



**ARCHITECTURAL REVIEW BOARD
AGENDA
September 28, 2020
7:00 P.M.**

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 through 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
4. Approval Of Agenda
5. Disclosure Of Ex Parte Communication

6. Disclosure Of Conflicts Of Interest

7. Public Hearing

7.I. COA 2020-38 - 107 Amelia Street

Documents:

[3 REVISED_COA 2020-38_ARBMEMO_107 AMELIA STREET_09-28-2020.PDF](#)

7.II. COA 2020-40 - 201 Caroline Street

Documents:

[4 REVISED_COA 2020-40_ARBMEMO_201 CAROLINE STREET_09-28-2020.PDF](#)

7.III. COA 2020-41 - 203 Princess Elizabeth Street

Documents:

[5 REVISED_COA 2020-41_ARBMEMO_203 PRINCESS ELIZABETH STREET_09-28-2020.PDF](#)

7.IV. COA 2020-42 - 905-909 Caroline Street

Documents:

[6 REVISED_COA 2020-42_ARBMEMO_905-909 CAROLINE STREET_09-28-2020.PDF](#)

7.V. COA 2020-45 - 1111 Prince Edward Street

Documents:

[7 REVISED_COA 2020-45_ARBMEMO_1111 PRINCE EDWARD STREET_09-28-2020.PDF](#)

7.VI. COA 2020-46 - 100 Hanover Street

Documents:

[8 REVISED_COA 2020-46_ARBMEMO_100 HANOVER STREET_09-28-2020.PDF](#)

8. 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 the day of the meeting 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.

9. Other Business
10. Staff Update
11. Announcements And Reports
12. Adjournment



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: September 23, 2020 (for the September 28, 2020 meeting)
SUBJECT: Certificate of Appropriateness for exterior alteration at 107 Amelia Street

ISSUE

Community Property Group, LLC requests to replace the existing Masonite siding at this commercial building with new composite siding.

RECOMMENDATION

Approval of the request to remove the existing Masonite siding in order to determine the condition of the original siding. Continuation of the request to install replacement siding until after the condition of the original siding can be evaluated.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Materials – Synthetic Siding (Historic District Handbook, pg. 114)

1. Do not apply synthetic siding over existing original siding or remove old siding to apply new synthetic siding.
2. Consider removing synthetic siding to reveal a building's historic character and restore original building material, as applicable.

BACKGROUND

The ARB opened a public hearing on this application on September 14, 2020. One public comment in support of the staff recommendation was received in advance of the meeting; no comments have been received since the meeting occurred. The remainder of this staff memorandum and the recommendation remain unchanged.

The building located at 107 Amelia Street was constructed as a residence in the Italianate style circa 1895. Two stories in height and topped by hipped roof clad in standing seam metal, the wood-framed dwelling is clad in Masonite siding and rests on a brick foundation. A single-leaf, paneled, one-light, wood door surrounded by sidelights and transom opens into the left bay of the façade. The entry is sheltered by a one-story, one-bay, hip-roofed porch supported by square posts and surrounded by a simple balustrade. Two-over-two, wood, double-hung sash windows with wood sills, beaded moldings, and louvered wood shutters are typical. A wide frieze and projecting cornice

with dentils and pierced brackets embellish the wide, overhanging eaves. This is a contributing structure in the Historic District.

The applicant proposes to replace the existing lapped Masonite siding with new composite siding. Photographs show that the existing Masonite siding is in poor condition, exhibiting swelling, crumbling, flaking, and bubbling on all elevations. It is unknown when the Masonite siding was installed, but the existing owner believes it was installed when an addition was constructed in the 1980s. One of the submitted photos appears to show original siding in place beneath the Masonite siding, but the overall condition is unknown. It is recommended that the Masonite siding be removed in order to make a determination on the condition and reparability of the original lapped wood siding. The Board should continue the request to install replacement siding until after the exposed siding can be assessed.

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. Photographs of existing conditions
3. Proposed replacement specifications



AERIAL



FRONT (SOUTH) ELEVATION



View facing northeast from Amelia Street

**Rappahannock
Restoration, Inc.**

Jason Gallant, General contractor
7377 Marmion Lane
King George, Virginia 22485
(540) 220-3856 - rapprest@me.com
Virginia Class A Contractor (RBC, CBC)
License: 2705115877

7/28/20

Architectural Review Board
City of Fredericksburg
715 Princess Anne Street, Room 209
Fredericksburg, Virginia 22401

Certificate of Appropriateness – 107 Amelia Street

To the Historic Resources Planner and members of the Architectural Review Board,

We are applying for approval to remove and replace existing Masonite siding on all four exterior elevations of 107 Amelia Street. The Masonite siding has begun to fail and shows signs of swelling, bubbling, crumbling, flaking and deterioration on all elevations. We have included photo documentation to support this condition assessment.

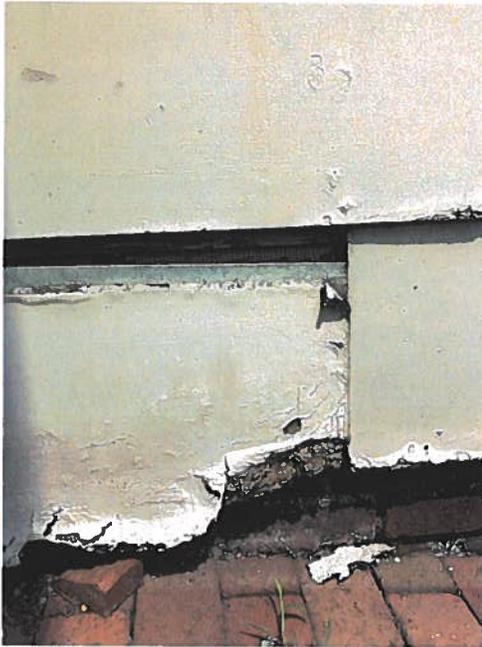
We propose to use LP SmartSide smooth lap siding as our replacement material. This is a composite wood product that has often been approved for exterior siding replacement projects in the Historic District.

The exposure of the siding currently installed is 10-1/2". This exposure is incongruous with the reveal of siding installed on other buildings on the same block. Please see attached images documenting siding exposures typical of the area.

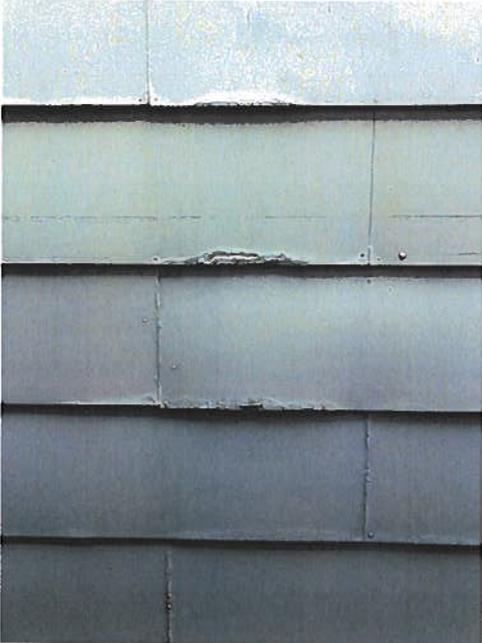
We are seeking approval to install new 8" siding with a reveal of 6-7/8".

Thank you for your kind attention to our application and assistance with our project.

Sincerely,
Jason Gallant



EXISTING SIDING AT 107 AMELIA ST





EXISTING SIDING AT 107 AMELIA ST



Typical siding exposure on 1100 block of Caroline and Sophia



1107, 1105 and 1103 Caroline Street



1107 Caroline Street



1103 Caroline Street

TYPICAL SIDING EXPOSURES ON 1100 BLOCK OF SOPHIA STREET



1104 SOPHIA STREET



1108 SOPHIA STREET

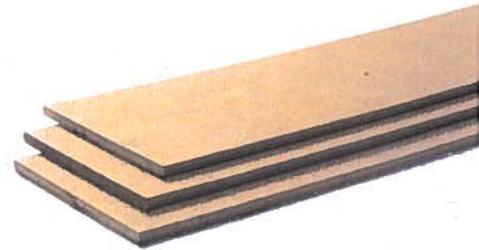


1106 SOPHIA STREET



NEW LP® SMARTSIDE® SMOOTH TRIM & SIDING

- Advanced Durability for Longer Lasting Beauty®
- Engineered wood strand technology
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- Backed by an industry-leading 5/50-year limited warranty



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38 SERIES SMOOTH FINISH LAP



38 SERIES SMOOTH FINISH SOFFIT (CUT-TO-WIDTH)



440 SERIES SMOOTH FINISH TRIM



38 SERIES SMOOTH FINISH VERTICAL SIDING



540 SERIES SMOOTH FINISH TRIM



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TRIM & SIDING

For product catalog & complete warranty details, visit LPCorp.com/SmartSide



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: September 23, 2020 (for the September 28, 2020 meeting)
SUBJECT: Certificate of Appropriateness for exterior alteration at 201 Caroline Street

ISSUE

Karen Hyland requests to replace the existing diamond-patterned asbestos shingle roof on the original portion of this residence with dimensional asphalt shingles and install half-round gutters at the eaves.

