - 525 Caroline Street

Documents:

[8_05-05-2020_MEMO_PRE-APP 525 CAROLINE STREET.PDF](#)

12. Staff Update

12.I. Archaeology Ordinance Delay

13. Announcements And Reports

14. Adjournment



NOTICE OF PUBLIC MEETING

ARCHITECTURAL REVIEW BOARD

CITY OF FREDERICKSBURG, VIRGINIA

The Architectural Review Board will hold a public meeting on Monday, May 11, 2020 at 5:00 p.m. The meeting will be held as an e-meeting via video conference. The meeting can be viewed live on Cox Channel 84 and Verizon Channel 42, on the City's Facebook page, and at <https://www.regionalwebtv.com>. No action will be taken on any item requiring a public hearing, and any such public hearings will be noticed and advertised for a future date.

The purpose of the meeting is to hold pre-application conferences on projects proposed in the Fredericksburg Historic District at 525 Caroline Street and 202 Frederick Street, and to review administrative decisions.

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 May 11, 2020 meeting: **1305 Prince Edward Street – Handrail Installation (COA 2020-20)**, **301 Charles Street – Fence Installation (COA 2020-22)**, and **224 Princess Anne Street – Fence Installation (COA 2020-23)**.

Written public comments may be submitted in one of the following ways: (1) dropping them in the Deposit Box at City Hall, (2) U.S. Mail, or (3) email to the Historic Resources Planner. Comments received before 4:00 p.m. on May 11, 2020 will be read into the record at the meeting. Comments must include your name and address, including zip code, be limited to 5 minutes or less (read aloud), and address a topic of ARB business. Public comments will not be accepted on video feeds during the meeting.

For questions, contact the Planning Office at (540) 372-1179 or ksschwartz@fredericksburgva.gov.

Carthon Davis III, Chair
Architectural Review Board



MOTION:

SECOND:

**March 11, 2020
Regular Meeting
Resolution 20-01**

RE: Adopting Procedures for Electronic Public Meetings to Ensure the Continuity of Government during the COVID-19 Pandemic Disaster

ACTION: APPROVED: Ayes:0; Nays:0

On March 12, 2020, Governor Ralph Northam declared a state of emergency in the Commonwealth of Virginia in response to the continued spread of the novel coronavirus, or COVID-19. COVID-19 spreads from person-to-person, transmitted via respiratory droplets, and can be spread from an infected person who does not have symptoms to another person. No vaccine or known treatment options exist at this time. The nature of the declared emergency makes it impracticable or unsafe to assemble a quorum in a single location.

Fredericksburg City Council adopted Ordinance 20-05 on April 7, 2020, authorizing Public Entities (as defined in the ordinance) to meet through real-time electronic means, including audio, telephonic, video, or other practical electronic medium, without a quorum physically present in one location.

Through this emergency ordinance, the Council also adopted procedures to ensure the continuity of government during the COVID-19 Pandemic disaster, temporarily suspended any deadlines applicable to Public Entities and their staff, and encouraged Public Entities to postpone non-emergency public hearings and action items during the disaster.

The Architectural Review Board is a Public Entity included within the scope of Ordinance 20-05. The Architectural Review Board finds that it will be necessary and beneficial to meet from time to time to conduct essential business and assure continuity in government during the pandemic.

Therefore, the Architectural Review Board hereby resolves that:

- The Architectural Review Board adopts the procedures for electronic public meetings set forth in Ordinance 20-05, a copy of which is attached to this resolution and incorporated herein by reference.
- Architectural Review Board officers and staff are authorized to take all steps reasonably necessary or appropriate to implement these procedures and to develop any specific procedures as appropriate for the Architectural Review Board, provided that those specific procedures are consistent with Ordinance 20-05.
- Votes for this meeting and any future electronic meeting shall be conducted by name in roll-call fashion and included in the minutes.

This resolution shall be effective immediately and shall remain in full force and effect for the effective duration of Fredericksburg City Ordinance 20-05.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

Chair's Certificate

*I certify that I am _____ of the _____, and that the foregoing is a true copy
of Resolution No.20-, adopted at a meeting of the _____ held _____ date, by
electronic communication means.*

Carthon Davis, III
Architectural Review Board Chair



MOTION: KELLY

SECOND: WITHERS

**April 7, 2020
Special Meeting
Resolution 20-24**

RE: Approving Meeting by Electronic Communication Means Under Virginia Code §2.2-3708.2

ACTION: APPROVED: Ayes: 7; Nays: 0

Fredericksburg City Council has convened in this special meeting conducted by electronic communication means under the authority of Virginia Code §2.2-3708.2(A)(3). The purpose of this resolution is to state the basis for conducting the meeting under this authority, and to record City Council's approval of same.

On March 12, 2020, Governor Ralph Northam declared a state of emergency in the Commonwealth of Virginia in response to the continued spread of novel coronavirus, or COVID-19. COVID-19 spreads from person-to-person, transmitted via respiratory droplets, and can be spread from an infected person who does not have symptoms to another person. No current vaccine or known treatment options exist at this time. It is unclear at this time when it will be safe to resume in-person City Council meetings, but it is reasonable to conclude that there may be a weeks-long period when it is unsafe to do so.

On March 30, 2020, Governor Northam issued Executive Order #55, ordering Virginians to stay at home.

The purpose of this special meeting is to address the emergency. The Clerk of Council gave public notice of this special meeting by electronic communication means using the best available method given the nature of the emergency, which notice was given contemporaneously with the notice provided to the members of the City Council.

Public access to this special meeting is provided via live stream through the City's website, the City's Governmental television channel, and Facebook Live.

The type of electronic communication means by which this meeting is conducted is Go To Meeting app.

Therefore, the City Council hereby resolves that:

- Conducting this special meeting through electronic communication means is approved.
- Votes shall be conducted by name in roll-call fashion and included in the minutes.

Votes:

Ayes: Greenlaw, Withers, Devine, Duffy, Frye, Graham, Kelly

Nays: None

Absent from Vote: None

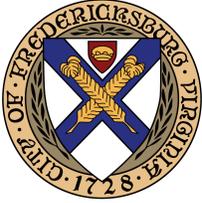
Absent from Meeting: None

Clerk's Certificate

I certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 20-24, adopted at a special meeting of the City Council held April 7, 2020, held by electronic communication means, at which a quorum was present and voted.



Tonya B. Lacey, MMC
Clerk of Council



Minutes
Architectural Review Board
March 9, 2020
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

Carthon Davis III, Chair
Karen Irvin, Vice Chair
Jonathan Gerlach
Adriana Moss
Susan Pates
Sabina Weitzman

Members Absent

James Whitman

Staff

Kate Schwartz
Tammy Guseman

Chairman Davis called the Architectural Review Board meeting to order at 7:00 p.m.

OPENING REMARKS

Chairman Davis determined that a quorum of 6 members was present, and asked if public notice requirements had been met. Ms. Schwartz confirmed that they had.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Chairman Davis asked if there were any changes or additions to the minutes of the regular meeting dated February 10, 2020. Ms. Weitzman motioned to approve the minutes as written. Ms. Irvin seconded. The motion carried 5-0-1 with Ms. Pates abstaining.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Chairman Davis 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 Davis asked if any Board member had a conflict of interest for any item before the Board. Ms. Weitzman reported a conflict of interest for 405 Hanover Street and would not participate in consideration of COA 2020-14.

CONSENT AGENDA

- i. COA 2020-13 – 611 Caroline Street – Signs
- ii. COA 2020-15 – 1017 Sophia Street – Signs
- iii. COA 2020-16 – 1015 Caroline Street – Signs

Mr. Gerlach made a motion to approve the consent agenda as submitted. Ms. Irvin seconded. The motion carried 6-0.

PUBLIC HEARING

- i. **COA 2020-08** – 1020 Princess Anne Street – Dennis Sacrey requests to construct a children’s play area for the Fredericksburg Baptist Church in one corner of this parking lot, surrounded by a six-foot painted aluminum fence.

David Hahn, a minister of Fredericksburg Baptist Church, was present and offered to answer any questions the Board may have.

There were no public comments.

Ms. Weitzman made a motion to approve the request as submitted. Mr. Gerlach seconded. The motion carried 6-0.

- ii. **COA 2020-09** – 304 Hanover Street – Tom Frazier requests to make two wall penetrations for a ventilation system on the east side elevation of the three-story rear addition adjacent to Princess Anne Street for the Fredericksburg United Methodist Church.

The applicant was not present. There were no public comments.

Ms. Weitzman asked if there would be anything going through the window shown on the submitted diagram. Ms. Schwartz stated that her understanding was that the wall penetration would be made above the window, but they may move the sash into the down position, leave it there and run some equipment through the window opening. Ms. Weitzman noted that this may be the best option.

The Board discussed the options for screening the equipment. Ms. Irvin noted that the screen will be a substantial height of 15 feet. Ms. Schwartz noted that there is another similar example of screening behind the library which has a double-height fence to screen a cooling tower. Ms. Weitzman suggested asking the applicant to paint the installed system red to match the building brick color instead of using a screen to cover it as this option may be the least obtrusive. Ms. Schwartz suggested giving the applicant the potential option of painting the system or providing a screen for it.

Ms. Weitzman made a motion to approve the request for exterior alterations at 304 Hanover Street on the condition that the installation is either screened from Princess Anne Street or the equipment is painted with a flat, red-oxide paint. The final design must be approved by the Historic Resource Planner prior to starting the work. Ms. Pates seconded. The motion carried 6-0.

- iii. **COA 2020-10** – 221 Princess Anne Street - 221 Princess Anne Street – Debra Joseph requests to make alterations to this residence including enclosing an inset porch on the north side elevation of a rear one-story addition.

The applicant, Debra Joseph, was present. Ms. Joseph stated she is looking forward to completing this project as the current open porch just collects a lot of leaves and debris. Ms. Joseph inquired of the Board whether they prefer a simple or more ornate hand railing as many of the salvaged railings she has seen online are more ornate.

Ed Sandtner, 132 Caroline Street, representing HFFI, stated concerns received from an architectural historian. He said this application would be taking away the last remaining side porch from this dwelling and that, once enclosed, the ARB would no longer have purview to preserve the existing walls, windows, and doors.

Mr. Gerlach suggested that the approval of the handrail design be at the discretion of the Historic Resources Planner. Board members discussed the style of the handrail and recommended referencing neighboring

properties. Ms. Schwartz stated that information on the chosen design could be shared with the Board once selected.

Ms. Joseph said that the existing walls and windows would remain in place once the porch was enclosed. The existing door would become the new exterior door and an open doorway would remain on the interior. Board members asked for clarification of several details of the windows.

Mr. Gerlach made a motion to approve the application as recommended by staff with the following conditions: final selections, including windows and the stair railing, must be verified by the Historic Resources Planner as being in accordance with the information presented prior to building permit approval and installation; the beadboard paneling and all trim must be constructed of wood with a smooth finish; trim details at the bottom of the new wall will match those on the south side of the house; and the applicant should consider incorporating the turned posts located at each end of the porch into the new wall in order to maintain the clear delineation of this space. Ms. Moss seconded. The motion carried 6-0.

- iv. COA 2020-11 - 401 Princess Anne Street – Melissa Colombo requests to make alterations to the former Janney Marshall Company warehouse in order to convert it to mixed use, including installation of new doors, replacement of missing windows, construction of an ADA-accessible ramp, and installation of railings and mechanical equipment.**

The applicant, Melissa Colombo, was present. There were no public comments.

Ms. Irvin asked if insulated panels would be added on top of the existing roof. Ms. Colombo confirmed that foam panels will be used and this height is shown in the drawings and mock-up. Ms. Irvin inquired how the foam will be camouflaged on the exterior. Ms. Colombo stated that the drip-edge and gutters will mask the change in height.

