ARCHITECTURAL REVIEW BOARD
CITY OF FREDERICKSBURG, VIRGINIA
AGENDA
June 22, 2020
6:00 P.M.
ELECTRONIC MEETING

The Architectural Review Board will hold an e-meeting pursuant to and in compliance with City Council Ord. 20-05. The public is encouraged to access the meeting though the broadcast on Cox Channel 84 and Verizon Channel 42. The meetings can also be viewed on www.regionalwebtv.com or Facebook live at www.facebook.com/FXBGgov.

Agenda

1. Call To Order

This meeting is being held electronically through the "GoTo Meeting" application, pursuant to
City Council Ordinance 20-05, An Ordinance to Address Continuity of City Government during the
Pendency of a Pandemic Disaster.

The members participating are: [List members by name]

Members of the public have been invited to access this meeting by public access television Cox
Channel 84, Verizon Channel 42, online at www.regionalwebtv.com, or on Facebook Live at
www.facebook.com/FXBGgov.

2. Determination Of A Quorum

3. Determination That Public Notice Requirements Have Been Met

3.I. June 22, 2020 ARB E-Meeting Notice

Documents:

2 2020-06-22_ARB E-MEETING NOTICE.PDF

4. Approval Of Agenda

5. Review Of Minutes

5.I. June 8, 2020 Meeting Minutes

Documents:

3 2020-06-08 ARBMINUTESDRAFT.PDF

6. Disclosure Of Ex Parte Communication

7. Disclosure Of Conflicts Of Interest

8. Public Hearing

8.I. Accessory Structures

8.I.i. COA 2019-25 607-619 Sophia Street (Riverfront Park)

Documents:

4 COA 2019-25_ARBMEMO_607-719 SOPHIA STREET (RIVERFRONT PARK).PDF

8.I.ii. COA 2020-19 900 Charles Street

Documents:

5 COA 2020-19_ARBMEMO_900 CHARLES STREET.PDF

8.II. Alterations

8.II.i. COA 2020-05 203 Ford Street

Documents:

6 COA 2020-05_ARBMEMO_203 FORD STREET.PDF

8.III. Addition / New Construction

8.III.i. COA 2020-21 525 Caroline Street

Documents:

7 COA 2020-21_ARBMEMO_525 CAROLINE STREET.PDF

9. General Public Comment

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 ksschwartz@fredericksburgva.gov. Comments received before 4:00 p.m. on June 22, 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.

10. Other Business

10.I. Transmittal Of Planning Commission Public Hearing Ad

10.II. Review Of Agenda For July 13, 2020 Public Hearing

10.III. PreApp - 1408 Sophia Street

Documents:

9 06-22-2020_MEMO_PRE-APP 1408 SOPHIA STREET.PDF

11. Staff Update

12. Announcements And Reports

13. Adjournment

NOTICE OF PUBLIC HEARING

ARCHITECTURAL REVIEW BOARD
CITY OF FREDERICKSBURG, VIRGINIA

The Architectural Review Board will hold a public hearing on Monday, June 22, 2020 at 6:00 p.m. The hearing 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. The public comment period for these hearings will be held open for receipt of additional written comments through 3:00 p.m. on July 13, 2020. It is anticipated that the ARB will vote on the applications on July 13, 2020. The following applications will be considered:

1. 203 Ford Street – Ed Whelan requests to make alterations to the former Washington Woolen Mills building to use a portion of the building for an event venue by installing rooftop railings, a rooftop mechanical house for an internal elevator, and an exterior stair at the west end of the building (COA 2020-05).

2. 900 Charles Street – Frederic Howe, III requests to install 14 columbarium structures within the Masonic Cemetery property (COA 2020-19).

3. 525 Caroline Street – Van Perroy requests approval of the site planning, scale, and massing of new three and four-story additions to be constructed at the sides and rear of the Fredericksburg Square building to accommodate mixed residential and commercial use (COA 2020-21).

4. 607-719 Sophia Street – The City of Fredericksburg requests to modify the certificate of appropriateness issued in June 2019 to allow an alternative style of light fixture within the Riverfront Park (COA 2019-25).

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. No administrative decisions were submitted for this meeting.

Copies of the above applications may be requested for review by contacting the Planning Office at (540) 372-1179 or planning@fredericksburgva.gov. The meeting packet will be available to view on the City website on the Wednesday prior to the meeting. 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 3:00 p.m. on June 22, 2020 will be read into the public hearing 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

Minutes
Architectural Review Board
June 8, 2020
Electronic Meeting

Members Present	**Members Absent**	**Staff**
Carthon Davis III, Chair	James Whitman	Kate Schwartz
Karen Irvin, Vice Chair		
Jonathan Gerlach		
Adriana Moss		
Susan Pates		
Sabina Weitzman		

Chairman Davis called the Architectural Review Board meeting to order at 5:00 p.m.

OPENING REMARKS
Chairman Davis stated that the meeting was being held electronically through the "GoTo Meeting" application, pursuant to City Council Ordinance 20-05, An Ordinance to Address Continuity of City Government during the Pendency of a Pandemic Disaster. The members participating were Carthon Davis, Karen Irvin, Jon Gerlach, Adriana Moss, Susan Pates, and Sabina Weitzman. Members of the public have been invited to access this meeting by public access television Cox Channel 84, Verizon Channel 42, online at www.regionalwebtv.com, or on Facebook Live at www.facebook.com/FXBGgov.

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

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

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. No Board members had any conflicts of interest to report.

CONSENT AGENDA

i. **COA 2020-24 –** 1010 Prince Edward Street – Signs
ii. **COA 2020-25** – 1403 Caroline Street – Fence
iii. **COA 2020-26** – 1312 Caroline Street – Fence

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

DRAFT

GENERAL PUBLIC COMMENT

Public comments for an electronic meeting 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 ksschwartz@fredericksburgva.gov. Comments received before 4:00 p.m. on June 8, 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.

No public comments were received.

OTHER BUSINESS

A. Review of Agenda for June 22 Public Hearing

Ms. Schwartz reviewed the agenda items for the upcoming public hearing as well as the process for submitting public comments. All public hearings will continue to the July 13 meeting to allow for public participation.

STAFF UPDATE

Ms. Schwartz noted the removal of the Slave Auction Block from the corner of William and Charles Streets on Friday, June 5, reviewing the process and the current community protests that led to the need for moving forward with a reduction in the planned archaeology.

ADJOURNMENT

Chairman Davis adjourned the meeting at 5:16 p.m.

_____

Carthon Davis III, Chair

DRAFT

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: June 16, 2020 (for the June 22, 2020 hearing)
SUBJECT: Certificate of Appropriateness for accessory structures at 607-719 Sophia Street

ISSUE

The City of Fredericksburg requests to modify the certificate of appropriateness issued in June 2019 to allow an alternative style of light fixture within the Riverfront Park.

RECOMMENDATION

Approval of the request for a Certificate of Appropriateness as submitted with the contemporary base option. The public hearing should be continued to the July 13, 2020 meeting to allow sufficient public participation with the electronic meeting format.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

City Code § 72-23.1(D)2

(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.

BACKGROUND

The City's planned Riverfront Park is located on the east side of Sophia Street between Hanover Street on the north end, and extending approximately one-and-one-half blocks to the residence at 605 Sophia Street on the south end. The property is adjacent to the Rappahannock River and archaeological studies have revealed that the area was the site of human occupation for thousands of years. A variety of structures have been located on the site beginning in the 18th century, and later replaced in the 20th century. The last of these was demolished in 2015. Some archaeological resources remain underground at the site, but in general the site does not contribute to the historic significance of the district.

The City has begun construction of the Riverfront Park at the site. As part of the certificate of appropriateness process in 2019, light fixtures were approved for use within the park. The light fixtures were later removed from the project in order to keep it within budget, and the City is

returning to the ARB to request approval of an alternate fixture. The City is exploring the use of solar-powered light fixtures in a number of locations, including the light poles proposed for the park. The poles are powder-coated black cast aluminum with flat, downward-facing heads extending from the top. The poles are twenty feet in height and the solar cell wraps the upper half of the pole, starting 11 feet above the ground.

Several options are available for the base of the poles: a traditional fluted base, a simple contemporary base, and no base, which leaves the bolts at the bottom exposed. While the exposed base option is compatible with many of the other industrial-style design elements in the park, including the original fixture design, this would leave conduit running up from the ground exposed. There is additionally concern about safety and maintenance with the exposed bolts. The simple base is recommended as the best option to align with the park's other design elements and avoid the safety and maintenance issues. Approval of the light fixtures as proposed with the contemporary base style 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.

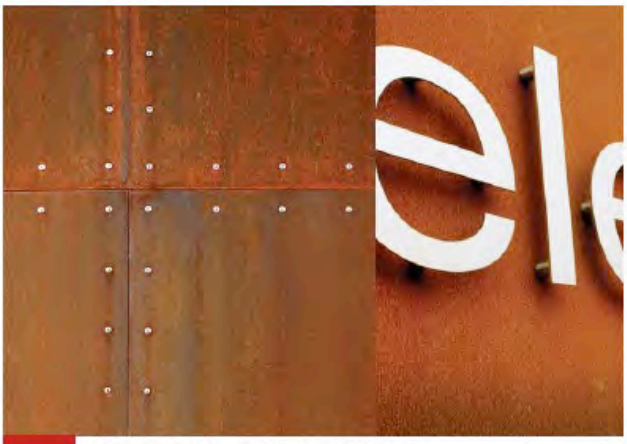
Attachments:

1. Aerial photograph and view of park site
2. Material details
3. Examples of similar fixtures at Dixon Park
4. Light fixture specifications
5. Site plan

AERIAL

VIEW LOOKING NORTHEAST FROM SOPHIA STREET

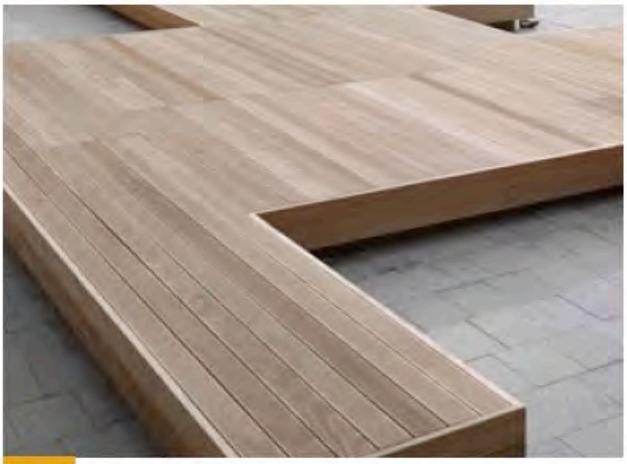
Corten Steel Entry Wall



Corten Steel Sign Columns

Concrete

Steel & Cable Fencing



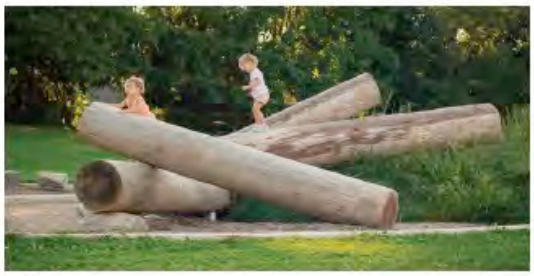
Wood Platform Benches

Examples of other park design elements previously approved.

1) Elevated Nature Walk

1) Elevated Nature Walk

2) Logs & Boulders



3) Logs

4) Parkour 4-Kompan

5) Stilts-Kompan

6) Log & Cargo Net

7) Posts-Kompan

8) Twisted Net -Kompan

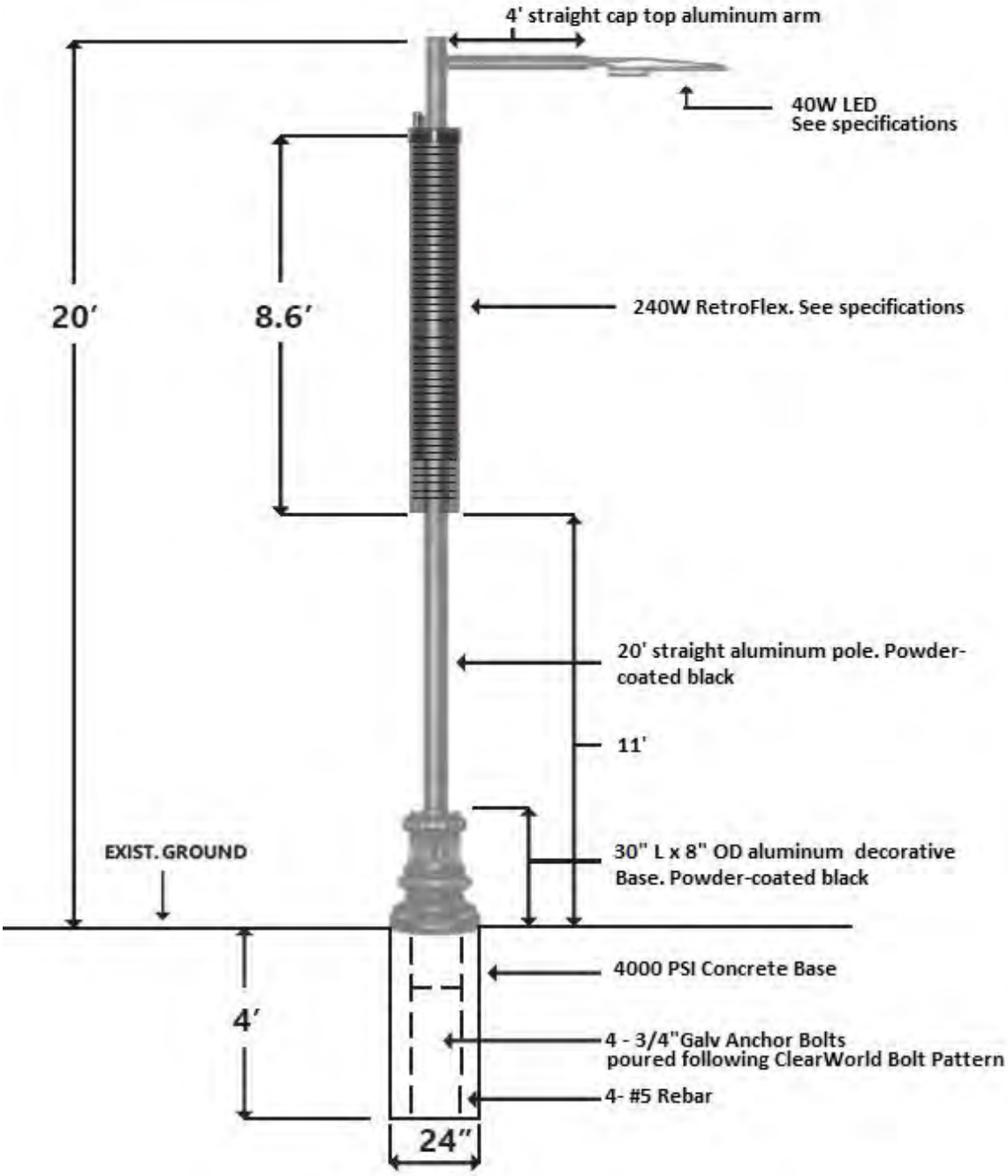
9) Balance Posts W/Rope -Kompan

Play structures approved for the park.

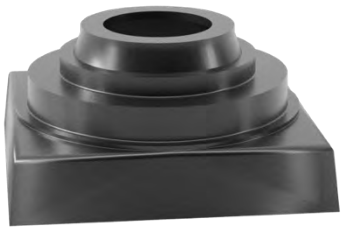
Pedestrian Lighting
'Alba' by Structura

Light fixture approved in June 2019

Solar lights installed at Dixon Park. Classical base at left; exposed base at right. Proposed light will be approximately four feet taller to ensure that the solar cell is out of reach of pedestrians.



Proposed Light Fixture



Eight-inch tall contemporary base to be used instead of the 24-inch traditional base

ClearWorld Solutions

STREET LIGHT

Gobo F

MAY 2019

ClearWorld Solutions
1613 Justin Rd.
Metairie, LA 70001
info@clearworld.us
855-786-5331

FIND SERIES
FEATURES & BENEFITS

01.HOUSING

- Single-cast aluminum housing enables passive heat dissipation along the entire length of the luminaire.
- Modular design allows for easy installation, replacement and maintenance.

02.FINISH

- Corrosion resistant polyester powder painted 100μm thickness.
- Meets a 1000-hour salt spray certification per ASTM B117/ ISO 9227:2012.
- Black Powder coat.

03.LED & OPTICAL ASSEMBLY

- Each PCB are mounted with a TVS (Transient Voltage Suppressors) to protect the LEDs from voltage transients induced by lightning and other transient voltage events.
- High-uniformity LED optics are constructed of durable optical polycarbonate that is impact and UV resistant.
- The metal plate provides double protection for the LED light engine and prolongs LED optics life.
- Multiple optical lenses are available.
- Each LED module are 100% tested prior to assembly which is IP67 rated.

04.MOUNTING

- Side-entry mounting.
- 0 and +5 degree of titling angle adjustment.
- Adjustable for 1 5/8-2 3/8"(42mm-60mm) O.D. tenon.
- Brackets are available for different installations.

05.Electrical/ Key Components/ Controls

- 24VDC
- Surge protection to 20kV/10kA per ANSI/IEEE C62.41.2-2002 available.
- High quality LEDs, driver and components, e.g. MOLEX, WAGO connectors.

06.Product Certifications

- UL/ CUL/ DLC/ LM79/ CB/ CE/ RoHS
  (Not all products are qualified on the DLC QPL. To view our DLC qualified products,please consult theDLC Qualified Products List at www.designlights.org)

TECHNICAL PARAMETERS

Power	20-120W
Input	24VDC
PF	>0.95
THD	<20%
L70/L90	>200,000H/>60,000H
Operating Temperature	-40˚C ~ +50˚C
Typical Efficacy	120-160lm/W
ANSI CCT	3000K/4000K/5000K/5700K
Min CRI	70 or 80 or 90

* Standard

IP Rating	IP65
SPD	10KA or 20KA
Certificate/Qualification	UL/ CUL/ DLC/ LM79/ CB/ CE/ RoHS
DALI	/
1-10V	Optional
Photocell	Optional
Smart Control	Optional
Optic (IESNA)	Type II, Type III, Type IV, Type V
Color Options	Black

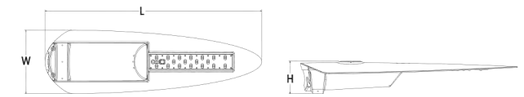
ORDERING INFORMATION

MODEL (Norminal Power)	OPTIC LENS	CCT (ANSI)	ACCESSORY INFO
SLG16 20W	**T2M** Type II Medium	**30K** 3045	Adaptor Bracket
SLG25 30W	★ **T3L** Type III Long	±175K	3/5/7-pin NEMA Receptacle
SLG40 45W	★ **T4M** Type IV Medium	★ **40K** 3985	20KA Surge Protection Device
SLG60 65W	**T5U** Average beam angle 10°	±275K	Safety Cable
SLG30D 30W	**T5V** Average beam angle 25°	**50K** 5028	
SLG40D 40W	**T5W** Average beam angle 40°	±283K	
SLE60D 60W	**T5S** Average beam angle 60°	**57K** 5665	
SLE80 80W	**T5M** Average beam angle 90°	±355K	
SLE90 90W	**T5L** Average beam angle 120°		
SLE120 120W	**T5X** Average beam angle 150°		
	T5D Diffuser		

★ Regularly stocked item

- Example 1: SLG60-T2M-50K-GR-05
- Example 2: SLG40D-T2M-50K-GR-01

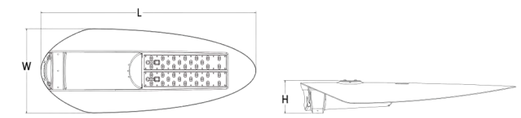
PRODUCT MODEL



Model	SLG16/SLG25/SLG40/ SLG30D/SLG40D
LED Modules	1
LEDs	18
EPA(sq.ft.)	0.857

Net Weight	3.31kg(7.30lbs)
Gross Weight	4.36kg(9.61lbs)
Product Dimensions	714x210x107mm 28.11"x8.27"x4.21"
Carton Dimensions	805x285x160mm 31.69"x11.22"x6.30"

Model No.	System Power	Voltage	Drive Current	Luminous Flux		Efficacy (lm/W)
				3000K	4000 /5000K	
SLG16	19W	24VDC	300mA	2223lm	2470lm	130
SLG25	28W	24VDC	470mA	3276lm	3640lm	130
SLG40	45W	24VDC	760mA	5063lm	5625lm	125
SLG30D	31W	24VDC	500mA	3627lm	4030lm	130
SLG40D	41W	24VDC	700mA	4613lm	5125lm	125



Model	SLE60D/ SLE80/ SLE90/SLE120
LED Modules	2
LEDs	36
EPA(sq.ft.)	0.888

Net Weight	4.79kg(10.56lbs)
Gross Weight	6.20kg(13.67lbs)
Product Dimensions	718x282x107mm 28.27"x11.10"x4.21"
Carton Dimensions	805x355x160mm 31.69"x13.98"x6.30"

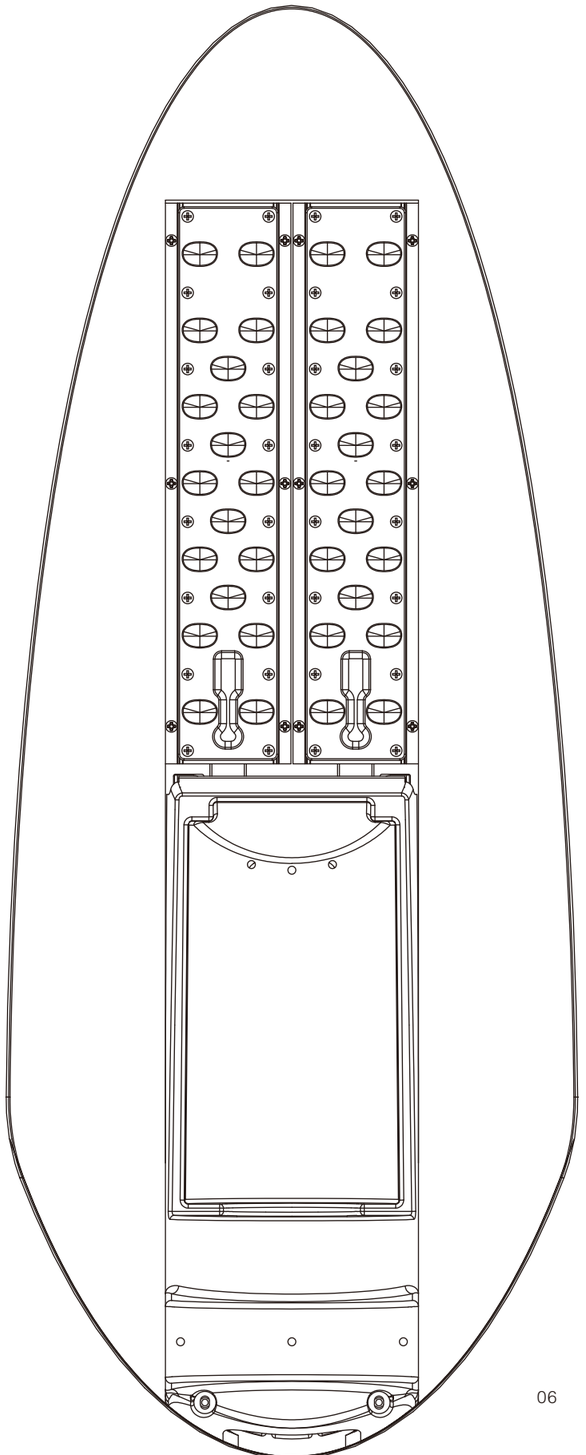
Model No.	System Power	Voltage	Drive Current	Luminous Flux		Efficacy (lm/W)
				3000K	4000 /5000K	
SLE60D	61W	24VDC	500mA	7137lm	7930lm	130
SLE80	78W	24VDC	700mA	8775lm	9750lm	125
SLE90	98W	24VDC	830mA	10584lm	11760lm	120
SLE120	118W	24VDC	1050mA	12213lm	13570lm	115

CUSTOMIZED SOLUTIONS

01.Safety Cable

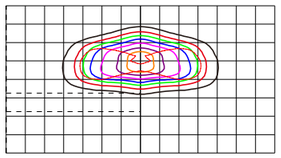
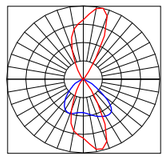
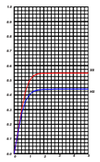
02.3/5/7 -pin NEMA Receptacle+Shorting Cap/Photocell

03.Adaptor Bracket

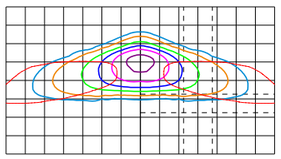
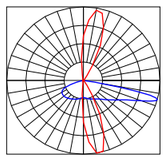
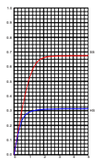


ACCESSORIES
OPTICS

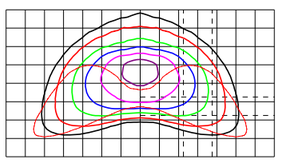
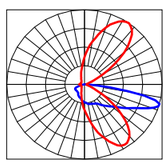
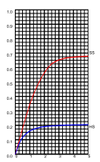
ISO Plot | Polar Curve | Cu Graph

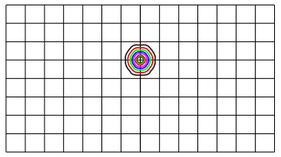
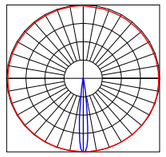
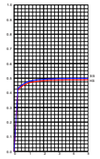
T2M Type II Medium

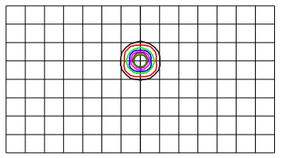
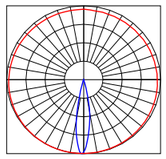
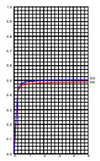
T3L Type III Long

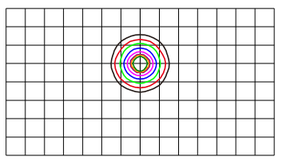
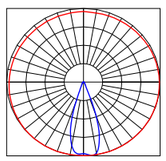
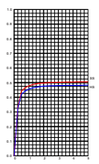
T4M Type IV Medium

T5U Average beam angle 10°

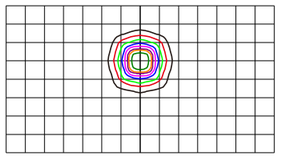
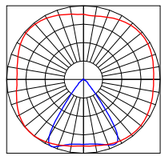
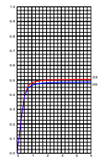




T5V Average beam angle 25°

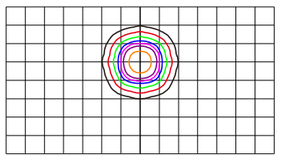
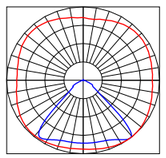
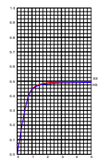




T5W Average beam angle 40°

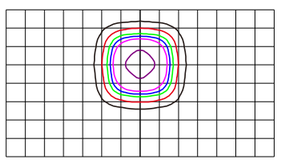
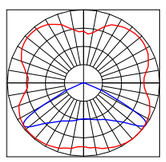
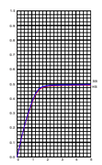
ISO Plot | Polar Curve | Cu Graph

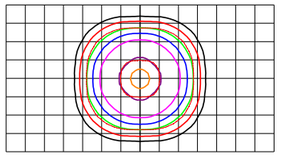
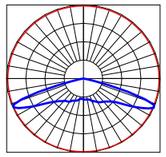
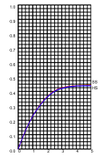
T5S Average beam angle 60°