RECOMMENDATION

Approval of the request to install half-round gutters and round downspouts in previously used locations.

Denial of the request to replace asbestos roofing with asphalt shingles because it does not meet the standards in City Code §72-23.1(D)2, specifically standard #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.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

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

8. Avoid replacing roofs with a substitute material that does not convey the same visual appearance of the historic roof. Replacing a metal shingle roof with standing seam metal, for example, alters a defining architectural characteristic. If replacement of a roof is not technically or economically feasible, the substitute material should convey the same visual appearance of the original roof as much as possible.

BACKGROUND

The ARB opened a public hearing on this application on September 14, 2020. One public comment recommending that the diamond pattern of the roof be retained was received in advance of the

meeting; no comments have been received since the meeting occurred. The remainder of this staff memorandum and the recommendation remain unchanged.

The residence at 201 Caroline Street, known as the “Pink Lady” house, was constructed c.1904 in the Queen Anne style. Two-and-one-half stories in height, clad in weatherboard, and resting on a brick foundation, the dwelling is topped by a complex cross-gabled roof. Pedimented gables are located above the front and side elevations and are accented by wide, overhanging eaves, a denticular cornice, and a molded wood frieze. The roof is clad in diamond-patterned asbestos shingles and a pedimented front-gabled dormer is located above the left bay of the façade. A decorative circular stained glass window ornaments the front gable end. A one-story porch supported by fluted Tuscan columns on paneled wood piers and surrounded by a turned wood balustrade spans the façade. Additional character-defining features include the second-story bay window, rectangular projecting bay at the southwest corner, and central interior brick chimneys. One-over-one, wood, double-hung sash windows are typical. A two-story, side-gabled rear addition with a rear-facing turret was constructed in 2003. The dwelling is a contributing structure in the Historic District.

The applicant proposes to replace the diamond-patterned asbestos roofing on the original front portion of the structure and reinstall half-round gutters and round downspouts that were previously removed from the property. The roofing on the rear addition will also be replaced in-kind with asphalt shingles, which does not require ARB review. The request to reinstall metal half-round gutters and round downspouts should be approved as submitted. The gutter hangers still in place demonstrate their previous use and the installation will not have any adverse impact on the property.

Due to deterioration that has been exacerbated by recent storms, the roof is currently leaking and heavily deteriorated. Replacement in-kind with asbestos is not possible and repairs are no longer feasible due to the abatement requirements for the material. The applicant is requesting to replace the roof with dimensional asphalt shingles. Sanborn fire insurance maps indicate that the original roofing material was wood shingles. The porch roofs were replaced with a non-combustible material by 1927, but the wood shingles on the main roof remained in place until after 1947.

As retention of the asbestos shingles is not possible, an appropriate replacement material would be either one documented to have been used at this property or one that replicates the appearance of the existing diamond-patterned shingles. Asphalt shingles do not provide the appropriate visual character and would also eliminate the visual distinction that currently exists between the original portion of the structure and the 2003 addition. It is recommended that the request to replace the existing roof with dimensional asphalt shingles be denied because it does not meet the standards in City Code §72-23.1(D)2, specifically standard #6. The applicant should consider alternative replacement materials such as wood shingles matching the original material, or diamond-patterned shingles matching the dimensions and patterning of the asbestos roof. Metal shingles may be the most visually similar.

APPROVAL CRITERIA

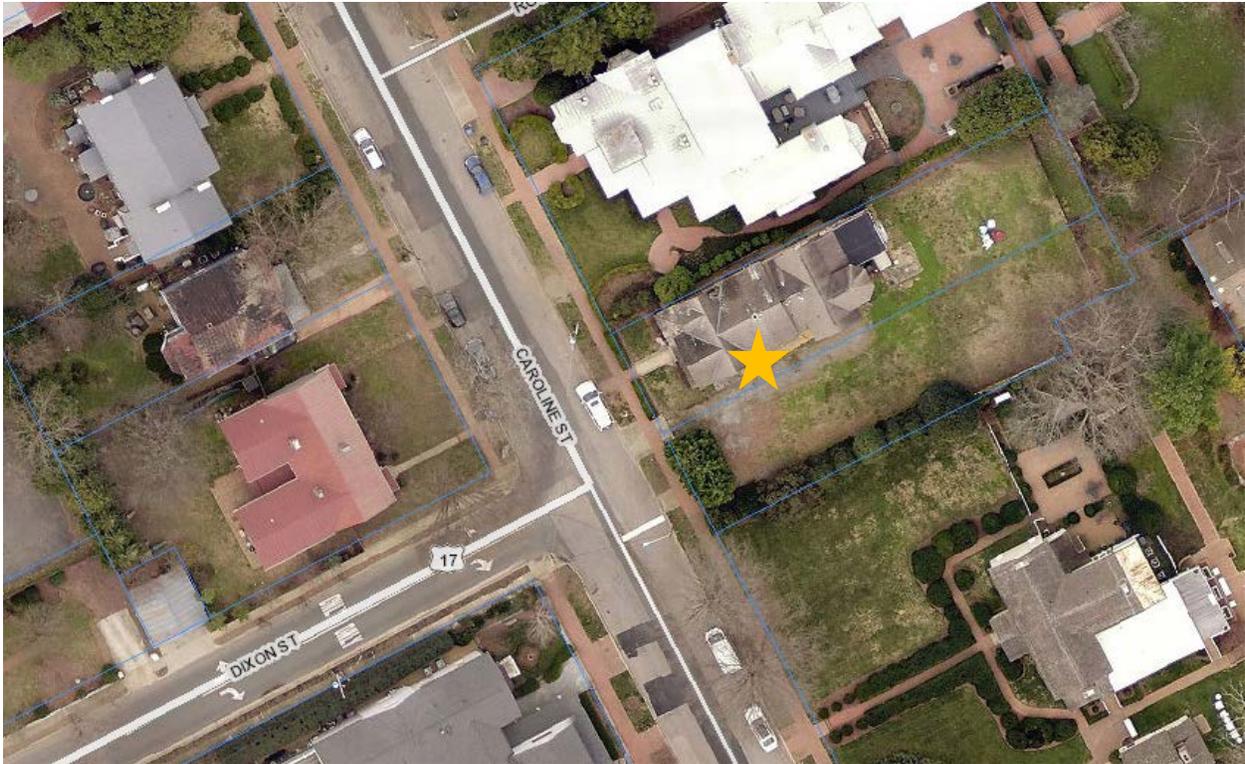
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S	D	NA	S – satisfies D – does not satisfy NA – not applicable
X			(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
	X (roof)		(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.
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X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
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Attachments:

1. Aerial photograph and front elevation view
2. Views from the public right-of-way
3. Sanborn Fire Insurance Maps, 1907 and 1947
4. Existing Conditions
5. Letter from Nash Roofing
6. Material specifications