Ms. Weitzman asked if there had been talk about linear screening for the rooftop mechanical units. Ms. Colombo stated that screening may be more noticeable than none at all and she hopes that from the street the units will not be seen. She also noted that there is no other place for the units other than the roof and that the units will be placed along the roof beam so there is at least some symmetry there. Ms. Irvin noted that this will be seen from the train platform. Board members discussed various options for screening. Ms. Colombo noted that there must be adequate air flow around the units and asked how high the screening would have to be to hide the units altogether. Ms. Weitzman suggested a fence-like screening with industrial feel that would help the roof not look like just mechanical units when seen from the train station. Chairman Davis stated that the units do not need to be fully screened, but a consistent horizontal element could reduce a jagged appearance. Mr. Gerlach asked if Ms. Colombo would be willing to come back to the Board with screening options. Ms. Colombo answered affirmatively.

Chairman Davis asked if the utility bank at the rear of the building will be visible from the public right-of-way. Ms. Colombo stated that they are right on the property line as it is so any screening provided by them would end up being on City property. Ms. Schwartz stated that there is quite a bit of landscaping near the utility bank so it will be well obscured with the possibility of more landscaping there in the future.

Ms. Irvin asked if the Board could approve this application as submitted with the condition that the applicant come back with screening designs for the rooftop units. Ms. Weitzman made a motion to approve the application as submitted with the condition that the applicant return to the Board with a proposal to screen the rooftop mechanical equipment. Mr. Gerlach seconded. The motion carried 6-0.

- v. COA 2020-12 – 309 William Street - Dex Sanders requests to make alterations to this commercial building, including reconfiguring the storefront, rebuilding the pent roof on the façade, installing signs, and extending the fencing and shed roof at the rear elevation for a new restaurant.**

Architect Dex Sanders and business owner Joel Griffin were present to represent the application.

Ed Sandtner, 132 Caroline Street and representing HFFI, noted that the proposed storefront doesn't have a historic aspect and the arrangement of windows and doors on the elevation of the building seems too much to cram in between the two doors. He suggested an article for the Board members to read titled 'Keeping Up Appearances: Store Front Guidelines' which is available from Fredericksburg Main Street's website.

Chairman Davis asked if the proposed bi-fold doors would be at grade on the sidewalk. Mr. Sanders answered affirmatively. Ms. Pates questioned whether the canopy roof is flat. Mr. Sanders stated it comes out 5 ½ feet. Ms. Pates expressed concern that the building may look too modern compared to the original design. Mr. Sanders stated that the building was built in 1832 and they have tried to restore and maintain its original character. Mr. Sanders noted that this has been difficult due to a brutal 1960s renovation, but he is trying to work with what has been changed while still keeping to the original style. The door style was chosen to make them appear as close to the original 1832 doors as possible. Ms. Pates asked if cedar shakes must be used. Mr. Sanders said they were maintaining the existing material. Ms. Weitzman noted the difficulty of working with a heavily altered exterior and stated that on the two blocks of William Street all the building fronts had the same treatment. Although 309 is a more severe one, she is in support of the proposed design.

Mr. Gerlach asked if there would be a gutter on the new canopy. Mr. Griffin said it was not planned and noted that extending the canopy would help keep rainfall out of the storefront. Board members discussed the storefront glazing and recommended that it be clear and non-reflective. Mr. Sanders stated he is amiable to this request.

Chair Davis stated his support for the design and said it retains the important aspects of the earlier design, but provides interaction with the sidewalk. Ms. Irvin agreed that the applicant is improving this building. Mr. Gerlach made motion to approve the application as submitted on condition that clear, non-tinted glass is used and with the recommendation to paint or stain the wood fence. Ms. Irvin seconded. The motion carried 6-0.

- vi. COA 2020-14** – 405 Hanover Street - Jennifer and Kevin Riley request to construct a second story addition over the existing one-story section at the rear of this residential property.

The applicant, Jennifer Riley, was present. There were no public comments.

Ms. Irvin made a motion to approve the application as submitted. Ms. Pates seconded. The motion carried 5-0-1, with Ms. Weitzman abstaining.

GENERAL PUBLIC COMMENT

There was no public comment.

OTHER BUSINESS

A. Transmittal of Planning Commission Notice for March 11, 2020

Ms. Schwartz noted that this notice includes the first public hearing for the Creative Maker District re-zoning, but this will be continued at the next meeting. Ms. Weitzman asked if much discussion was expected. Ms. Schwartz noted that this re-zoning has received much support from the Canal Quarter District group.

B. Archaeology Ordinance

Ms. Schwartz stated that the Archaeology Ordinance was approved and will take effect on July 1, 2020. Ms. Schwartz also noted that she is working through an RFP for on-call Archaeological Services to help the City with the review of reports that come in.

C. Historic Handbook Update

Ms. Schwartz stated that the City is still working on the update of the Historic District Handbook. The first public meeting was Sunday, March 8, which went well and great feedback was received. There will be another public meeting on Thursday, March 12, at 5 p.m. in the Executive Plaza.

Ms. Schwartz noted that a request for a work session for Monday, March 23, has been submitted to review some potential alterations at the Mt. Zion Baptist Church and that Jason Gallant of Rappahannock Restoration has also requested a work session to discuss some alternative materials. Board discussion on various substitute material options followed. Meeting time of 7 p.m. was decided upon by all.

Ms. Moss asked how the Handbook survey is being distributed. Ms. Schwartz stated that it is on the City website, social media, and has been sent out by email to neighborhood groups, businesses, past applicants, and others.

ANNOUNCEMENTS AND REPORTS

Mr. Gerlach gave an update on the slave auction block and stated that Judge Deneke found in favor of the City that the City does have authority to issue their own Certificate of Appropriateness by virtue of the City Charter. The petitioner has appealed this decision to the Virginia Supreme Court and asked the Judge to issue a stay of fifteen days to prevent the City from moving the block during that time period. Ms. Schwartz noted that the Judge did not grant the temporary restraining order requested but did grant a stay instead. Mr. Gerlach stated that the stay will end on March 17. Mr. Gerlach stated he is unsure if the Virginia Supreme Court has agreed to take the case or not. Ms. Schwartz added that at this point the petition is requesting the Supreme Court of Virginia to grant a stay while the appeal is being considered. They will have a fifteen-day period to submit the petition and if they do so, the City has a 7-day period in which to respond. There would be no oral arguments. Ms. Schwartz noted that this is a separate appeal.

ADJOURNMENT

Chairman Davis adjourned the meeting at 8:24 p.m.

Carthon Davis III, Chair



**City of Fredericksburg Architectural Review Board
Record of Administrative Review**

Prepared By: Kate Schwartz, Historic Resources Planner

DATE OF APPLICATION: _____ GPIN #: _____ FEE PAID

ADDRESS OF PROJECT: _____

APPLICANT NAME: _____

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

RECOMMENDED ARB ACTION:

ARB Meeting Date: _____

Kate S. Schwartz _____

Zoning Administrator

Date

PROPERTY INFORMATION:

Construction Date: _____ Architectural Style: _____

Character-Defining Features: _____

Contributing to National Register Historic District? _____

Previous Alterations/ARB Approvals: _____

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:**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

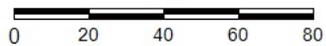
- City Boundary
- WVS_Centerlines Back (12,000)
- Interstate
- US Highway
- VA Primary
- Others
- WVS_Centerlines Back (12,000)
- Interstate
- US Highway
- VA Primary
- Others
- Parcels



Title: 1305 Prince Edward Street

Date: 4/30/2020

Feet



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. Any other 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 consent from the City of Fredericksburg.

DRAWING ONE OF TWO

HANDRAIL PROJECT
MR. & MRS. MICHAEL VASEY
1305 PRINCE EDWARD ST.
FREDERICKSBURG VA 22401
HOME PHONE (540) 368-1736

2" METAL HANDRAIL PAINTED BLACK
RETURN AT TOP OF STAIRS
CONNECTED TO EXISTING PORCH COLUMNS

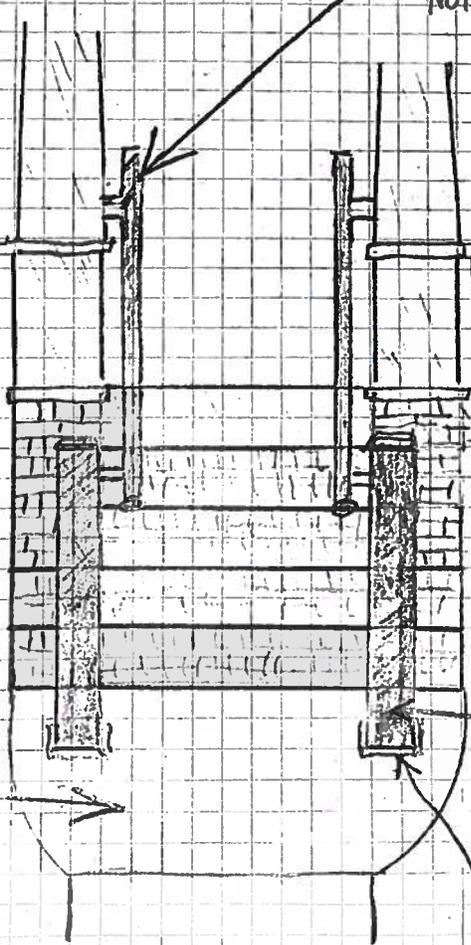
NOTE: HANDRAIL HEIGHT MEASURED
VERTICALLY FROM THE SLOPED
PLANE ADJOINING THE TREAD
NOSING SHALL NOT BE LESS THAN
34" AND NOT BE MORE THAN 38"

FRONT VIEW

NEW CONCRETE SLABS TO REPAIR
FIRST SECTION OF SIDE WALK

4" SQUARE
STEEL POST
PAINTED
BLACK

FLANGE
FOR MASONRY
ANCHORS

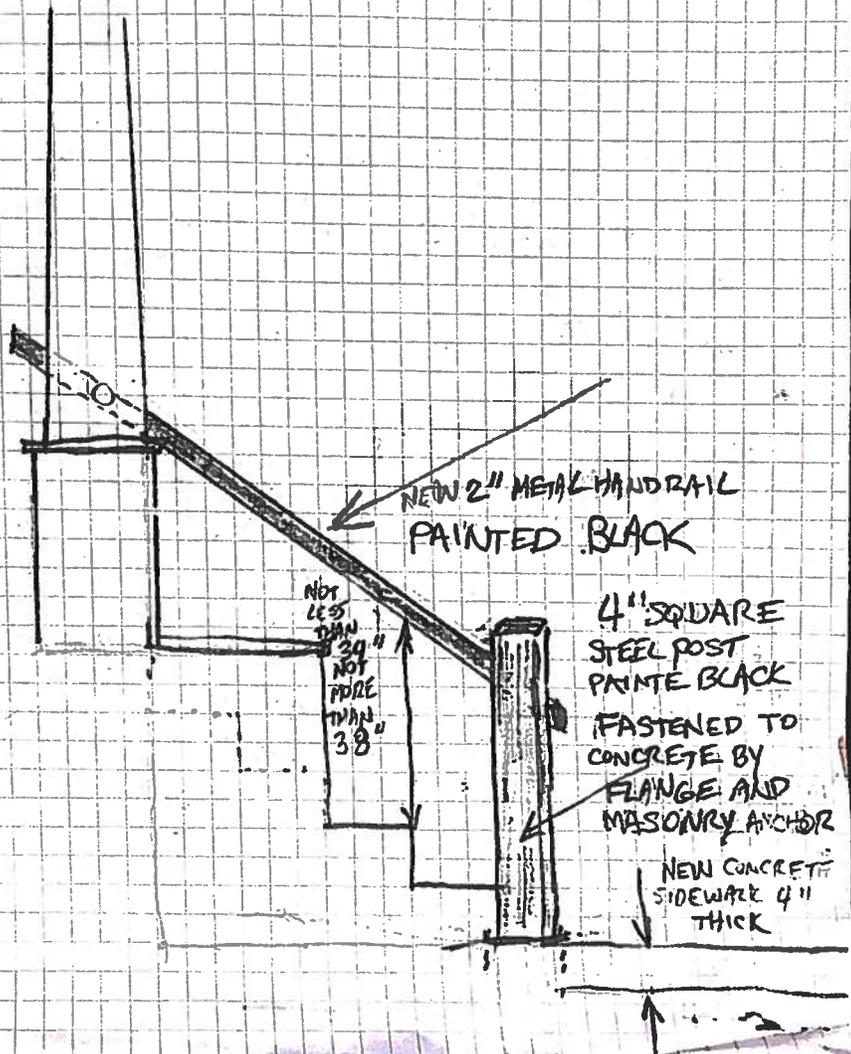


DRAWING TWO OF TWO

EXISTING STEPS SIDE VIEW

HANDRAIL PROJECT
MR & MRS MICHAEL KASEY
1305 PRINCE EDWARD ST.
FREDERICKSBURG VA 22401
HOME PHONE (540) 368-1736

EXISTING
PORCH
SIDE VIEW





**City of Fredericksburg Architectural Review Board
Record of Administrative Review**

Prepared By: Kate Schwartz, Historic Resources Planner

DATE OF APPLICATION: _____ GPIN #: _____ FEE PAID

ADDRESS OF PROJECT: _____

APPLICANT NAME: _____

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

RECOMMENDED ARB ACTION:

ARB Meeting Date: _____

Kate S. Schwartz _____

Zoning Administrator

_____ Date

PROPERTY INFORMATION:

Construction Date: _____ Architectural Style: _____

Character-Defining Features: _____

Contributing to National Register Historic District? _____

Previous Alterations/ARB Approvals: _____

Additional Notes: _____

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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:**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

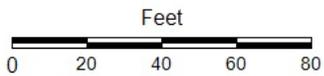
Legend

- 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



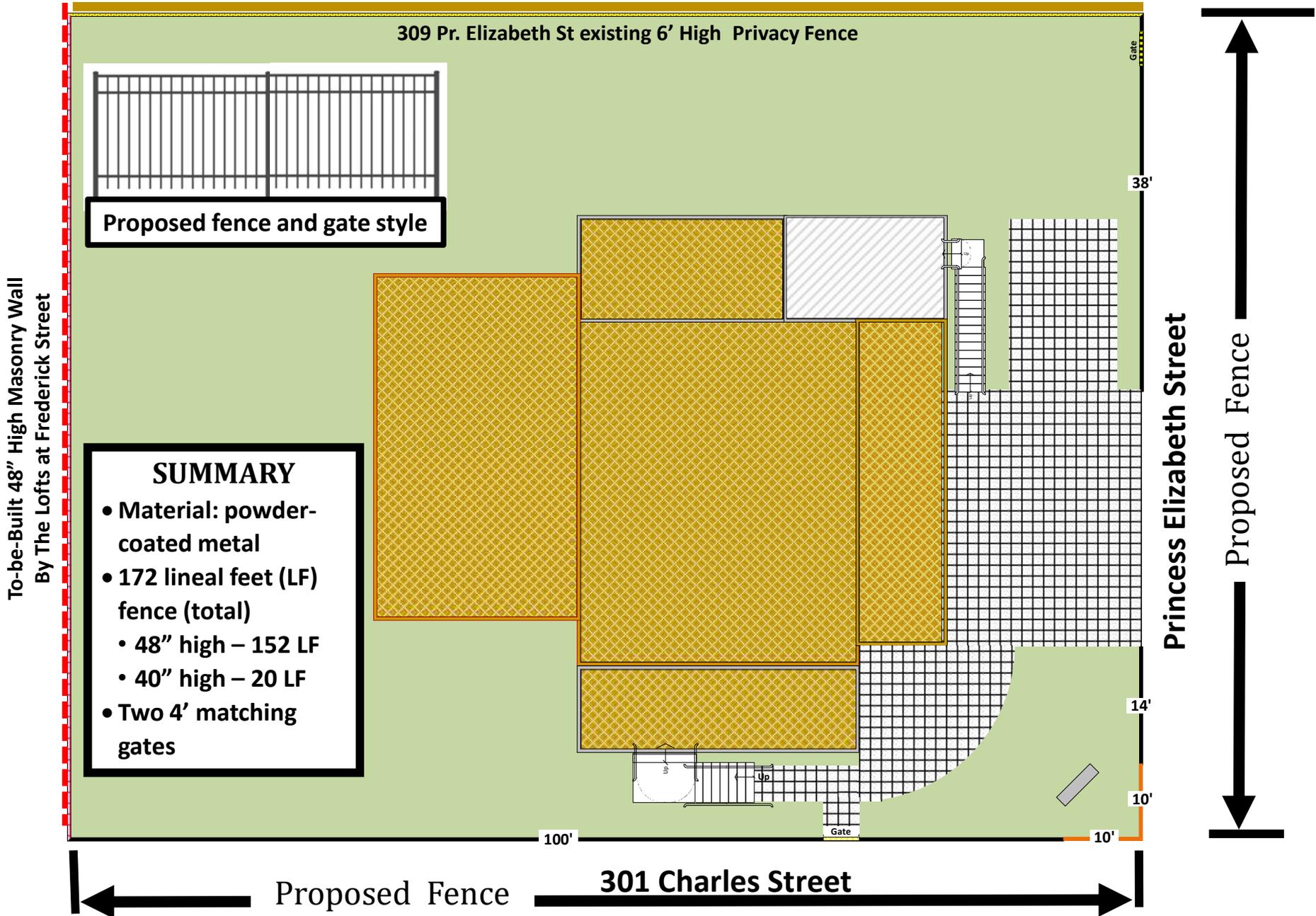
Title: 301 Charles Street

Date: 4/30/2020



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301 Charles St Fence Proposal to ARB (May 2020)





**City of Fredericksburg Architectural Review Board
Record of Administrative Review**

Prepared By: Kate Schwartz, Historic Resources Planner

DATE OF APPLICATION: _____ GPIN #: _____ FEE PAID

ADDRESS OF PROJECT: _____

APPLICANT NAME: _____

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

RECOMMENDED ARB ACTION:

ARB Meeting Date: _____

Kate S. Schwartz _____

Zoning Administrator

_____ Date

PROPERTY INFORMATION:

Construction Date: _____ Architectural Style: _____

Character-Defining Features: _____

Contributing to National Register Historic District? _____

Previous Alterations/ARB Approvals: _____

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.

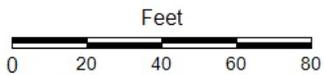
			(7) The surface cleaning of structures shall be undertaken using the gentlest means possible. Sandblasting and other chemical or physical cleaning methods that cause damage to historic building materials shall not be undertaken.
			(8) Every reasonable effort shall be made to protect and preserve archaeological 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.

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- Context photographs
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- Elevation drawings
- Architectural or design detail drawings
- Other

Legend

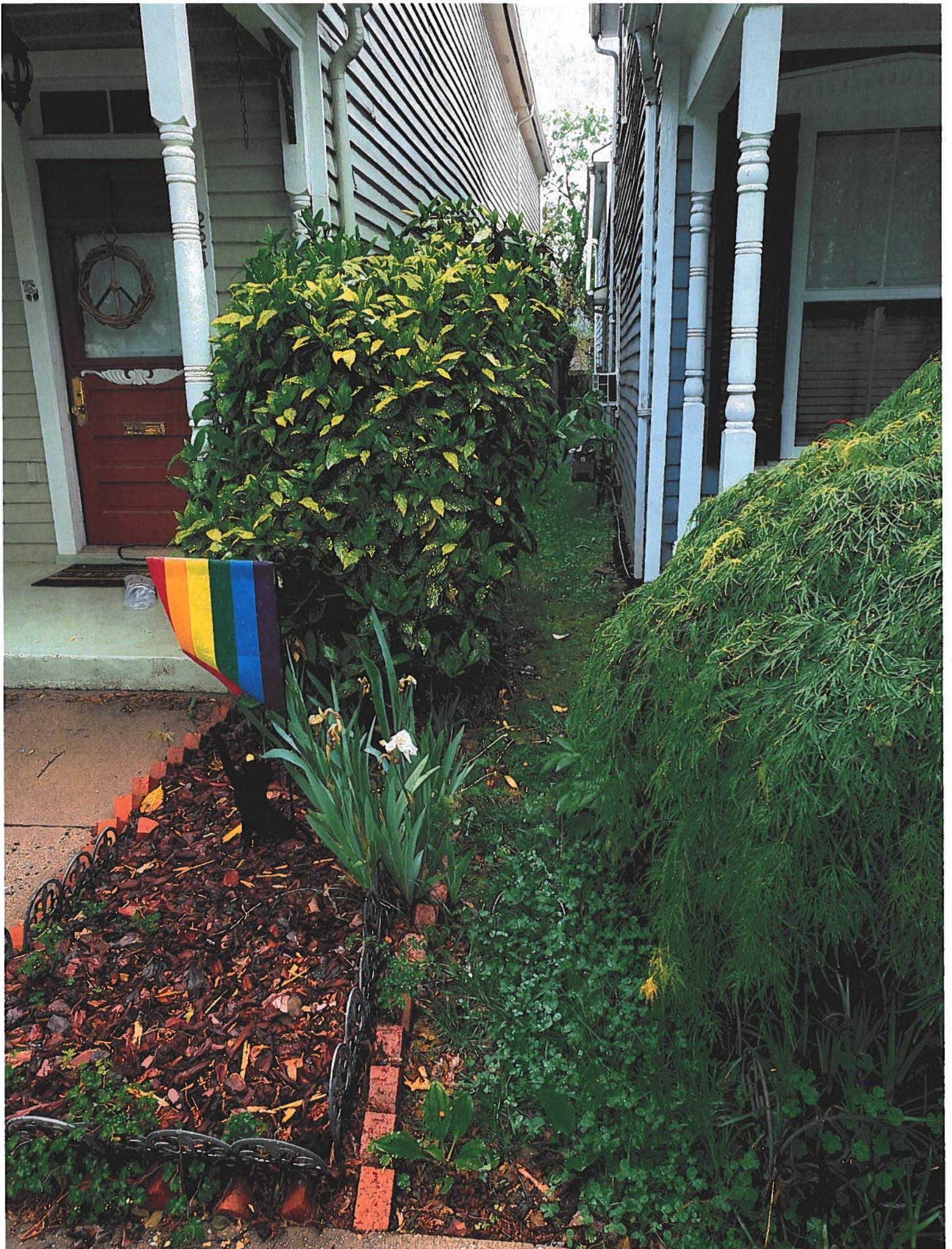
- City Boundary
- WVS_Centerlines Back (12,000)
- Interstate
- US Highway
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- Others
- WVS_Centerlines Back (12,000)
- Interstate
- US Highway
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- Others
- Parcels