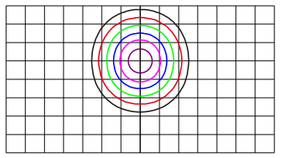
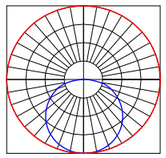
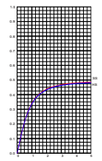
T5M Average beam angle 90°

T5L Average beam angle 120°

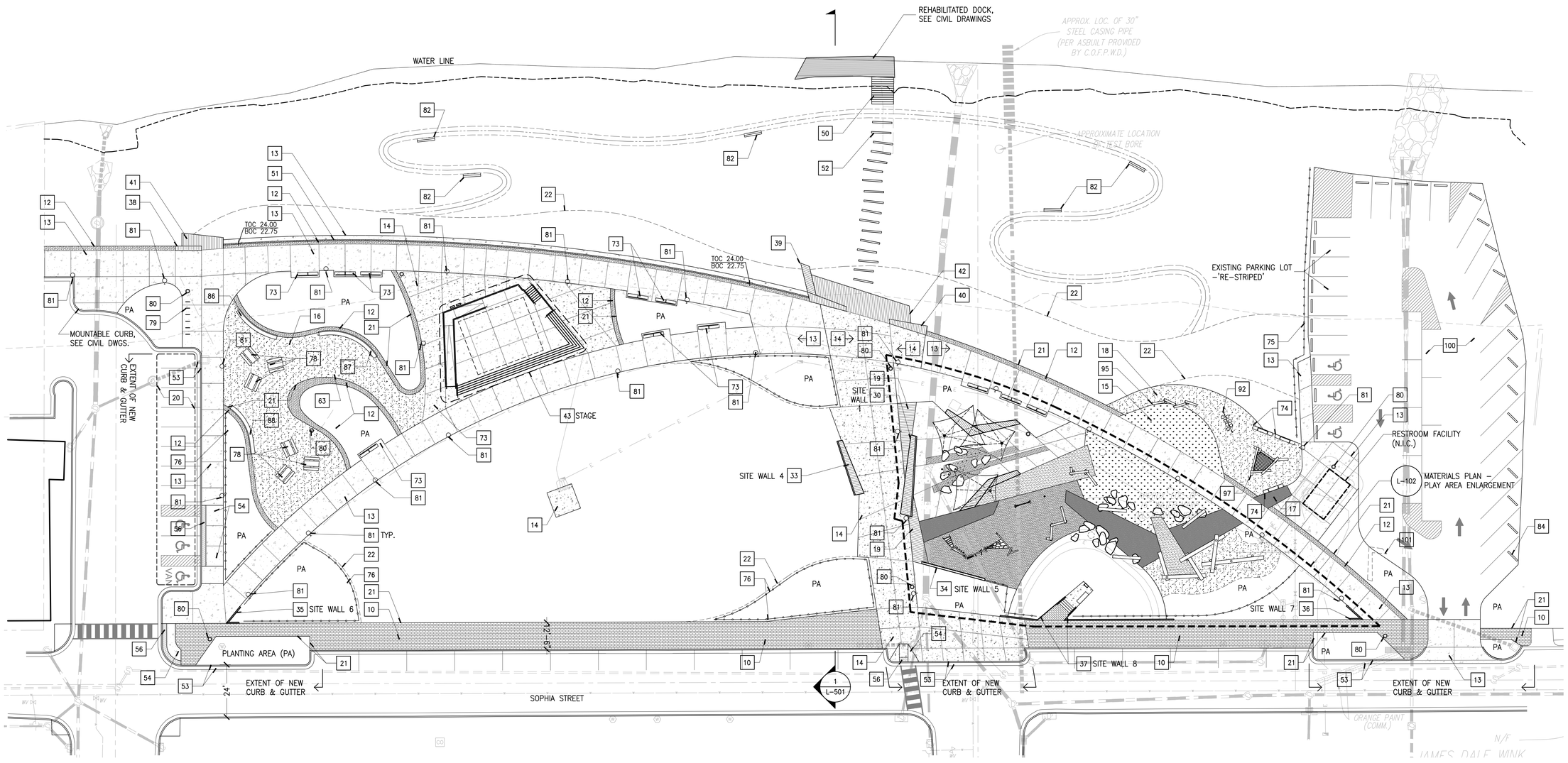




T5X Average beam angle 150°

T5D Diffuser

NOTES



LEGEND

PAVING:

10	BRICK PAVERS	3 L–601
11	GRANITE PAVERS	5 L–601
12	RECYCLED GRANITE COBBLE PAVERS– OWNER FURNISHED/CONTRACTOR INSTALL	4 L–601
13	CONCRETE PAVING – TYPE 1 BROOM FINISH	1 L–601
14	CONCRETE PAVING – TYPE 2 EXPOSED AGGREGATE FINISH	2 L–601
15	SYNTHETIC TURF	9 L–601
16	STABILIZED DECOMPOSED GRANITE	6 L–601
17	POURED IN PLACE RUBBER	7 L–601
18	ENGINEERED WOOD FIBER	8 L–601
19	WOOD DECKING – ON GRADE	10 L–601
20	ASPHALT PAVING – SEE CIVIL	
21	EDGE RESTRAINT	14 L–601
22	BED DIVIDER	13 L–601

SITE WALLS, STAIRS AND RAMPS:

30	SEAT WALL – SITE WALL 1	1 L–607
31	SEAT WALL – SITE WALL 2	1 L–608,609
32	SEAT WALL – SITE WALL 3	1 L–610,611
33	SEAT WALL – SITE WALL 4	1 L–615
34	ENTRY WALL – SITE WALL 5	1 L–605
35	SIGN COLUMN – SITE WALL 6	1 L–606
36	SIGN COLUMN – SITE WALL 7	3 L–606
37	RETAINING WALL – SITE WALL 8	1 L–616
38	PLATFORM BENCH 'A'	1,7 L–612
39	PLATFORM BENCH 'B1'	1 L–613, 1–3 L–614
40	PLATFORM BENCH 'B2'	2,8 L–612
41	WOOD PLATFORM 'A'	1 L–637
42	WOOD PLATFORM 'B'	2 L–637
43	STAGE	L–617, L–618, L–619
50	DOCK STAIRS – SEE STRUCTURAL DWG'S.	
51	CURB WALL	11 L–601
52	TIMBER STEPS	12 L–601
53	CONCRETE CURB & GUTTER – SEE CIVIL	
54	CURB RAMP – SEE CIVIL	
55	SITE STAIRS	6 L–616
56	DETECTABLE WARNING PAVER	1 L–602

SITE FURNISHINGS AND FEATURES:

60	BOULDER GROUPING 'A'	1 L–621
61	BOULDER GROUPING 'B'	2 L–621
62	BOULDER GROUPING 'C'	3 L–621
63	INTERPRETIVE SIGN	7 L–642
70	PUSH BUTTON ACTIVATOR – SEE FOUNTAIN DWG'S.	
71	SPRAY FEATURE – SEE FOUNTAIN DWG'S.	
72	AREA DRAIN – SEE FOUNTAIN DWG'S.	
73	SITE BENCH – TYPE 1	1 L–641
74	SITE BENCH – TYPE 2	2 L–641
75	FENCE – TYPE 1	1 L–643
76	FENCE – TYPE 2	4 L–643
77	SHADE STRUCTURE	3 L–641
78	PICNIC TABLE	4 L–641
79	BIKE RACK	5 L–641
80	LITTER RECEPTACLE	6 L–641
81	LIGHT FIXTURE – KX1	7 L–641
82	TIMBER BENCH	8 L–641
83	LOG BENCH	7 L–643
84	CONCRETE WHEEL STOP – SEE CIVIL	
85	SANDSTONE BENCH	1,2 L–644
86	CURVE BENCH 'A'	3,4 L–644
87	CURVE BENCH 'B'	3,5 L–644
88	CURVE BENCH 'C'	3,6 L–644

PLAY ELEMENTS:

90	PARKOUR 4 – 'ROBINIA' SERIES	2 L–631
91	TWISTED NET – 'ROBINIA' SERIES	4 L–631
92	BALANCE POSTS WITH ROPE –'ROBINIA' SERIES	3 L–631
93	LOG SCRAMBLE 'A'	1 L–636
94	LOG SCRAMBLE 'B'	3 L–636
95	LOG SCRAMBLE 'C'	5 L–636
96	LOG WALK	1 L–632
97	LOG NET	1 L–634

EXISTING SITE FEATURES:

100	ASPHALT PARKING LOT – TO REMAIN & BE RE–PAVED & RE–STRIPED (SEE CIVIL)	
	MHW (MEAN HIGH WATER) LINE	— — —
	RPA (RESOURCE PROTECTION AREA)	– – – – – –
101	BURIED SANDSTONE FOUNDATION – SELECT STONES TO BE EXTRACTED AND USED ON SITE.	1 L–644

0' 15' 20' 40'
Scale: 1"=20'

PROJECT NORTH

CITY OF FREDERICKSBURG

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FREDERICKSBURG RIVERFRONT PARK

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Glenside PA 19038
215-886-9740

SOILS / PLANTING SPECIALIST
Pine & Swallow Environmental
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Groton MA 01450
978-448-9511

CULTURAL RESOURCE
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300 Central Road, Suite 200
Fredericksburg VA 22401
540-899-9170

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Warrenton VA 20186
540-364-3333

REVISION:

-	07/31/18	90% CDs
-	03/09/18	50% CDs

SCALE: As Indicated

SHEET NAME: **MATERIALS PLAN**

SHEET NUMBER: **L-101**

DATE: 12 APRIL 2019

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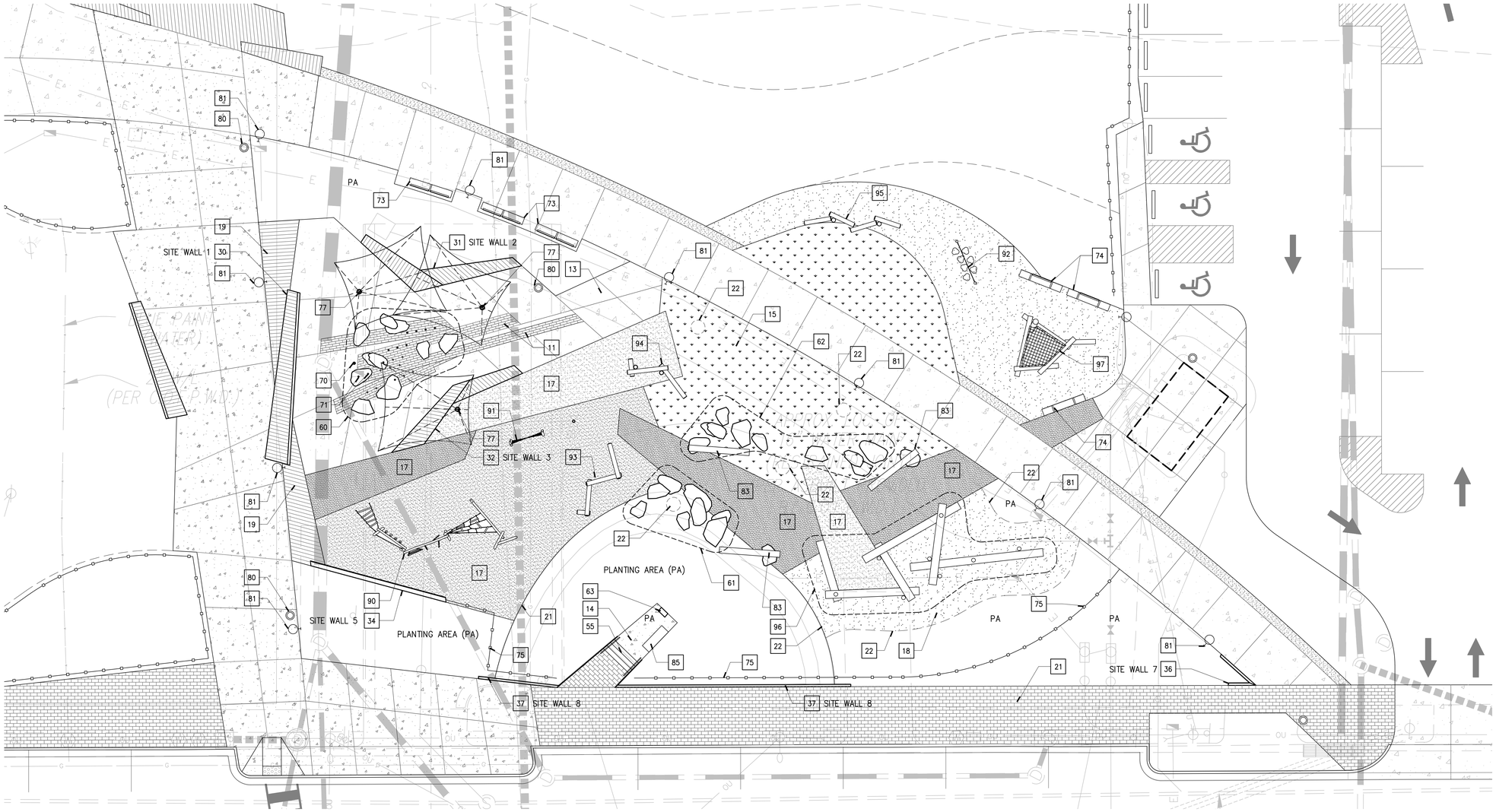

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PROJECT NORTH

0' 5' 10' 20'
Scale: 1"=10'

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540-364-3333

REVISION:

-	07/31/18	90% CDs
-	03/09/18	50% CDs

SCALE: As Indicated

SHEET NAME: **MATERIALS PLAN-PLAY AREA ENLARGEMENT**

SHEET NUMBER: **L-102**

DATE: 12 APRIL 2019

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: June 16, 2020 (for the June 22, 2020 hearing)
SUBJECT: Certificate of Appropriateness for accessory structures at 900 Charles Street

ISSUE

Frederic Howe, III requests to install 14 columbarium structures within the Masonic Cemetery property.

RECOMMENDATION

The applicant should evaluate reducing the heights of all rectangular units to match those positioned against the walls. Extend the length of units where feasible to accommodate additional niches. The public hearing should be continued to the July 13, 2020 meeting to allow for sufficient public participation in the electronic meeting format.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

City Code § 72-23.1(D)2

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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. 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.

BACKGROUND

The Masonic Cemetery at the northwest corner of Charles and George Streets was created in 1784 with a gift of land donated to the Local Lodge #4 by James Somerville, a local merchant and early mayor of Fredericksburg. Encompassing approximately one-third of a city block, many prominent early citizens of Fredericksburg are buried in the cemetery. An estimated 270 graves featuring a diverse mix of markers representing styles such as classical, Gothic, and Romanesque are located on the grounds. The site is enclosed by a brick wall with decorative brick coping on the west and north

sides, and by a rusticated coursed granite wall on the south and east. The entrance on Charles Street is marked by large double-leaf wrought iron gates; on the interior are two brick retaining walls with two curved granite benches, located on either side of a brick and slate pathway. This is a contributing property in the Historic District.

The applicant proposes to install 14 stone columbarium structures within the cemetery to house urns. Fredericksburg Lodge No. 4 is still responsible for maintenance of the cemetery, but does not have a source of income for the work. The installation of these structures, which would provide new interment space in the cemetery, is intended to support ongoing maintenance of the site. The Lodge has maintained precise records of all graves in the cemetery and the applicant was advised to consult with archaeologists at the Virginia Department of Historic Resources. The proposed plan has been designed to avoid impacting any existing burials or features.

Four different styles of granite columbarium structures will be installed in the cemetery. Most are long, rectangular structures with stone bases and slightly domed stone caps. These are a mix of single and double-sided units arranged around new benches and paver pathways in areas of the cemetery that do not contain burials. Two taller hexagonal units are situated at the middle of two different areas and contain niches on all sides. The single-sided units that abut the cemetery walls will be slightly shorter, no taller than four feet, and will not extend above the walls. The facing units, within the cemetery will be approximately five to six feet in height.

The structures proposed present a reasonable option for continuing the use of this historic cemetery and will not impact any existing burials. However, the uneven heights of the units against the walls and the facing units does impact views through and across the cemetery. It is recommended that all the rectangular units installed be the same four-foot height. If possible without impacting any existing graves, the units placed along the walls could be extended to accommodate additional niches. Additionally, where units come into contact with the walls, the applicant should ensure that drainage will not adversely impact the historic walls. The application should be approved on condition that the height of all rectangular columbarium units is reduced to four feet.

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.

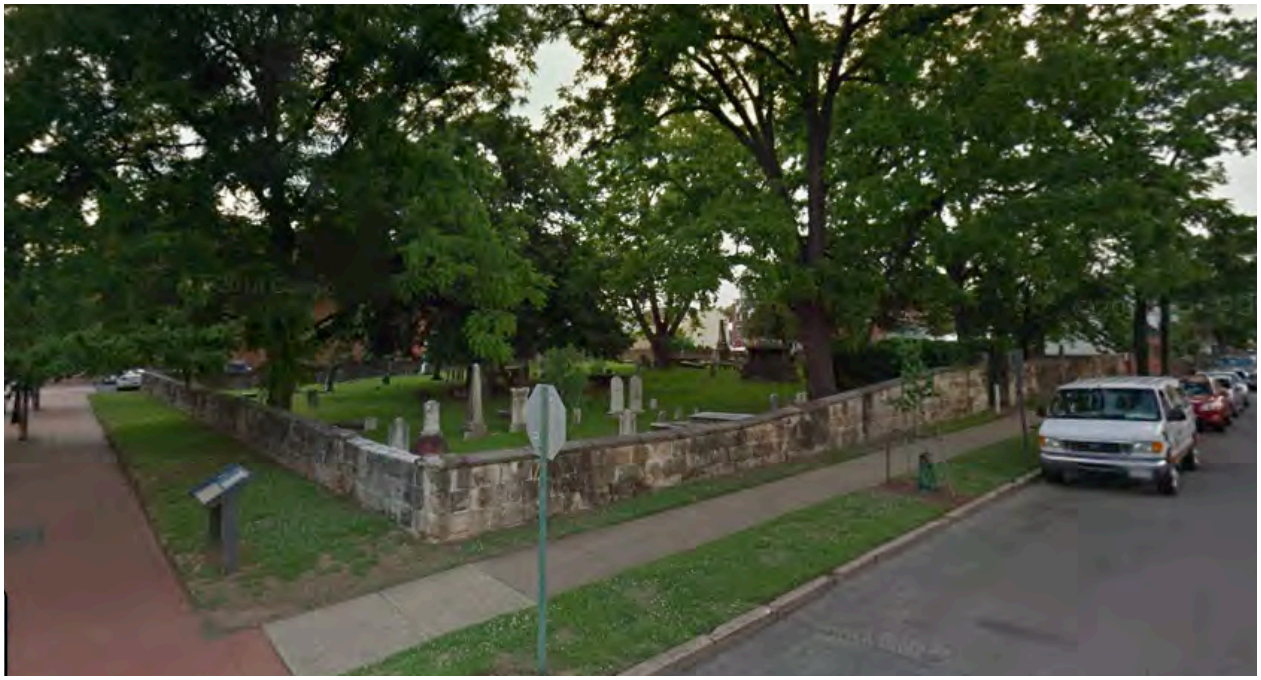
S	D	NA	S – satisfies D – does not satisfy NA – not applicable
X			(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
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 street view
2. Project submission including existing conditions and design details

AERIAL



VIEW FACING NORTHWEST FROM CHARLES STREET

MASONIC CEMETERY

900 CHARLES ST., FREDERICKSBURG, VA 22401

COLUMBARIUM ADDITION

APRIL 7th, 2020

VICINITY MAP

SHEET INDEX

SHEET #	SHEET TITLE
–	COVER PAGE
E1	EXISTING CONDITIONS
E2	EXISTING CONDITIONS IMAGE KEY
E3	EXISTING CONDITIONS
E4	EXISTING CONDITIONS
A1	SITE PLAN
A2	DETAILS
A3	PLAN CALLOUTS
A4	FOUNDATION/LAND DISTURBANCE PLAN
A5	FOUNDATION DETAILS
A6	RENDER KEY
A7	RENDERS
A8	RENDERS

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PROJECT TITLE:

MASONIC CEMETERY

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FREDERICKSBURG, VA
22401

OWNER'S INFORMATION:

MASONIC LODGE #4

803 PRINCESS ANNE ST.,
FREDERICKSBURG, VA
22401

Frederic N. Howe, III - GW
#4 Mason / Pres. of FMMA

Plans Designed By: Tyler Gross,
LEED AP BD+C

P.E. STAMP

By:	Description:	Date:
TJG	Update sheet index	04-06-2020

DRAWING TITLE:

COVER PAGE

Client Name:

EXISTING TOP DOWN SITE IMAGE

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TJG	Re-arrange renders and label	04-06-2020

Date:	04.07.2020
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Scale:	NTS

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EXISTING CONDITIONS

E1

Client Name:

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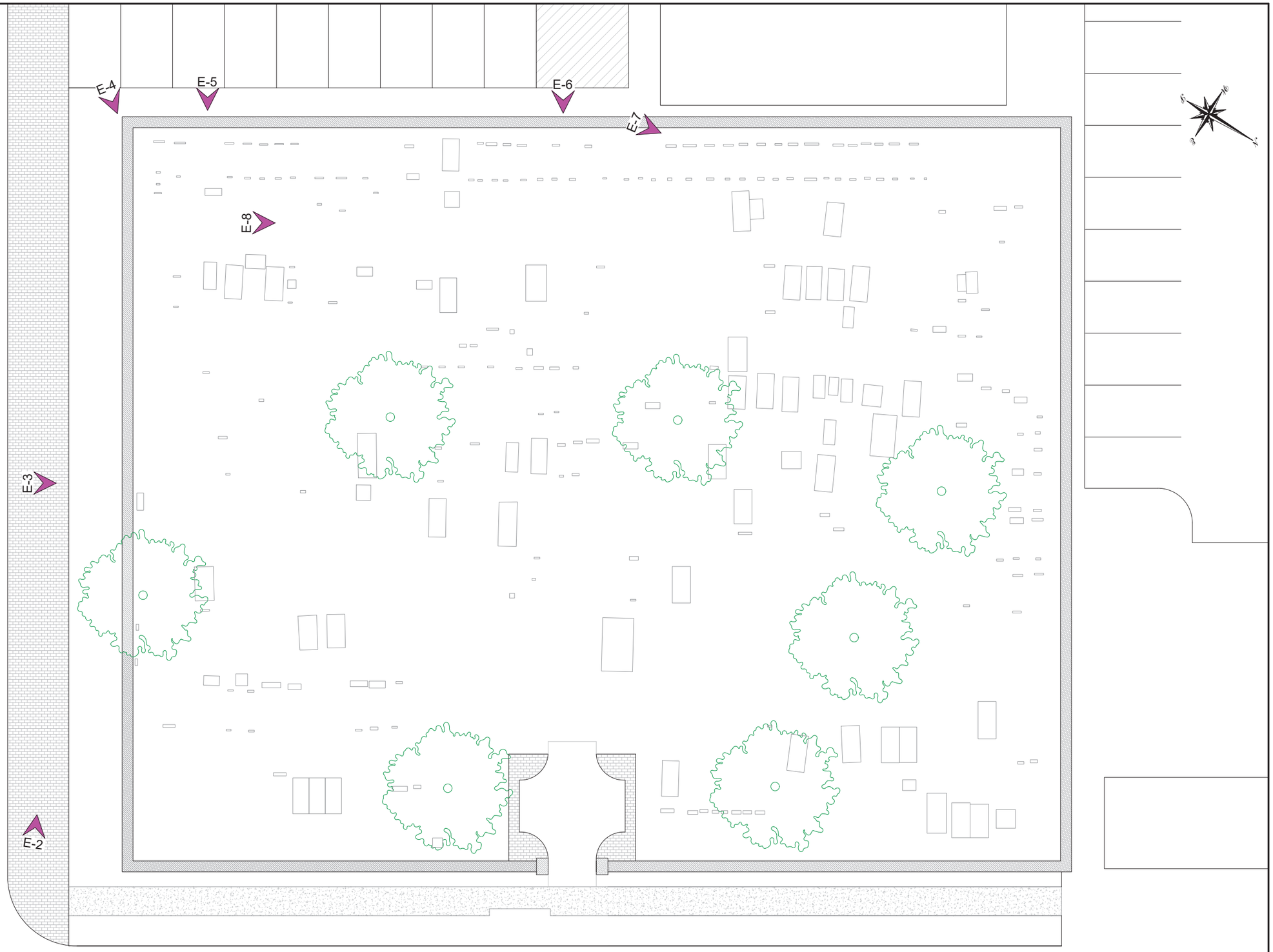

8 0 4 8 16 32
(IN FEET)
1 inch = 8 ft.