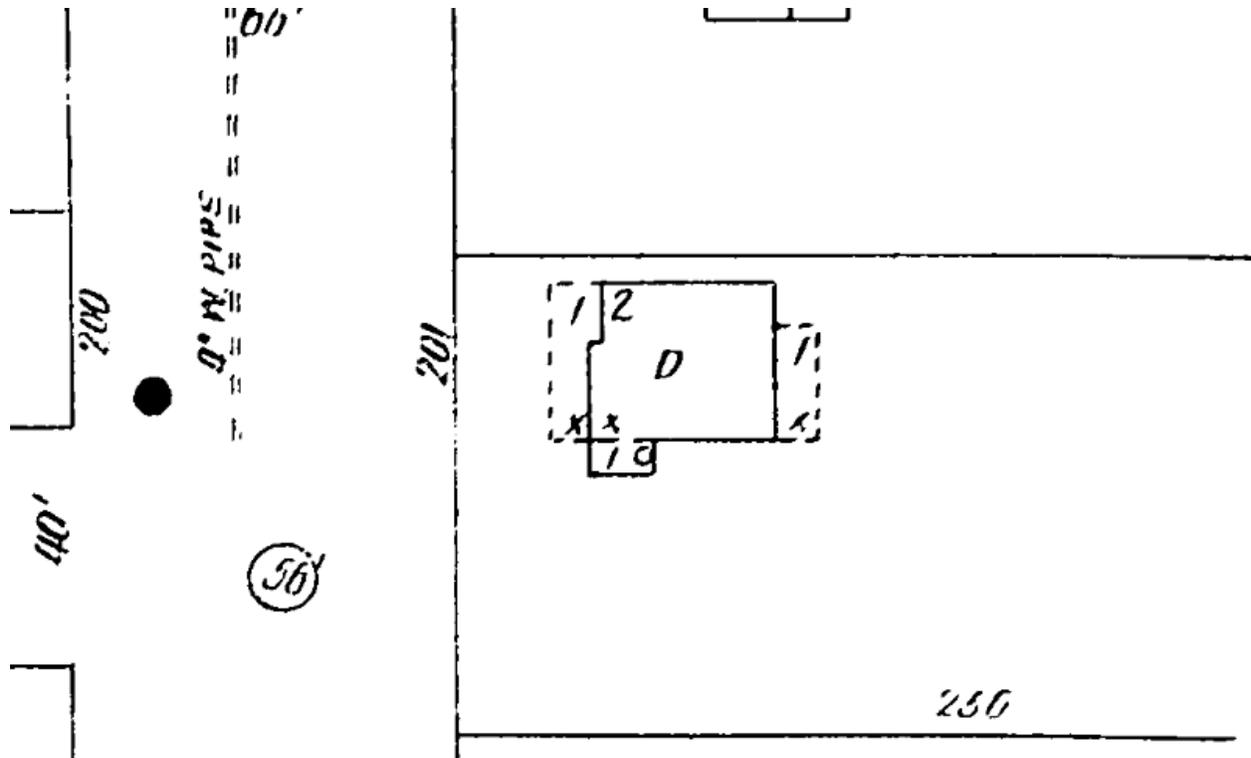
AERIAL



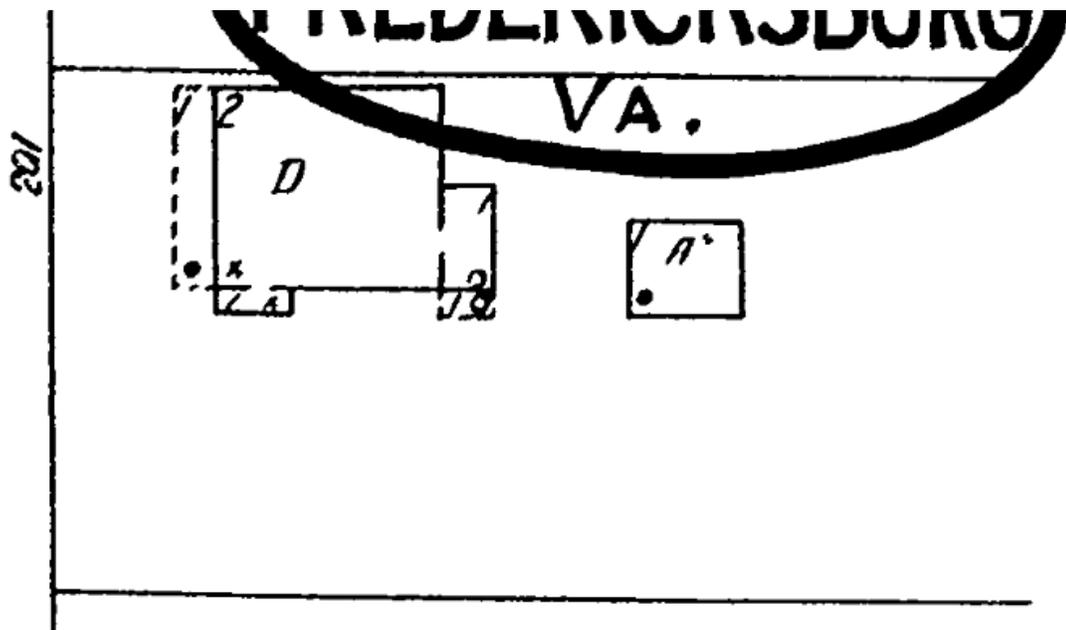
FRONT (WEST) ELEVATION



View looking southeast from Caroline Street



Sanborn Fire Insurance Map, 1907



Sanborn Fire Insurance Map, 1947



Existing Conditions





Gutter hangers still in place



Details of rafters





8/21/2020

Fredericksburg ABR

To whom it may concern,

An inspection of the current roof conditions and subsequent structural framing was performed and photos of the corresponding evidence were taken by Kristopher Nash, Co-owner of Nash Roofing, Inc. at the above listed address, the descriptions and opinions below are a result of that inspection.

The current roof system is a diamond shaped asbestos based concrete shingle which relies on a center nail in the top corner of the diamond with two supporting hangers on either adjacent corner to mechanically fasten the shingle to the 1" random plank subdeck. The framing for the roof is rough sawn true cut 2x6 rafters at 24" O.C. with no web bracing.

Under current building code the framing of the roof system does not support using heavy weight materials such as a concrete tile, slate tile, or clay tile. Furthermore, due to the unusual diamond profile of the current roof system, a light weight composite material such as synthetic slate will not replicate size, shape, or color.

We are proposing using a GAF Timberline American Harvest Dimensional shingle Color: Nantucket Morning, which while it does not provide a similar profile, does provide a similar dappling effect and coloring contrast achieved by the use of a proprietary granular patterning exclusively available to this particular line of shingle made by GAF.

During our inspection it was determined that at an earlier date the home had a built-in gutter system which was framed in and closed off at which time half round gutters were installed for drainage, that at a later date were removed, photo evidence shows a few of the remaining gutter hangers.

In an attempt to return the home to a more original state we would like to install half round gutters on the home.



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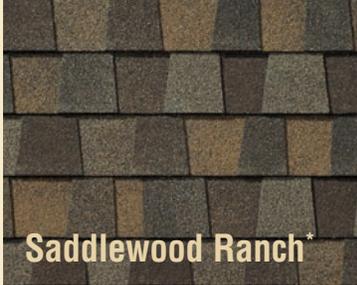


*StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

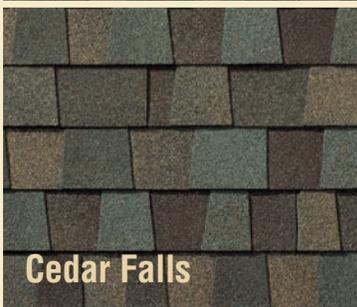
Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



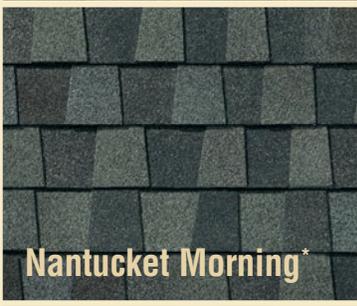
Color Shown:
Golden Harvest



Saddlewood Ranch*



Cedar Falls



Nantucket Morning*



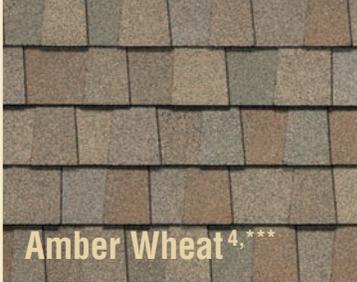
Appalachian Sky*



Golden Harvest



Midnight Blush**



Amber Wheat^{4,***}

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- **Extra-Dimensional...** Optimized construction and advanced color application techniques result in an extra-dimensional look.
- **Great Value...** Architecturally stylish, but practically priced — with a Lifetime Ltd. warranty.¹
- **Highest Roofing Fire Rating...** UL Class A, Listed to ANSI/UL 790.
- **High Performance...** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more).
- **Stays In Place...** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph!²
- **Peace Of Mind...** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years!¹
- **Perfect Finishing Touch...** Use Timbertex® Premium Ridge Cap Shingles with StainGuard® algae protection or TimberCrest™ Premium SBS-Modified Ridge Cap Shingles.³

¹ See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

² This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

³ These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

⁴ Timberline® American Harvest® Amber Wheat is rated by the Cool Roof Rating Council (CRRCC).

* Available only in the North, Central, Southeast, and Southwest Areas of the U.S.

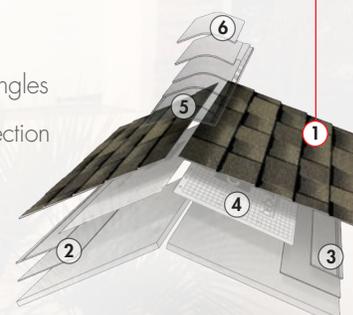
** Available only in the Northeast and Central Areas of the U.S.

*** Available only in the Southeast, Southwest, and West Areas of the U.S.

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1. Lifetime Shingles

2. Leak Barrier
3. Starter Strip Shingles
4. Roof Deck Protection
5. Cobra® Attic Ventilation
6. Ridge Cap Shingles





MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: September 23, 2020 (for the September 28, 2020 meeting)
SUBJECT: Certificate of Appropriateness for accessory structure at 203 Princess Elizabeth St.

ISSUE

Lesa and Mike Carter request to construct a one-story detached garage on the west side of this single-family residence.