Title: 224 Princess Anne Street

Date: 4/30/2020

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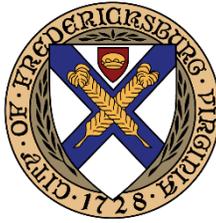






bright MLS





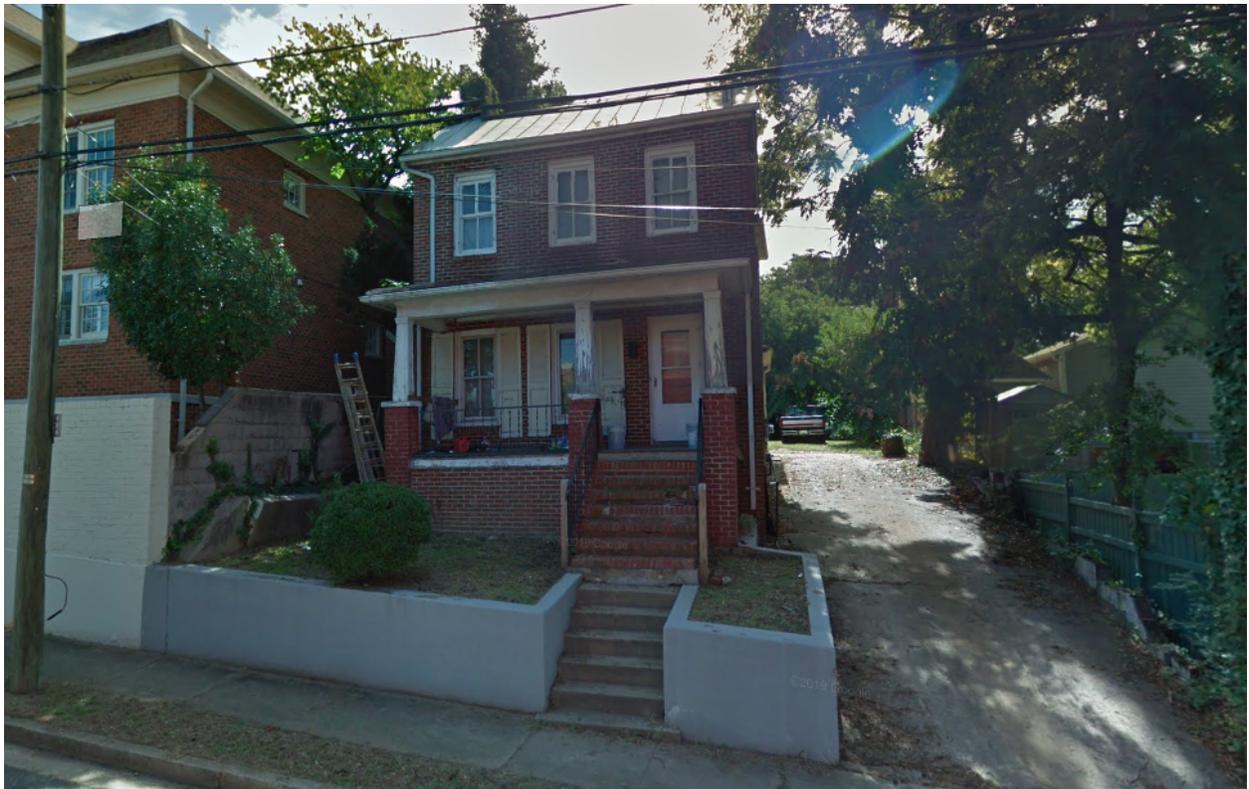
MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: May 5, 2020 (for the May 11, 2020 meeting)
SUBJECT: Pre-application discussion for exterior alteration at 202 Frederick Street

Due to the delay in regular public hearings of the Architectural Review Board due to the COVID-19 pandemic, the applicant has requested a preliminary discussion with the ARB on a proposed application to construct an addition and make alterations to this residence. The applicant is seeking feedback from the Board in advance of a formal public hearing.



AERIAL



FRONT (NORTH) ELEVATION



Freeland Engineering, P.C.

10814 Courthouse Road
Fredericksburg, VA 22408
Telephone: (540) 898-3092
Fax: (877) 658-7735
Email: mcolombo@freelandengineeringpc.com
Web: www.freelandengineeringpc.com

March 20th, 2020

RE: ARB application
Van Zandt Restorations
202 Frederick Street
Fredericksburg, VA 22401

Attached is an application for a Certificate of Appropriateness for a renovation and addition of a 1930s dwelling at 202 Frederick Street. A previous application was approved, and the work subsequently completed for the remove of brick veneer from the structure.

The addition will be built at the rear of the existing structure. Several windows will be eliminated due to the new addition and to accommodate a new floor plan layout. These windows will be repurposed at appropriate locations at the existing structure.

This application also includes the need to rebuild two porch areas that were enclosed at different times over the life of the residence. Both areas are in great disrepair (first floor joists completely deteriorated and roof members rotten.) The new design uses platform framing for the first and second floors and rebuilding the roof members so that the overhangs and fascia match the existing Front Elevation elements. The existing wood clad siding would be repaired and painted. In the areas in which the walls are being rebuilt, the siding would be repurposed at the new wall at this location.

The addition adds approximately 1320 sq ft to the rear of the existing building. The addition is in a modern style with single slope low profile rooflines that do not extend above the existing buildings roof line. Most of the addition at the left side will be screened by the neighboring property and the rear is only visible from private property. The right-side elevation will be visible from Frederick Street, but due to its overall length and rise in elevation of the grade, the visibility becomes skewed from the public right-of-way.

A follow up application will be submitted for a detached garage at the rear property line once designs have been completed and approved by the client.

Materials of the renovation of existing structure include:

- Repurposed wood lap siding from the site
- Repurposed 2/2 lite wood windows from the site
- New standing seam metal roof
- New wood fascia board and trim to match existing at new window openings
- New 2/2 true divided lite wood windows (Pella Architect Traditional Series or equiv)
- New custom crawl space wood access door

Materials of the addition include:

- Cement board siding, trim and fascia (Nichiha or equiv)
 - Wide profile boards/panels installed horizontally (Roughsawn or equiv)
 - Narrow profile boards/panels installed vertically (Ribbed or equiv)
 - Smooth panel at Owner's Suite bump-out
 - Unvented soffit (Nichiboard Cedar or equiv)
- Metal-clad wood windows (Pella Architect Series Contemporary or equiv)
- Fiberglass entry doors with fixed side-lite (Therma Tru Fiber-classic or equiv)
- Light grey EPDM roof membrane
- Cable railing at upper floor balcony

Summary of Work at Existing structure

All Elevations

- Repair wood siding, window trim and sills as needed with matching wood profiles.
- Repair / replace standing seam metal roof.

Front elevation

- Front Porch / Entry
 - Repair front concrete steps
 - Repair/replace wood railings to match existing

Right Side Elevation

- Living Room:
 - Add 2 repurposed wood double hung. Windows to mirror window placement on Left Side elevation.
- New stair area:
 - Repair/replace walls, floor and roof at previously enclosed first floor and second floor porches. Fascia to match existing fascia height at front.
 - Remove two 3/1 lite double hung windows at first floor. Bottom sash to be repurposed.
 - Wood siding to be repurposed at this elevation.
 - Add 2 new wood windows with 2/2 true divided lite to match existing windows at Right Side Elevation.
- New pantry / powder room areas:
 - Repair/replace walls and floor at previously enclosed first floor porch. Porch was poorly enclosed and in disrepair. Remove aluminum door.
 - Add second floor and new roof to match new wall at adjacent new wall at stair.
 - Add 1 repurposed window at Powder room at first floor. Use bottom sash of 3/1 lite window.
- Upstairs hallway towards front:
 - Add 1 repurposed wood double hung. Window to mirror window placement on Left Side elevation and stack over new window below.
- Upstairs Sitting Area
 - Add 1 new wood windows with 2/2 true divided lite to match existing windows at Right Side Elevation.

Left Side Elevation

- Living Room:
 - Add 1 repurposed wood double hung window. Window to mirror new window placement on Right Side elevation.
- Kitchen:
 - Remove bottom sash at existing window to accommodate new kitchen sink location.

Rear Elevation

- Kitchen
 - Remove window at existing kitchen at first floor and repurpose.
 - Remove first floor wall, roof and louvered aluminum windows at previously enclosed porch.
 - Rebuilt first story wall and floor. Construct new second story floor wall and roof to match existing height at front of existing structure.



Right Side elevation (at driveway)

Window at upper floor: Repurpose at Right Side elevation. (Window removed for repair at time of photo.)

Windows at main floor: Repurpose bottom sash at new Powder Room.

New custom crawl space wood access door.



Upper floor enclosed porch wall & roof to be removed. Repurpose wood siding.

Old porch roof and wall to be removed. Repurpose wood siding.

Right Side elevation (at driveway)

Window at upper floor: Repurpose at Right Side elevation. (Window removed for repair at time of photo.)

Windows at main floor: Repurpose bottom sash at new Powder Room.



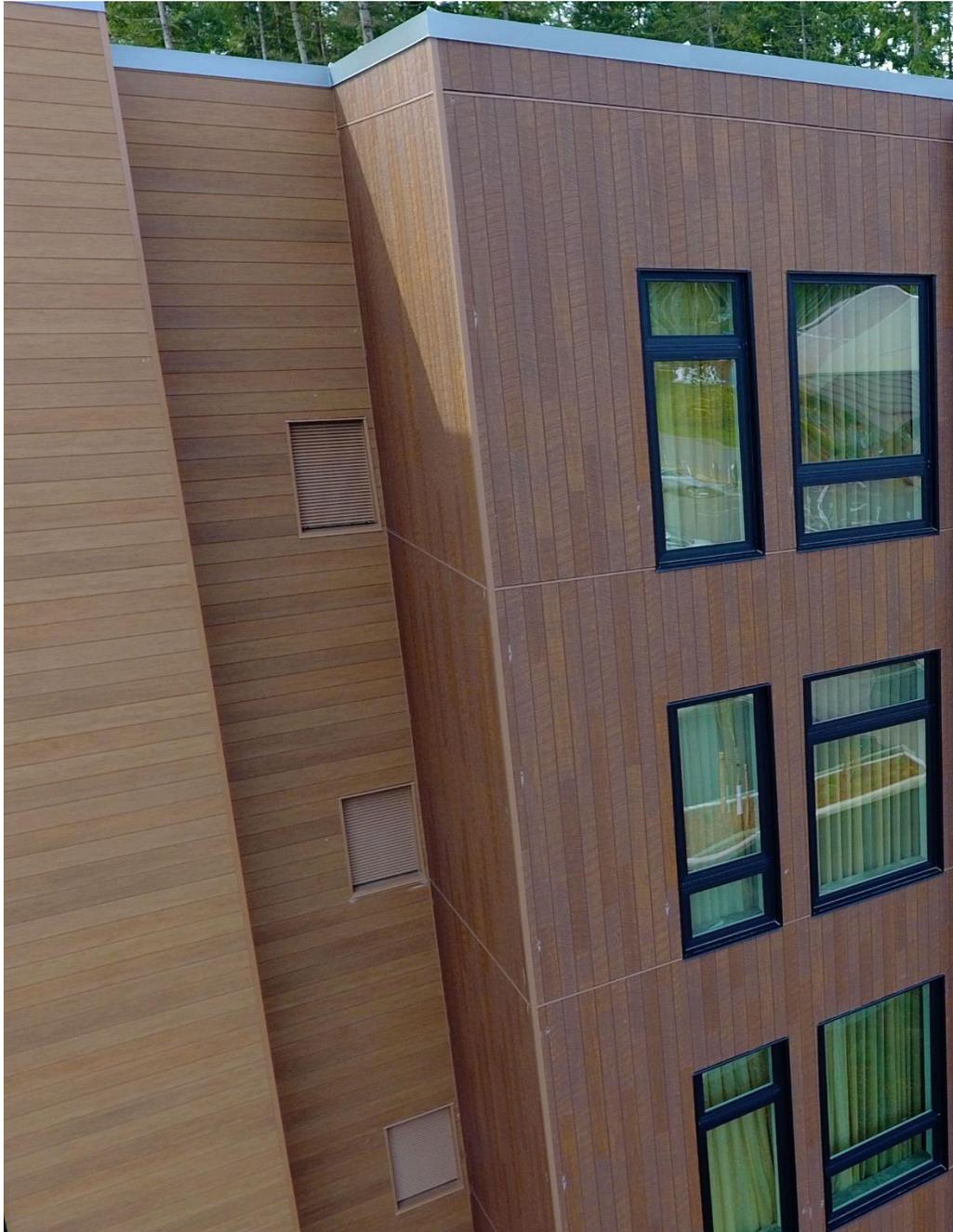
Right Side / Rear elevation (at driveway)

Windows at upper floor: Repurpose at Right Side Elevation towards front.

Window at main floor: Repurpose at Left Side Elevation towards front.

Repurpose wood siding at Rear and Right Side elevation at areas of demolition and new construction.

Remove 9 lite door and 2 louvered aluminum windows.