SYMBOL LEGEND

E-1 EXISTING CONDITION PHOTO MARKER

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DRAWING TITLE:

EXISTING CONDITIONS IMAGE KEY

E2

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E-1

E-2

E-3

E-4

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EXISTING CONDITIONS

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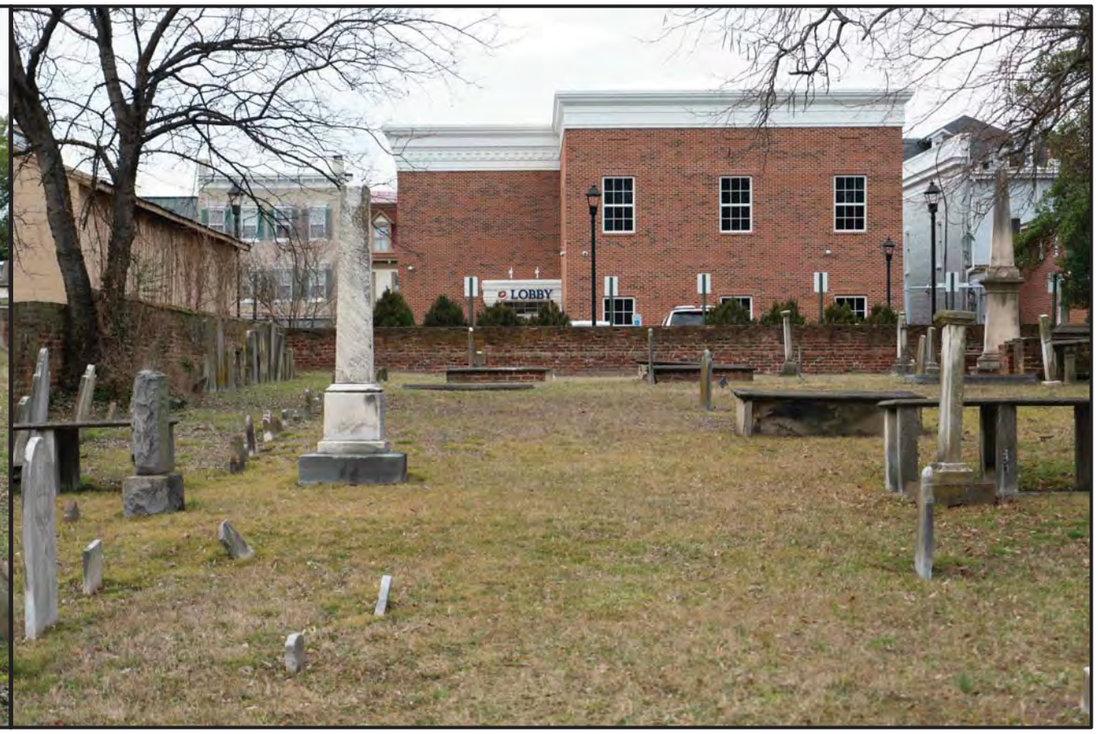
E-5

E-6

E-7

E-8



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EXISTING CONDITIONS

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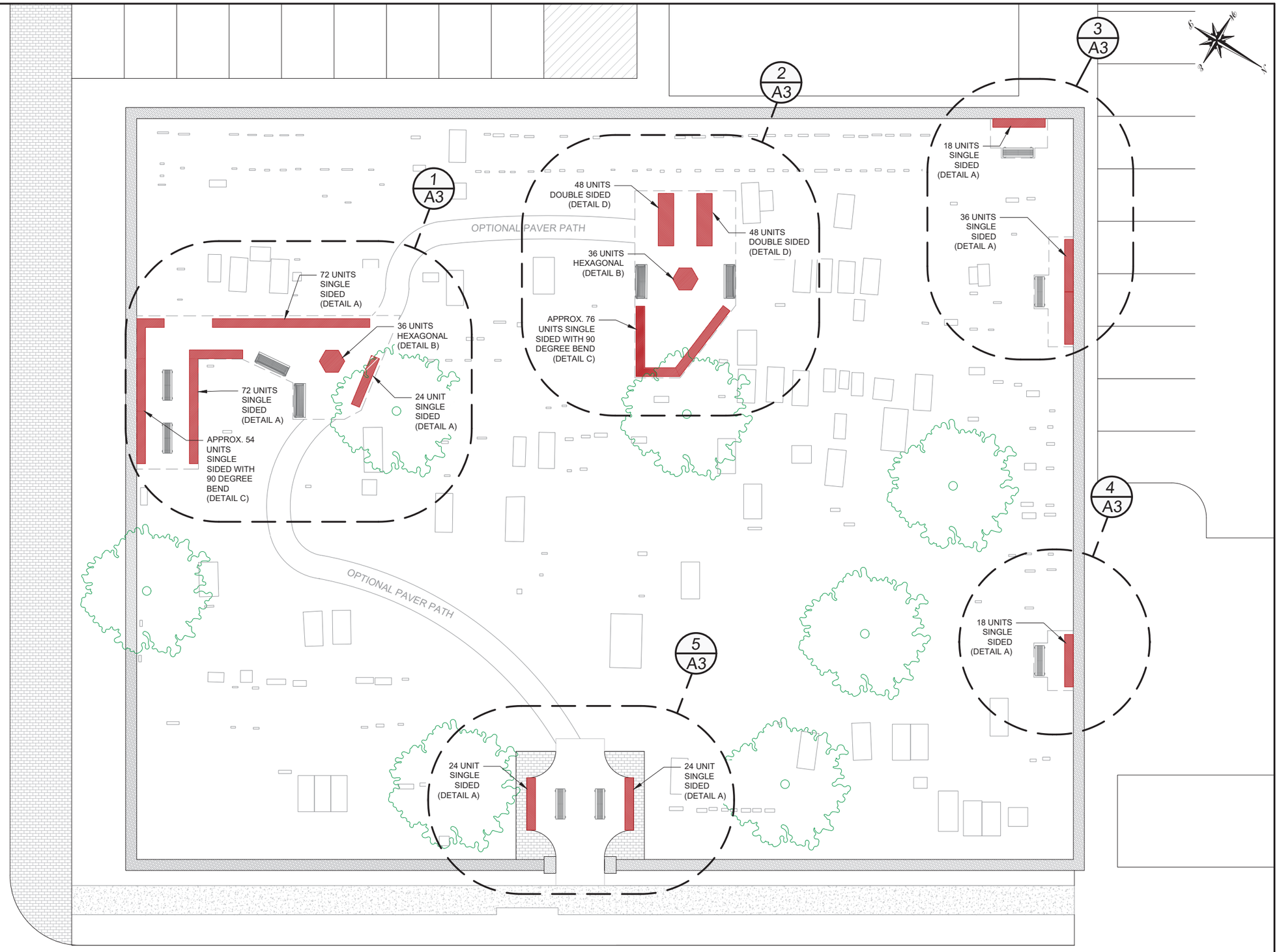

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

TOTAL UNITS = 586

SYMBOL LEGEND

PROPOSED BENCH

PROPOSED COLUMBARIUM

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By:	Description:	Date:
TJG	Update unit count and change title	03-13-2020

Date:	02.21.2020
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Scale:	1" = 8' 0"

DRAWING TITLE:

SITE PLAN

A1

Client Name:

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DETAIL A:

DETAIL B:

DETAIL C:

DETAIL D:

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DETAILS

A2

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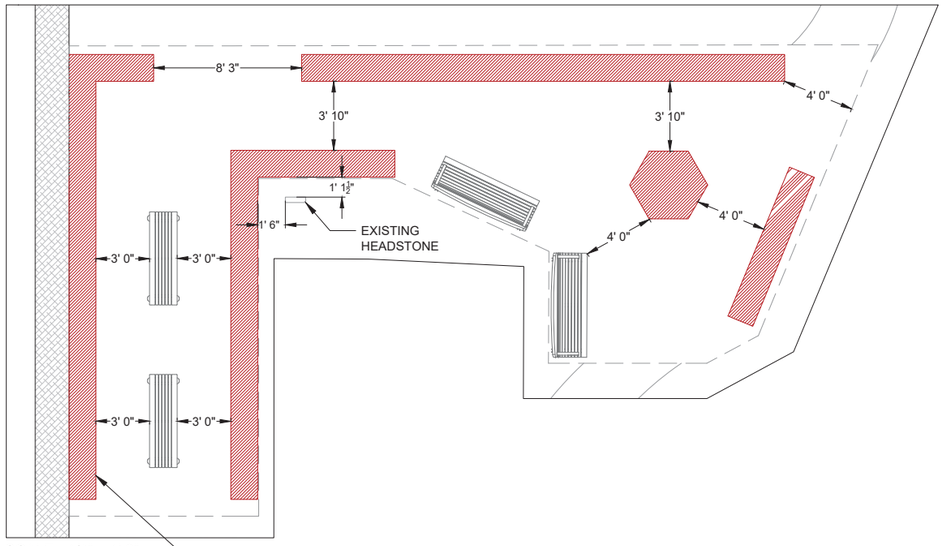
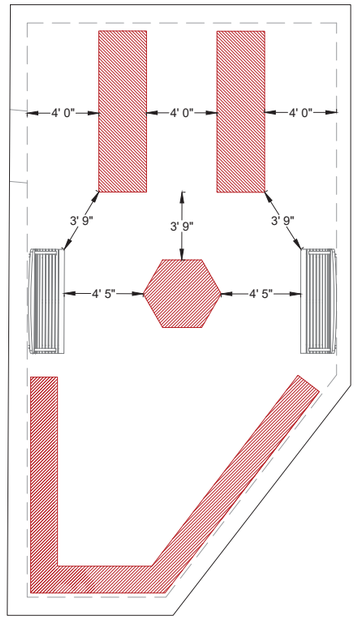
DETAIL 1:



SCALE= 1/4" = 1' 0"

COLUMBARIUMS NOT TO EXCEED 4' IN HEIGHT WHEN PLACED AGAINST CEMETERY PERIMETER WALLS

DETAIL 2:



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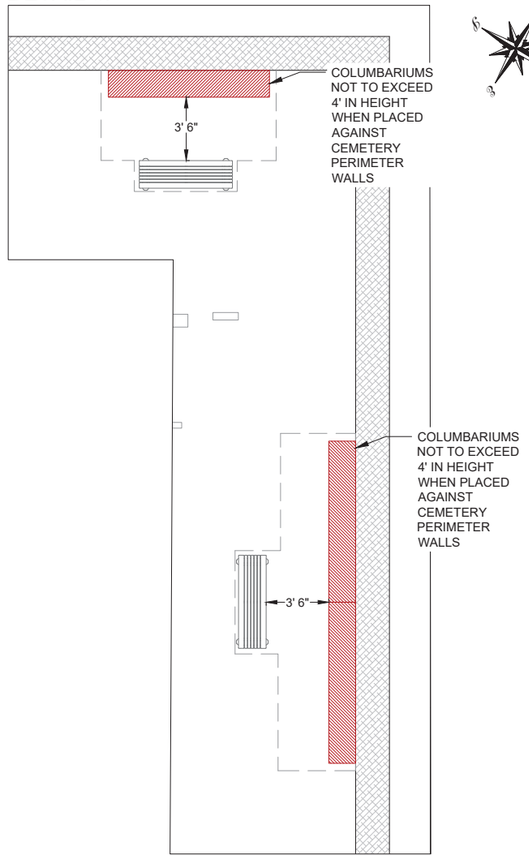

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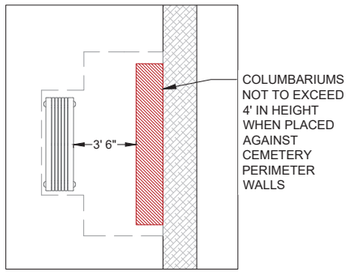

SCALE= 1/4" = 1' 0"

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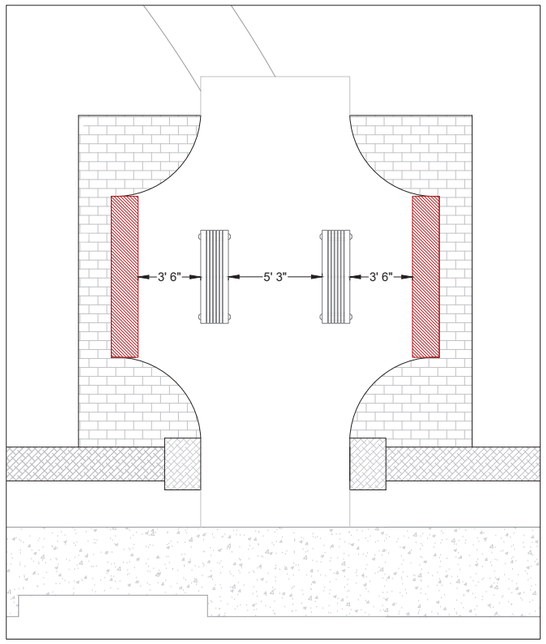

SCALE= 1/4" = 1' 0"

4 0 2 4 8 16

(IN FEET)
1 inch = 4 ft.

SYMBOL LEGEND

PROPOSED BENCH

PROPOSED COLUMBARIUM

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DRAWING TITLE:

PLAN CALLOUTS

A3

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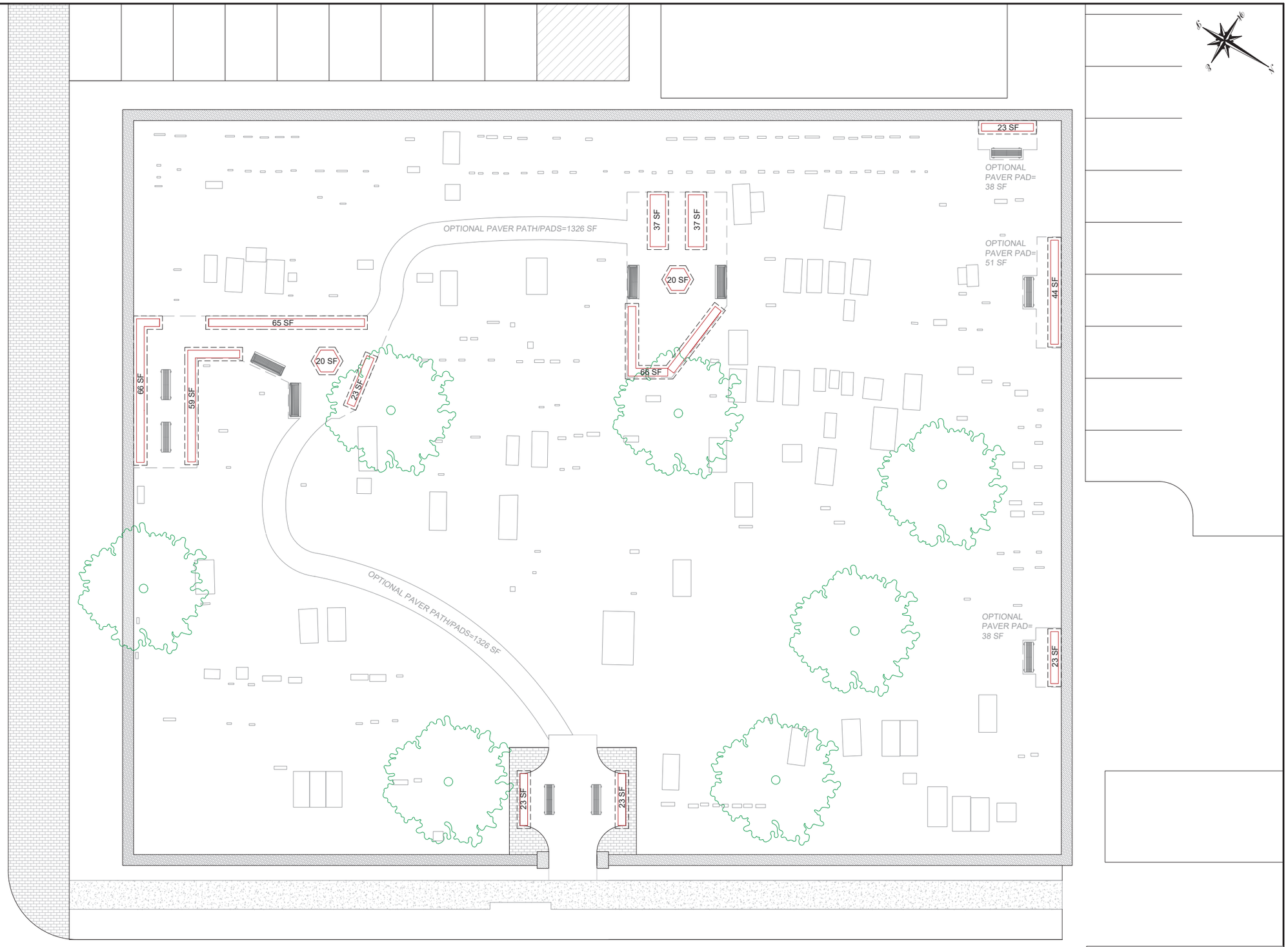

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

TOTAL LAND DISTURBANCE OF COLUMBARIUMS WITH 6" LEDGE= 529 SF

TOTAL LAND DISTURBANCE OF COLUMBARIUMS WITH 6" LEDGE + OPTIONAL PAVER PATHWAY AND PADS = 1982 SF

SYMBOL LEGEND	
	6" LEDGE COLUMBARIUM EDGE
	PROPOSED COLUMBARIUM
23 SF	LAND DISTURBANCE AREA (SQUARE FEET)

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DRAWING TITLE:

FOUNDATION / LAND DISTURBANCE PLAN

A4

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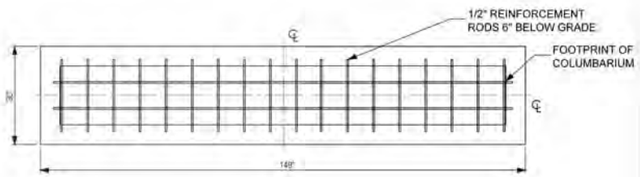
FOUNDATION PLAN FOR:
40 NICHE COLUMBARIUM
DRAWING NO. CFS-L-091

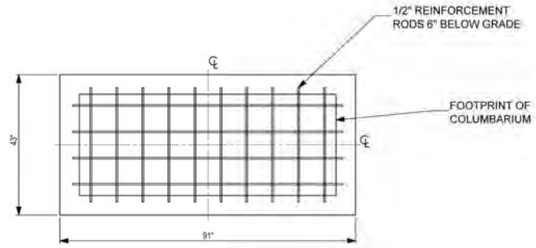
NOTE:
1. DEPTH OF CONCRETE DETERMINED BY LOCAL CEMETERY REGULATIONS OR SOIL CONDITIONS
2. WEIGHT OF COLUMBARIUM IS 4,960 LB.



Salem Stones
4637 Poth Road
Whitehall, OH 43213
(866) 834-1219

FOUNDATION PLAN FOR:
48 NICHE HORIZONTAL COLUMBARIUM
DRAWING NO. CFS-L-029-1

NOTE:
1. DEPTH OF CONCRETE DETERMINED BY LOCAL CEMETERY REGULATIONS OR SOIL CONDITIONS
2. WEIGHT OF COLUMBARIUM IS 5,291 LB.

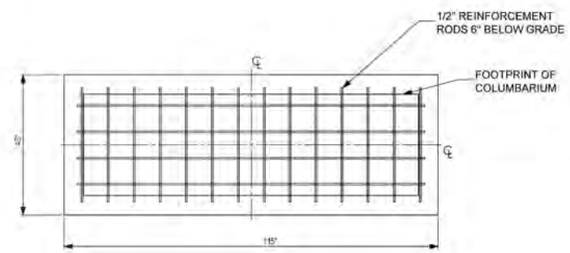


Salem Stones
4637 Poth Road
Whitehall, OH 43213
(866) 834-1219

Page 1 of 1

FOUNDATION PLAN FOR:
80 NICHE COLUMBARIUM
DRAWING NO. CFS-E-LP-059

NOTE:
1. DEPTH OF CONCRETE DETERMINED BY LOCAL CEMETERY REGULATIONS OR SOIL CONDITIONS
2. WEIGHT OF COLUMBARIUM IS 7,276 LB.



Salem Stones
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Whitehall, OH 43213
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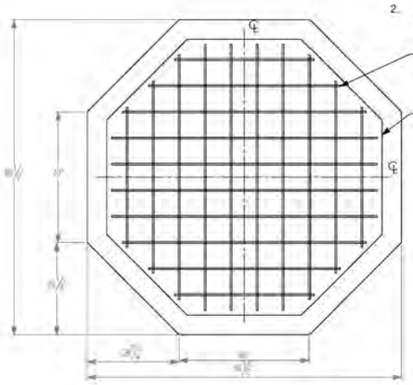
Page 1 of 1

FOUNDATION PLAN FOR:
CFS-L-107-1

NOTE:
1. DEPTH OF CONCRETE DETERMINED BY LOCAL CEMETERY REGULATIONS OR SOIL CONDITIONS
2. WEIGHT OF COLUMBARIUM IS 3,315,653 LB.



Salem Stones
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Date:	03.06.2020
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Checked by:	Frederic N. Howe, III - GW #4 Mason / Pres. of FMMA
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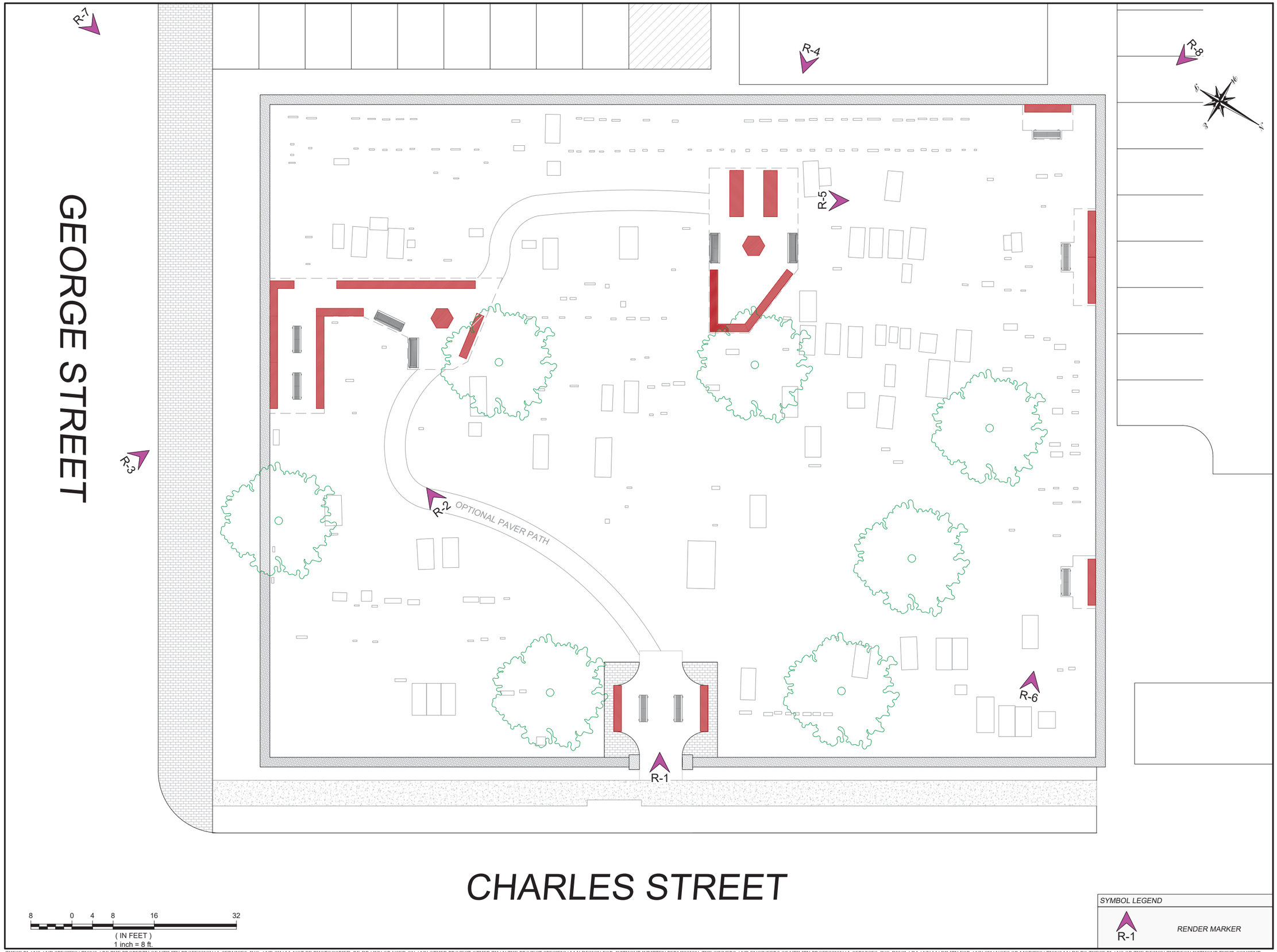
DRAWING TITLE:

FOUNDATION DETAILS

A5

Client Name:



SYMBOL LEGEND

R-1 RENDER MARKER

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By:	Description:	Date:

Date:	04.07.2020
Page Size:	24X36
Drawn/Designed by:	Tyler Gross, LEED AP BD+C
Checked by:	Frederic N. Howe, III - GW #4 Mason / Pres. of FMMA
Scale:	1" = 8' 0"

DRAWING TITLE:

RENDER KEY

A6

Client Name:

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R-1 ELEVATION: 5' 8"

R-2 ELEVATION: 5' 8"

R-3 ELEVATION: 25'

R-4 ELEVATION: 25'

UTILITY PROFESSIONAL SERVICES INC.

Admin. Off. - 2300 Jefferson Davis Hwy., Fredericksburg, VA. 22401
Corp. Off. - P.O. Box 923, Colonial Beach, VA. 22443

(540) 604-5877
www.UtilityPros.com

Anniversary 2002 - 2020 18

Miss Utility

BEFORE YOU DIG CALL
"MISS UTILITY"
PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE

PROJECT TITLE:

MASONIC CEMETERY

900 CHARLES ST.
FREDERICKSBURG, VA
22401

P.E. STAMP

By:	Description:	Date:
TJG	Re-arrange renders and label	04-06-2020

Date:	03.13.2020
Page Size:	24X36
Drawn/Designed by:	Tyler Gross, LEED AP BD+C
Checked by:	Frederic N. Howe, III - GW #4 Mason / Pres. of FMMA
Scale:	NTS

DRAWING TITLE:

RENDERS

A7

Client Name:

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R-5 ELEVATION: 10'

R-6 ELEVATION 5' 8"

R-7 ELEVATION: 35'

R-8 ELEVATION: 35'

UTILITY PROFESSIONAL SERVICES INC.

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By:	Description:	Date:
TJG	Re-arrange renders and label	04-06-2020

Date:	03.13.2020
Page Size:	24X36
Drawn/Designed by:	Tyler Gross, LEED AP BD+C
Checked by:	Frederic N. Howe, III - GW #4 Mason / Pres. of FMMA
Scale:	NTS

DRAWING TITLE:

RENDERS

A8

Client Name:

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MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: June 16, 2020 (for the June 22, 2020 hearing)
SUBJECT: Certificate of Appropriateness for exterior alteration at 203 Ford Street

ISSUE

Ed Whelan requests to make alterations to the former Washington Woolen Mills building to use a portion of the building for an event venue by installing rooftop railings, a rooftop mechanical house for an internal elevator, and an exterior stair at the west end of the building.

RECOMMENDATION

Approval of the Certificate of Appropriateness on condition that:

1. The rooftop additions will be clad in wood or composite lapped siding with a smooth finish.
2. Only the cable-style railings will be used, and these will be set behind the brick parapet walls rather than on top of them.

The application should be continued to the July 13, 2020 meeting to allow for sufficient public participation due to the electronic meeting format.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Roofs (*Historic District Handbook,* pg. 80)

10. Install new elements, such as vents and skylights, without diminishing the original design of the building.

Exterior Architectural Elements – Entrances (*Historic District Handbook*, pg.95)

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

BACKGROUND

The former Washington Woolen Mills Pants Factory located on Ford Street between Princess Anne and Caroline Streets was constructed c.1905. The Woolen Mills had been in operation since 1860, but was located in a large three-story brick building, adjacent to the extant structures, that burned in 1876, was rebuilt, and burned again in 1910. The pants factory was initially constructed as the two-story, front-gabled wing with its length running parallel to Caroline Street. The adjoining gable-roofed wing that extends to the west was constructed by 1912. By 1930, the building was converted

to a shoe factory, and the two-story section over a raised basement that extends east to Caroline Street was constructed in the 1940s. The building is characterized by its American bond brick construction and detailing; long, low massing; and banks of segmental-arch windows. This is a contributing structure in the Historic District.

This is a modification to the application for alterations to the building that was reviewed by the ARB in February 2020. At that time, the applicant proposed several alterations to convert the building to mixed residential and commercial use, including the replacement of windows, changes to entries, and construction of new elevators. The installation of fencing and new entry stairs on Ford Street were approved at that time. The applicant has now modified the proposal and is not currently pursuing the residential rehabilitation component.

The applicant now proposes alterations to convert a portion of the building to an event venue. Three small, one-story, rooftop additions will be constructed to house mechanical equipment for an interior elevator and two roof access points. These are located above the north side elevation. The elevator shaft addition is immediately adjacent to the north side wall, and details include a hipped standing seam metal roof, lapped siding, and one multi-light casement window repurposed from the first floor below. The roof access stairs are located near the north side wall, west of the elevator, and at the center above the Caroline Street wing. Both are topped by gabled standing seam metal roofs, clad in lapped siding, and include nine-light wood casement windows and steel access doors.

Due to sloping grades on the south and east sides of the building, visibility of these additions will be limited from public streets. The north side elevation of the building is partially visible from the City's Rappahannock River Heritage Trail and partially visible from Caroline Street. The placement and general design of these additions appears to be appropriate. The siding material has not been specified, but should be either wood or composite siding with a smooth finish.

Two new doors will be installed on the north side elevation. One multi-light, solid wood door, matching the design of the existing entry doors on Ford Street, with transom and sidelights will be installed in place of an existing window. The casement window from this location will be repurposed in the elevator shaft at the rooftop. An existing roll-up door will be replaced with a single wood door and sidelights of the same design. No transom will be included at this location due to the height of the opening. Visibility of these changes is extremely limited and should be approved as submitted.

Railings are also proposed to be installed surrounding the flat-roofed portions of the building adjacent to Caroline Street. Cable railings, 42 inches in height, with square posts and flat top bars, will surround the sides, and a glass-panel railing is proposed along the east side elevation above Caroline Street. The cable railings are simple, unobtrusive, and compatible with the industrial character of the building. It is recommended that only the cable railings be used, rather than using

the alternate glass-panel style for one elevation, and that the railings be set behind the brick parapet rather than on top.