RECOMMENDATION

Approval of the Certificate of Appropriateness for the request as submitted. The applicant is advised to monitor for archaeological deposits during any excavation work and notify the Historic Resources Planner of any findings.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

BACKGROUND

The ARB opened a public hearing on this application on September 14, 2020. One public comment in support of the staff recommendation was received in advance of the meeting; no comments have been received since the meeting occurred. The remainder of this staff memorandum and the recommendation remain unchanged.

The c.1925 residence at 203 Princess Elizabeth Street is a one-and-one-half story, side-gabled, wood-framed Craftsman-style bungalow sheathed in weatherboard, topped with an asphalt-shingle roof, and resting on a parged brick foundation. A front-gabled dormer is centered on the front roof slope and the full-width, shed-roofed front porch is supported by square brick piers topped with battered

wood posts. A simple picketed balustrade runs between the piers. Character-defining features include wide overhanging eaves supported by simple triangular brackets, three-over-one double-hung sash windows, and a brick chimney with corbelled cap. The dwelling is a contributing structure in the Historic District.

The applicant proposes to construct a one-story garage on the west side of the primary structure. A similar garage was approved by the ARB in 2018, but the property owners have now modified the design and reduced the overall size of the proposed garage. The design proposed is for a wood-framed accessory structure topped by a front-gabled roof clad in asphalt shingles. The walls will be clad in smooth lapped fiber cement siding with a five-inch reveal to match the main house. Trim elements, including corner boards, fascia, and frieze, will also be constructed of fiber cement. A three-bay, steel, paneled, carriage-style garage door is centered on the front elevation and a square casement window is located in the gable end. The gable ends are enclosed by a metal-clad intermediate roof. The building is proposed to be 16 feet wide by 25 feet in length, and will be 12 feet 3 ½ inches in height at the midpoint of the gable.

Fredericksburg's *Historic District Handbook* does not provide specific guidelines for the construction of new accessory structures, but the City of Richmond's *Design Review Guidelines* provide guidance that aligns with Fredericksburg's Historic District standards:

1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.
2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.
3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.
4. Prefabricated yard structures are discouraged.

The proposed structure will be located to the side of the primary structure, set behind the front wall of the house. The garage does not encroach on any required setbacks, and meets all zoning requirements for the property. The design, including roof type and materials, is compatible with the character of the Craftsman-style residence and is clearly secondary in nature in size, placement, and detailing. Detached accessory garages are typical of this architectural style and Princess Elizabeth Street is characterized by a mix of building types and frontages. The proposed design is compatible with the character of the site and the district, and approval as submitted is recommended. It is recommended that the applicant monitor for archaeological deposits during any excavation work and notify the Historic Resources Planner of any findings.

APPROVAL CRITERIA

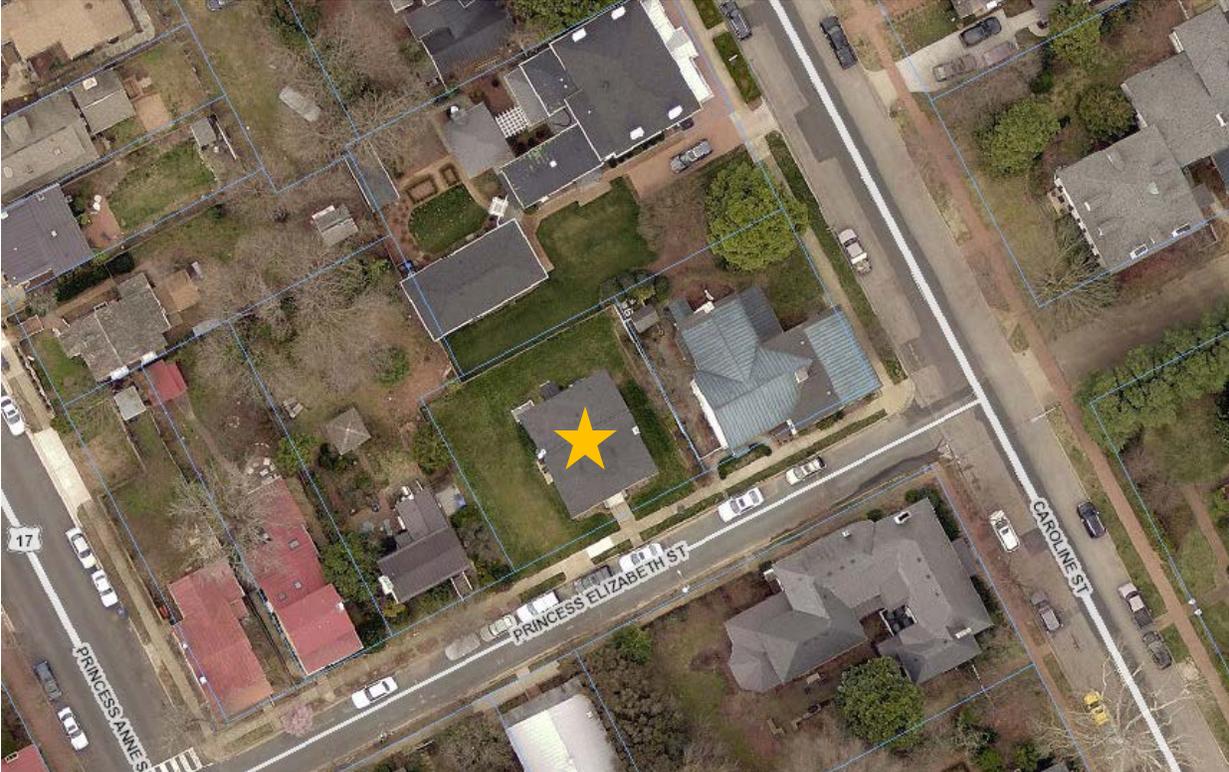
Criteria for evaluating proposed changes are found in City Code § 72-23.1(D)2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

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. Views from the public right-of-way
3. Project specifications
4. Floor plans
5. Elevations
6. Material specifications
7. Site layout



AERIAL



FRONT (SOUTH) ELEVATION



View looking northwest from Princess Elizabeth Street



View looking northeast from Princess Elizabeth Street

**Freeland Engineering, P.C.**

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

August 18, 2020

RE: 203 Princess Elizabeth Street
ARB Certificate of Appropriateness application
Michael and Lesa Carter (property owners)
Melissa T. Colombo of Freeland Engineering, PC (Applicant Representative)

Attached is an application for a Certificate of Appropriateness for a detached garage at 203 Princess Elizabeth Street. This is a revision to the initial approved application from August 2018. Please see below for project data specifics:

Existing property / primary structure data:

Zoning:	R4, Historic District
Lot:	244 B1 50-203
Lot Size:	5,904 sq ft
Heated floor area of existing bldg.:	2,354 sq ft
Min side setback:	6'-0"
Min front setback:	18'-0"
Min rear setback:	24'-0"
Max height:	25'-0"

Building data of proposed detached garage

Garage area:	400 sq ft < 589 sq ft (max 25% of heated floor area of primary structure)
Side setback:	6'-9" > 6'-0" minimum
Front setback:	18'-5" > 18'-0" minimum
Rear setback:	24'-5" > 24'-0" minimum
Mean height:	12'-3 1/2" < 25'-0"

Garage Door (Custom size)

Size:	12'0"x8'-0"
Style:	Garage Carriage style overhead door - Eastman E-11 panel design Insulated steel door w/ wood grain finish
Glass:	Thermopane Panoramic Satin glass - 4 lite panels (simulated divided light)
Hardware:	Spear hinge at top / bottom of solid panel and Spear pulls

Entry Door (Right Side Elevation)

Size:	3'-0"x6'-8"
Style:	Andersen Straightline Series – Rectangular Glass Panel 194 3 lite over single panel (simulated divided light,) paint / stain grade

Fixed transom window (Front elevation)

Size:	2'-0"x1'-8"
Style:	Single lite, paint / stain grade

Siding:

Size: 6.25" / 5" reveal (to match existing at house)
Style: Hardieplank Smooth Lap (or equiv.)

Trim:

Size: 3.5" (Corner board, Rake trim and Window / Door trim)
5.5" (Rake board, Fascia board & Frieze board)
Style: Hardietrim 4/4 Smooth (or equiv.)