Siding examples at addition

Nichiha Roughsawn (or equiv) vertical and horizontal fiber-cement siding panels



Siding example at addition

Nichiha Ribbed (or equiv) fiber-cement siding panels (to be installed vertically)



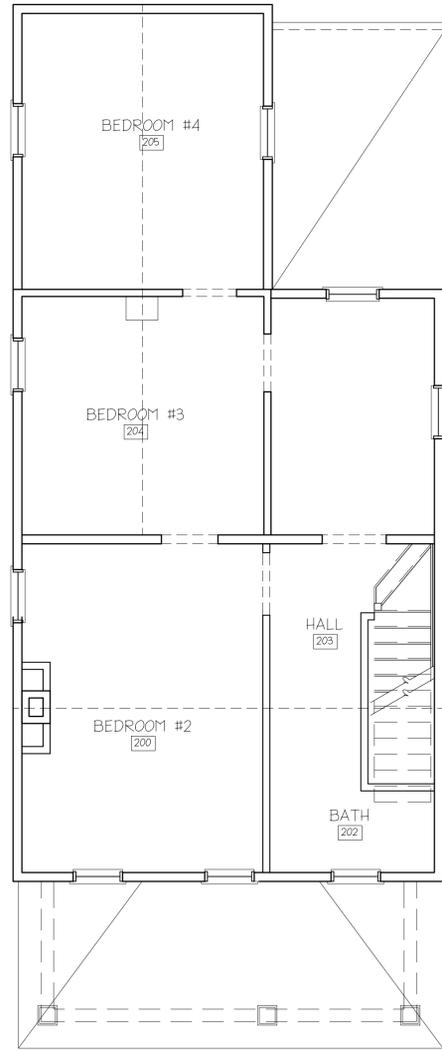
Right Side Elevation - Example of cable railing at Upper Floor Balcony

Please refer to attached proposed plans to include: Existing conditions plans, Demo plans, New work plans, Window Schedule and New work side and rear elevations.

Feel free to contact me with any additional questions or concerns.

Sincerely,

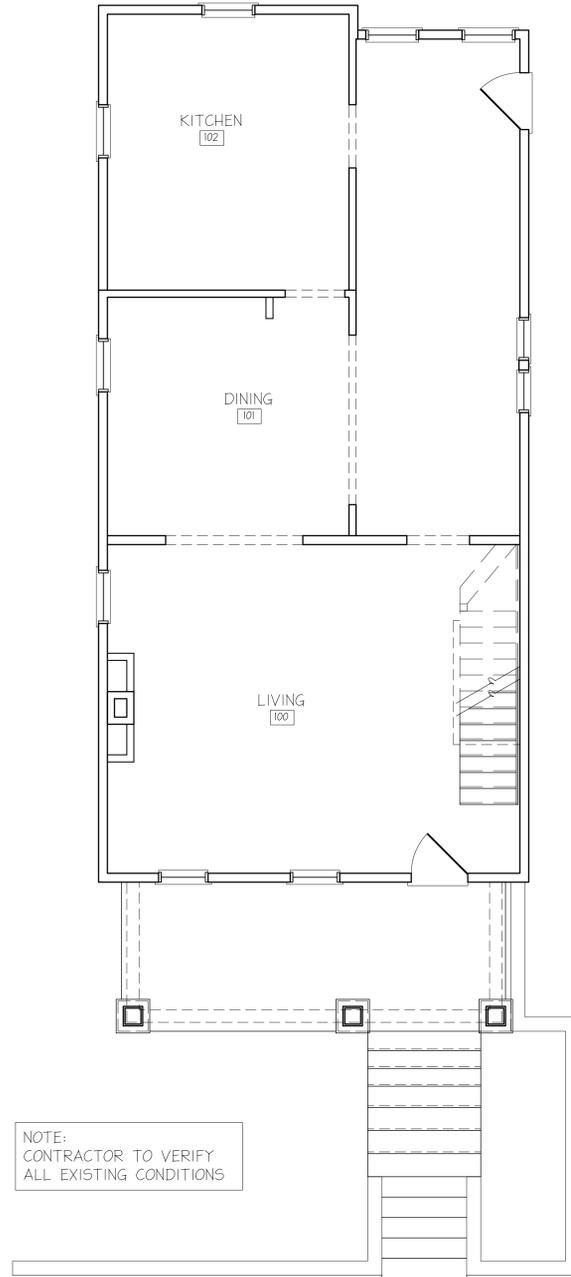
Melissa T. Colombo, Architect
Freeland Engineering, PC



EXISTING UPPER FLOOR PLAN

1/4"=1'-0"

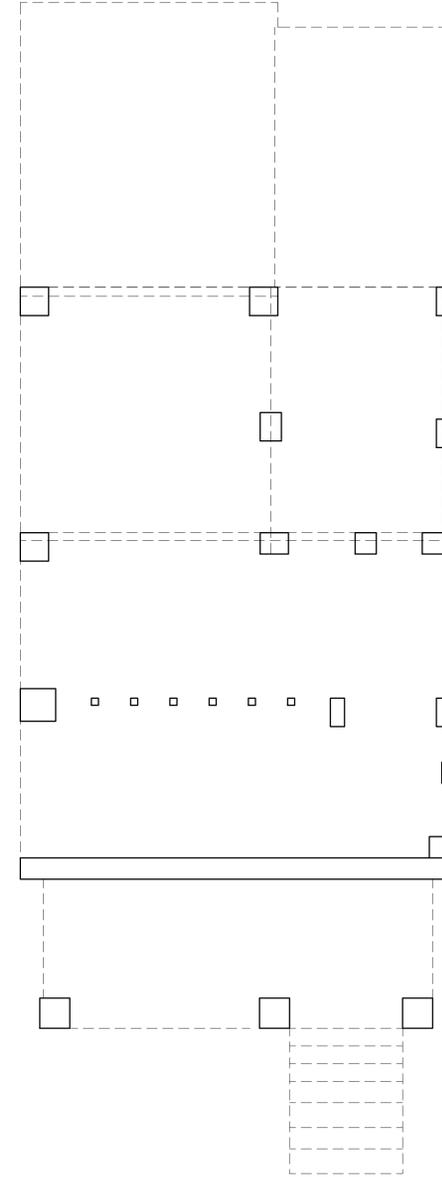
3



EXISTING MAIN FLOOR PLAN

1/4"=1'-0"

2



EXISTING FOUNDATION PLAN

1/4"=1'-0"

1

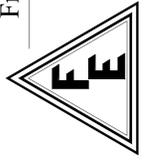
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 Checked By: RPF
 Project #: 4636
 Date: 2020-03-20
 Issue: ARB

Sheet:
 EXISTING FNDN, MAIN &
 UPPER FLOOR PLANS

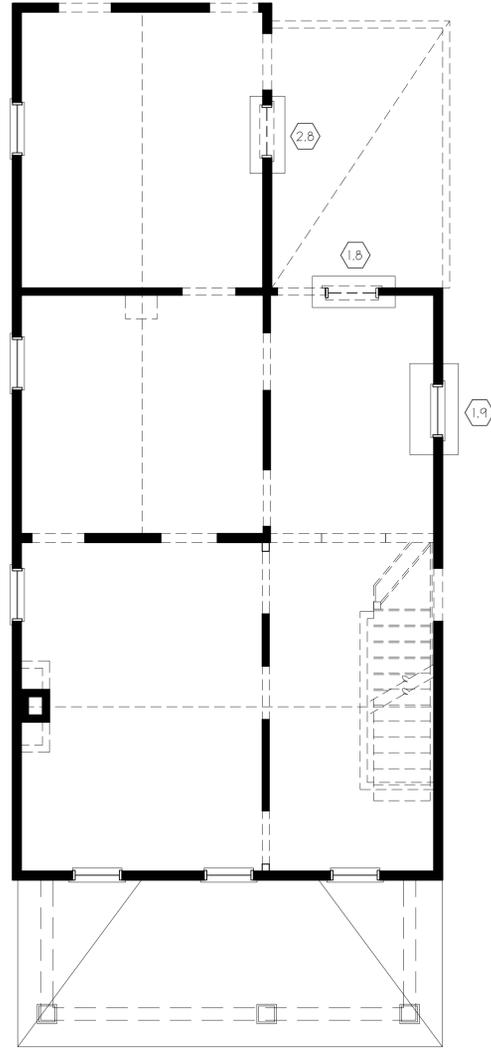
Sheet No: **A1.0**

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 Fredericksburg, VA 22408
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 Web: www.freelandengineeringpc.com
 Email: rfreeland@freelandengineeringpc.com



Van Zandt Restorations
 202 Frederick St
 Fredericksburg, VA 22401

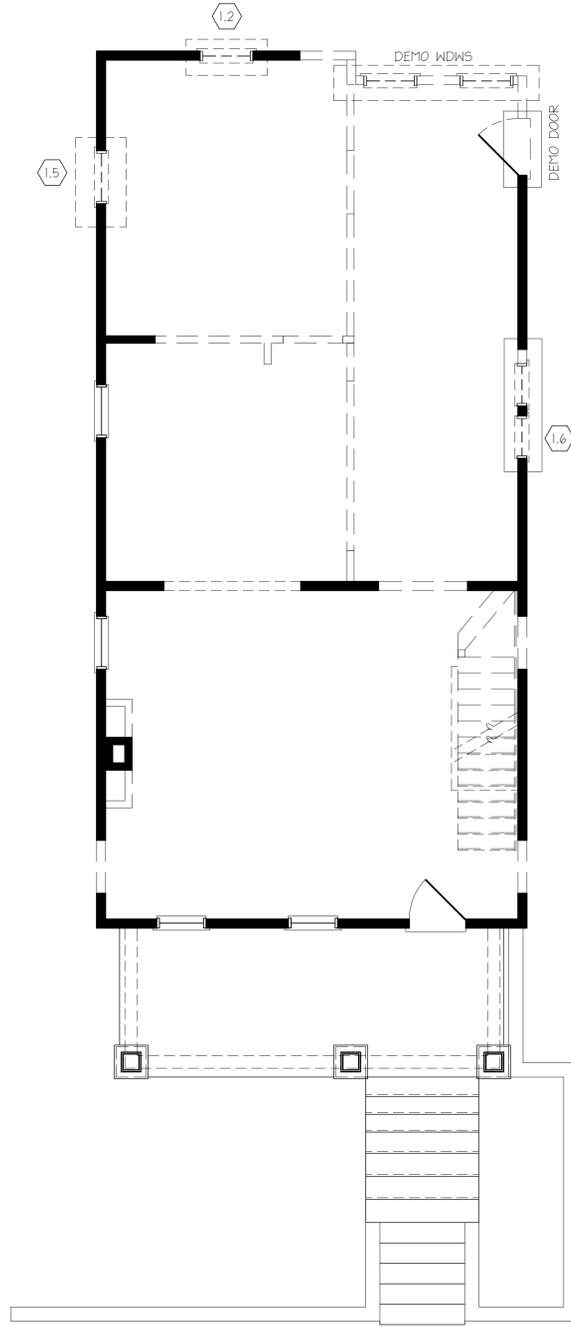
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2019-10-24	MEASURE		MTC
2019-10-25	MEASURE		MTC
2019-10-28	REVIEW		MTC
2020-03-20	ARB		MTC



DEMO UPPER FLOOR PLAN

1/4"=1'-0"

3



DEMO MAIN FLOOR PLAN

1/4"=1'-0"

2

DEMO FOUNDATION PLAN

1/4"=1'-0"

1

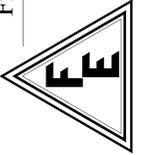
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 Date: 2020-03-20
 Issue: ARB
 Sheet:

DEMO BASEMENT, MAIN & ATTIC FLOOR PLANS

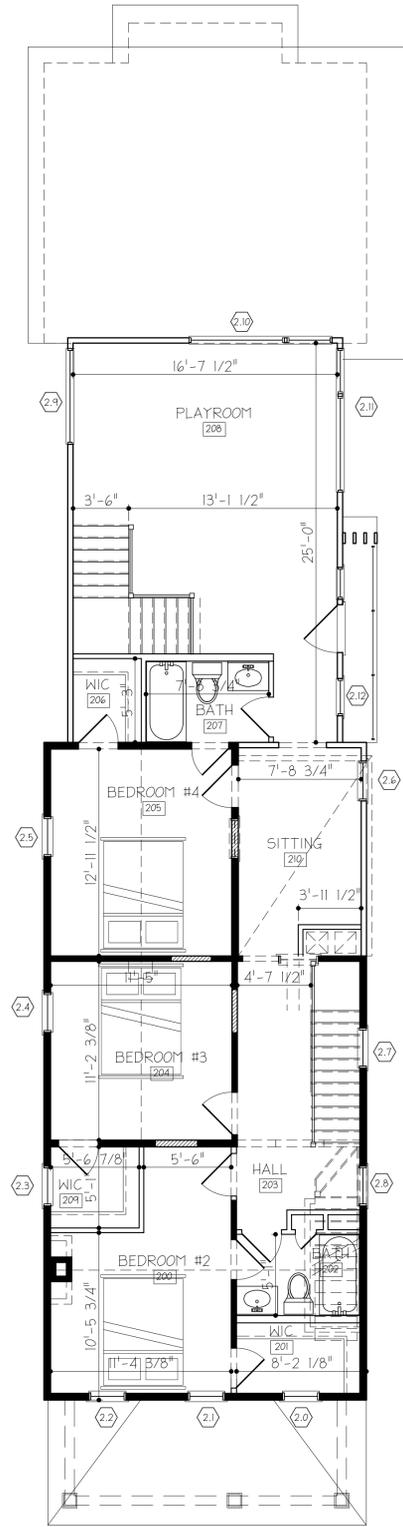
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 Fredericksburg, VA 22401

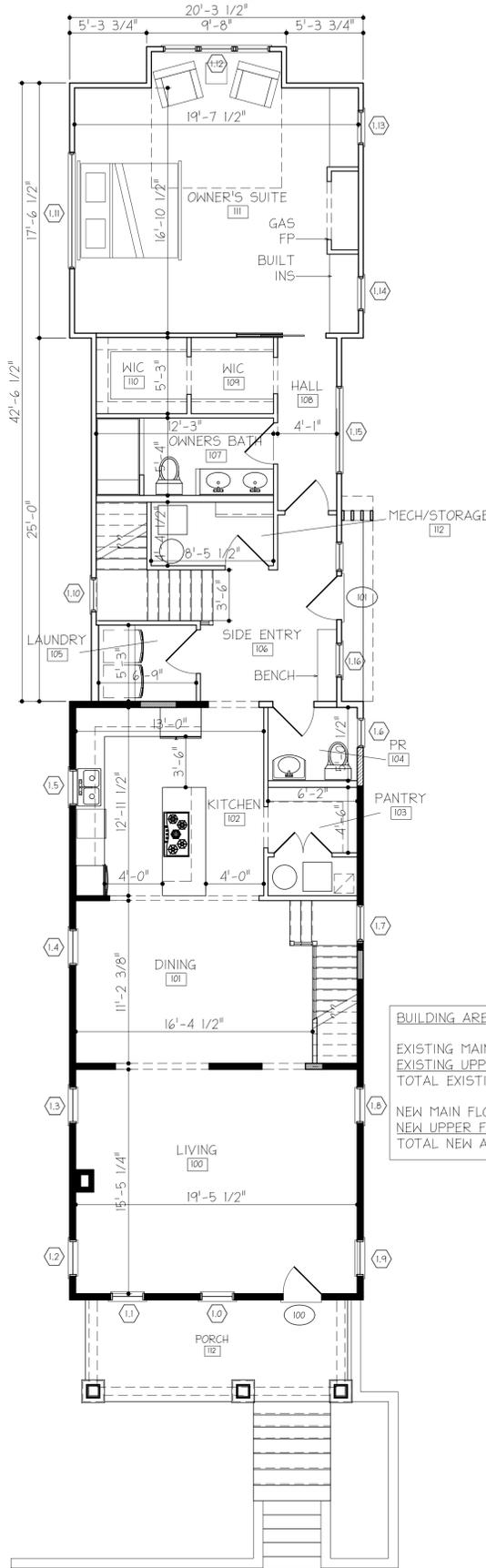
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2019-08-26	MEASURE		MTC
2019-09-25	PRELIM		MTC
2020-02-27	PRELIM		MTC
2020-03-20	ARB		MTC



NEW WORK UPPER FLOOR PLAN

3/16"=1'-0"

3



BUILDING AREA

EXISTING MAIN FLOOR	836 SQ FT
EXISTING UPPER FLOOR	687 SQ FT
TOTAL EXISTING AREA	1,523 SQ FT
NEW MAIN FLOOR	1,648 SQ FT
NEW UPPER FLOOR	1,193 SQ FT
TOTAL NEW AREA	2,841 SQ FT

NEW WORK MAIN FLOOR PLAN

3/16"=1'-0"

2

Window Schedule							
Wdw #	Type	Head Height	Window			Existing	Notes
			Style	Material	Finish		
1.0	A	6'-8"	DH 2/2	WD	PNT	x	2652DH
1.1	A	6'-8"	DH 2/2	WD	PNT	x	2652DH
1.2	B	6'-8"	DH 2/2	WD	PNT	x	2646DH relocated
1.3	B	6'-8"	DH 2/2	WD	PNT	x	2646DH
1.4	B	6'-8"	DH 2/2	WD	PNT	x	2646DH
1.5	M	6'-8"	FX 2	WD	PNT	x	2646DH top sash only
1.6	C	7'-0"	FX 1	WD	PNT	x	2016FX relocated bottom sash
1.7	B	8'-11"	DH 2/2	WD	PNT		2646DH
1.8	B	6'-8"	DH 2/2	WD	PNT	x	2646DH relocated
1.9	B	6'-8"	DH 2/2	WD	PNT	x	2646DH relocated
1.10	D	12'-8"	FX 1	MC	FCT		2460FX
1.11	E	7'-8"	FX 1	MC	FCT		8020FX
1.12	F	7'-8"	CS 1	MC	FCT		(3)2460CS
1.13	G	7'-8"	CS 1	MC	FCT		2460CS
1.14	H	7'-0"	CS 1	MC	FCT		2460CS
1.15	I	7'-0"	FX 1	MC	FCT		6020FX
1.16	J	7'-0"	CS 1	MC	FCT		2430CS
2.0	B	6'-8"	DH 2/2	WD	PNT	x	2646DH
2.1	B	6'-8"	DH 2/2	WD	PNT	x	2646DH
2.2	B	6'-8"	DH 2/2	WD	PNT	x	2646DH
2.3	B	6'-8"	DH 2/2	WD	PNT	x	2646DH
2.4	B	6'-8"	DH 2/2	WD	PNT	x	2646DH
2.5	B	6'-8"	DH 2/2	WD	PNT	x	2646DH
2.6	B	6'-8"	DH 2/2	WD	PNT		2646DH
2.7	B	6'-8"	DH 2/2	WD	PNT		2646DH
2.8	B	6'-8"	DH 2/2	WD	PNT	x	2646DH relocated
2.9	I	7'-0"	FX 1	MC	FCT		6020FX
2.10	K	7'-0"	CS 1 FX 1	MC	FCT		6020FX + 2450CS
2.11	L	7'-0"	CS 1 FX 1	MC	FCT		6020FX + 2450CS
2.12	J	7'-0"	CS 1	MC	FCT		2430CS

Abbreviations:

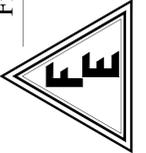
WD	Wood	DH	Double Hung
MC	Metal Clad Wood	FCT	Factory Finish
FBR	Fiberglass	CS	Casement
		AW	Awning
		FX	Fixed

WINDOW SCHEDULE

1

Date:	Issue:	Rev #:	Initials:
2019-08-26	MEASURE		MTC
2019-09-25	PRELIM		MTC
2019-12-04	PRELIM		MTC
2019-12-30	PRELIM		MTC
2020-02-12	PRELIM		MTC
2020-02-27	PRELIM		MTC
2020-03-20	ARB		MTC

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NEW WORK MAIN & UPPER FLOOR PLANS, WINDOW SCHEDULE

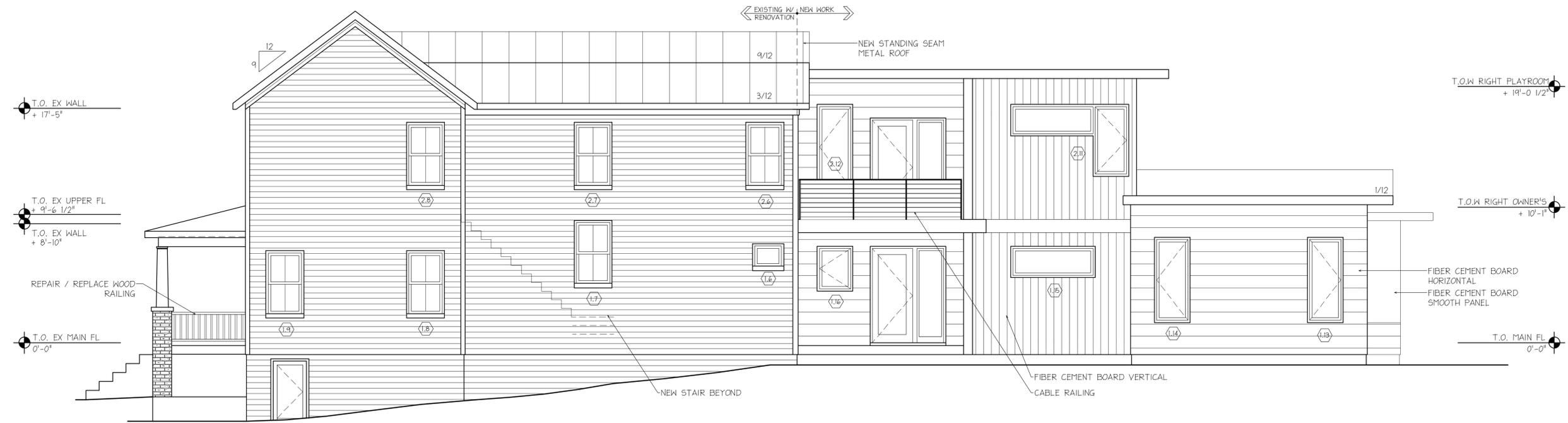
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NEW LEFT SIDE ELEVATION

1/4"=1'-0"

2



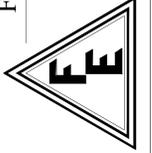
NEW RIGHT SIDE ELEVATION

1/4"=1'-0"

1

Date:	Issue:	Rev #:	Initials:
2020-02-12	PRELIM		MTC
2020-02-27	PRELIM		MTC
2020-09-20	ARB		MTC

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NEW SIDE ELEVATIONS

Sheet No: **A2.2**

NOT USED

1/4"=1'-0"

3

NOT USED

1/4"=1'-0"

2

NEW REAR ELEVATION

1/4"=1'-0"

1



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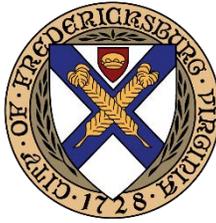
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NEW REAR ELEVATION