A wood stair and landing will be constructed at the west end of the building, in the space between the former Woolen Mills and the Dowling Signs building on Princess Anne Street, to provide safe egress from the second floor space. The stair will be constructed in the same style as the new steps on Ford Street, with wood steps and landing and iron railings. The stair will be minimally visible from Ford Street and is obscured when viewed from the trail and Princess Anne Street. The stair location and design is compatible with the site and approval as submitted is recommended.

Approval of the application with the following conditions is recommended:

3. The rooftop additions will be clad in wood or composite lapped siding with a smooth finish.
4. Only the cable-style railings will be used, and these will be set behind the brick parapet walls rather than on top of them.

Additionally, the application should be continued to the July 13, 2020 meeting to allow for sufficient public participation due to the electronic meeting format.

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.

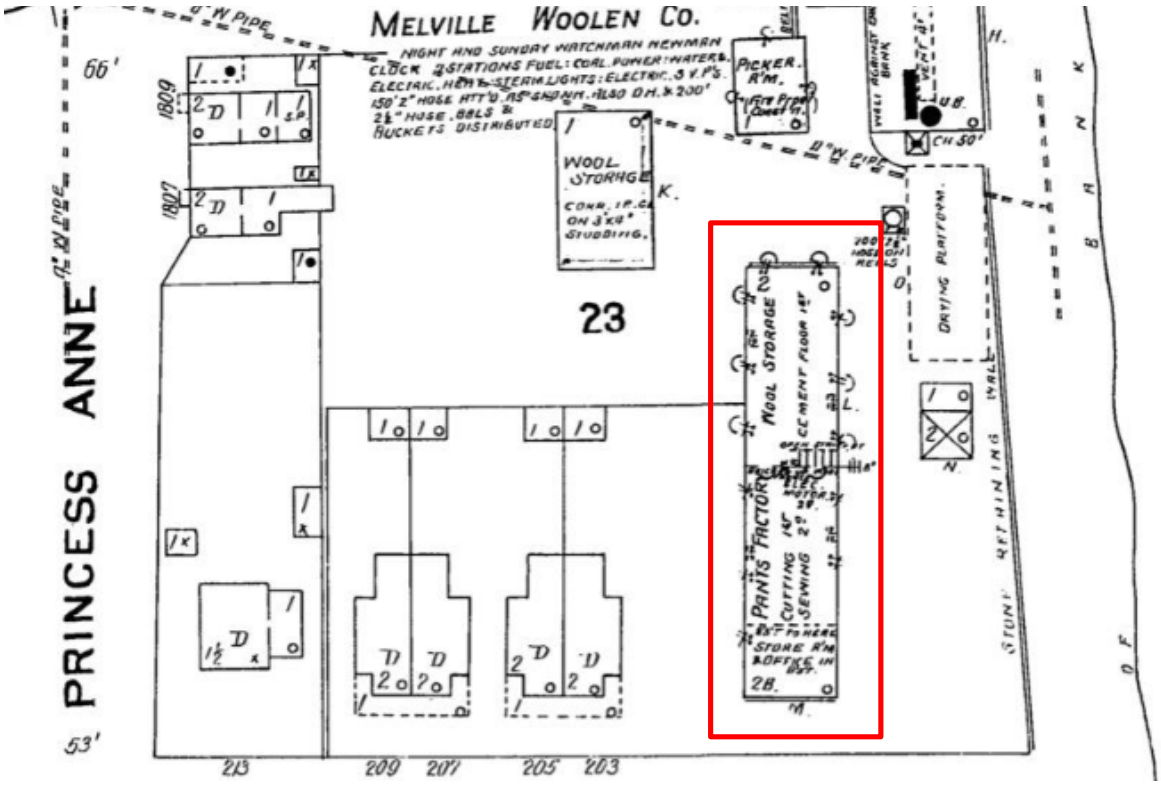
		X	(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features 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:

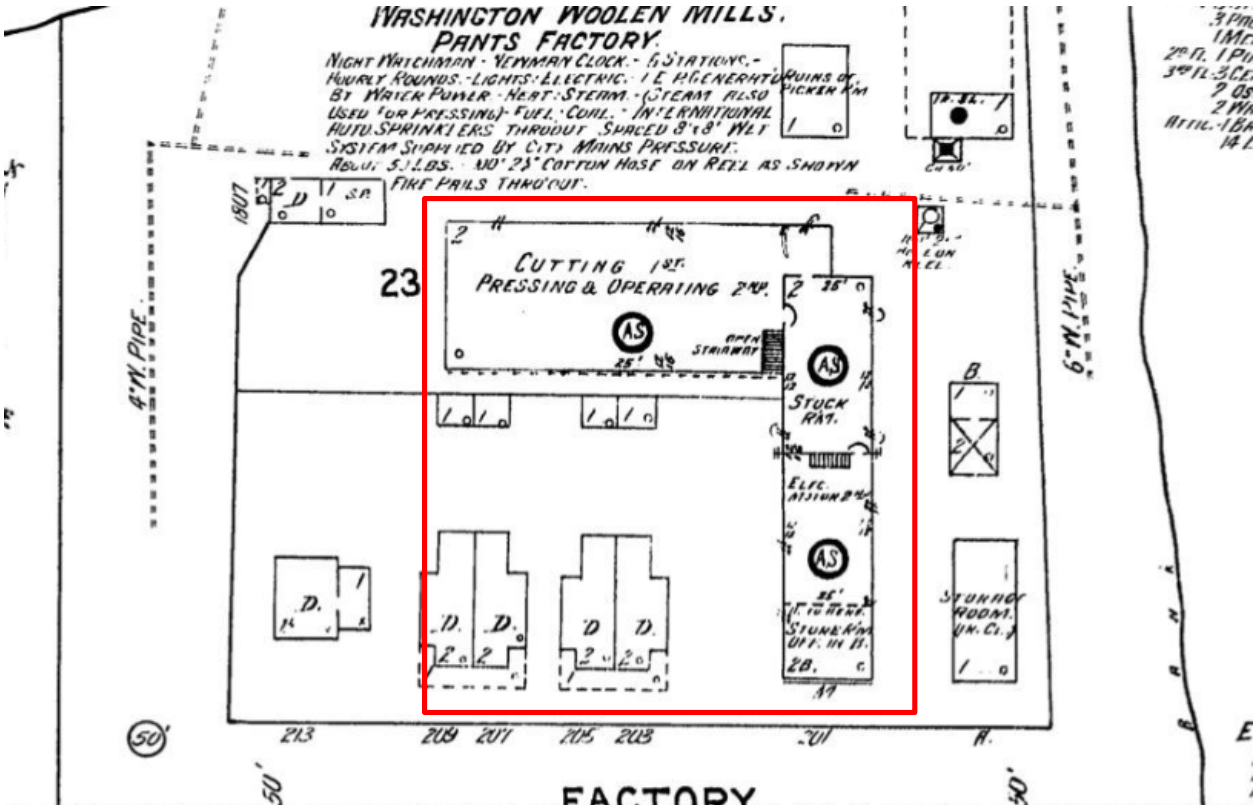
1. Aerial photograph and front elevation view
2. Historic photographs and maps
3. Views from public rights-of-way
4. Material specifications
5. North side elevation
6. Roof plan

AERIAL

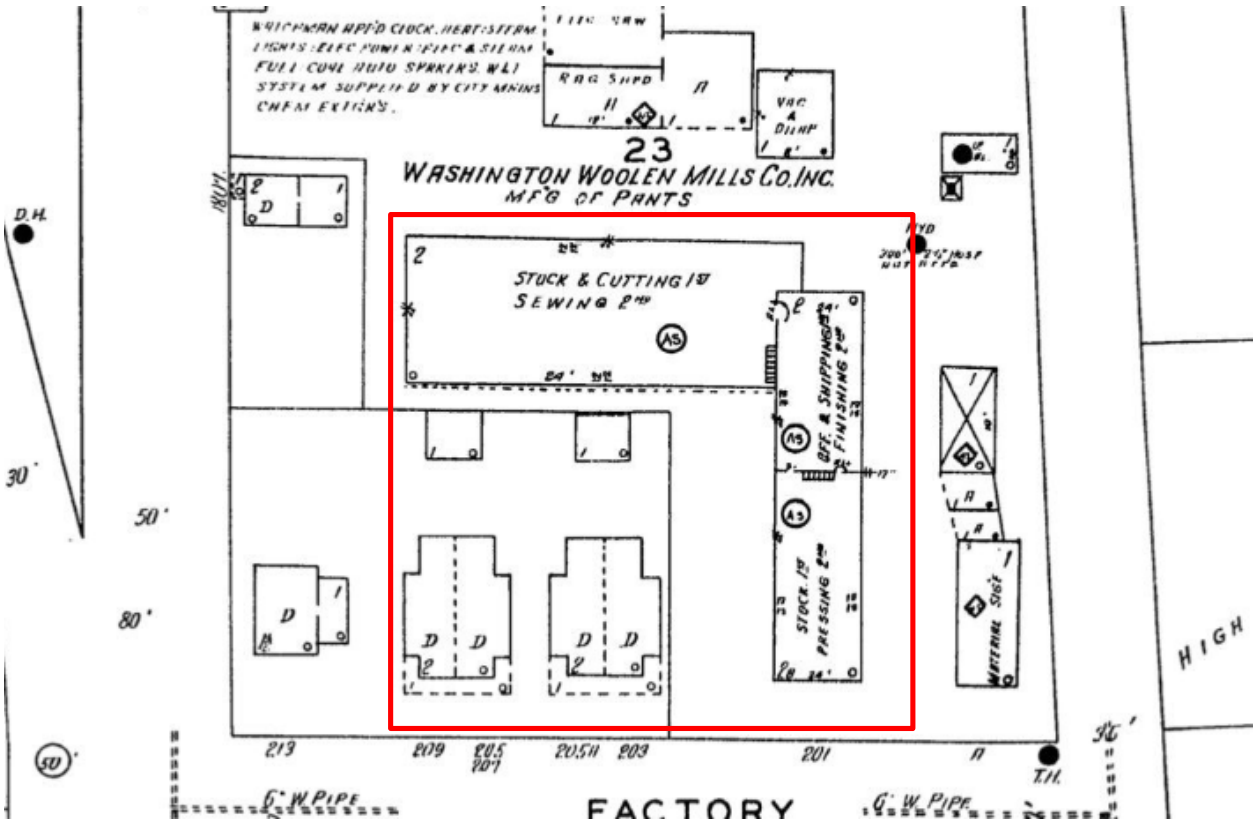
FRONT (SOUTH) ELEVATION



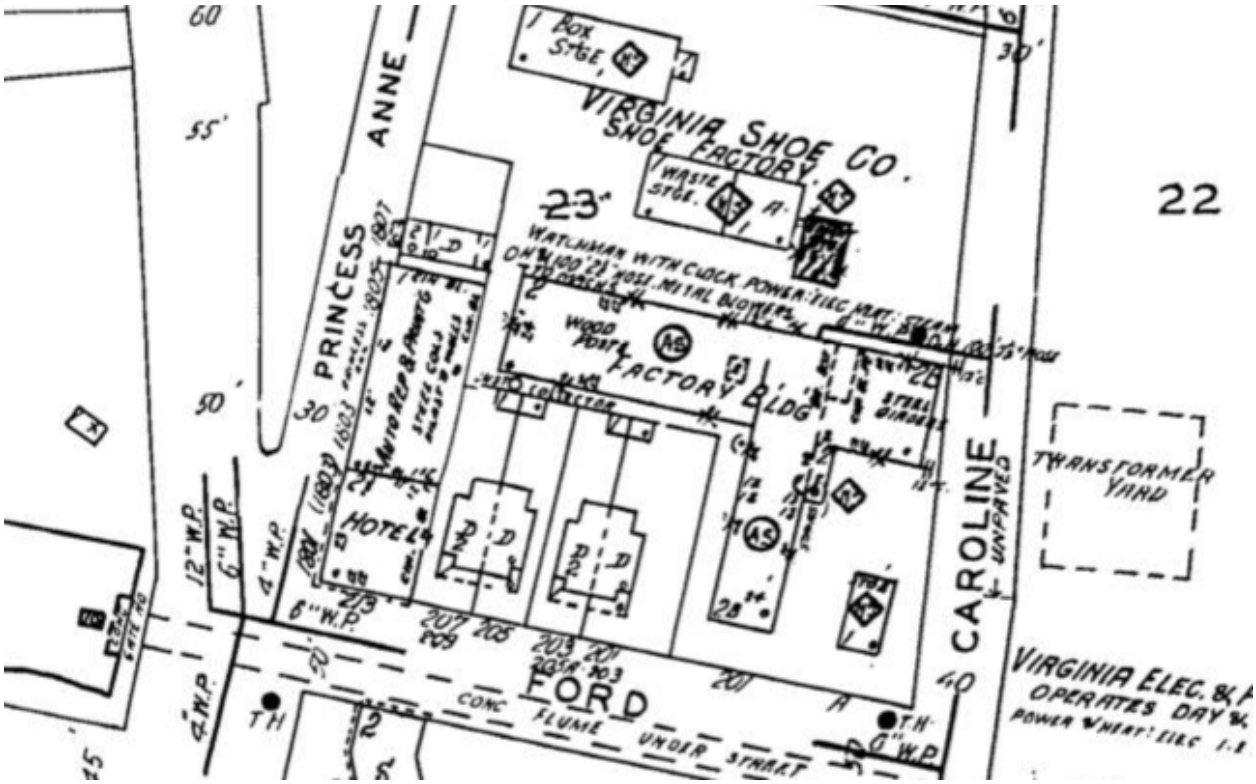
1907 Sanborn Fire Insurance Map



1912 Sanborn Fire Insurance Map



1927 Sanborn Fire Insurance Map



1947 Sanborn Fire Insurance Map

View looking north from Ford Street

View looking west from Caroline Street

View looking southwest from Caroline Street

View from Rappahannock River Heritage Trail

Views from Rappahannock River Heritage Trail

Entry stairs constructed after February ARB approval

New doors at rear elevation will match the style of the Ford Street entry doors.
Each 36-inch single door will include two panels and a nine-light window in the upper half, flanked by 10-inch sidelights on either side. The door closest to Caroline Street will include a transom above.

Steel doors matching this style will be used at the roof in each access point.

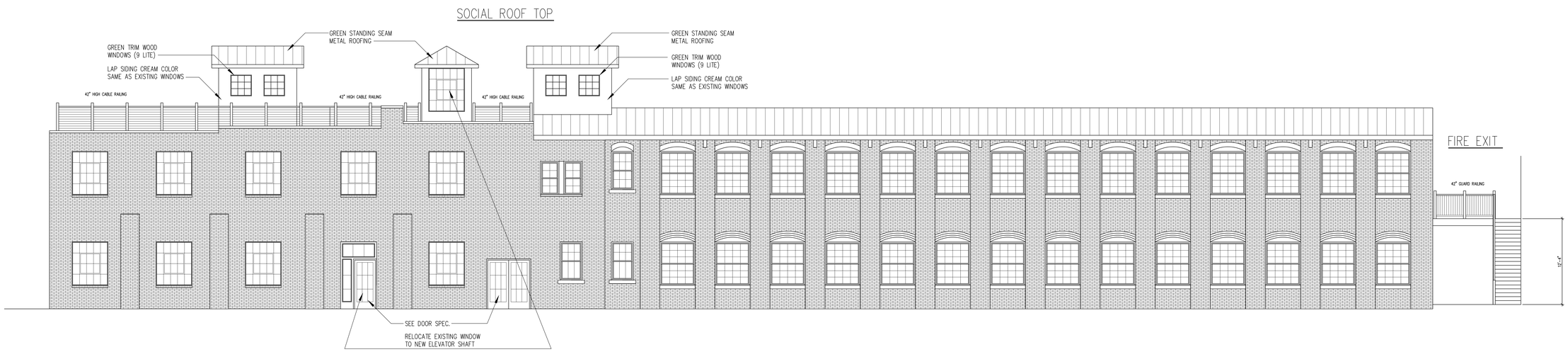
Proposed Glass Railing System

Proposed Cable Railing System

COUNTY APPROVAL STAMP

NOTE :

THE DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF CL STEADY HOMES LLC, IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CL STEADY LLC



Door Design not shown accurately.
Each opening will have a single 36-inch door with 10-inch sidelights to each side.
Door to left will have a transom above.
Doors will match style of Ford Street entry.

WOOLEN MILLS – WEST ELEVATION

NO SCALE

CL Steady Construction LLC
Contractor
Fredericksburg, VA 22408
540-534-9461

WOOLEN MILLS CHANGE OF USE

ELEVATION

REVISIONS	BY

DRAWN
DKS
CHECKED
DKS
DATE
06/15/20
SHEET
D-1

COUNTY APPROVAL STAMP

NOTE :

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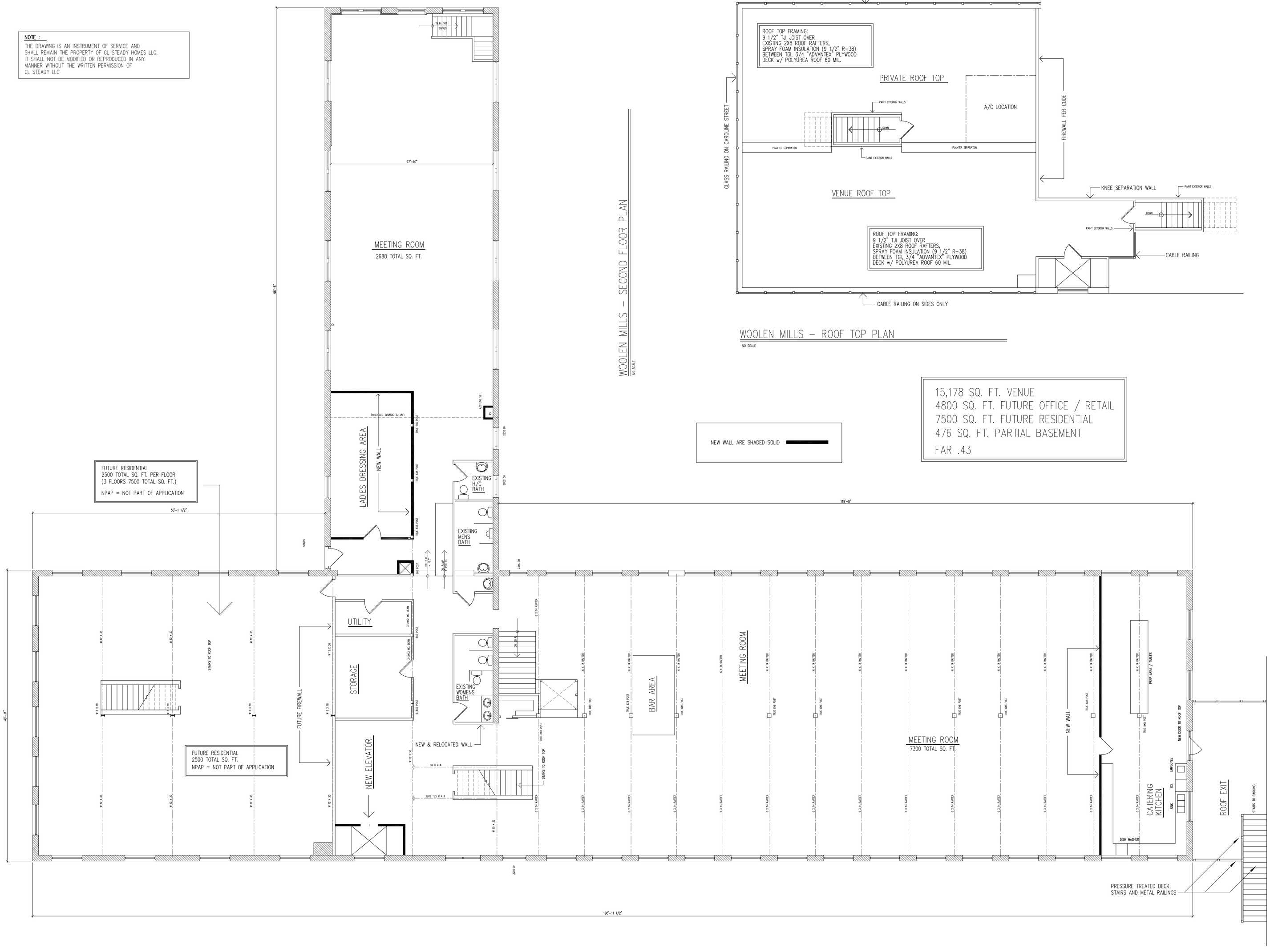

WOOLEN MILLS – SECOND FLOOR PLAN

NO SCALE

WOOLEN MILLS – ROOF TOP PLAN

NO SCALE

NEW WALL ARE SHADED SOLID

15,178 SQ. FT. VENUE
4800 SQ. FT. FUTURE OFFICE / RETAIL
7500 SQ. FT. FUTURE RESIDENTIAL
476 SQ. FT. PARTIAL BASEMENT
FAR .43

CL Steady Construction LLC
7 Stafford Ave
Fredericksburg, VA 22408
540-624-9411

WOOLEN MILLS CHANGE OF USE

EXISTING SECOND FLOOR

REVISIONS	BY

DRAWN: SKG
CHECKED: SKG
DATE: 06/15/20
SHEET: D-2

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: June 15, 2020 (for the June 22, 2020 hearing)
SUBJECT: Certificate of Appropriateness for addition/new construction at 525 Caroline Street

ISSUE

Van Perroy requests approval of the site planning, scale, and massing of new three and four-story additions to be constructed at the sides and rear of the Fredericksburg Square building to accommodate mixed residential and commercial use.

RECOMMENDATION

Continuation of the public hearing to the July 13, 2020 meeting of the ARB. The applicant should evaluate the elimination of the top story from the proposed rear addition, or a reduction in floor heights that brings the overall height down to the height of the original building.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Site Planning (Historic District Handbook, pg. 69-73)

Continuity of Street Edge

1. New buildings should be sited to reinforce the traditional street edge.

Spacing between Buildings

2. Spacing between new buildings in the downtown commercial district should reinforce the existing street wall.

Parking

1. New buildings in the downtown commercial district should have their parking in the rear of the building, allowing the building to become part of the existing streetscape and to reinforce the street edge.

Building Scale (Historic District Handbook, pg. 74)

1. Although the zoning ordinance defines height limitations within the various parts of the City, building height at the street front should be compatible with the prevailing height of the entire block.
2. New buildings that must be taller than the prevailing height should be stepped back so the additional height is not visible from the street.

3. The primary facade of a new commercial building should be modulated with bays to reflect the prevailing width of the adjoining historic buildings.
4. Architectural features - such as porches, entrances, store- fronts, and other decorative elements - should be used to rein- force the human scale of the Historic District. An exception to this guideline would be new institutional or governmental buildings, where a more monumental scale is sometimes deemed more appropriate.

Building Massing (Historic District Handbook, pg. 75-76)

Construction Guidelines

1. Building form should relate to the existing streetscape. If most of the building forms are simple, then the form of a new building should respect that characteristic.

Additions

1. Before a building is enlarged, the needed functions an addition is meant to address should be evaluated to see if they can be accommodated within the existing structure.
2. An addition, when needed, should not visually overpower the existing structure.
3. Locate additions on the rear or side (secondary) elevations. If an additional floor is to be constructed on top of a building, it should be set back from the main facade to minimize its visual impact.
4. To avoid compromising the integrity of historic buildings, additions should not be made to look older than they are. New construction should be differentiated from the old while still being compatible with the massing, scale, and architectural features of the original building. Replicas only confuse the importance of the original architecture.
5. Additions should be constructed so as not to impair the essential form and integrity of the original building.

City Code §72-23.1(D)(3) Demolition, removal, or relocation

(a) No historic landmark, building or structure within the HFD shall be razed, demolished, or moved until the razing, demolition or moving thereof is approved by the ARB. In determining the appropriateness of any application for the razing, demolition, or moving of a building or structure, the ARB shall consider the following criteria:

1. The architectural significance of the building or structure.
2. The historical significance of the building or structure.
3. Whether a building or structure is linked, historically or architecturally, to other buildings or structures, so that their concentration or continuity possesses greater significance than the particular building or structure individually.
4. The significance of the building or structure or its proposed replacement in furthering the Comprehensive Plan's goals.
5. The condition and structural integrity of the building or structure, as indicated by documentation prepared by a qualified professional or licensed contractor, or other information, provided to the board for examination. The City Manager may obtain an

assessment from a qualified professional or licensed contractor to assist the ARB or City Council in rendering a decision.

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

BACKGROUND

This former Elks Lodge was effectively constructed c.1925 when a large addition and new façade were constructed at the site, incorporating a three-and-one-half story townhouse that was constructed c.1854. The original townhouse was initially expanded with a rear addition in 1915, but the 1925 addition quadrupled the size of the building and fully encompassed the original structure. The Classical Revival-style building was designed by local architect and builder E.G. "Peck" Heflin. The three-and-one-half story, seven-bay, side-gabled, brick commercial building is topped by a slate roof. A parapet wall rises above a projecting molded cornice enriched with modillions as well as a flat frieze and architrave. A large Tuscan portico spans the center three bays of the first story. The full entablature is supported by six columns at the front and flat brick pilasters with stone capitals at the back. A stone balustrade runs along the roof of the portico. Double-leaf, multi-light doors topped by fan lights and framed by brick arches fill the center three bays. Two-story, flat-roofed, projecting bays anchor the north and south ends of the façade. Eight-over-eight and four-over-four double-hung sash windows with stone sills are typical. Three gabled dormers with multi-light windows and fanlights line the front roof slope. This is a contributing structure in the Historic District.

The applicant proposes to demolish a rear addition and concrete block storage shed at the property and construct new additions to the south side and rear of the original building to accommodate new mixed commercial and residential uses. The existing rear addition was constructed in 1936 as an expansion of the first-floor ballroom. The simple brick addition is topped by an arched membrane-covered roof. A series of two and three-story brick additions are also attached at the north side of the rear elevation. These appear on the 1927 Sanborn Fire Insurance maps, but appear to have been altered a number of times over the years.

Demolition

As elements of the building that were constructed during the period of significance for the Historic District, the removal of these additions should be evaluated based on the criteria contained in the City Code:

(1) *The architectural significance of the building or structure.*

The rear additions display some distinctive characteristics of earlier periods of construction, including double-hung wood windows and the arched roofline; however, these elements have

been altered numerous times and are not character-defining features of the building. The concrete block shed is not architecturally significant.

(2) *The historical significance of the building or structure.*
The large rear addition has limited significance as it is associated with expanded use of the building for events by the Elks after 1936. The concrete block shed is not associated with significant events, individuals, or uses of the property.

(3) *Whether a building or structure is linked, historically or architecturally, to other buildings or structures, so that their concentration or continuity possesses greater significance than the particular building or structure individually.*
The additions only have significance as components of the primary structure. The primary structure will retain its historic significance if the additions and adjacent shed are removed.

(4) *The significance of the building or structure or its proposed replacement in furthering the Comprehensive Plan's goals.*
As described in the application materials, the Comprehensive Plan promotes the redevelopment of historic downtown properties, a mix of residential and commercial uses, and the development of residential density in proximity to transit, such as the train station. The proposed uses and adaptive reuse of this existing building meet the goals of the Comprehensive Plan.

(5) *The condition and structural integrity of the building or structure, as indicated by documentation prepared by a qualified professional or licensed contractor, or other information, provided to the board for examination.*
While in need of maintenance and repairs, the rear additions and shed are in fair condition. The removal is requested to allow for new additions, and not because of the existing condition.

(6) *Effect on surrounding properties.*
Removal of the additions and shed would not have an impact on the historic character of the site or the district. Visibility of these elements is limited: they can be seen from the rear along Sophia Street and in the gaps at either side of the building along Caroline Street. The primary building will remain a contributing structure in the district with these portions removed.

(7) *Inordinate hardship.*
The applicant has not made a claim of inordinate hardship.