Roof (at primary garage roof):

Style: Composition shingles to match primary structure

Decorative roofing (Gable ends):

Style: Standing seam metal roof
Size: 16" width, 1" rib height, 29 gauge, painted

Lighting (at rear elevation)

Style: Gooseneck Dahlia sign downlight – Arm G8 Traditional
Size: 24" straight arm w/ 1-1/2" base mount, painted
12" Old-Age adjustable shade, painted

Exterior Mechanical Unit (Left Side elevation towards rear)

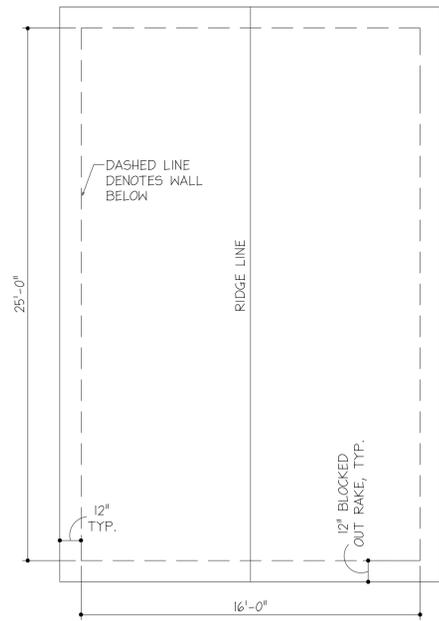
Style: Wall Mounted Split Unit
Manufacturer TBD

Please let me know if you have any additional questions.

Sincerely,



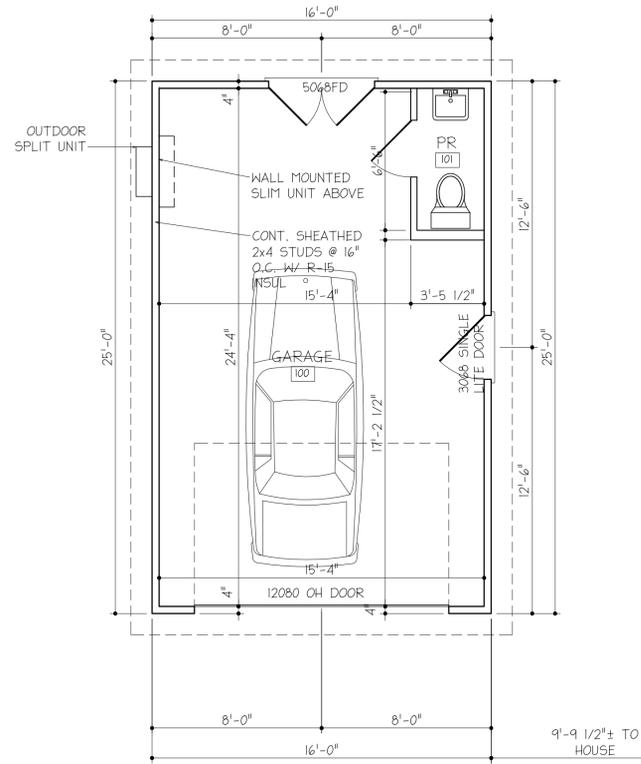
Melissa T. Colombo, Architect AIA
Freeland Engineering, PC



DETACHED GARAGE ROOF PLAN

1/4"=1'-0"

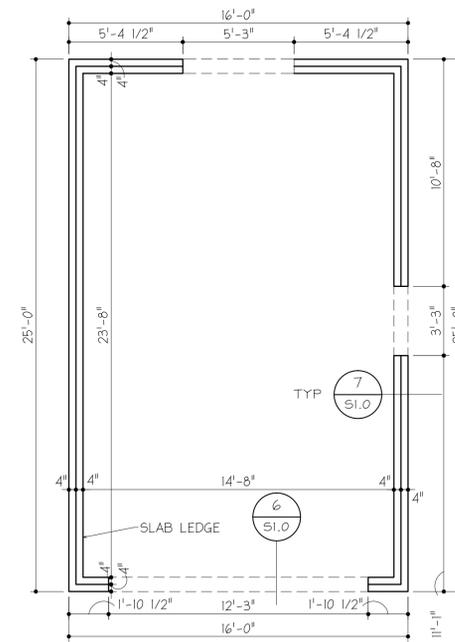
3



DETACHED GARAGE FLOOR PLAN

1/4"=1'-0"

2



DETACHED GARAGE FOUNDATION PLAN

1/4"=1'-0"

1

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Drawn By: MTC

Designed By: MTC

Checked By: RPF

Project #: 3381

Date: 2020-08-17

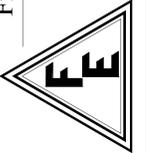
Issue: ARB

Sheet:

DETACHED GARAGE
PLANS

Sheet No: **A1.0**

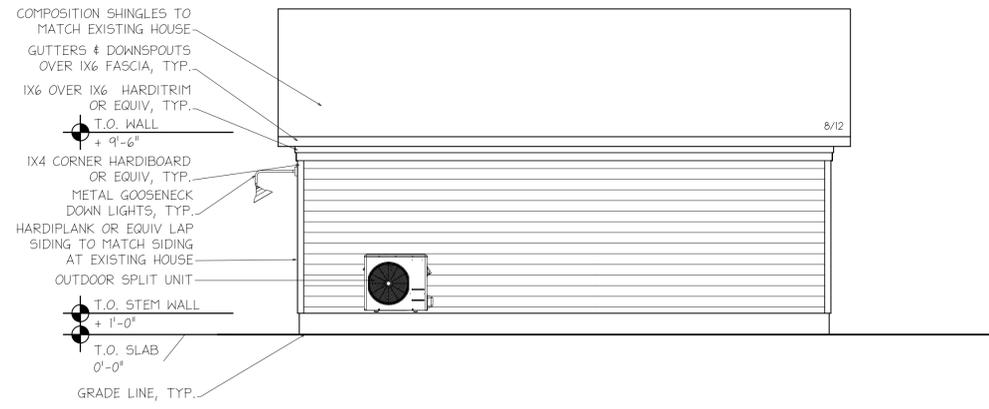
Freeland Engineering, P.C.
10814 Courthouse Rd
Fredericksburg, VA 22408
Ph: 540.898.3092
Fax: 877.658.7735
Web: www.freelandengineeringpc.com
Email: rfreeland@freelandengineeringpc.com



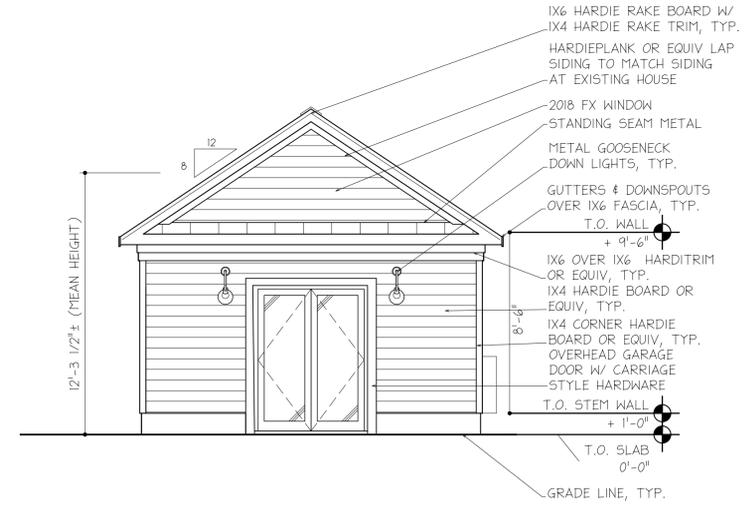
Carter Detached Garage

203 Princess Elizabeth Street
Fredericksburg, VA 22401

Date:	Issue:	Rev #:	Initials:
2018-05-09	PRELIM		MTC
2018-07-02	PRELIM		MTC
2018-08-17	ARB		MTC
2020-07-21	REVIEW		MTC
2020-07-23	REVIEW		MTC
2020-08-17	ARB		MTC



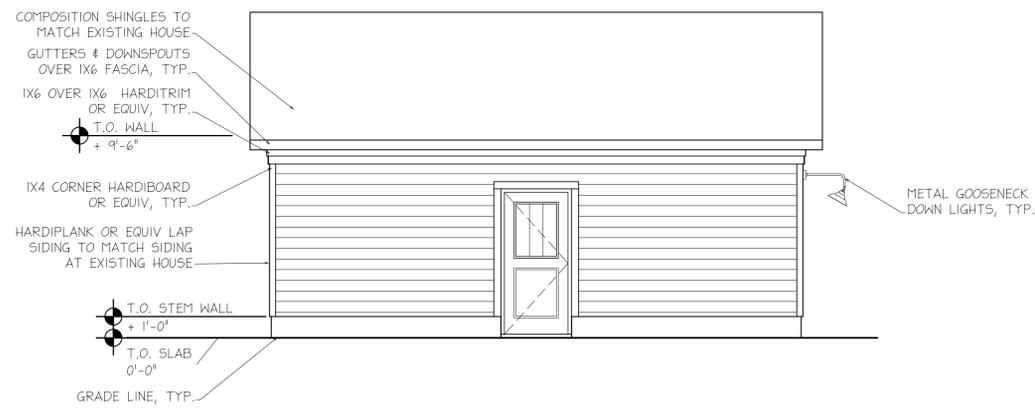
DETACHED GARAGE LEFT SIDE ELEVATION



DETACHED GARAGE REAR ELEVATION

1/4"=1'-0"