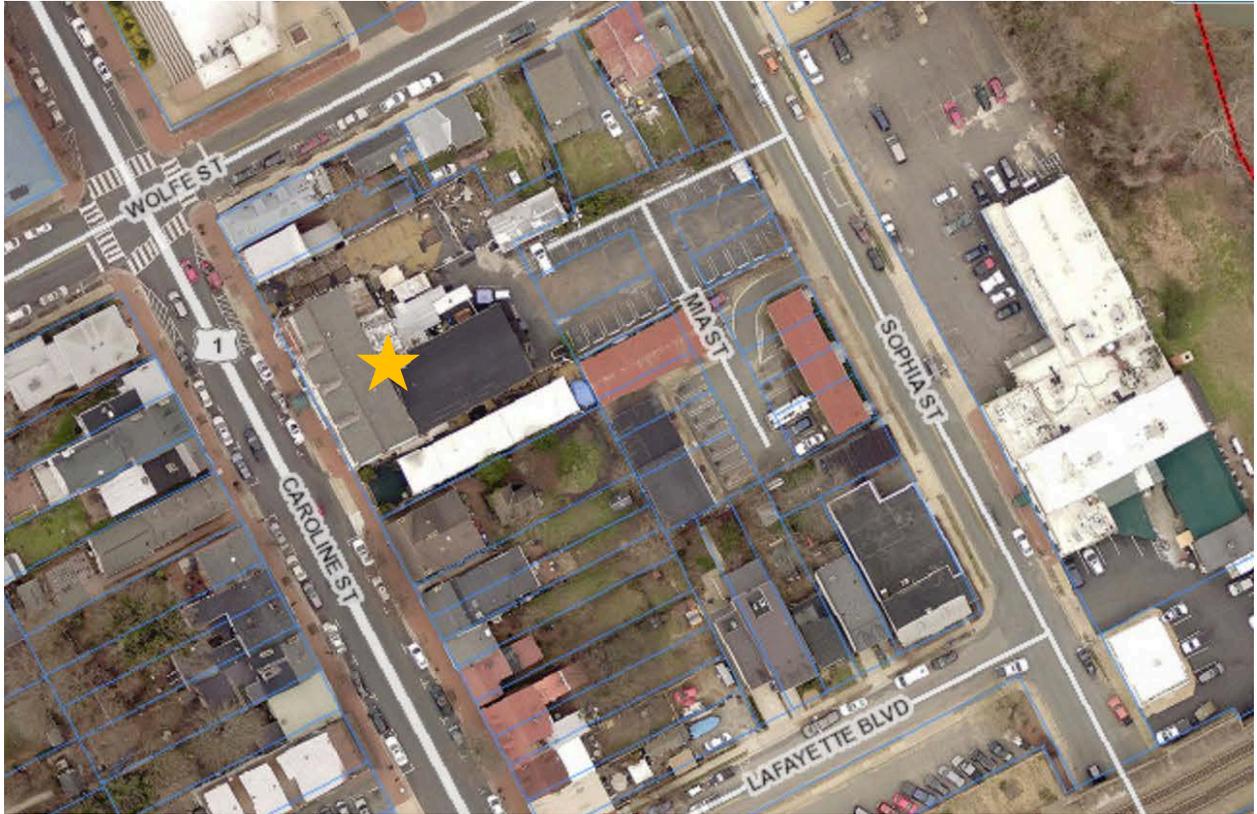
Sheet No: **A2.1**



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: May 5, 2020 (for the May 11, 2020 meeting)
SUBJECT: Pre-application discussion for construction of an addition at 525 Caroline Street

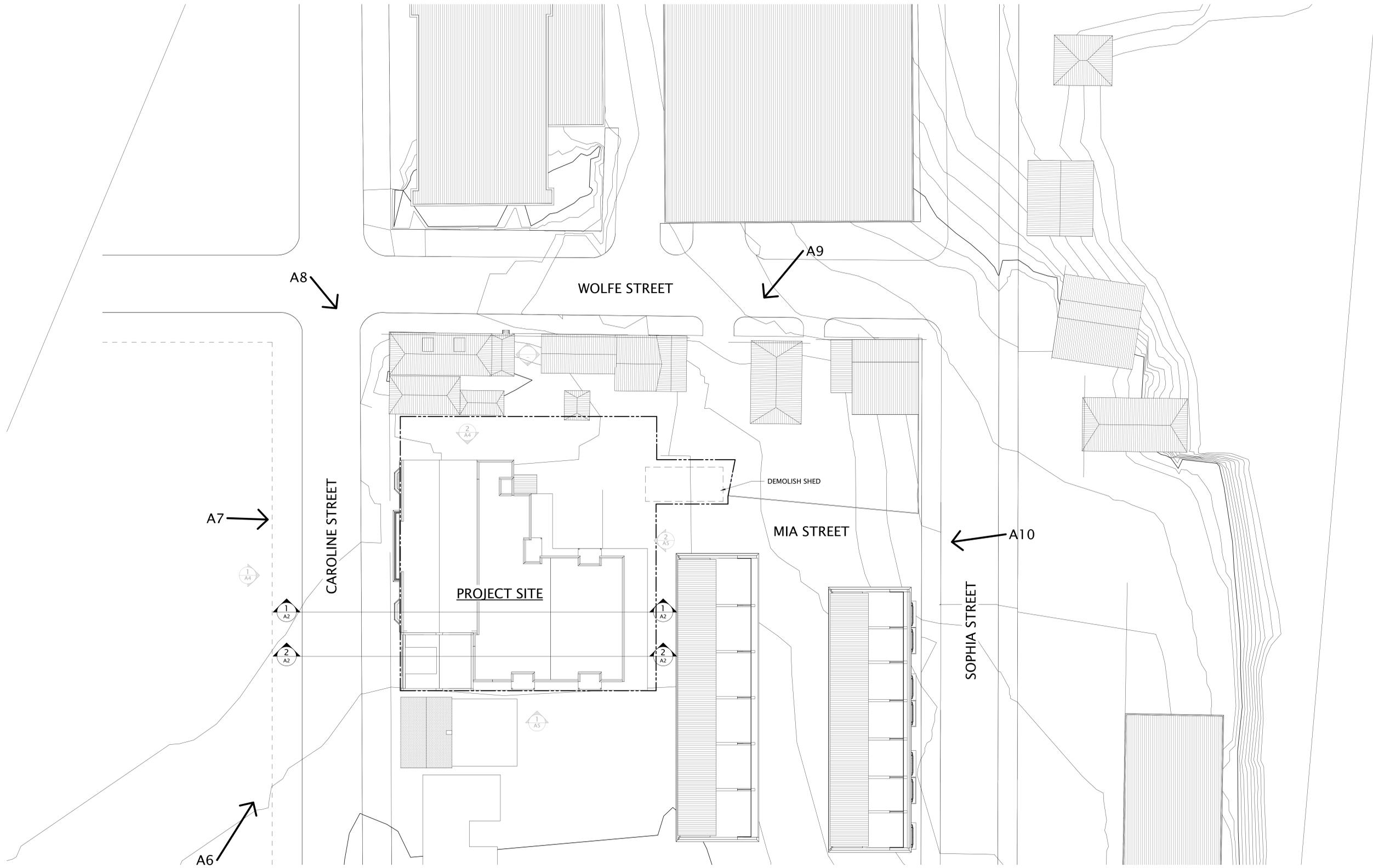
Due to the delay in regular public hearings of the Architectural Review Board due to the COVID-19 pandemic, the applicant has requested a preliminary discussion with the ARB on a proposed application to construct an addition and make alterations to this commercial building. The applicant is seeking feedback from the Board in advance of a formal public hearing.



AERIAL



FRONT (WEST) ELEVATION



SITE PLAN

FREDERICKSBURG SQUARE MIXED-USE BUILDING

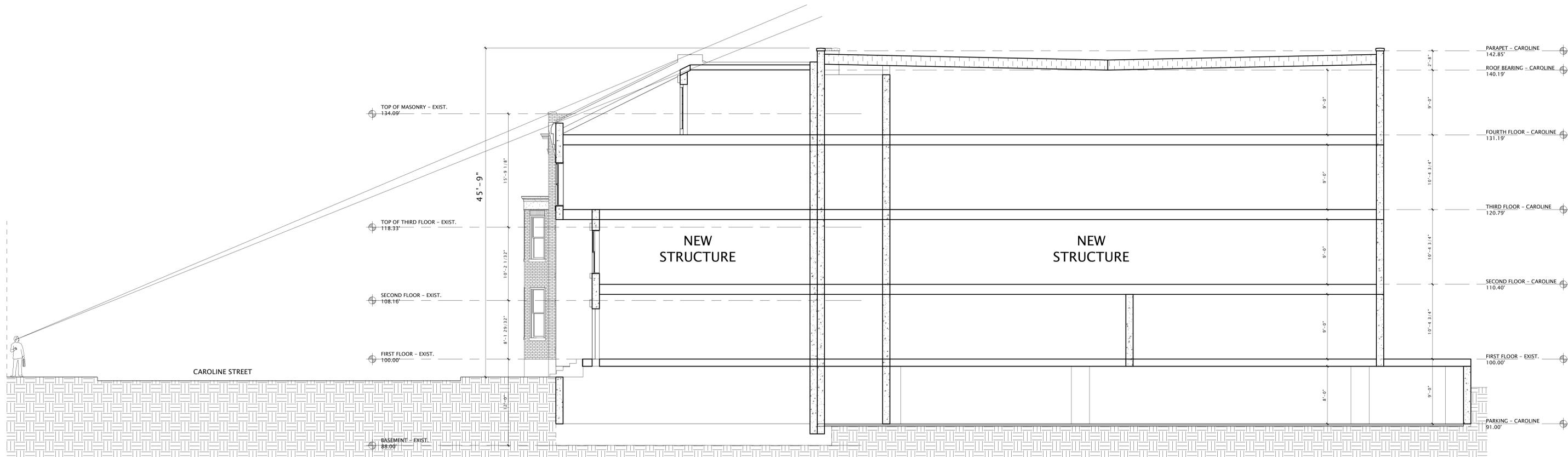
525 CAROLINE STREET, FREDERICKSBURG, VA



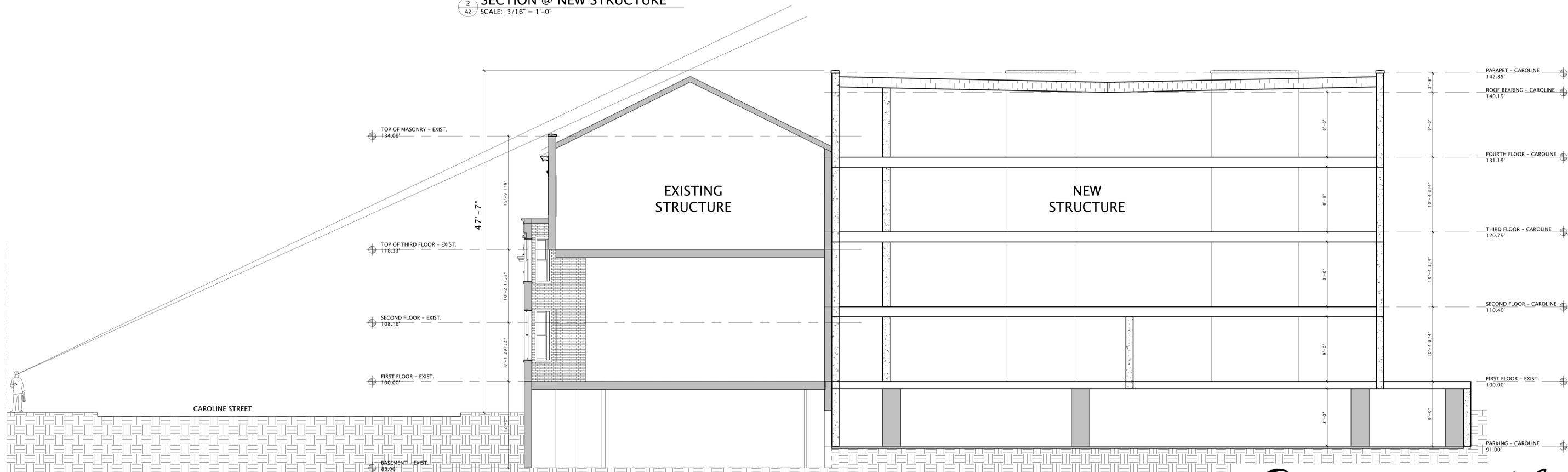
Commonwealth
ARCHITECTS

05/04/20

A1



2 SECTION @ NEW STRUCTURE
SCALE: 3/16" = 1'-0"



1 SECTION @ EXISTING STRUCTURE
SCALE: 3/16" = 1'-0"

SECTIONS WITH SIGHT LINE

FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

Commonwealth
ARCHITECTS

SCALE: 3/16" = 1'-0"