The shed structure is not historically or architecturally significant, and its removal would not have any adverse impact. The rear additions, including the large, one-story brick addition, are associated with a period of the property's development that falls within the period of significance for the historic district; however, the many previous alterations and varying conditions of these additions limit their reuse potential. Removal would not result in a loss of historic significance for the building overall and approval is recommended.

New Construction

The applicant proposes to construct a new three-story addition attached to the south side of the existing Fredericksburg Square building. Originally the site of a two-story residence and store, the Elks demolished the building to create a driveway for parking and deliveries in the 1970s. Another residence, on the north side of the building, had already been demolished in 1964. A four-story addition is proposed to be constructed behind the primary structure and three-story addition. The

generally L-shaped addition extends to the east on the southern half of the parcel. The applicant is currently requesting approval of the site plan, scale, and massing of the additions. The detailed design elements will be reviewed in a second public hearing.

Site Plan
Buildings along Caroline Street are sited close to the street with little or no setback. The proposed site plan is in accordance with the standards and guidelines for the district by filling the gap in the streetscape at the south side of the building and reinforcing the traditional street edge. The bulk of the planned additions extends to the rear of the Fredericksburg Square building, creating density at the center of the block and limiting the impact on the historic streetscape. Parking is accommodated at the rear and on the first level of the new rear addition, as recommended in the Historic District Handbook.

Scale
The addition that fronts Caroline Street is proposed as three stories and 37 feet in height to the flat roof. An additional one-story loft projects up from the rear of the flat roof. The rear addition runs behind this three-story section and the original structure and is proposed as four stories in height above ground-level parking. The site slopes down towards Sophia Street and the Rappahannock River, with the rear of the site approximately four feet lower than Caroline Street. At the rear of the site, the new structure will measure 49 feet two inches in height.

The three-story section is approximately the same width as the previous structure on the site as well as others still existing on the street, is modulated by bays that reflect the pattern of the streetscape, and its height is within the range of existing buildings on the block. This portion of the new construction meets the guidelines for the district.

The taller rear section is set back to reduce visibility from the street; however, it is clearly visible from Sophia Street, Wolfe Street, and Lafayette Boulevard. The height of this addition has a clear impact on the overall character of this block, particularly when viewed in the context of neighboring small residences. It is recommended that the overall height be reduced in order to be compatible with the surrounding block. The applicant should evaluate methods to achieve this including eliminating one full story or reducing floor heights to bring the building in line with the original structure. The applicant could also consider filling the gap in the streetscape on the north side of the Fredericksburg Square building with an addition as well. Moving some of the proposed density to this portion of the site could allow for an overall reduction in height and repair of the historic streetscape, which together would reduce the impact of the new construction and meet a number of goals in the Comprehensive Plan.

Massing
The additions are proposed to be located to the side and rear of the primary structure, and visibility of the original building will not be obstructed when viewed from Caroline Street. In general, the

form of the new sections is simple, fitting into the open space at the rear of this parcel in order to preserve the existing streetscape. The new construction is clearly differentiated, but retains some of the order and symmetry of the original building. The uniform mass of the rear addition however does visually overpower the block, particularly the small-scale residences located to the north and south of the Fredericksburg Square building. During the consideration of the architectural details, it is recommended that some elements be further evaluated in order to reduce the overall visual impact, including assessing the style of roofline, detailing of bays, and incorporation of architectural details from the original structure.

The application must be continued to the July 13, 2020 meeting of the ARB to allow for sufficient public participation in the electronic meeting format. The location of the proposed additions, and scale and massing of the three-story section conform to the district standards and guidelines. The overall scale of the four-story rear addition is not compatible with the character of the site and the district, but the removal of one story or a reduction of floor heights to match this section to the height of the original structure would bring the proposal into conformance with the standards.

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.
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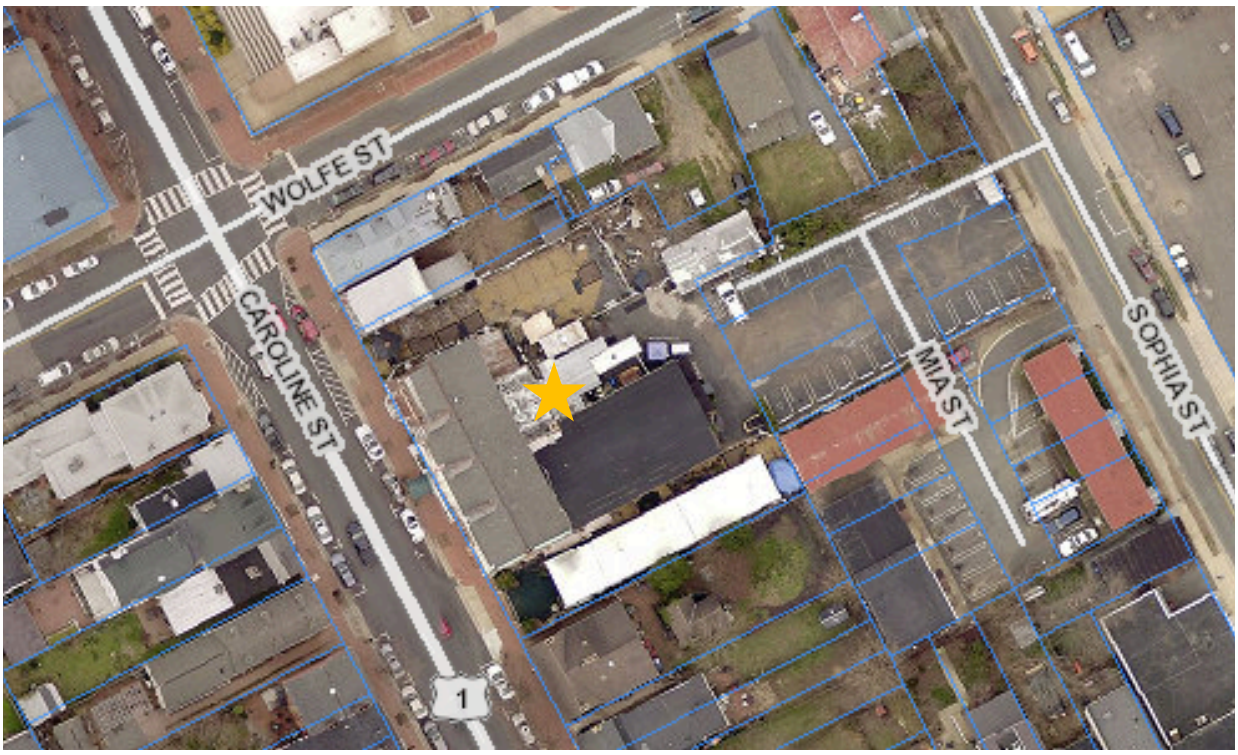
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
X			(4) Changes which may have taken place in the course of time are evidence of the history and development 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.

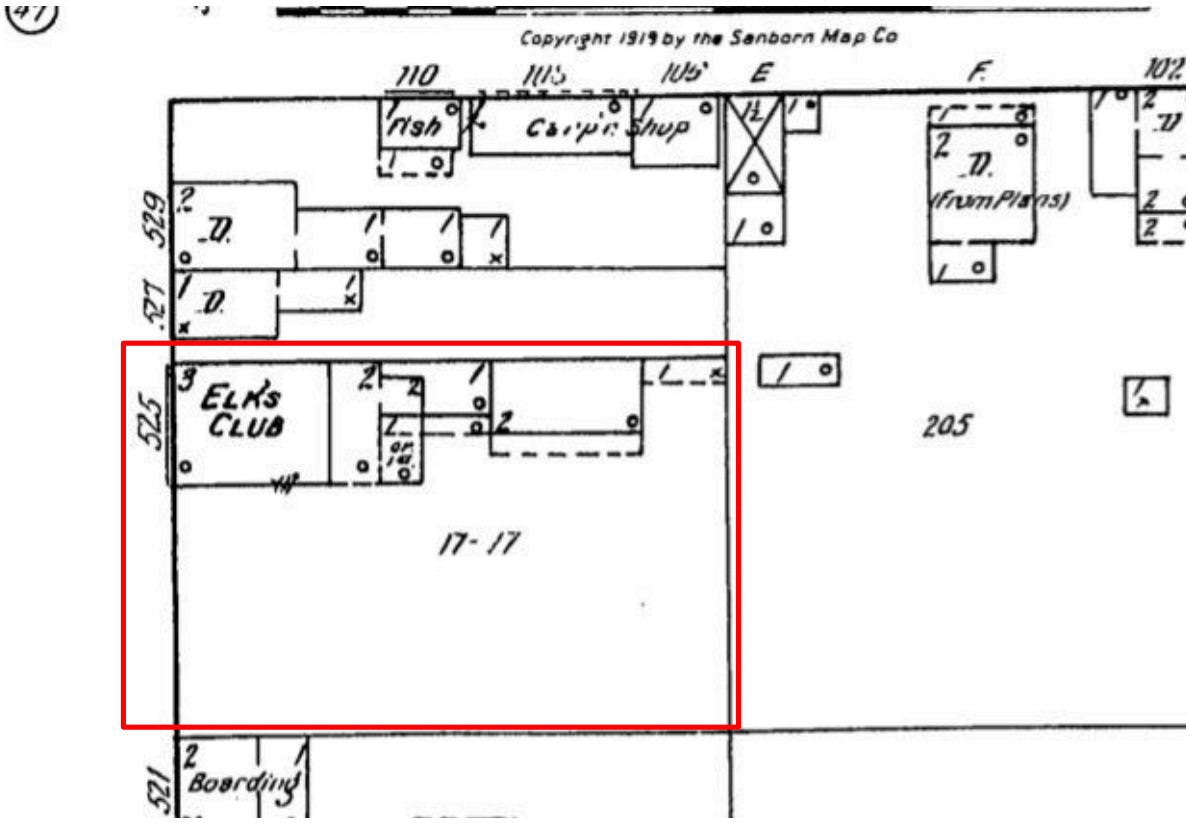
Attachments:

1. Aerial photograph and front elevation view
2. Sanborn Fire Insurance Maps, 1919, 1927, and 1947
3. Historic Photographs
4. HFFI Marker Report, 2004
5. Memo from applicant
6. Architectural drawings

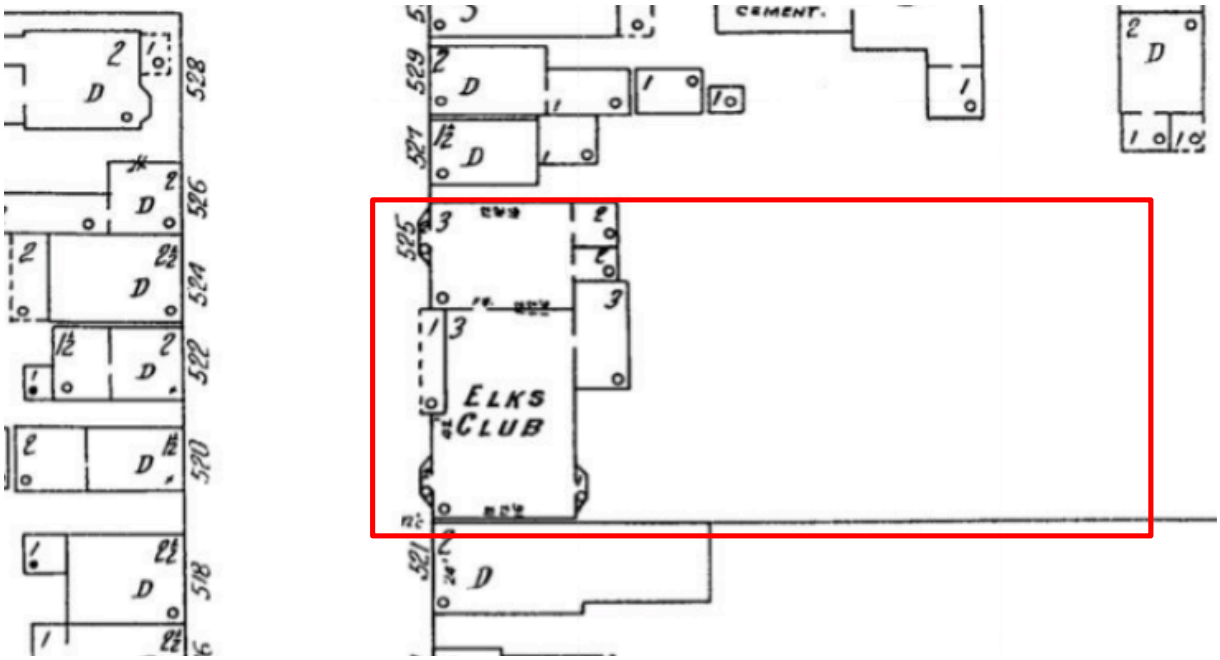


AERIAL

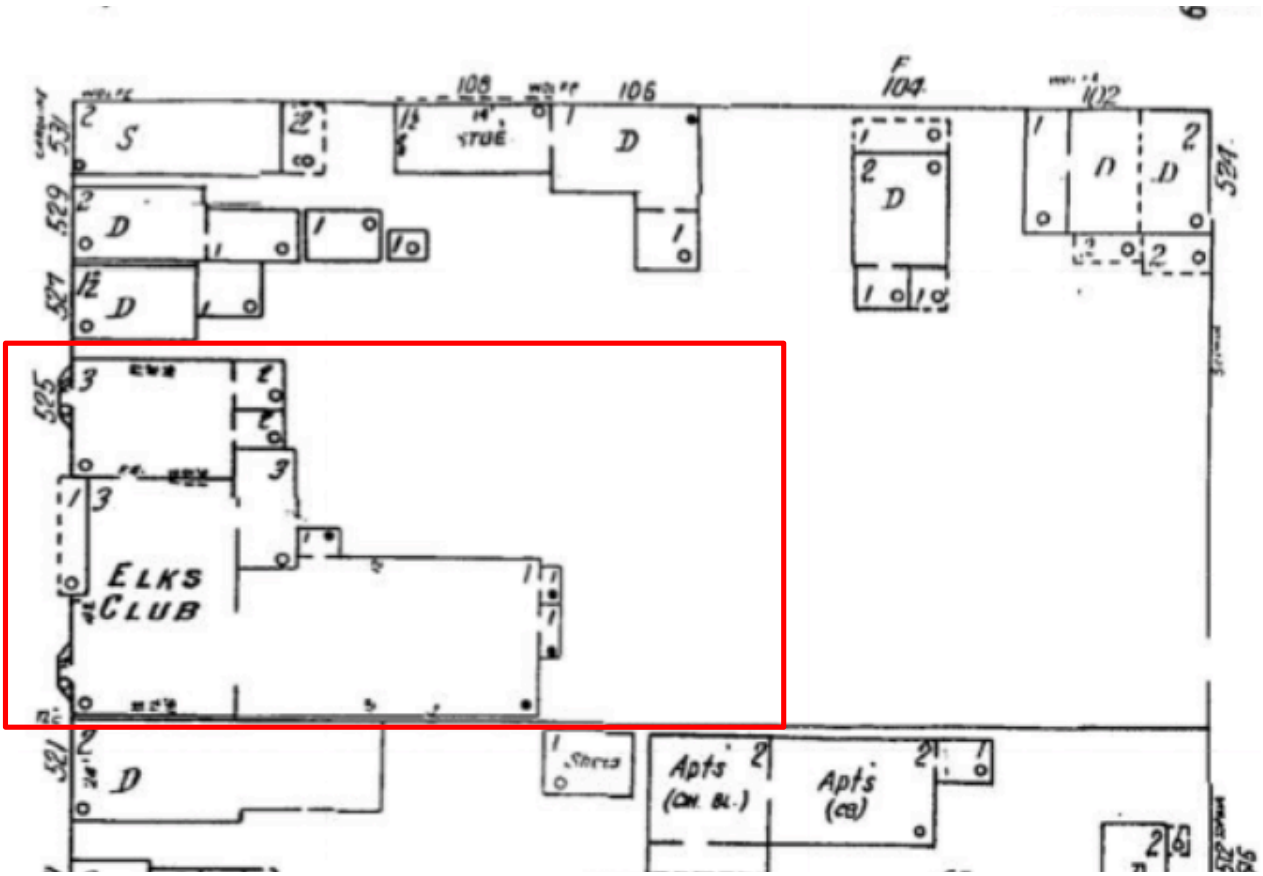
FRONT (WEST) ELEVATION



1919 Sanborn Fire Insurance Map



1927 Sanborn Fire Insurance Map



1947 Sanborn Fire Insurance Map

Fredericksburg Lodge gets a major addition in 1925 with a smaller expansion in 1936, circa 1925

The First Elks Lodge circa 1912

This mansion was purchased from
the George Ball family in 1905

HISTORIC FREDERICKSBURG FOUNDATION, INC.

RESEARCH PREPARED FOR

Van and Deborah Perroy
525 Caroline St.
Fredericksburg, Virginia

Marker Committee of the Historic Fredericksburg Foundation, Inc.
Principal Researcher: Richard E. Hansen
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July, 2004

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BUILDING DATA WORKSHEET
HISTORIC FREDERICKSBURG FOUNDATION MARKER PROGRAM

BUILDING LOCATED AT: 525 Caroline St.

DATA PROVIDED BY: Richard E. Hansen

BUILDING "HISTORIC NAME": Old Elks Lodge

CITY: Fredericksburg

PARCEL SIZE: 143.6' (on Caroline St.) x 264' deep, at widest and deepest dimensions

NUMBER OF ROOMS: In 1854 section, multiple family-sized rooms on three floors. In 1925 & 1936 additions, three ballroom areas on two floors for dances, banquets, etc. In the basement, a restaurant and its facilities.

STYLE: Colonial Revival. A symmetrical three-story building, with (1) a two-story central porch ballustraded and recessed behind Doric columns, (2) two-story bay windows on each side of porch; and (3) a unifying brick façade, with full-length cornice and roof balustrade. Other features: central French doors with fan transoms, double-hung windows with stone lintels, side-gables.

CONSTRUCTION DATE: 1925. (Original section of building, 1854)

ORIGINAL USE (of 1854 bldg.)**:** Single-family residence

PRESENT USE: Restaurant, banquets, receptions, weddings

DATE OF INFORMATION: July, 2004

CONDITION OF BUILDING: Excellent

HISTORIC DISTRICT: Yes

LOT/PARCEL NUMBER: Lot 17, Block 47

BUILDING SIZE: 90' x 118' (approximate width and depth, at widest and deepest dimensions)

NO. OF FLOORS ABOVE GROUND: From outside, three, plus attic and English basement. (Inside 1925 addition, two high-ceilinged floors, plus basement).

BUILDING MATERIAL: Brick, wood framing. Also, wood trim, concrete foundation, and slate roof.

BUILDER: Of original 1854 home, unknown. Of 1925 addition, E. G. Heflin, architect and builder.

ORIGINAL OWNER (of 1854 bldg.)**:** Butler B. Sacrey, merchant, owner of nearby general store and grocery

OTHER USES: Fredericksburg Lodge No. 875, B.P.O.E., 1905-1996

PREVIOUS BUILDINGS ON SITE: Butler Sacrey house, 1854-1925, now incorporated as north end of current building. Also, a small warehouse, pre-1840.

Chain of Title: The Owners of 525 Caroline Street

A Preface: The Land and Lot 17.17, 1671-1785

The land on which 525 Caroline St. now sits was part of a 2000-acre Spotsylvania patent first awarded in 1671 to **(1)** THOMAS ROYSTON AND JOHN BUCKNER, two colonists from Essex County. Half a century later, in 1728, fifty of the riverside acres still owned by **(2)** DESCENDANTS of the two colonists were used by the General Assembly to create the tobacco port of Fredericksburg. Seven years afterwards, in 1735, the 929 acres remaining from Buckner's half of the original patent-- now west of the new settlement and cut off from the river-- were bought by **(3)** COL. HENRY WILLIS, an ambitious builder and bold financial supporter of the early town (see attached map, "The Lands Adjoining Fredericksburg in 1750," from Paula Felder, Forgotten Companions, p. 122). He used his new land to develop a more direct "rolling road," or tobacco route, into Fredericksburg by way of today's Sunken Rd., Kirkland St., Hanover St., and George St. (Felder, Fielding Lewis and the Washington Family, p. 79).

Upon the death of Willis in 1740, the executors of his estate, **(4)** JOHN GRYMES and FRANCIS WILLIS, developed some of his acreage into Fredericksburg's first suburbs. West of town they sold 30 acres of "meadowland" that John Allan turned into "Allantown" (see attached map, "The Development and Sale of Henry Willis' Holdings," from Fielding Lewis, p. 93). To the south of Allantown, again just outside the town limits, they then laid out 17 new half-acre lots. One of these, the lot numbered "17.17" (since there already was a city lot "17"), would eventually become the site of 525 Caroline St. (see the double-numbered lots on "Development" map).

Lot 17.17 was at the southeast corner of Caroline and Wolfe Sts., just up from a ferry crossing and a wharf that served most of the town's tobacco warehouses. First bought in 1744 by **(5)** ROBERT JACKSON, a gentleman, local merchant, and respected friend of the Washington family, it was sold to the youthful **(6)** BENJAMIN GRYMES in 1751. A son of John Grymes (#4, above), Benjamin became an unpopular and controversial figure. Though he owned the nearby tobacco warehouses, he spent much of his time stirring up political quarrels, initiating questionable lawsuits, and fending off the claims of his unhappy creditors. Before he ultimately ended in bankruptcy, he managed to frustrate the town fathers by placing on the corner of lot 17.17 a large house that faced Caroline but encroached upon the future

Wolfe St., blocking that street's development for many years. To his credit, he did "square off" his lot by buying from Roger Dixon (1761) a triangular parcel that filled in lot 17.17's southeastern corner.

After Grymes' bankruptcy, lot 17.17 and its large townhouse passed through the hands of several owners in just over a decade. In 1774 the house was bought by **(7)** BENJAMIN JOHNSON, who operated it as a tavern and "billiard room" for five years (Spotsylvania Deed Book J, p. 100, dated 3/17/1775, though the lot had been in the city for 16 years). In 1779, **(8)** ELIZABETH WILKERSON AND MARY SULLIVAN purchased the building and most of the lot for £6500. Three years later, Wilkerson deeded her half-interest in trust to **(9)** JAMES HUNTER who, dying before he could sell her "moiety," willed it to **(10)** ADAM HUNTER. The latter completed her transaction with a 1785 sale of the property to **(11)** JOHN BENSON (Fredericksburg Deed Book A, p. 176, dated 12/22/1785).

The Bensons and the Breaking-Up of Lot 17.17, 1785-1843

Benson, a tavern keeper, a councilman, and the town's postmaster during the first decade of the 1800s, ended up keeping the property for about three decades. He too first used the building as an "ordinary" or tavern (see 1787 census) but soon was renting the property out to a variety of tenants (see Fredericksburg Land Tax Records, attached). He himself finally occupied the townhouse in 1802, about the time he married his second wife, Mrs. Jane Lewis (Virginia "Herald," 10/12/1802). Around this time his large lot held not only the main house (the site of today's #531 Caroline St.), but three other substantial buildings (a brick kitchen, a stable on what would soon be Wolfe St., and a shoemaker's shop on Caroline St.). He also owned seven wooden buildings "contiguous within 30 feet" (see diagram on 1805 policy from Mutual Assurance Society of Virginia, attached). In 1810, there were 11 people in his home, eight slaves elsewhere on the lot, and at least several tenants in the other buildings (1810 census).

In 1815, just before his death, Benson and his wife sold off two sections of lot 17.17: The first was the main house, now smaller and no longer encroaching on Wolfe St.; the second was a neighboring parcel that later became two Caroline St. addresses, #529 and #527. The latter address, now just an alleyway, was possibly the site of the one-time shoemaker's shop (Fredbg. Deed Book E/340-41 & 417-18). Later in 1815, **(12)** JANE BENSON AND HER CHILDREN inherited the rest of her husband's property. Rather than sell anymore of the Caroline St. frontage, however, they held on to it for almost another three decades. Only in 1843 did they finally convey another large parcel, this time one that would eventually become part of today's Fredericksburg Square and Augustine's Restaurant.

Butler B. Sacrey and the Original House at 525 Caroline St.

No.	Instrument Date	Book/Page	Type of Transaction	Grantor/ Grantee	Refers To	Index
13A.	6/28/1843 (sale date)	N/33 (Fredbg. deed books, unless noted)	Bargain & Sale	From: Isabella T. Benson, Mary Jane Benson, Judith Shepherd, and Elizabeth T. Timberlake To: BUTLER B. SACREY		

When Butler Sacrey, a prospering 33-year-old merchant, bought the property that would evidently become 525 Caroline St., he was buying it from the adult daughters of John Benson. One of them, Mary Jane Benson, had come to own a major share in the parcel, and she received $300 of the $525 sale price or "consideration." The other three apparently got $75 apiece.

Sacrey (also spelled Sacra and Sacrae) already owned three other lots on the city block bounded by Main, Wolfe, Water, and Prussia Sts. ("Main" and "Water" would later revert to their original "Caroline" and "Sophia" names; "Prussia" would become "Lafayette Blvd." during World War I, when anti-German feeling was running high.) One of the three lots, to the south of his new purchase, was a 30' x 133' parcel later numbered #521 Caroline (see diagram of Sacrey's 1843 properties, attached below). Bought in 1833 as his first piece of Fredericksburg real estate (DBk J/236, of 5/13/1833), the lot held a "frame house" also identified as an "old store" (DBk V/252, of 3/28/1871). Valued at $800 in 1843 (the total property at $1400), the building was probably Sacrey's original home and business after coming to the area.

Sacrey's other two lots were to the north of his new parcel. One was John Benson's old property at the corner of Caroline and Wolfe. Bought by Sacrey for $1875 when trustee John L. Marye put it up for auction in 1839 (DBk L/182, of 5/20/1839), the lot was valued four years later at $2500, the house itself at $2000. Later, in the 1850's, the city's tax assessor would identify it as a store, but in 1843 Sacrey still was insuring it as both a grocery store and a dwelling. His family

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at this time included three children, and he would soon add a fourth (see 1850 census).

The third property that Sacrey already owned was at the northeast corner of Sophia and Wolfe Sts. Bought in 1838, the long, narrow lot (at today's #100 Wolfe St.) ran southward 88' along Sophia. At that point, and for the next 66' (approx.), the property suddenly expanded 94' westward, running back away from Sophia St. and covering about the same area as the large parking lot currently located behind Fredericksburg Square (L/71, of 9/7/1838).

These three properties were linked and made more accessible to one another by Sacrey's new parcel. In the deed of sale, the roughly L-shaped lot was even defined in terms of the surrounding properties. On Caroline, the wide end of one arm lay between Sacrey's old store at #521 and Mrs. English's lot at #527 (now the alley). Then, running back from the street, that arm of the "L" met the rear of Walter Finnall's "jail lot" in the middle of the block and turned north. This second arm, after angling along the rear edge of Sacrey's own large lot on Sophia, finally emerged on Wolfe St., exiting between his two corner properties on that street. No measurements or compass readings appear in the deed, so one can only approximate the property lines.

Assessed at $900 (but bought for $525), the good-sized lot did include a warehouse located next to the Caroline St. store. If separately street-numbered, the building would have been 523 Caroline St. Though worth only $100, it and the exit on Wolfe St. were features that Sacrey probably found attractive.

13B.	3/28/1854	R/66	B & S	From: Catherine G. Benson, widow of John B. Benson, deceased [a son of John Benson], and her five children To: BUTLER B. SACREY		

Eleven years after having bought the future site of 525 Caroline St., Sacrey in this deed seems to be buying a parcel covering virtually the same area. This time, however, he would go on to build a new house on the site--despite the fact

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that this deed, too, gives only generalized boundaries, without any specific dimensions or compass headings. As described this time, the lot is located

> on the east side of Caroline St., bounded by the lot of the said Butler B. Sacrey on the south, Mrs. English on the north, and running back towards Water St. to said B. B. Sacrey's lot, formerly W. H. Finnall's, and thence running northwardly to Wolfe St., and known in the plat of said town [Fredericksburg] as part of lot 17.17.