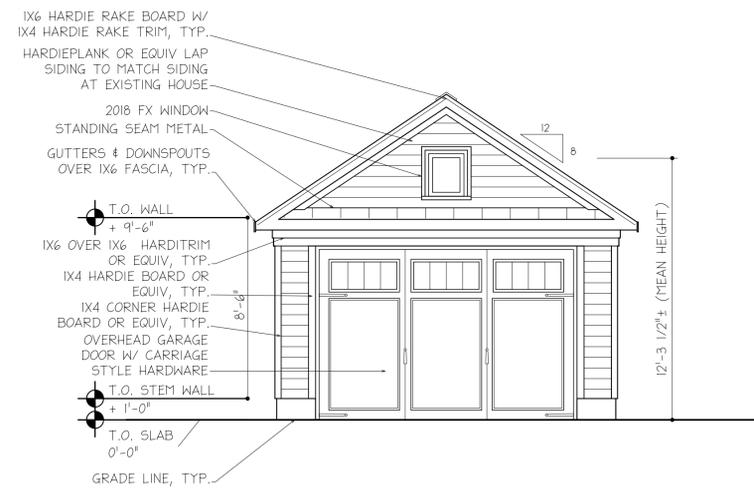
2



DETACHED GARAGE RIGHT SIDE ELEVATION

1/4"=1'-0"

2



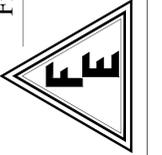
DETACHED GARAGE FRONT ELEVATION

1/4"=1'-0"

1

Issue:	Rev #:	Initials:
2018-03-08		MTC
2018-05-04		MTC
2018-07-02		MTC
2018-08-17		MTC
2020-07-21		MTC
2020-08-17		MTC

Freeland Engineering, P.C.
 10814 Courthouse Rd
 Fredericksburg, VA 22408
 Ph: 540.898.3092
 Fax: 877.658.7735
 Web: www.freelandengineeringpc.com
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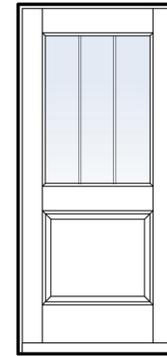
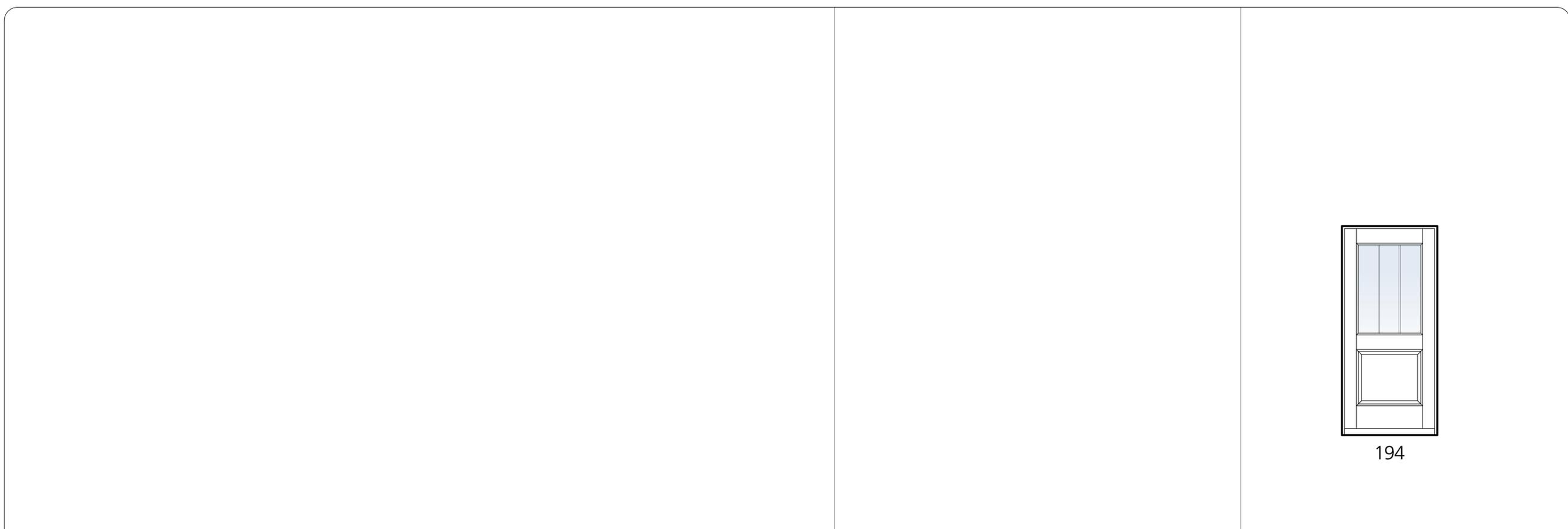
Carter Detached Garage
 203 Princess Elizabeth Street
 Fredericksburg, VA 22401

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Designed By:	MTC
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Project #:	3381
Date:	2020-08-17
Issue:	ARB
Sheet:	

DETACHED GARAGE ELEVATIONS

Sheet No: **A2.0**



194

Date	Issue	Rev #	Initials
2018-06-17	ARB		MTC
2020-06-17	ARB		MTC

Freeland Engineering, P.C.
 10814 Courthouse Rd
 Fredericksburg, VA 22408
 Ph: 540.898.3092
 Fax: 877.658.7735
 Web: www.FreelandEngineeringPC.com
 Email: rfreeland@FreelandEngineeringPC.com

Spear Hinge (16" and 18" available)

Large Spear Handle

GARAGE DOOR HARDWARE 4

Model: Eastman E-11
Quantity: 1
Size: 12' 0" x 8' 0" (width x height)
Sections: 1 3/4"-thick galvanized steel + 5/8" overlays, insulation R-16
 26-gauge galvanized steel, woodgrain finish; Each section is built with solid mechanical interlocking joint using triple contact InterLok weatherstripping. Pressure-injected polyurethane foam insulation.
Color: Ice White, Overlays: Ice White
Windows: Thermopane - Panoramic section 4 Satin vertical lites
Grids: White
 Full vision window sections (service-station type) (total thickness: 7/8") are composed of glass sections, inserted into aluminum extrusion.

CARRIAGE STYLE OVERHEAD GARAGE DOOR 3

4/4 NT3* SMOOTH
 Arctic White

HARDIE-PLANK LAP SIDING & TRIM 3

ANDERSEN STRAIGHTLINE W/ GLASS PANEL 5

Arm G8 - Traditional

GOOSENECK LIGHTS 1

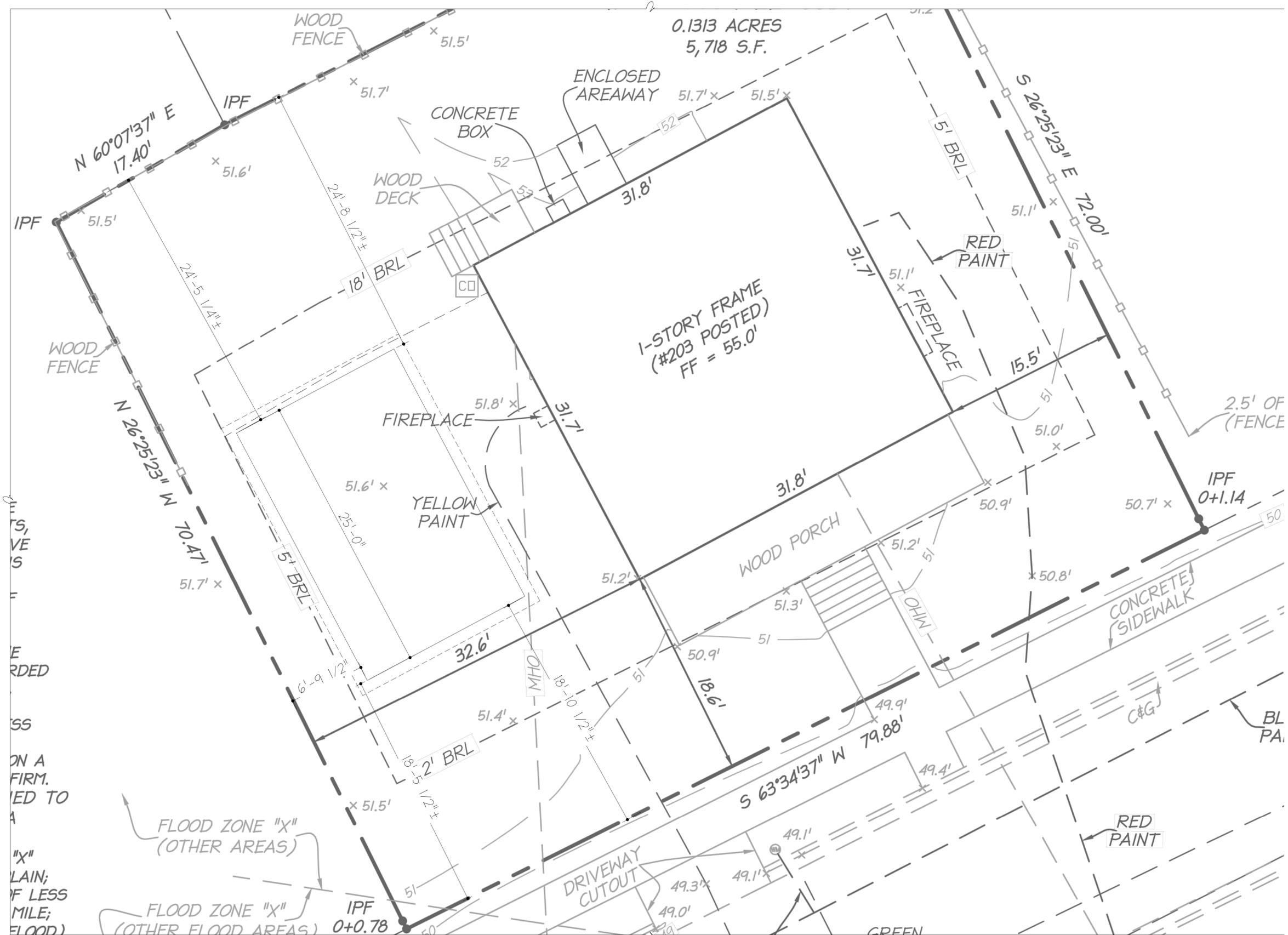
Carter Detached Garage
 203 Princess Elizabeth Street
 Fredericksburg, VA 22401