05/04/20

A2



WEST ELEVATION

RENDERED BUILDING ELEVATION

FREDERICKSBURG SQUARE MIXED-USE BUILDING

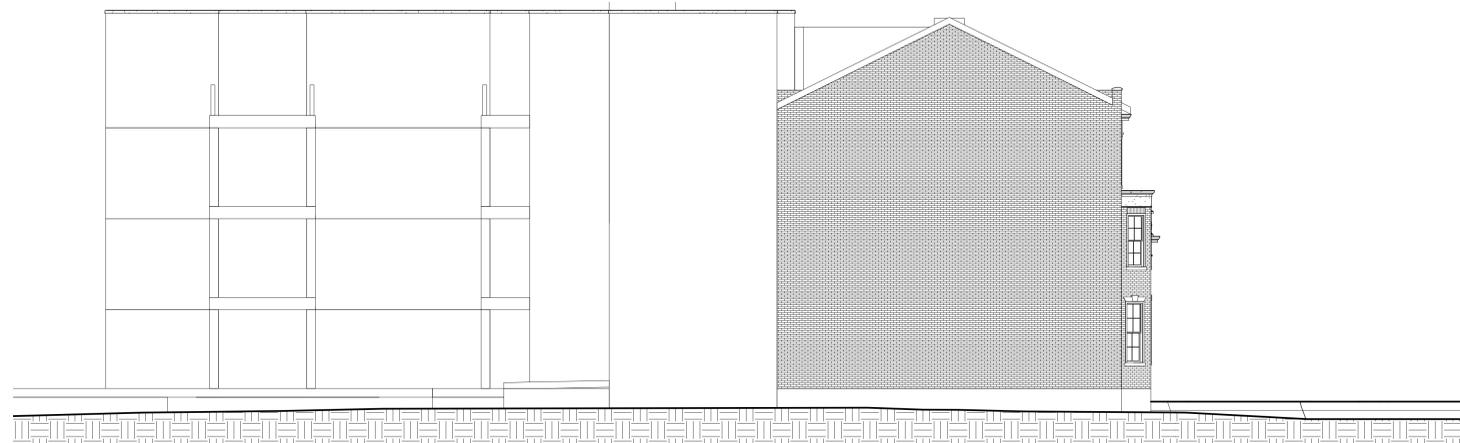
525 CAROLINE STREET, FREDERICKSBURG, VA



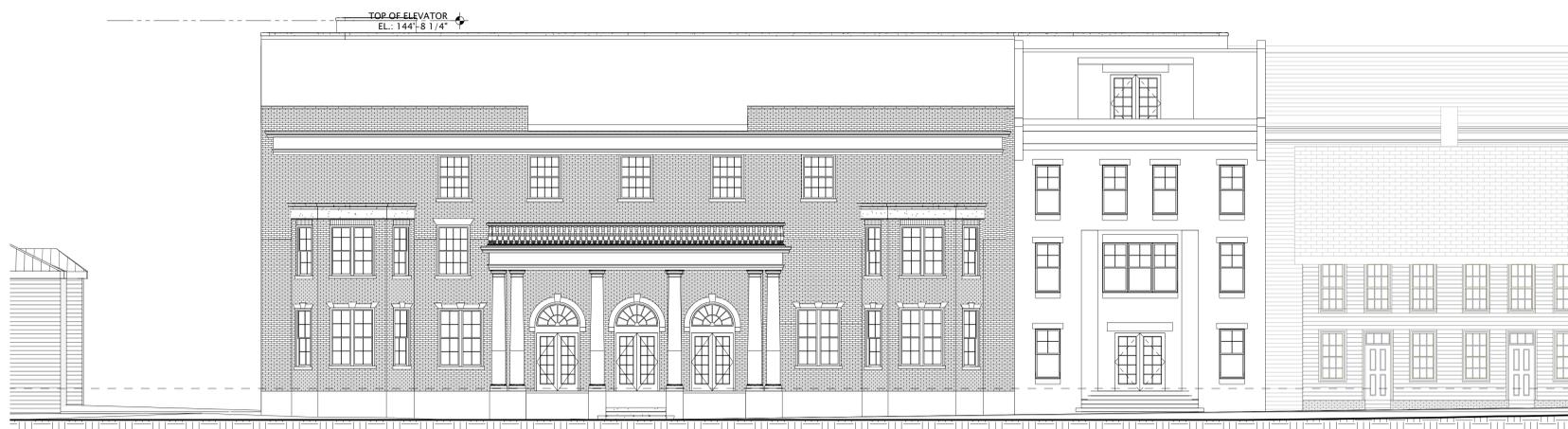
Commonwealth
ARCHITECTS

05/04/20

A3



NORTH ELEVATION



WEST ELEVATION

BUILDING ELEVATIONS

FREDERICKSBURG SQUARE MIXED-USE BUILDING

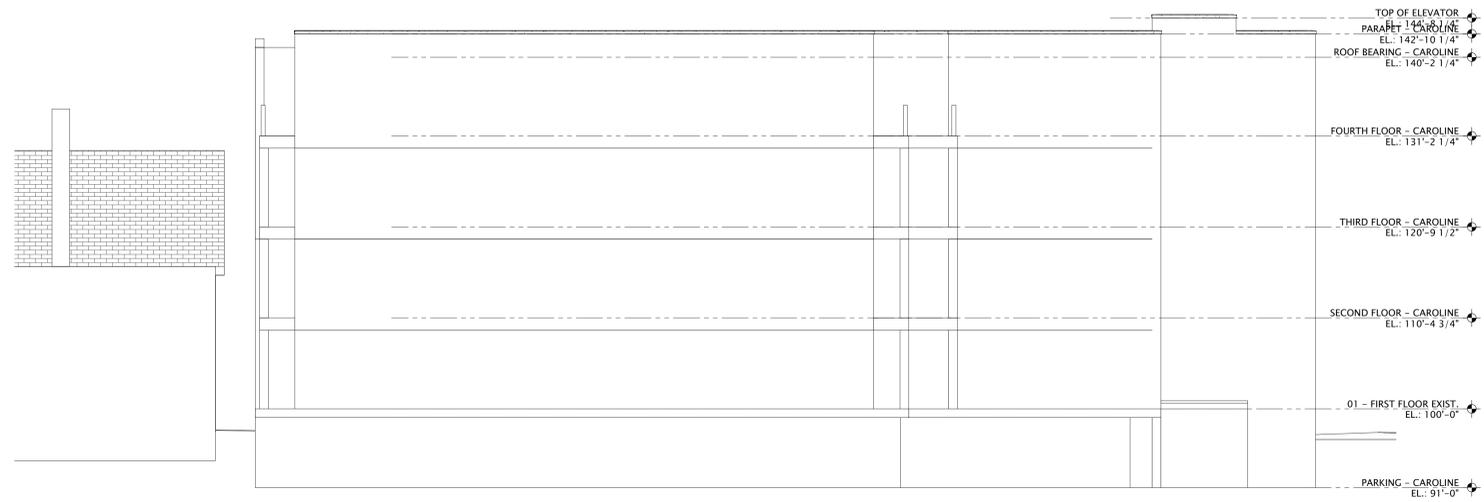
525 CAROLINE STREET, FREDERICKSBURG, VA



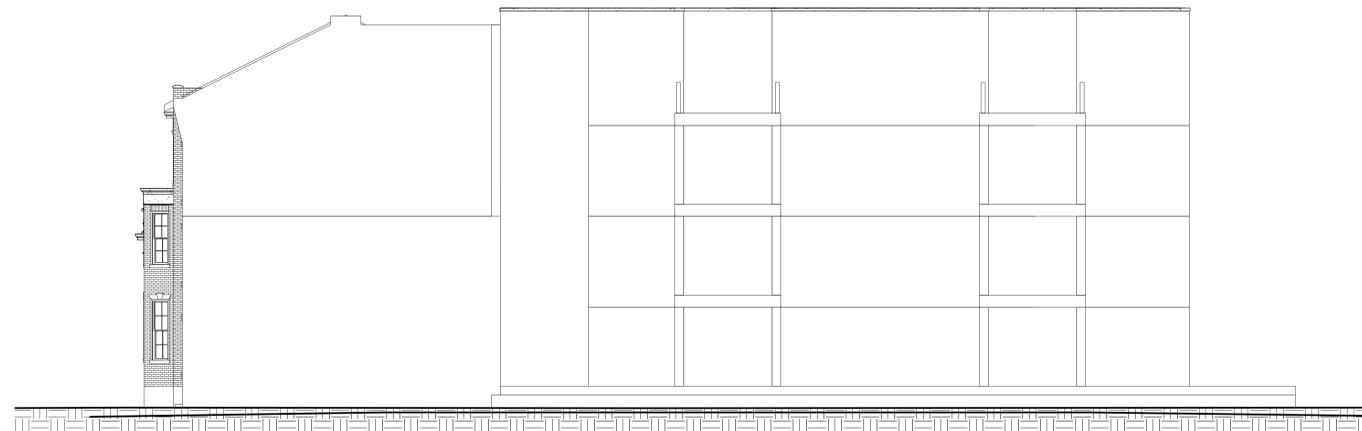
Commonwealth
ARCHITECTS

05/04/20

A4



EAST ELEVATION



SOUTH ELEVATION

BUILDING ELEVATIONS

FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA



Commonwealth
ARCHITECTS

05/04/20

A5



Caroline Street from South

BUILDING PERSPECTIVES

FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

Commonwealth
ARCHITECTS

05/04/20

A6



Caroline Street View

BUILDING PERSPECTIVES

FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

Commonwealth
ARCHITECTS

05/04/20

A7



CORNER OF WOLFE ST. AND CAROLINE ST.

BUILDING PERSPECTIVES

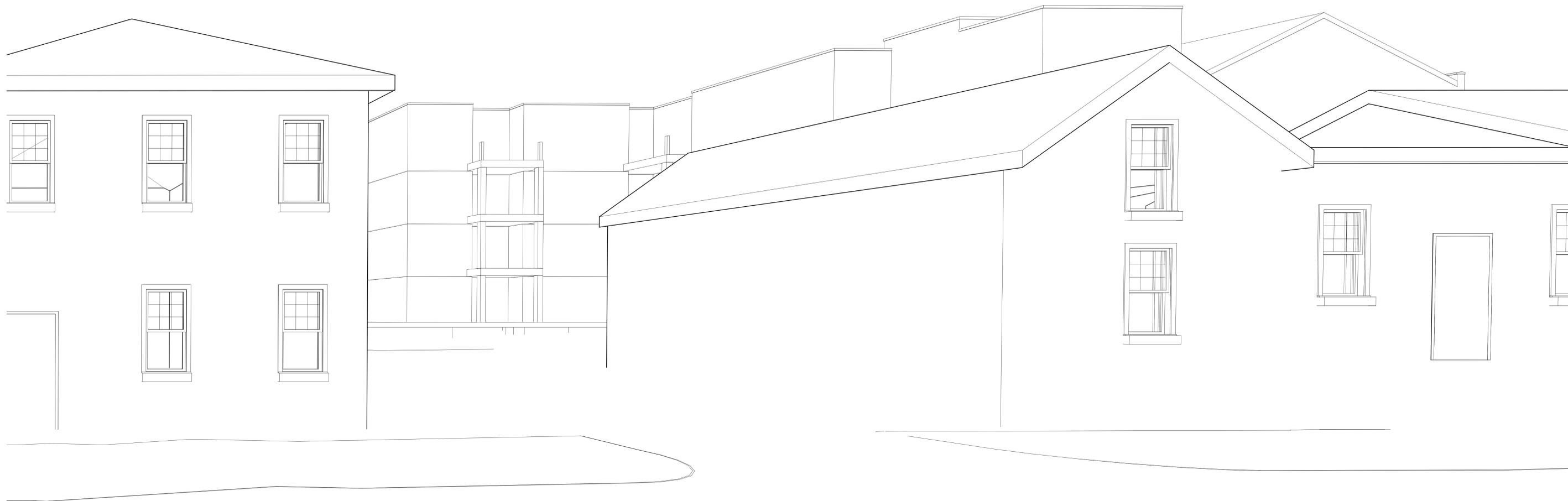
FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

Commonwealth
ARCHITECTS

05/04/20

A8



VIEW FROM WOLFE STREET

BUILDING PERSPECTIVES

FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

Commonwealth
ARCHITECTS

05/04/20

A9



VIEW UP MIA STREET (FROM SOPHIA STREET)

BUILDING PERSPECTIVES

FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

Commonwealth
ARCHITECTS

05/04/20

A10