The familiar description suggests another L-shaped property. Costing less (only $75) and maybe smaller than the 1843 parcel, it might somehow have nestled into the inner angle of that parcel. Significantly, however, neither the property itself nor its owner was on the city's land-tax books.

In fact, as it turns out, there wasn't any second property. In both deeds Sacrey was buying the same lot, one encompassing lot #525 as well as #523. With this second deed, he was just taking care of a legal oversight, buying out a Benson relative whose 1/8 share had been overlooked when the property was originally sold in 1843. That the relative was a widow with five children maybe made him feel even better about what he was doing.

Whatever the situation, the timing of this second deed is significant. It is a sign of Sacrey's readiness, even eagerness, to build. Within eight more months-- before 1854 was over-- the city had increased its yearly tax assessment of lot 17.17 by $5000. The tax records now showed a new home on the property, and Sacrey was the occupant.

The home was a brick townhouse, three stories' tall, about 30' wide, built at the sidewalk's edge (see picture, c. 1912, attached below). Side-gabled but without side windows, the house had two bays of windows on the street floor and three on the upper floors, front and back. Its Greek Revival front entrance was to the right side (as were the inner hallways and stairs), its chimney and fireplaces to the left. On the north, it was separated from Pamela English's small home by only

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a narrow passageway. On the south, Sacrey would develop his garden lot, which fronted Caroline, then wound around behind the house and out to Wolfe St.

The house was in a neighborhood that included not only the homes of merchants but those of a tailor and a telegrapher, a carpenter and a cabinet maker (1850 census). Some of these tradesmen were tenants of Sacrey, who now owned eleven other parcels in the city block where he lived (made up of original lots 17.17, 187, 205, and 258). He owned six more parcels in other parts of the town.

14.	Written: 4/02/1859 Recorded: 12/10/1859	WillBook G/135	Will	From: Butler B. Sacrey To: GEORGE HENRY PEYTON, trustee and executor		

Having endured a "long and protracted illness," Butler Sacrey died five years after building his new home (obituary, Fredericksburg Democratic Recorder, 10/21/1859). As a merchant in Fredericksburg "for some twenty-five or thirty years," he had become "very prosperous" and had left behind "a large family and numerous relatives and friends to mourn their loss."

His will left all his possessions--his household furniture, three slaves, and all his real estate--to George Henry Peyton, "to be held by him in trust for the sole use and benefit of Mrs. Nancy Peyton, the mother of the said G. H. Peyton, for and during her natural life." Ann "Nancy" Peyton, age 51, was Sacrey's wife, and George Peyton, age 30, her son by an earlier marriage, was not only Sacrey's executor but a friend, fellow merchant, and half-owner of the old Benson house at #531 Caroline.

Nancy Peyton and her children (Andrew, 21, Ann Cary, 18, and Laura Ella, 16) remained in the family home at least a few more years. With the coming of the war, however-- particularly the occupation of the town and then the destructive bombardment and combat of December 1862-- they probably fled their vulnerable home and neighborhood, as did many other citizens at that time. The house evidently survived without substantial damage, its post-war assessment in 1865 remaining the same $4000 as in 1861. Nancy Peyton too survived the war, but

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only by three months. Her death, in late July of 1865 (Fredericksburg Ledger, 7/27/1865) activated other clauses in Butler Sacrey's will, and set in motion the break-up and distribution of the many properties he had accumulated.

525 Caroline St. in the Post-War Years

15.	9/01/1868	U/480	Deed of Trust	From: George Henry Peyton, trustee, Laura Ella Sacrey, and Z. A. Offutt To: WILLIAM S. BARTON, trustee	Ref: will of B. B. Sacrey

After their mother's death, son Andrew inherited some family properties on lot 14.14 and in "Liberty Town," while daughters Laura Ella and Ann Carey became the beneficiaries of the trust properties on Caroline and Wolfe Sts., including the home at 523-25 Caroline. But Ann Carey, having married a year after her mother's death, died following childbirth in June, 1867, as did her infant, thereby leaving her husband Z. A. Offutt as an heir to the trust.

At this point, in the words of this deed, "a doubt having arisen" concerning (1) Butler Sacrey's having died intestate "as to some portion of his estate," and (2) his brother Benjamin Sacrey's having therefore the same right of inheritance as Offutt, an agreement was reached among the several parties concerned. The trust's properties would be sold, the home at #525 to be included among them. Offutt would receive $825, Benjamin $2000, and Laura the remainder, to be kept for her in a new trust. In this deed, Peyton transfers the properties for sale to administrator William Barton, a UVa alumnus, lawyer, and later a judge.

16.	3/28/1871	V/450	Deed of Trust	From: William S. Barton, trustee; John Tayloe, Jr., and his wife Jane To: JAMES B. SENER, trustee	Ref: Peyton/Barton deed of 9/1/1868

On September 28, 1869, Barton auctioned and sold off the six properties in the Sacrey trust. (See attached plat from V/452, with each property now identified

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by number, dimensions, and property lines) Property No. 1, the old Benson home at the corner of Caroline and Wolfe, was bought by W. H. Fitzhugh and A. K. Phillips for $1600. No. 6, Sacrey's original frame store and house at #521, went for $905 to John Tayloe, Jr., who then resold it to Mrs. Eliza Morgan (V/498).

Tayloe was also the high bidder on the four central parcels. A native of King George (Ledger, 1/18/1867) and evidently a descendent of the Tayloes of Mt. Airy near Warsaw, he bought the main house at #525 Caroline with its adjacent side garden (No.4), the vacant lot that once held Sacrey's old warehouse (No.5), and evidently both of the garden lots exiting onto Wolfe St. (Nos.2 & 3, for which also see deed V/498). Together, these four lots occupied 90' on Caroline St., ran back 170' to the center of the block, then turned northward for a run of 130' or so to Wolfe St., where there was a 50' frontage.

The lots, the dwelling, and the outbuildings cost Tayloe $5310 (V/498), and he must have moved into the home very soon after the auction (city tax books, 1870 & 1871). He may have even been there when Pamela English's small house next door burnt down in November, 1869 (Ledger, 11/5/1869) although, in the town's straitened postwar economy, he didn't arrange his financing until March, 1871, when, with this deed, he took title to the property.

Once a partner of W. B. Goolrick (who later opened the now-famous drugstore), Tayloe operated a wood and coal yard near the Sacrey residence he had just bought (Ledger, 10/22/1869 & 6/18/1872). His trustee in this deed, it might be added, was lawyer James B. Sener, a native of the town and former editor of the Fredericksburg Ledger. Sener would later serve as the area's congressman (1873-75) and then as chief justice of Wyoming Territory (1878-82; see website: bioguide.congress.gov).

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17.	6/10/1871	V/498	D/T	From: John Tayloe, Jr., and Jane E., his wife To: JAMES HAYES and WILLIAM S. BARTON, trustee	Ref: Sacrey/Tayloe deed of 9/28/1869	

Less than three months later Tayloe sold the four lots. Maybe he was having financial problems but, more likely, he simply hadn't taken title to them until he had a serious buyer. He sold the entire L-shaped property to James Hayes, co-owner of a local general store, who paid a "consideration" of $405 but also assumed Tayloe's mortgage and debts totaling $2581.

Hayes too had evidently needed time to settle his financing. At the last minute, he and William H. Russell had worked out a joint purchase of the property. In a deed written four years later (X/264, of August 13, 1875), Russell confirmed that, on the same date that Hayes had purchased the house and lots (June 10, 1871), the two of them had arranged in "certain articles of agreement" to buy the property as "tenants in common." Oddly-- or maybe conveniently-- their arrangement wasn't recorded until December 27, 1875, at a time when Hayes' share had to be sold (X/355).

18.	4/22/1874	W/511	Assign & Transfer	From: James Hayes and William T. Hart, merchants and partners in "Hart & Hayes" To: JOHN L. MARYE, JR., trustee		

James Hayes died on February 1, 1872, just seven months after buying his half-interest in the Sacrey property. Soon the large parcel was caught up in the financial break-up of his and William T. Hart's general store. To pay the accumulated debts, the partnership had to liquidate not only its "store and warehouse" but the partners' "property, assets, & effects of every kind." For his wife Bettie Hayes and her family, this included the personally owned commercial property at William and Princess Anne Sts., a tenement on Hanover St. below

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Federal Hill, five acres near the canal basin (where the Community Center now sits), and of course her share of the Sacrey dwelling and lots.

The lawyer and trustee for this liquidation was John L. Marye, a former mayor of the city and lieutenant governor of the state. A member of a wealthy and influential Fredericksburg family, he was to sell the property and goods for the benefit of Hayes' creditors, both commercial and personal.

19.	8/13/1875	X/264	B & S	From: John L. Marye, Jr., trustee of James Hayes To: WILLIAM H. RUSSELL	Ref: V/452 of 3/28/1871 (plat)

When John Marye eventually put Hayes' real estate up for sale at general auction, William Russell stepped forward to buy the other half of the property in which he already shared an interest. His winning bid of $1305 made him sole owner of Sacrey's old home and large lot. Not until December, however, did Bettie Hayes actually record her husband's "articles of agreement" and his conveyance of the earlier half-interest to Russell (see entry 17 above, and X/355, of 12/27/1875).

Like Hayes before him, Russell did not move into the house but rented it out. A Pennsylvanian, he had come to Fredericksburg in 1866 and bought a sumac and bone mill (the former for dyes and tanning, the latter for bone meal fertilizer; Ledger, 6 /18/1869). Over the years he had shifted into the businesses of dry goods and hardware (Fredericksburg Free Lance, 7/25/1899). He also served as councilman and mayor (Ledger, 8/23/1872).

20.	5/15/1877	Y/202	B & S	From: William H. Russell and Effie M. Russell, his wife To: CHARLES E. HUNTER	Ref: V/498 of 6/10/1871 X/264 of 8/13/1875

Within two years Russell sold the house and land to Charles E. Hunter, a New Yorker who, like Hayes, had come to town in 1866 (Daily Star, 5/31/1900).

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Having become owner of a successful foundry, Hunter paid $3500, the assessed value of the property, and then ended up living in the home for 10 years and owning it for 22.

In 1878, the year after his purchase, the home itself was clearly documented on O. W. Gray & Son's map of Fredericksburg (see portion of map, attached). By this time, its detached, two-story brick kitchen (almost certainly built by Sacrey, with upstairs quarters for his slaves) had already been connected to the house by a one-story passageway, an arrangement more clearly seen on the later Sanborn Insurance maps (e.g., 1886 & 1891 maps, portions attached). These maps also show a two-story addition on the rear of the house, another feature pre-dating the passageway.

The maps help, too, in understanding the home's L-shaped connection to Wolfe St. On the 1902 map, for example, one can see the angled property lines resulting from the odd siting of Walter Finnall's "old jail," now a tenement building. Also apparent are Hunter's stables, adjacent to the Wolfe St. entrance to his property and separately assessed on the city's tax books since 1876.

One feature not apparent is an 1882 addition to the property. In that year Hunter purchased 527 Caroline St., Pamela English's one-time home (Y/206, of 7/16/1882). Having burned in 1869, the "old building" was "removed" in 1884, according to the tax books, then rebuilt by Hunter and sold to George Wroten in 1890. (The apparent building can be seen in the 1912 picture of Sacrey's home, noted in entry 13B, above.)

An enterprising and progressive businessman, Hunter prospered. At his foundry he developed the "Farmer's Friend," a plow that was "sold all over the South" (Star, 5/31/1900). In addition he eventually owned Bridgewater Mills (Star, 5/12/1897), developed business interests in Richmond and Petersburg, and became a prominent participant in the activities and social life of his adopted home town.

About 1887 he vacated 525 Caroline St. renting it to William I. King, whose wholesale grocery and later ice plant both were near the railroad station. Hunter himself moved to his own island in the river (now Lauck's Island, off

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		Normandy Village). Soon living back in the downtown area at 1011 Caroline St. (1889 and 1892 City Directories), he passed away in 1900.				
21.	11/22/1899	I I/18	B & S	From: Charles E. Hunter and Sarah Hunter, his wife To: JAMES R. LEITCH	Ref: deeds X/264 of 8/13/1875 and Y/202 of 5/15/1877, also map at V/452	
		The year before his death Charles Hunter sold 525 Caroline St. to James R. Leitch, a local coal merchant (see 1902 Sanborn map, attached). Again, the transaction included both the Caroline frontage (90' x 170' deep) and the two Wolfe St. lots (25' x 63' deep). The price was $3500 for a property then assessed at $3250.				
22A.	Written: 9/23/1902 Recorded: 10/8/1902	Will Book J/115	Will	From: James R. Leitch To: ELIZABETH L. LEITCH		
		Within three years, James Leitch had died, directing through his will that he be cremated and that his ashes be sent to the cemetery at Liberty, Missouri. He left his property, house, and furnishings to his wife Elizabeth "for her life or so long as she remain[ed] my widow," but he also directed that she had to live in the house, not rent it out. He did allow that she could rent out the former kitchen "in the rear of the dwelling house."				
22B.	Same dates	Same will	Same will	From: Elizabeth L. Leitch To: MARY JANE ROBINSON, HENRY LEITCH, and THOMAS G. LEITCH		
		Elizabeth Leitch died on April 25, 1904. By her husband's will, the house then passed to his sister and two brothers. By Elizabeth's own will (J/140, dated				

No.	Instrument Date	Book/Page	Type of Transaction	Grantor/ Grantee	Refers To	Index

12/9/1903, recorded 5/2/1904), she bequeathed furniture and sums of money to her own brothers and sisters.

The Elks' Lodge at 525 Caroline St., 1905-96

23.	7/27/1905	KK/413	B & S	From: St. George Tucker, executor and special commissioner, acting for the estate of James R. Leitch To: E. C. NINDE, T.M. LARKIN, and GEORGE FREEMAN, JR., trustees for the B.P.O.E.	ChancBk C/13 & 35 of 5/4 & 7/25, 1905. Also deed of 11/22/1899.

By order of a decree dated 5/4/1905 (Chancery Book C/13), the executor of James Leitch's estate, acting for Mary Jane Robinson, Henry Leitch, and Thomas G. Leitch, put the house and property at 525 Caroline St. up for sale. At a public auction on July 3, 1905, the winning bid came in at $2500, a sum later increased to $2765 (Chancery Book C/35). The winning bidder was the Fredericksburg chapter of the Benevolent and Protective Order of Elks (B.P.O.E.), a fraternal and charitable organization founded nationally in 1868.

The members of Elks Lodge No. 875, chartered locally in 1903 (Daily Star, 6/24/1903), had been meeting in spaces owned by the Knights of Pythias. Now ready for their own quarters, they limited their purchase to the fifty-year-old townhouse and its immediate grounds, that is, the 90' x 132' lot fronting on Caroline. St. The two Wolfe St. lots went separately to R. A. Bell [KK/405 of 7/27/1905]. Within six years, however, the lodge did buy a long, narrow lot (28" x 133') at the rear of their building, giving it a service access on Sophia St. (NN/527 of 4/19/1911).

For its first ten years the members made no substantial changes to the house itself. Then in 1915, while remodeling the social room, they had the rear of the building repaired and the back porch enlarged (Daily Star, 8/3/1915; also see 1919 Sanborn map, attached). The work was done by Eppa L. Riley.

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A decade later, the "largest association of young men of the city," hired well-known architect and contractor E. G. Heflin to build a far larger addition. (Daily Star, 3/25/1924 & 7/18/1924). Estimated at $20,000 but eventually costing $30,000, a 60' structure was added to the south side of Sacrey's old home in 1924-25. Extending the lodge across the entire 90' width of the lot, the addition created a new, imposing colonial entrance--a columned, recessed, two-story porch flanked by bay windows of the same height. The entire width of the three-story frontage was unified by a new facing of rough-textured red brick as well as a full-width cornice and parapet. (Daily Star, 5/24/1924; see postcard picture taken after 1925, attached below).

Inside, the addition maintained both the height and depth of the Sacrey house, allowing two new spacious floors and a basement (Daily Star, 9/1/1925). The main floor, with its centered doors, high ceiling, and musicians'mezzanine, was designed to serve as a ballroom, banquet hall, or auditorium. At the rear of the room, a broad stairway led past the mezzanine to the upper floor. There an 18' ceiling, recessed lighting, and a stage at the north end, created a large meeting room for the lodge members. The basement space was devoted to a billiard and pool room, and a small rear addition held the kitchens and "washrooms" (see 1927 Sanborn map, attached). The outbuildings erected by Sacrey were torn down.

The front wall of the old lodge was also torn out, but the rest of the original building was preserved for new uses. A side door leading from the new porch opened into the old home's main hallway, which then separated the new ballroom from the older rooms renovated as reception areas. Upstairs, the new stage built for future meetings took up "all the space" formerly occupied by the old, third-floor lodge room (Daily Star, 9/1/1925).

On September 18, 1925, the dedication of the new building included not only a parade (the Elks' band, 100's of visitors, and the 300 members of the lodge) but also a buffet meal and then evening ceremonies in the new lodge room. There, the speeches and the presentation of the keys to the building gave way, downstairs, to dancing that included, first, "a clever presentation of the much discussed

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'Charleston,'" then an 11 o'clock toast to "absent" brothers, and finally the closing music of "Home Sweet Home" (Daily Star, 9/19/1925).

For more than a decade the members were content with the new home they had created. They did buy another piece of property, a parcel running back from the lodge to Sophia St. (60/363 of 6/1/1927), which widened their access to that street from 28' to 66.5'. But not until 1936 did they again add to their building (Free Lance-Star, 9/6/2003; also see 1941 Sanborn map). This time it was a high-ceilinged addition to the first-floor ballroom, a 75'x 40' space extending rearward along the south property line. The new L-shaped room more than doubled the space available for banquets, dances, and other presentations. To help pay for the work, however, the lodge first opted to lease out the ballroom to the U. S. Post Office, which at this time was remodeling its own building at the corner of Princess Anne and Hanover Sts. (Free Lance-Star, 9/6/2003). After ten months, only a vault in the additions's north wall remained as evidence of the Post Office's stay.

Increasingly known for their generosity and charity, the Elks donated both to individuals and to community causes. During the Depression, for example, they set up a fuel-yard and a soup kitchen to help the needy. In the next decade they volunteered their building as the local induction center for draftees. Afterwards, during the period of the Cold War, it became one of the local bomb shelters.

After the 1940's, the lodge's only significant expansions were to its real estate. In 1952 and 1960, having already secured the property behind the building, the members took advantage of opportunities to buy the Caroline St. lots on either side of the lodge. In 1952 they bought the house and the 30' x 132' lot to the right, or south, of their 1925 addition (91/282 of 8/28/1952). Once the site of Sacrey's first home and store, the two-story, side-gabled frame building at 521 Caroline St. was maintained and rented by the Elks for several more decades before it was demolished to create an alleyway to the parking and delivery areas at the rear of the lodge. The ghost of the small store still lingers on the south-facing bricks of Heflin's addition.

To the north, or left, of their lodge the Elks bought another building in 1960 (115/241 of 11/2/1960). A small, front-gabled, one-story built by Charles

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Hunter about 1885, this building at 527 Caroline St. was demolished in July, 1964 (see entry no. 20, above, and card records in city assessment office). The resulting vacant lot (22.5' x 132') gave the Elks their first Caroline St. access to the rear of their building. Except for the demolition of the house at #521 (above), this was the last substantial change made by the Elks during their years at 525 Caroline St.

Fredericksburg Square at 525 Caroline St.

24.	10/31/1996	295/1 & 2	B & S	From: Trustees of Fredericksburg Lodge No. 875 of the Benevolent and Protective Order of Elks To: VANGEL L. PERROY and DEBORAH W.PERROY, husband and wife	Ref: deeds of 5 parcels-- KK/413, of 11/22/1899 NN/527, of 4/19/1911 60/363, of 6/1/1927 91/282, of 8/28/1952 115/241, of 11/2/1960

For the next several decades the Elks continued to occupy and enjoy their Caroline St. home, maintaining and occasionally renovating it. Then, in 1996, after 91 years' ownership, they chose to sell. As a non-profit, the lodge had seen the assessed but untaxed value of its property increase from a modest $71,120 in 1973 to a substantial $1,099,600 in 1995. Having had the foresight, ten years earlier, to purchase a 30-acre site on Tidewater Trail (Route 17, south of town), they were ready to move to new quarters. They sold 525 Caroline St. to Van and Deborah Perroy for $500,000.

The Perroys gave the old lodge a new name, Fredericksburg Square. Although they originally considered the building for retail purposes, they soon saw the commercial advantage of continuing to make it available as a community venue. They successfully rented out the large rooms for banquets, dances, weddings, exhibits, and other private events. Since some of these activities called for large and varied menus, the couple also began to provide a full-scale food service.

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25.	6/26/2000	338/723	B & S	From: Vangel Louis Perroy and Deborah Perroy To: TIMBERNEST, LTD.	Ref: 295/1-2, of 10/31/1996	

After a few years the Perroys transferred their ownership to a corporation. They also began to explore the possibility of adding overnight accommodations--and even condominiums-- through the construction of new facilities on the Sophia St. lot behind the Square. Most successfully, they used their enhanced food services to support a newly opened restaurant in the building's large basement. Providing a tasteful and uncommon menu, "Augustine's" (named for George Washington's father) has established a reputation as one of the most luxurious restaurants in the area. Surely, businessman Butler Sacrey would be pleased with their success.

Memorandum in Support of Application by Timbernest, LTD dated 4/23/20 to Secure a Certificate of Appropriateness

Date: June 7, 2020

Subject: Adaptive Reuse of Property at 525 Caroline Street

To: Kate Schwartz, Historic Resources Planner, City of Fredericksburg
Architectural Review Board, City of Fredericksburg, VA

From: Van L. Perroy, General Partner, Timbernest LTD (Applicant)

Project Overview

The subject of the Application is the adaptive reuse of the existing 19,000 square foot Building located at 525 Caroline Street which is commonly known as Fredericksburg Square. The Project will consist of:

(1) Infill construction in the now vacant driveway along the south side of the existing building on Caroline Street to provide for a new three story addition to the main building to accommodate residential units;

(2) Replacement of the existing rear addition behind the main Caroline Street building with a new four-story addition to accommodate on grade off-street parking and residential units above, and;

(3) Demolition of a stand alone 18.5' by 40' foot cinder block storage shed behind the main building.

Specifically, the Project will provide for approximately twenty (20) new residential condominium units both in the new south drive addition to the main building and in the upper floor of the existing main building on Caroline Street. It will also provide for more than 7,000 square feet of commercial space on the main and lower level of the existing building on Caroline to accommodate restaurant, office or retail use.

When complete the Project will contribute directly to the type of adaptive reuse called for in the Fredericksburg City Comprehensive Plan. The design delivers an architecturally pleasing and unobtrusive vertically integrated building that will substantially enhance the economic vitality of the Downtown Business District-

through increased density by providing commercial space as well as new residential opportunities for future city residents.

In this regard, the direct economic benefit to the City of Fredericksburg in terms of tax revenue will also be substantial. Projected revenue from residential real estate property taxes based on projected unit sales will be well in excess of $70,000 per year not counting revenue from property taxes on the commercial space plus sales/meals tax as applicable. This represents an approximate 400% increase from the current real estate tax revenue on the existing building and adjoining vacant drives of approximately $19,000. per year.

Building History and Use

The existing building on Caroline Street began life as a "stand alone" three story townhouse which had been constructed in 1854. It was purchased by Elks' Lodge 875 in 1905 and served as their 'home" for twenty years until, as the Fredericksburg Daily Star reported, the "largest association of young men of the city," hired well-known architect and contractor E.G. Heflin to build a large addition. (Daily Star, 3/25/1924 & 7/18/24). At a cost of $30,000 the Elks added a very large 60' addition to the south side of the original townhouse along Caroline Street which included a new colonial entrance — a columned, recessed, two-story porch flanked by bay windows and a new facade to tie the original townhouse and addition together. It was dedicated on September 18, 1925.

Then, in 1936, the Elks constructed another addition by adding a 75' by 40' foot addition onto the rear of the first-floor ballroom in order to provide more space for banquets, dances and other events. (Free Lance- Star, 9/6/2003 and 1941 Sanborn Map). In 1952 and 1960 the Elks bought the adjacent houses at 521 and 527 Caroline Street which they subsequently demolished to create driveways to access the rear of the Lodge and for parking and deliveries. The Lodge was sold in 1996 to Van and Deborah Perroy and was renamed Fredericksburg Square.

The Project Directly Supports City Planning Objectives

The proposed Project is consistent with and directly supports the 'Goals' and 'Best Practices' enumerated in the City of Fredericksburg Comprehensive Plan:

1. **HOMEOWNERSHIP. "Encourage homeownership opportunities and seek to achieve a homeownership rate within the city of at least 40 percent; (Goal #9).**

The Project will provide approximately twenty (20) new residential units Downtown in direct support of City objectives to increase density and housing options for existing and new residents from its current level of approximately 35%.

2. **PLAN FOR TRANSIT ORIENTED DEVELOPMENT. Best Practice #2** . **"Transit oriented development is characterized by higher-density mixed use development around train transit stations and along transit lines such that the location and design of the development encourages transit use and pedestrian activity…"**

The Project is ideally situated on Caroline Street less than one block from the Downtown Amtrak/VRE Station, near FRED access and just around the corner from the City Parking Deck on Wolfe Street to conveniently accommodate customers and guests. In Section 2.4 of the Transportation Analysis of the Comprehensive Plan it states that, "…over half of the workers who live in Fredericksburg commute to jobs outside of the City, especially to points north…" The Project location directly supports reducing the need of Project residential owners to use their vehicles to get to work in northern Virginia or Washington, D.C.

3. **PLAN FOR INFILL DEVELOPMENT**. **Best Practice 6.** '**Undeveloped or underused parcels of land in otherwise built-up areas are already served by existing infrastructure and their development/redevelopment should be encouraged and supported to add to the urban dynamic."**

The Project will infill a 36 foot gap along Caroline Street with an architecturally pleasing and complimentary three story residential addition. The roofline of the addition has been adjusted back from the Caroline Street facade to facilitate a smooth transition from the roof height of the main existing structure to the adjoining existing structure south of the new addition.

4. **HISTORIC PRESERVATION GOALS**. **"Promote the redevelopment of Downtown properties in a manner that reflects the character of the City as a vibrant and growing community;" (Goal #2).**

The Project will serve to maximize the viability and productivity of the existing building by greatly increasing its potential utilization rate by providing efficiently sized commercial space along with new and exciting residential options Downtown. This adaptive reuse specifically recognizes and addresses the fact that the demand for larger assembly spaces for weddings and receptions of 150-200 guests has steadily declined over the last decade while the need for residential options Downtown has increased substantially.

5. **OPPORTUNITIES**. **Land Use Planning Area 7: Downtown. The Plan calls for:**

—"Support redevelopment that respects historic structures, but without dictating architectural style or limiting creativity."

— "Protect the historic aspects of the Downtown business district through careful adaptive reuse of existing buildings and appropriate new construction on infil sites."

— "Promote residential and mixed use development"

The Comprehensive Plan recognizes that the Downtown area is the economic engine and social heart of the City. In this regard it reiterates the importance of creative redevelopment, adaptive reuse and residential and mixed use development. The Project will meet all of these goals in a concise and architecturally sensitive manner that will enhance the surrounding streetscape.

The new south addition will simultaneously infill a large gap and compliment the existing main building while providing a smooth transition to the neighboring building to the south. Traditional architectural elements of the main building on Caroline will be maintained while introducing a creative roof top recessed walk out balcony that will provide an exceptional residential amenity to owners without compromising the existing roof and will which will not not be readily visible from Caroline Street.

The new rear four story addition with balconies will itself have traditional design elements and materials but will also be substantially screened from view from the public right of way from Caroline, Lafayette, and visible only from the open drive along Sophia Street and from one open driveway along Wolfe street.

6. **The T-5 Zone within Area 7 identifies Fredericksburg's Downtown commercial core. It is identified as having the following characteristics among others:**

CHARACTER — Vibrant and walkable because of concentrated retail and commercial ground plane. Housing variety will further enhance viability and commercial activity.

BUILDING TYPE — Re-used buildings; Mixed single-use and multi-use

buildings; commercial, retail and residential.

BUILDING HEIGHT — 2-4 stories.

USE — Residential, Cultural, Entertainment, and Mixed-use but predominantly commercial on the ground floor.

The Project is situated in the heart of the Downtown T-5 Zone and is consistent with all of the aforementioned desired characteristics.

7. **SMALL AREA PLAN FOR NEIGHBORHOOD AREA 7. RESIDENTIAL SUPPLY. Page 19 of the Plan addresses:**

"…residential-appropriate spaces above storefronts along Caroline Street that would be highly desirable, but unlikely to develop today because of policy restrictions. Today this condition of housing variety is referred to as Missing Middle Housing… Neighborhood 7 could benefit from allowing (or incentivizing) practices that promote adaptive reuse and increased residential density (a natural effect of Missing Middle Housing). Practices include… permitting infil duplexes, triplexes and quadplexes, and permitting upper level residential in vertically mixed-use buildings. This type of infil housing should be encouraged but policy makers should not lose sight of the fact that modern financing of new construction often requires an "economy of scale" in unit number to obtain affordability." (emphasis added)

The Project builds on the historic concept of 'Missing Middle Housing' by utilizing both infill and upper level residential spaces in a vertical mixed-use building. The density will help to support Downtown activity and will not burden the neighborhood by providing for on-site parking.

8. **SMALL AREA PLAN FOR NEIGHBORHOOD AREA 7. PRESERVATION STRATEGIES. Page 24 of the Plan contains the following language:**

" Adaptive Reuse: Historic structures exist throughout Area 7…The adaptive reuse of these buildings is encouraged by transect-based policies, especially in the T-5, T-4M transects… the reuse of historic structures should be incentivized through increased density and transfer of development rights, where appropriate."

"Form Based Design: The form of the building as regulated by the Architectural Review Board should regulate the intensity of the land use rather than

an artificial density number"

The Project's design has been conceived both to address the issue of economy of scale and increased density as well as to minimize the impact on the surrounding streetscape and neighborhood. In this regard, the new south addition infill on Caroline Street is consistent with the existing mass and scale along the streetscape. The replacement rear addition behind the main building is also entirely consistent with the mass and scale of the adjoining existing building and while taller than the existing rear addition it will remain all but hidden from view from the public right of way as addressed earlier.

9. **Small Area Plan for Neighborhood Area 7. Train Station District. Page 59 of the Plan specifies an example of infil as:**

"A neighborhood-scaled multi-family building with ground level commercial…would provide transition to a potentially larger building, placed respectfully behind the historic structures on Lafayette."

This policy goal is precisely the type of approach being utilized for the Project by placing the new residential addition discreetly behind the existing main building on Caroline Street.

Demolition and Replacement of The Existing Rear Addition.

As was outlined in the Section entitled "**Building History and Use"** the existing 19,000 square foot building identified as 525 Caroline Street is actually the product of numerous additions to the original, stand-alone 3 story townhouse built in 1854 and acquired by the Elks in 1905. These changes were made as follows:

1915 — Addition to enlarge the rear of the original townhouse (Dailey Star, 8/3/1915)1925

1925 — New 60' three story addition to more than quadruple the size of the original townhouse on Caroline Street with a new facade (Daily Star, 3/25/1924)

1936 — New 40' by 75' one story addition constructed behind the Caroline addition to expand the size of the banquet and dining space (1941 Sanborn Map)

1952 — Acquired adjacent house to south — demolished two decades later (for a driveway. (City Records)

1960 — Acquired adjacent house to north — demolished in 1964 for a second driveway. (City Records)

The current Project is for the adaptive reuse and expansion of the building collectively identified as 525 Caroline Street. In this regard it is appropriate that notwithstanding the previous history of the building's evolution by "addition" that the Project requirement for demolition and replacement of the 1936 rear addition be addressed IAW:

Historic District Ordinance 72-23.1, Section D Review Criteria, sub-section (3)(a):

[1] **The architectural significance of the building or structure.**

According to the City's historic district inventory, the subject property is a Classical Revival style commercial building constructed during the period between 1854 and 1925 for the main building facing Caroline Street.The main structure facing Caroline Street will be preserved, but the rear addition is no longer contributing to the economic requirements for adaptive reuse and needs to be removed. The City's inventory document does not reference any of the architectural details of the rear addition as significant.

[2] **The historical significance of the building or structure**.

The building was constructed in a series of additions by a fraternal organization, Elks' Lodge #875. The substantial building facing Caroline Street remains a well-preserved example of the architectural impact and importance such organizations desired to make in the community. The rear addition, however, was much more a utilitarian addition to add to the main building's assembly floor space and does not have any historic associations that would preclude adaptive reuse of the property to help support the continued preservation of the main building.

[3] **Whether the building is linked, historically or architecturally, to other buildings or structures, so that their concentration or continuity possesses greater significance than the particular building or structure individually.**

Fraternal organizations were once prominent components of their respective communities in the early twentieth century. The building at 525 Caroline Street is an excellent example of what a group of prominent citizens were willing to invest in order to house the Elks' Lodge. There are other structures around town that were used by fraternal organizations, including the still-active Masonic Lodge, at the corner of Princess Anne and Hanover Streets, and an African-American

lodge in the 1100 block of Winchester Street, which has been adapted to another use. The Elks used the rear addition for activities such as "Bingo Night", but its style does not give it significance within the continuum of fraternal organization buildings downtown nor is it related to any other structure Downtown.

[4] The significance of the building or structure or its proposed replacement in furthering the Comprehensive Plan goals.

As outlined in the preceding Sections, the intent of the proposed development is consistent with the City's Comprehensive Plan Goals and Best Practices while ensuring the prominent main brick building facing Caroline Street remains in active use and is kept in good repair. This project adheres to Goal #1, which is to, "protect and enhance the character of Fredericksburg's historic area and city center as a means to preserve the community's sense of place, to promote economic strength, and to ensure the City's continued appeal to residents, businesses, and visitors." The proposed adaptive reuse and preservation of the main building also addresses historic preservation Goal #2 to, "promote redevelopment of downtown properties in a manner that reflects the character of the City as a vibrant and growing community." Furthermore, this Project will ensure the main structure's historic integrity will be preserved when considering adaptive reuse (Policy 4).

The Planning Department has identified Planning Areas for different parts of the City and the downtown is called Area 7.

On page 180, under "**Opportunities for Area 7"**, the City's Comprehensive Plan states the following:

· **Protect the historic aspects of the downtown business district, through careful adaptive reuse of existing buildings and appropriate new construction on infill sites.**
· **Support redevelopment that respects historic structures, but without dictating architectural style or limiting creativity.**
· **Work with Main Street Fredericksburg to develop an appropriate mix of businesses that keep downtown a viable urban center.**
· **Promote residential and mixed-use development.**

Page 186 of the Comprehensive Plan also lists several "**guiding principles for downtown redevelopment"**. The proposed mixed-use condominium project specifically adheres to three of these:

· **Protect the character and historic integrity of downtown Fredericksburg.**

· Enhance the downtown area as the region's urban hub, with center-city amenities that serve the greater regional community.
· Attract investors, residents, and visitors to the downtown area through attention to mixed-uses and flexible parking requirements.

[5] **The condition and structural integrity of the building or structure**.

The condition of the rear building addition is serviceable but HVAC is marginal due to its age of over 35 years. The rear addition also lacks any insulation and is covered by a 30+ year old rubber roof which is showing numerous cracks due to age and weathering. No case is being made that the rear addition itself is substandard.

[6] **Effect on surrounding properties**.

Demolition of the existing rear addition and the construction of the new replacement addition behind the front main building will occur in the center of the block, where the visual impact of building mass is readily absorbed. The street frontages on all four sides of the block will be minimally affected by the rear addition with only narrow views accessible from the public right of way on Wolfe and Sophia Streets and none from Caroline and Lafayette except marginally from the elevated train platform. There are two gaps in the streetscape on either side of the main building on Caroline and the space on the south side will be filled in with a new addition. While we recognize that City guidelines would consider it desirable to fill in the gap on the north side drive of the building as well current mixed use development plans do not yet accommodate that step. However, no construction in support of the current Project will preclude infill development of the north drive at a later date if deemed desirable or necessary.

[7] **Inordinate hardship**.
This standard relates to the building's value in relation to the cost of preservation. Since the buildings are in a good state of preservation, this standard is not applicable.

Past City Actions Supporting Substantial Construction on the 525 Caroline Street Site.

In 2001 the owners of 525 Caroline Street submitted an Application for a Special Use Permit to construct a new four-story addition onto the rear of the main Caroline building, extending east from the rear of the main building to Sophia Street. The Project was for the construction of a boutique hotel to be called the Grand

Luxe Hotel. The structure would have over 60 hotel rooms with a rooftop conservatory ballroom overlooking the Rappahannock River. The Project was carefully reviewed by the City Council due to its large mass and scale issues. Its location behind the main building which blocked its view from the public right of way on Caroline Street along with its position in the middle of the block were primary considerations in securing City Council approval.

"Special Use Permit Approved for Fredericksburg Square/ Perroy - Hotel & Meeting Rooms Addition at 525 Caroline Street (D01-70). February 27, 2001"

"Following the staff review and recommendation for approval, Councilman Wilson moved approval of the special use permit requested by Van Perroy to construct an addition onto the Fredericksburg Square building (formally the Elks Lodge) located at 525 Caroline Street. Councilman Howson seconded the motion. The proposed addition could include up to 66 hotel rooms plus additional space to "complement existing facilities and services currently offered at the site such as wedding receptions, banquets and meeting space.

The motion to approve the special use permit, as recommended, passed unanimously."

"Zoning Variance/525 Caroline Street, April 23, 2001; Board of Zoning Appeals Variance Granted:

'A 10 foot variance from the building height restriction within the CD zoning district in order to construct a hotel/conference facility addition onto the existing Fredericksburg Square Building."

Certificate of Appropriateness/525 Caroline Street, November 20, 2001; Architectural Review Board:

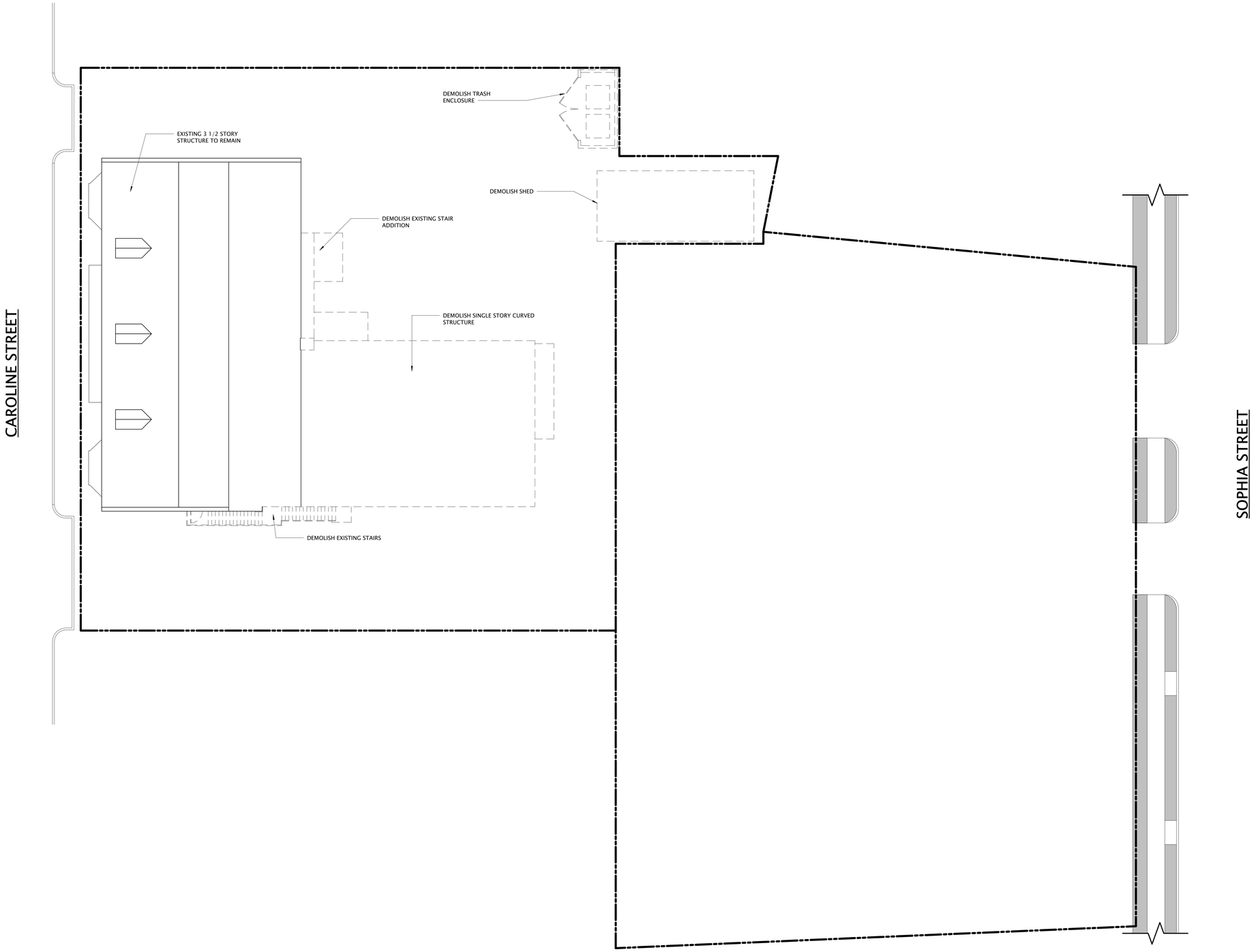
"… A Certificate of Appropriateness has been reviewed and Partially Approved at the November 19, 2001 meeting of the Architectural Review Board. Your next step should be… Obtain other required permits: Building Permit…

Authorization is granted for the following items…

* **Site Planning**
* **Scale and Massing**
* **Roof Shape**
* **Windows and Door Locations**
* **Materials (pre-cast concrete, brick, metal roofing)**

Additional documentation is needed for final approval of the following:

* **Windows**
* **Doors**
* **Exterior Architectural Elements"**



DEMOLITION SITE PLAN

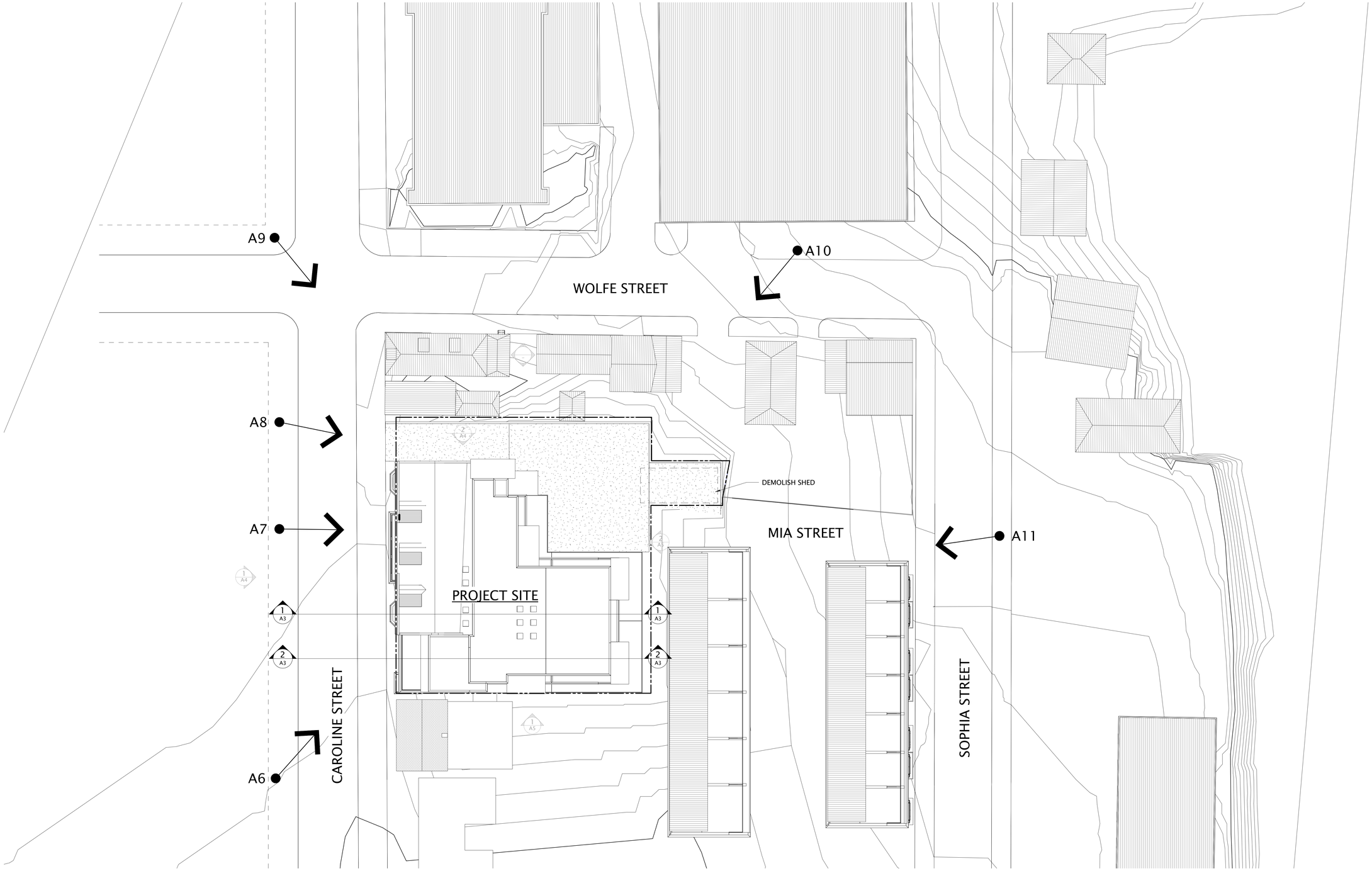
FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

06/04/20

Commonwealth ARCHITECTS

A1



SITE PLAN

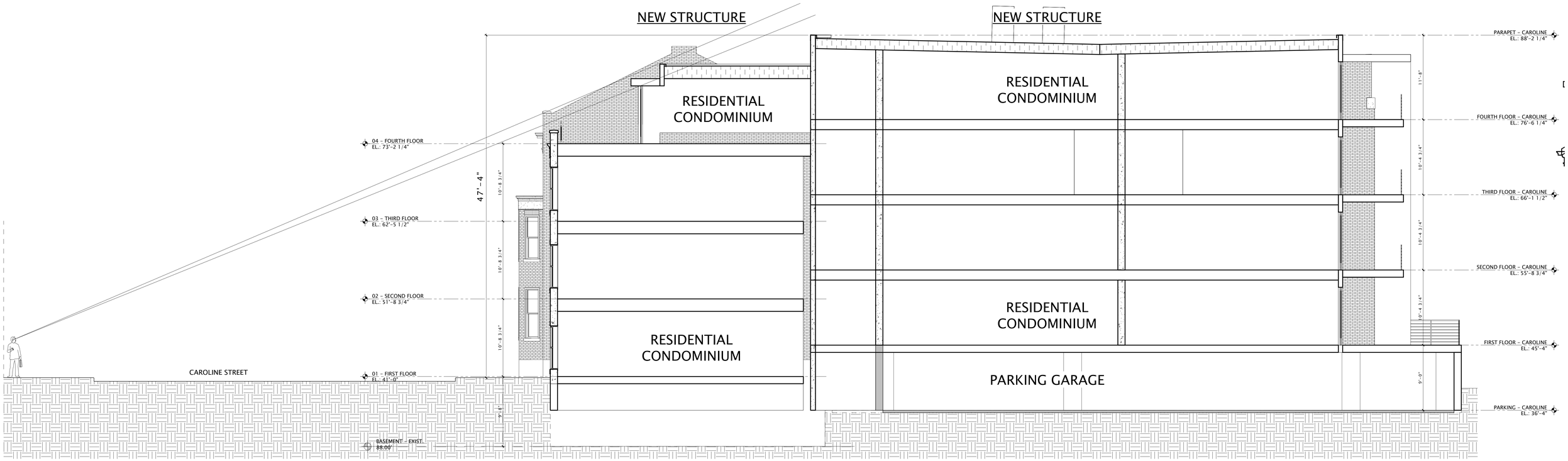
FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

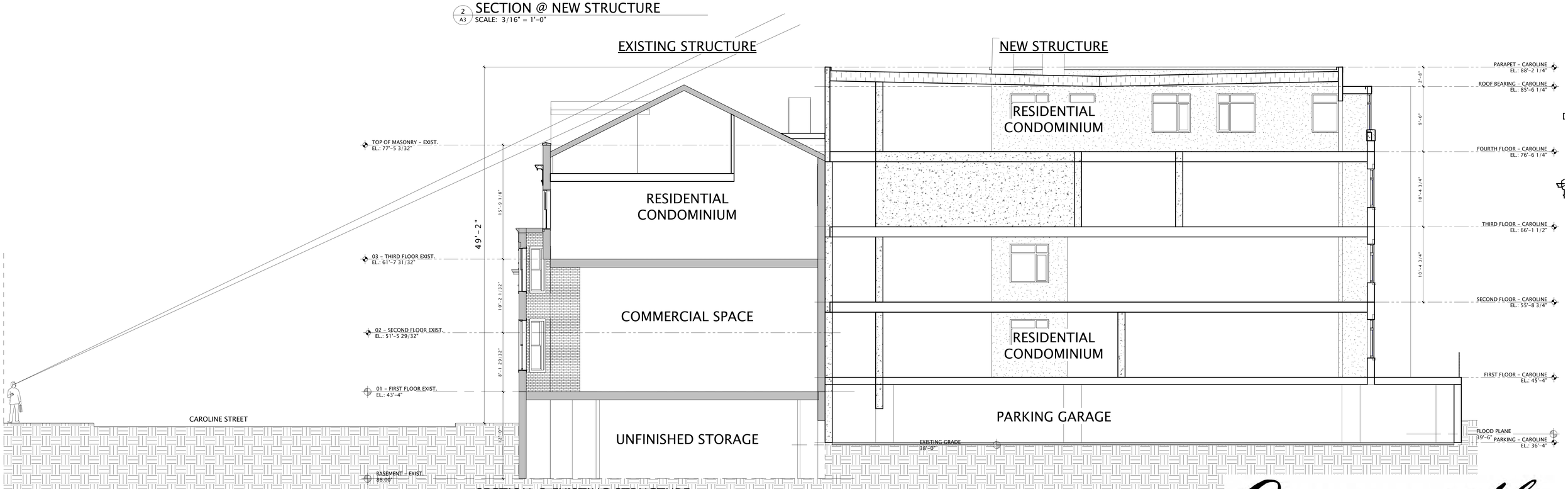
06/04/20

Commonwealth ARCHITECTS

A2



2 A3 SECTION @ NEW STRUCTURE
SCALE: 3/16" = 1'-0"



1 A3 SECTION @ EXISTING STRUCTURE
SCALE: 3/16" = 1'-0"

SECTIONS WITH SIGHT LINE

Commonwealth ARCHITECTS

FREDERICKSBURG SQUARE MIXED-USE BUILDING

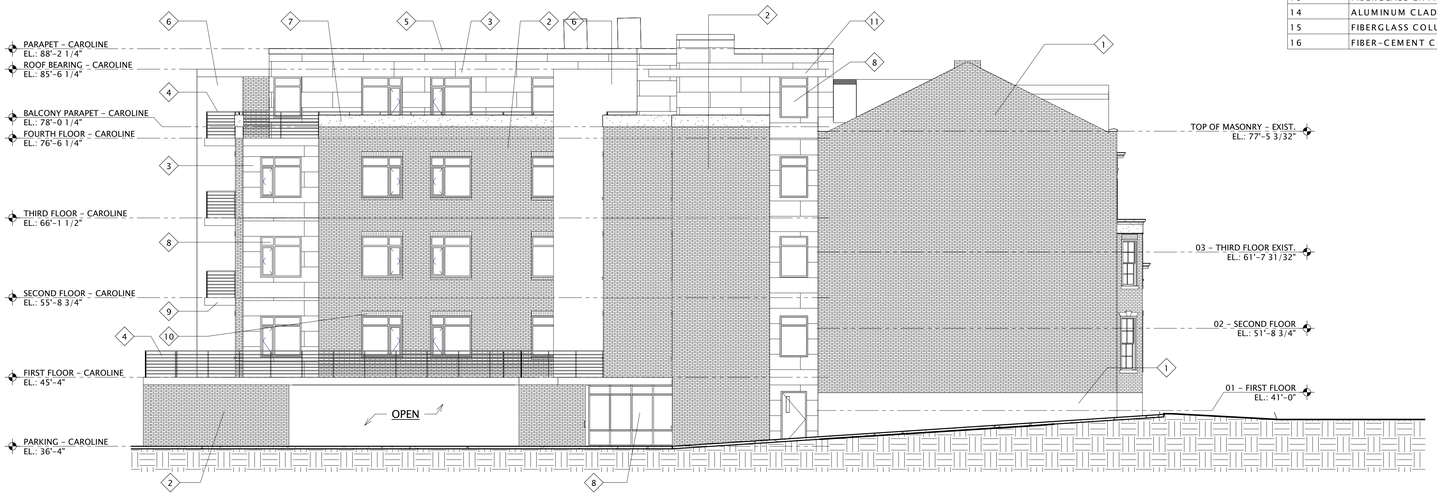
525 CAROLINE STREET, FREDERICKSBURG, VA

SCALE: 3/16" = 1'-0"
06/04/20

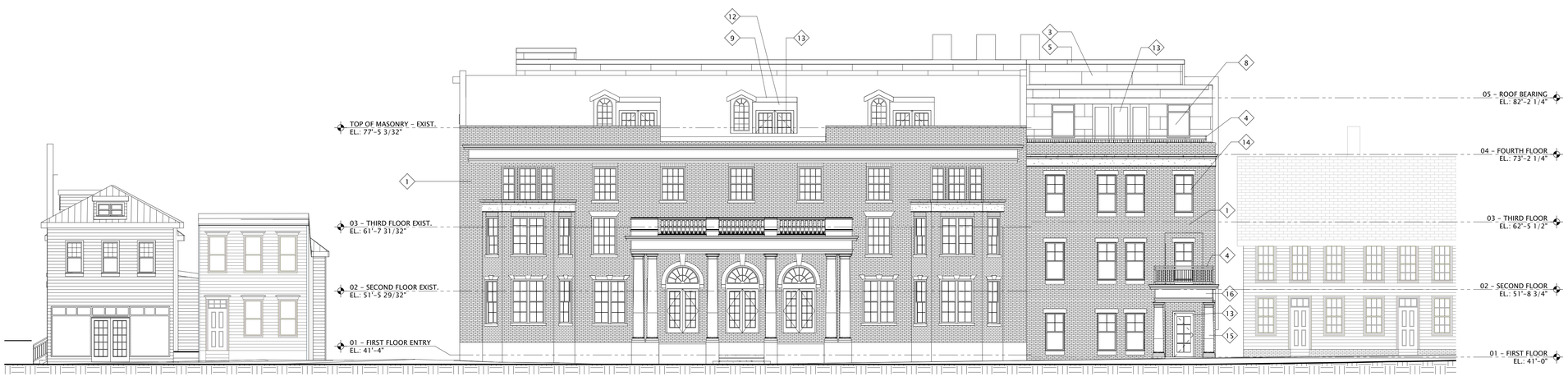
A3

EXTERIOR MATERIALS LEGEND

Number	Description	MFR & MODEL	COLOR
1	EXISTING BRICK VENEER	N.A.	N.A.
2	NEW ARCHITECTURAL BRICK VENEER	T.B.D.	MATCH EXISTING
3	FIBER-CEMENT BOARDS	ALLURA SMOOTH PANEL	KING'S ARMOUR
4	DECORATIVE STEEL RAILINGS	-	BENJAMIN MOORE ONYX BLACK #2311-10
5	PAINTED METAL COPING	-	BENJAMIN MOORE ONYX BLACK #2311-10
6	FIBER-CEMENT BOARDS	ALLURA SMOOTH PANEL	STERILING GRAY
7	PRECAST CONCRETE COPING	-	-
8	ALUMINUM STOREFRONT WINDOW SYSTEM	-	-
9	FIBER-CEMENT TRIM	BORAL	-
10	BRICK SOLDIER COURSE	-	-
11	ALUMINUM FASCIA BOARD	-	BLACK
12	FIBER-CEMENT SIDING	ALLURA	MATCH EXISTING
13	FIBERGLASS ENTRY DOOR	THERMA-TRU SMOOTH STAR	STAIN
14	ALUMINUM CLAD WINDOW UNIT	PLY-GEM MIRA	BENJAMIN MOORE ONYX BLACK #2311-10
15	FIBERGLASS COLUMN SURROUND	-	BENJAMIN MOORE ONYX BLACK #2311-10
16	FIBER-CEMENT CROWN MOULDING	BORAL	BENJAMIN MOORE ONYX BLACK #2311-10



NORTH ELEVATION



WEST ELEVATION

0' 4' 8' 16' 32'

SCALE:1/8" =1'-0" (AT FULL SIZE)

Commonwealth ARCHITECTS

BUILDING ELEVATIONS

FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

06/04/20

A4

EXTERIOR MATERIALS LEGEND

Number	Description	MFR & MODEL	COLOR
1	EXISTING BRICK VENEER	N.A.	N.A.
2	NEW ARCHITECTURAL BRICK VENEER	T.B.D.	MATCH EXISTING
3	FIBER-CEMENT BOARDS	ALLURA SMOOTH PANEL	KING'S ARMOUR
4	DECORATIVE STEEL RAILINGS	-	BENJAMIN MOORE ONYX BLACK #2311-10
5	PAINTED METAL COPING	-	BENJAMIN MOORE ONYX BLACK #2311-10
6	FIBER-CEMENT BOARDS	ALLURA SMOOTH PANEL	STERILING GRAY
7	PRECAST CONCRETE COPING	-	-
8	ALUMINUM STOREFRONT WINDOW SYSTEM	-	-
9	FIBER-CEMENT TRIM	BORAL	-
10	BRICK SOLDIER COURSE	-	-
11	ALUMINUM FASCIA BOARD	-	BLACK
12	FIBER-CEMENT SIDING	ALLURA	MATCH EXISTING
13	FIBERGLASS ENTRY DOOR	THERMA-TRU SMOOTH STAR	STAIN
14	ALUMINUM CLAD WINDOW UNIT	PLY-GEM MIRA	BENJAMIN MOORE ONYX BLACK #2311-10
15	FIBERGLASS COLUMN SURROUND	-	BENJAMIN MOORE ONYX BLACK #2311-10
16	FIBER-CEMENT CROWN MOULDING	BORAL	BENJAMIN MOORE ONYX BLACK #2311-10

EAST ELEVATION

SOUTH ELEVATION

0' 4' 8' 16' 32'

SCALE:1/8" =1'-0" (AT FULL SIZE)

Commonwealth ARCHITECTS

BUILDING ELEVATIONS

FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

06/04/20

A5

Caroline Street from South

BUILDING PERSPECTIVES

FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

Commonwealth ARCHITECTS

06/04/20

A6

Caroline Street View

BUILDING PERSPECTIVES

FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

Commonwealth ARCHITECTS

06/04/20

A7

Caroline Street North Drive

BUILDING PERSPECTIVES

FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

Commonwealth ARCHITECTS

06/04/20

A8

CORNER OF WOLFE ST. AND CAROLINE ST.

BUILDING PERSPSECTIVES

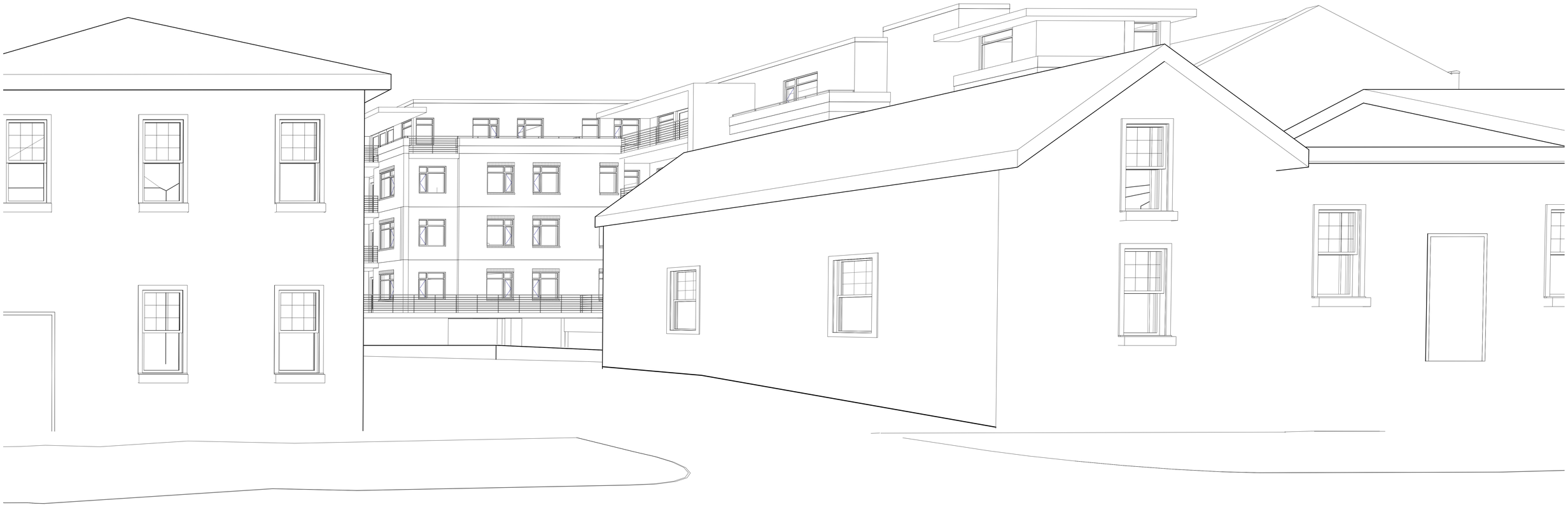
FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

Commonwealth ARCHITECTS

06/04/20

A9



VIEW FROM WOLFE STREET

BUILDING PERSPECTIVES

FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

Commonwealth ARCHITECTS

06/04/20

A10

VIEW UP MIA STREET (FROM SOPHIA STREET)

BUILDING PERSPECTIVES

FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

Commonwealth ARCHITECTS

06/04/20

A11

BUILDING PERSPECTIVES

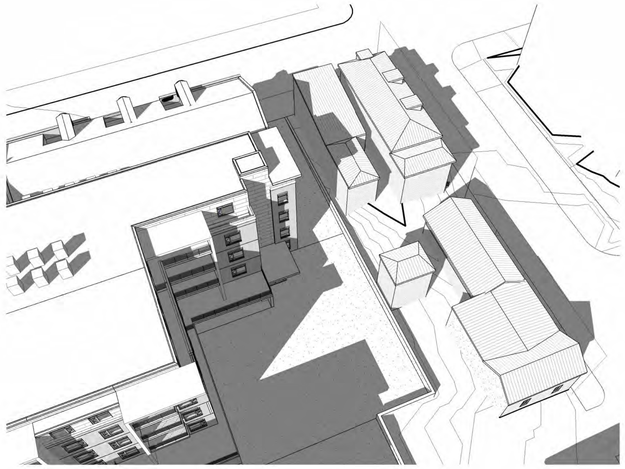
FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

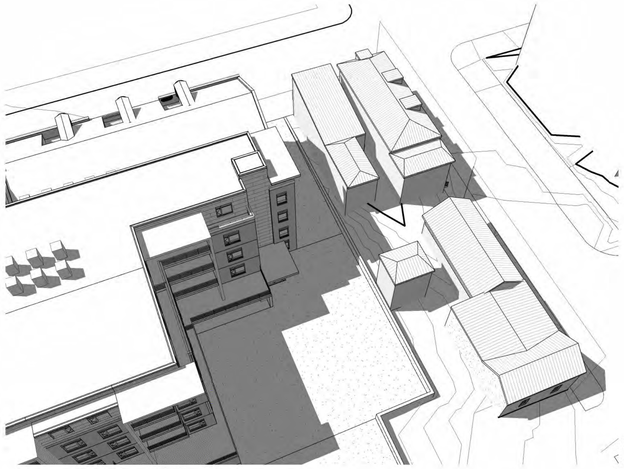
Commonwealth ARCHITECTS

06/04/20

A12

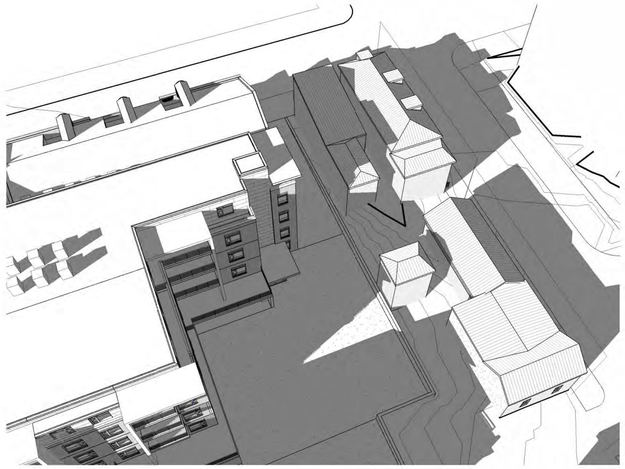


FALL EQUINOX – 9AM

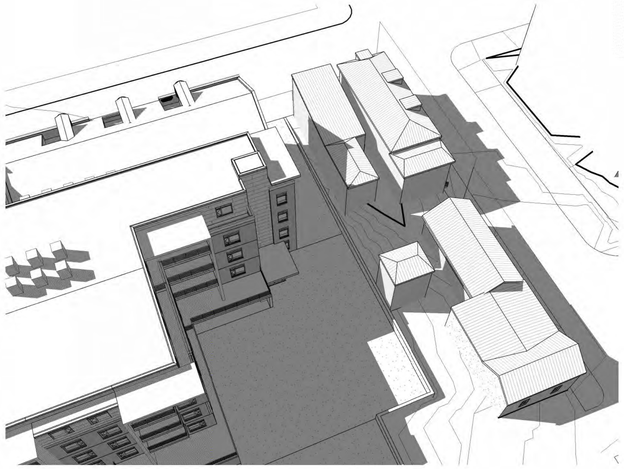


FALL EQUINOX – 12PM

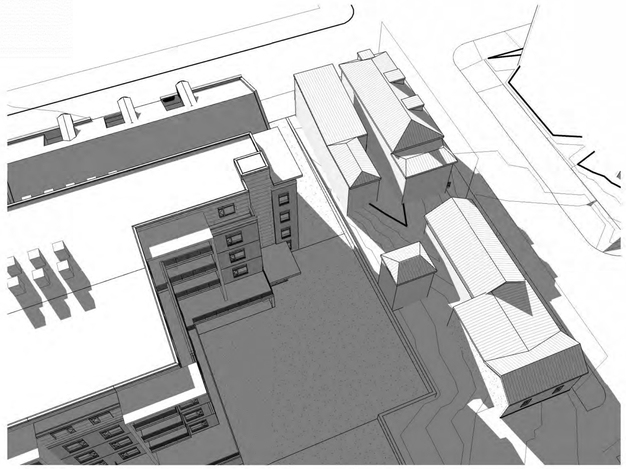
FALL EQUINOX – 3PM



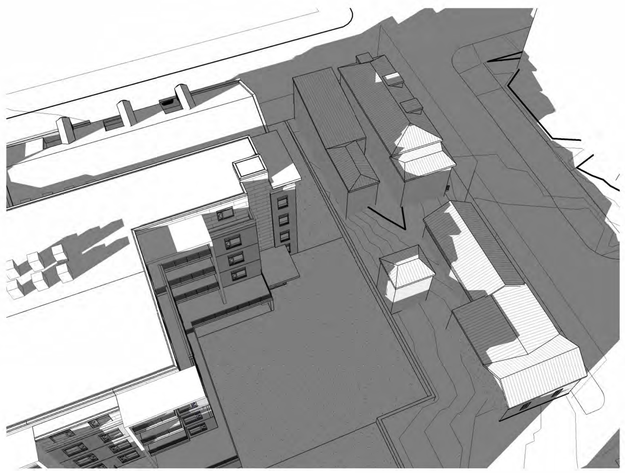
NOVEMBER 5 – 9AM



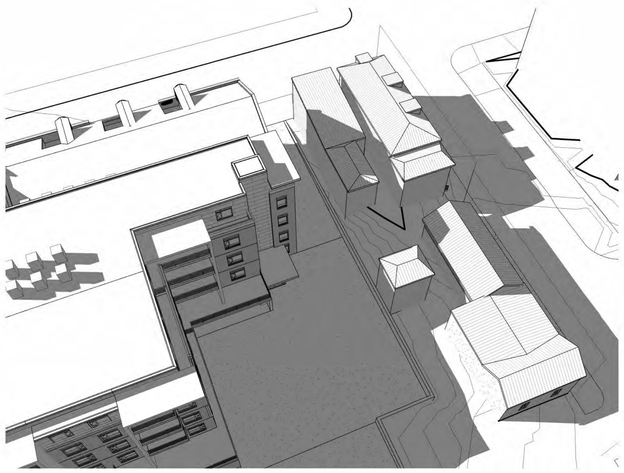
NOVEMBER 5 – 12PM



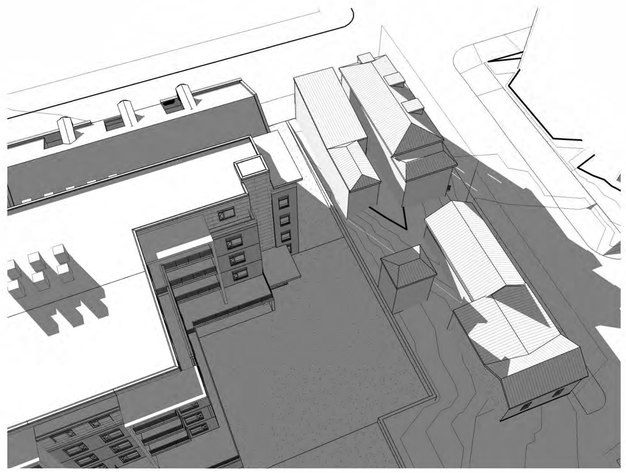
NOVEMBER 5 – 3PM



WINTER SOLSTICE – 9AM



WINTER SOLSTICE – 12PM



WINTER SOLSTICE – 3PM

SOLAR STUDY

FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

Commonwealth ARCHITECTS

06/04/20

A13

MEMORANDUM

TO:	ARCHITECTURAL REVIEW BOARD
FROM:	Kate Schwartz, Historic Resources Planner
DATE:	June 16, 2020 (for the June 22, 2020 meeting)
SUBJECT:	Pre-application discussion for new construction at 1408 Sophia Street

The applicant has requested a preliminary discussion with the ARB on a proposed application to construct a new residence at 1408 Sophia Street. The applicant is seeking feedback from the Board in advance of a formal public hearing.

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

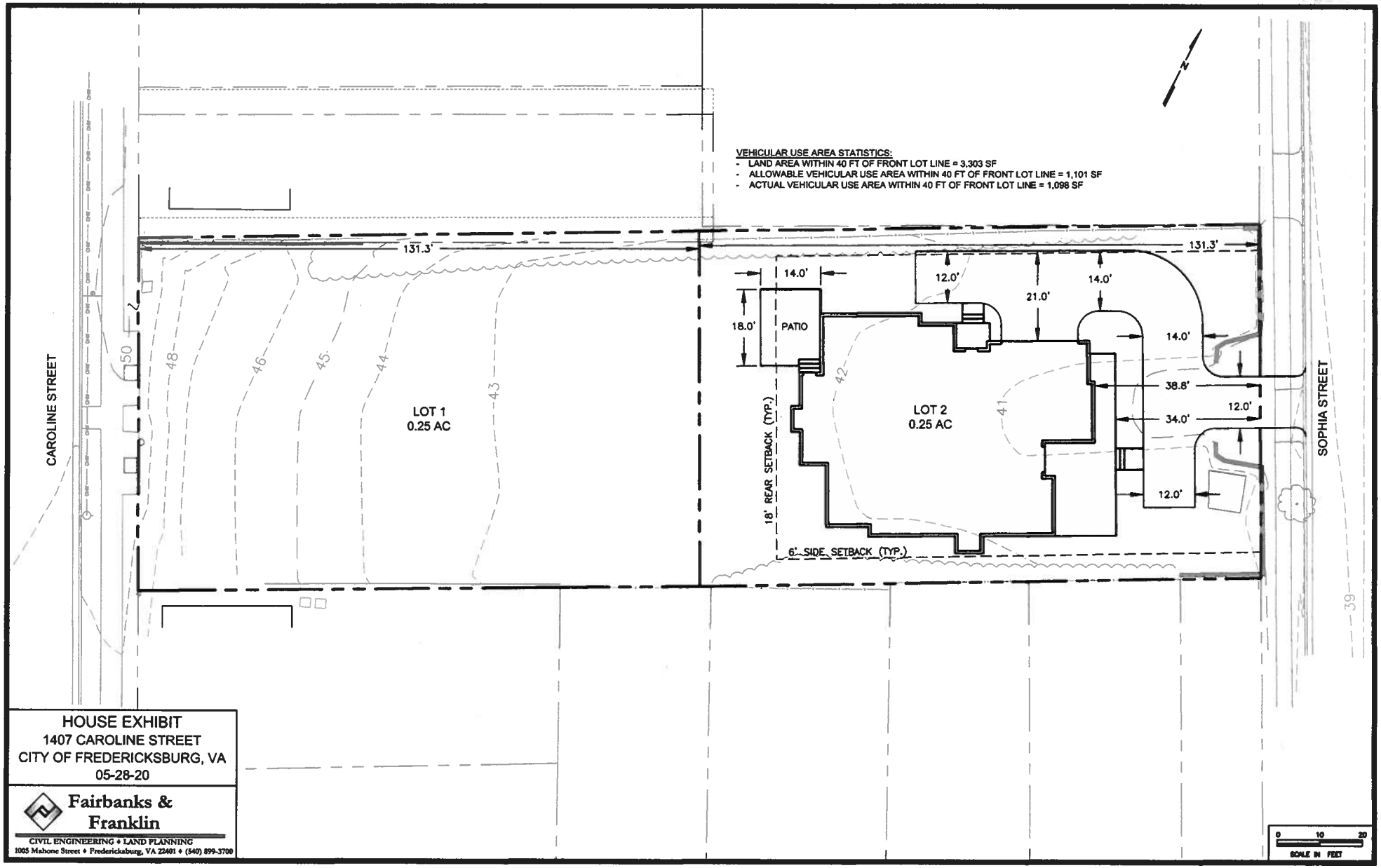
Feet

0 50 100 150 200

Title:

Date: 6/17/2020

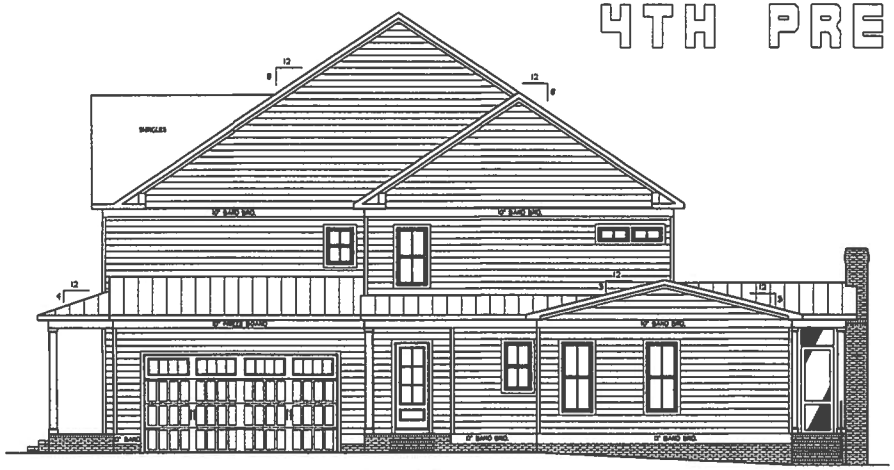
DISCLAIMER:All information depicted on this map shall be treated as confidential information and shall only be used for the sole purpose for which it was provided. Anyother use of this map, or the information included thereon, is strictly prohibited. The data shown on this map is for information purposes 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.



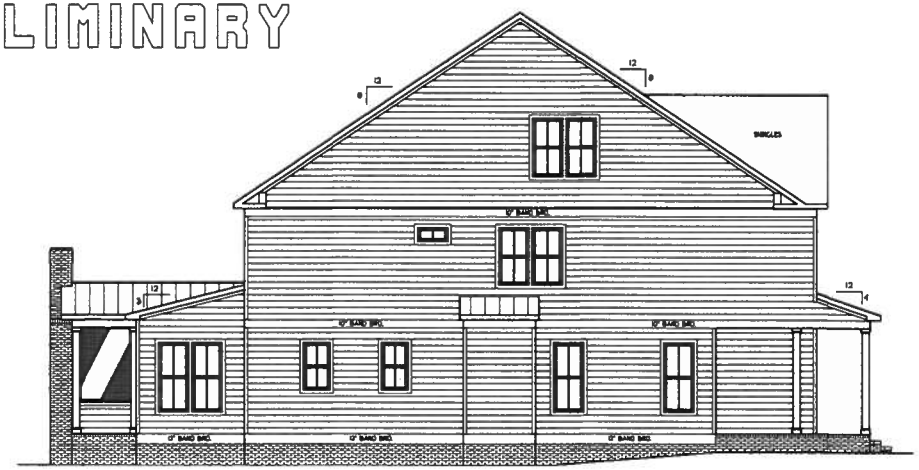
HOUSE EXHIBIT
1407 CAROLINE STREET
CITY OF FREDERICKSBURG, VA
05-28-20

Fairbanks & Franklin
CIVIL ENGINEERING • LAND PLANNING
1005 Mahone Street • Fredericksburg, VA 22401 • (540) 899-3700

4TH PRELIMINARY



RIGHT ELEVATION
—3/16"=1'-0"—



LEFT ELEVATION
—3/16"=1'-0"—

FRONT ELEVATION
—1/4"=1'-0"—

REAR ELEVATION
—3/16"=1'-0"—

SQUARE FOOTAGE	
1ST FLOOR	2078
2ND FLOOR	2169
3RD FLOOR	669
GARAGE	562
FRONT PORCH	449
SCR. PORCH	324
SIDE PORCH	96

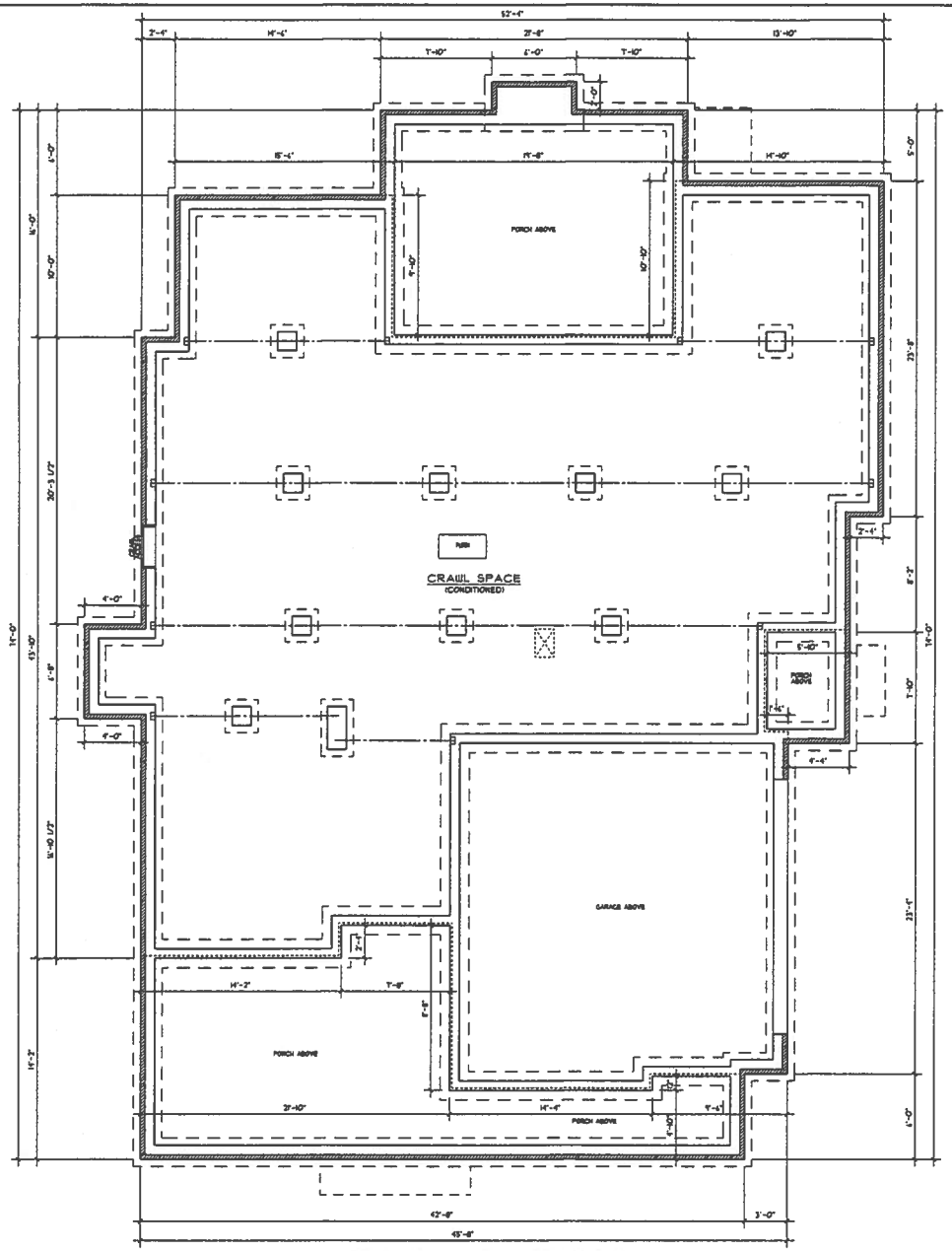
REVISIONS

PAUL JANNEY INC.
1309 FRANKLIN STREET
FREDERICKSBURG, VA 22401
540-809-5808

PRECISION DRAFTING SERVICES LLC
MICHAEL B JENKINS, DESIGN DRAFTER
50 CHET ATKINS COURT
FREDERICKSBURG, VA. 22405
540-222-4641 mike@precisiondraftingva.com

DATE: 5/21/20
SCALE: AS SHOWN
JOB NO.: 1449

1 OF 5



FOUNDATION/CRAWL SPACE PLAN

—1/4"=1'-0"—

REVISIONS

PAUL JANNEY INC.
1309 FRANKLIN STREET
FREDERICKSBURG, VA 22401
540-809-5808

PRECISION DRAFTING SERVICES LLC
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DATE: 5/21/20

SCALE: AS SHOWN

JOB NO.: 1449

2 OF 5