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Designed By: MTC
Checked By: RPF
Project #: 3381
Date: 2020-06-17
Issue: ARB
Sheet:

MATERIAL SPECS

Sheet No: A1.1



PROPOSED DETACHED GARAGE LOCATION

Initials:	Rev #:
MTC	
MTC	
MTC	
MTC	

Issue: ARB
 2018-08-17
 REVIEW
 2020-07-21
 REVIEW
 2020-07-23
 ARB
 2020-08-17



Freeland Engineering, P.C.
 10814 Courthouse Rd
 Fredericksburg, VA 22408
 Ph: 540.898.3092
 Fax: 877.658.7735
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Drawn By:	MTC
Designed By:	MTC
Checked By:	RPF
Project #:	3381
Date:	2020-08-17
Issue:	ARB
Sheet:	

PROPOSED DETACHED GARAGE LOCATION



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: September 23, 2020 (for the September 28, 2020 meeting)
SUBJECT: Certificate of Appropriateness for exterior alteration at 905-909 Caroline Street

ISSUE

Thomas Mitchell requests to make alterations to this commercial building, the former Pitts' Colonial Theater, including replacing the existing marquee with a new metal-framed marquee and enclosing the recessed entry with glass doors.

RECOMMENDATION

Approval of the Certificate of Appropriateness for the request on condition that frameless glass doors are utilized for the lobby enclosure to ensure maximum visibility and the ends of the awning structure are solid rather than open.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Storefronts (Historic District Handbook, pg. 92)

1. Retain and repair all elements, materials, and features that are original to the storefront or are sensitive remodelings.
4. Avoid adding incompatible elements or materials such as coach lanterns, overhanging roofs, small paned windows, wood shakes, vertical siding, or shutters on windows where they never previously existed.
5. Avoid creating a false historic appearance by remodeling a building with elements from an earlier period of construction.

BACKGROUND

The ARB opened a public hearing on this application on September 14, 2020. One public comment was received in advance of the meeting recommending that if any original structural elements of the marquee remain, they should be incorporated into the new design; no comments have been received since the meeting occurred. The remainder of this staff memorandum remains unchanged, but the staff recommendation now includes the condition to enclose the ends of the new marquee in response to comments from the Board.

The commercial building at 905-909 Caroline Street was originally constructed as Pitts' Colonial Theater in 1929. The two-story, Colonial Revival-style building features a central entry bay for the former movie theater flanked by two small commercial storefronts. Constructed of brick laid in Flemish bond, the building is topped by a flat roof. The elaborate parapet includes alternating sections of brick and heavy, turned wood balustrade with paneled posts. The heavy molded cornice includes dentils, an incised frieze, and corner blocks with a sunburst design. Granite quoins delineate the two side bays, and the central bay features three six-over-nine double-hung wood sash windows with front-gabled pediments and molded surrounds separated by fluted pilasters. The windows above the side bays are topped by blind transom and semi-circular brick arches. A central marquee projects out from the central bay to shelter the recessed entry with marble floors and walls and scrolled metal gates. This is a contributing structure in the Historic District.

The applicant is in the process of making repairs to this building and proposes two alterations to enhance safety and ongoing use of the property. The projecting marquee would be replaced with a new marquee of generally the same dimensions. The current marquee is constructed of simple wood framing; the construction details as well as historic photos indicate that the marquee has been replaced or modified at least three times in the building's history. The current structure most likely post-dates the use of the building as a theater and the wood framing is in poor condition.

The new marquee would be constructed of a painted metal truss system topped by translucent roof panels. Two additional metal suspension braces would be added to match the existing two. Rain handler strips would be installed at the edge of the roof, and LED lighting in a warm, white tone would illuminate the underside of the marquee. New building signage, including metal standing letters above the center front of the marquee and hanging flat panel signs at either end, would be included.

The applicant also proposes to enclose the recessed entry lobby formerly used for the theatre with glass storefront doors. The building is primarily used for retail businesses and apartments, and is no longer in heavy use after dark as it was when in use as a theater. As a result, the building owner has continuous issues with trash, vandalism, and individuals gathering who are not patrons of the building. A series of glass doors with minimal metal framing is proposed to span the entire entry of the recessed lobby. In general, the glass doors are an appropriate method to retain visibility of the space; however, it is recommended that frameless glass doors be used to ensure that the relationship of the building lobby to the sidewalk is retained as much as possible. Approval of the application with the condition to use frameless glass doors is recommended.

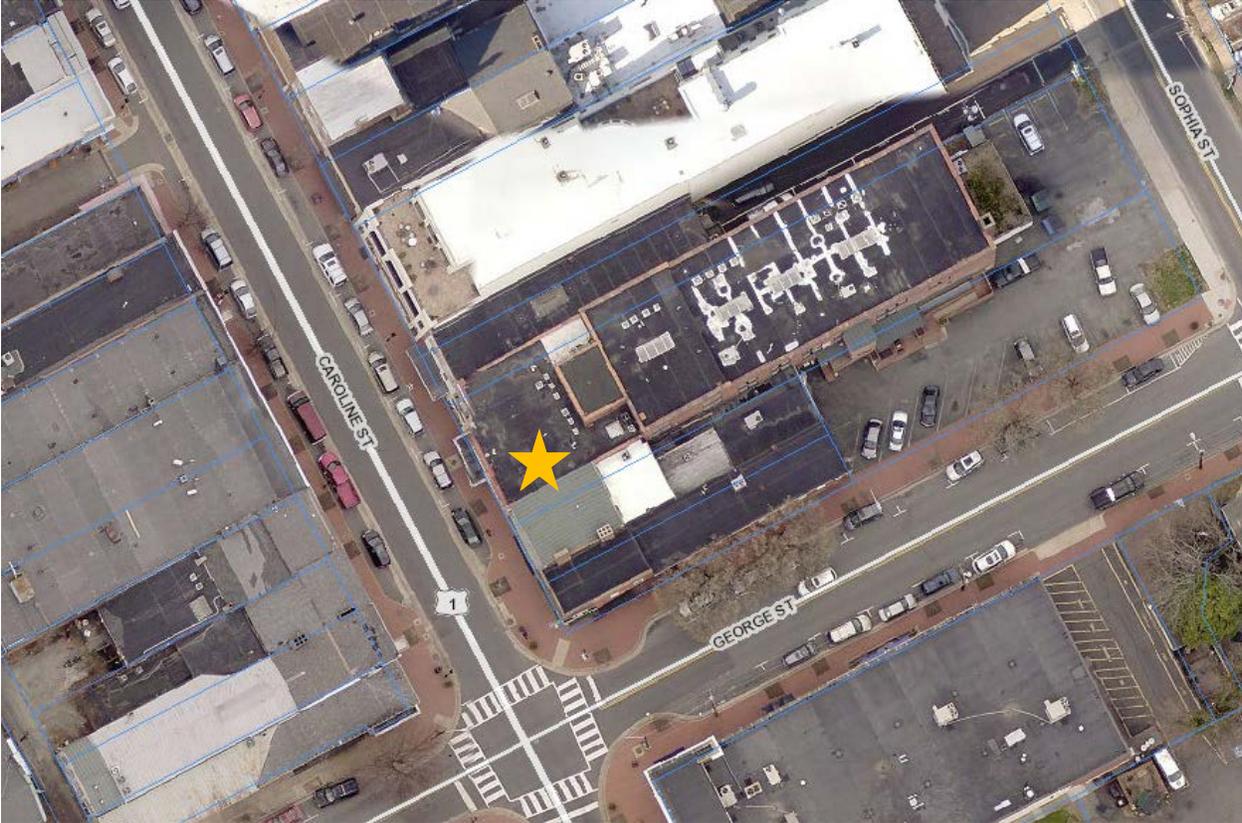
APPROVAL CRITERIA

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

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
X			(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
X			(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
X			(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
X			(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Attachments:

1. Aerial photograph and front elevation view
2. Historic photographs
3. Existing conditions photographs
4. Project details



AERIAL



FRONT (WEST) ELEVATION



Pitts' Colonial Theater in 1932



The Colonial Theater marquee seen in 1955



Existing Conditions



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

August 18, 2020

RE: 905-909 Caroline Street (Galleria)
ARB Certificate of Appropriateness application
Thomas Mitchell (property owner)
Melissa T. Colombo of Freeland Engineering, PC (Applicant Representative)

Attached is an application for a Certificate of Appropriateness for a new marquee to replace the existing marquee and the addition of storefront glass at the existing lobby. Please see below for project data specifics:

Existing property / primary structure data:

Zoning:	CD, Historic District
Year:	1929
Materials:	Brick and Stone elevation at Caroline Street w/ storefront entries flanking center entrance. Wood box marquee with painted lettering.

Proposed alterations:

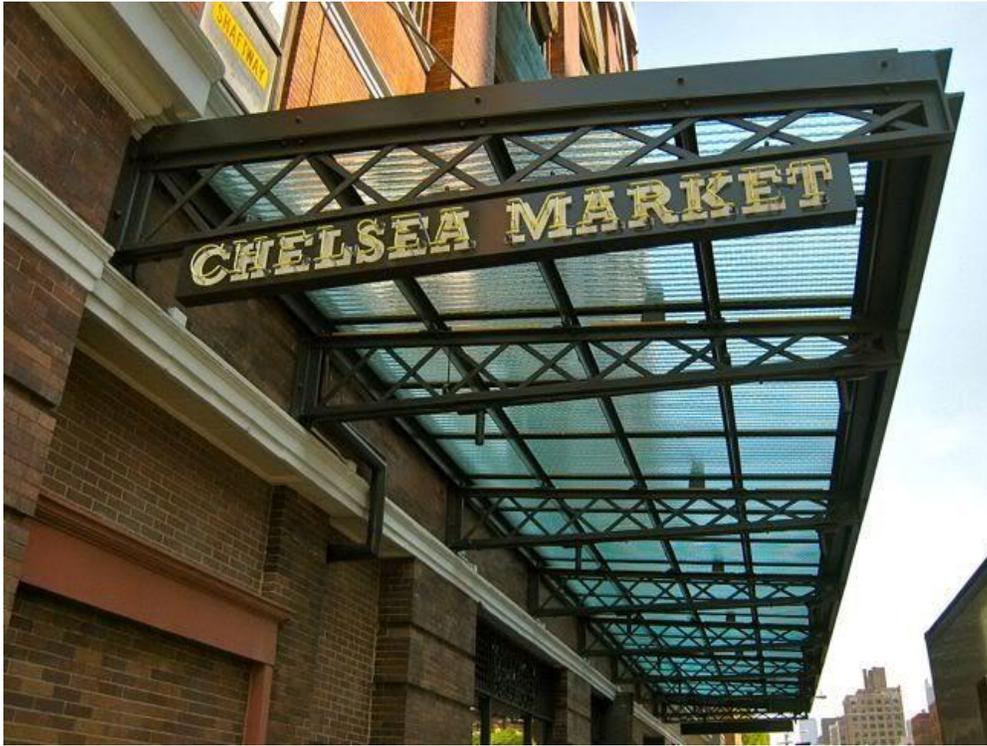
Marquee / Awning

The property owner wishes to remove the existing wood marquee / awning and construct a new metal awning with transparent roof panels. The existing awning is in disrepair and does not appear to be the original marquee to the building.

The proposed new marquee would be of the dimensions of the existing and attach to the existing structure using the existing two braces, in addition to, two new braces. The new marquee would be constructed of a lightweight painted metal truss system with translucent roof panels. The attachment points / heights of the metal braces will remain the same as the existing marquee.

The translucent panels will allow for more natural lighting under the marquee. This area and the lobby behind it are very dark during the day and even more so after sunset. LED light strips will be added to the interior perimeter of the marquee (2700k) to provide a soft illumination of the marquee from the interior. Rain handler strips will be installed on the roofing edge of the marquee to redistribute rain water.

The new signage lettering at the street side will be standing letters attached to the top edge of the marquee. The lettering on the sidewalk side will be a hanging flat panel with lettering on each side as a pedestrian approaches the building. The overall square footage of the lettering/signage is to remain the same or smaller than the existing. Please note: the example shown in these documents show illuminated letters which this project will not have.



Similar Awning (Chelsea Market, NYC)

Please note: lettering will not be illuminated with neon like in this photo.



Rainhandler – water diverter



Rain Handler installed at commercial canopy (at arrow)

Storefront Glass at Existing Lobby

The existing lobby area is setback from the pedestrian walkway. This area once provided shelter for movie goers during its cinema days, however, it now creates a congregation area for individuals that are not patrons of the building. The building owner has continuous issues with trash, cigarettes, human waste, individuals vandalizing the building bathrooms and overnight congregation in the area on Caroline Street. Caroline Street is the primary entrance for several businesses, as well as, access to the apartments on the second floor.

The existing layout creates a dark holding area upon entering the building. This proposed design intends to increase natural light (marquee changes,) limit access to the building for business patrons and residents only and create a safe and clean space for patrons and residents.

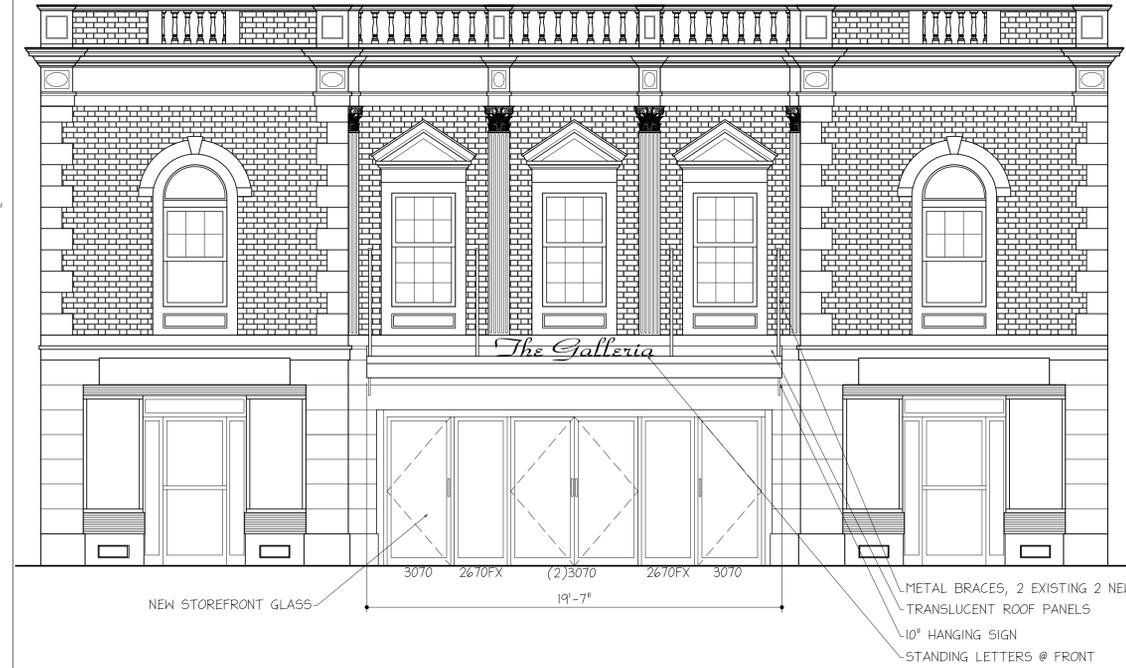
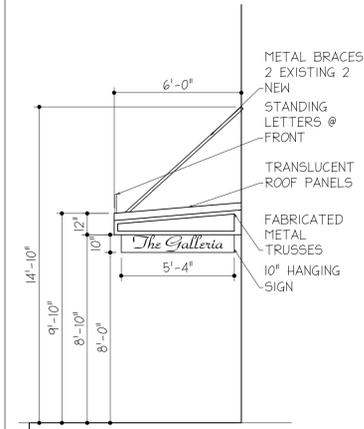
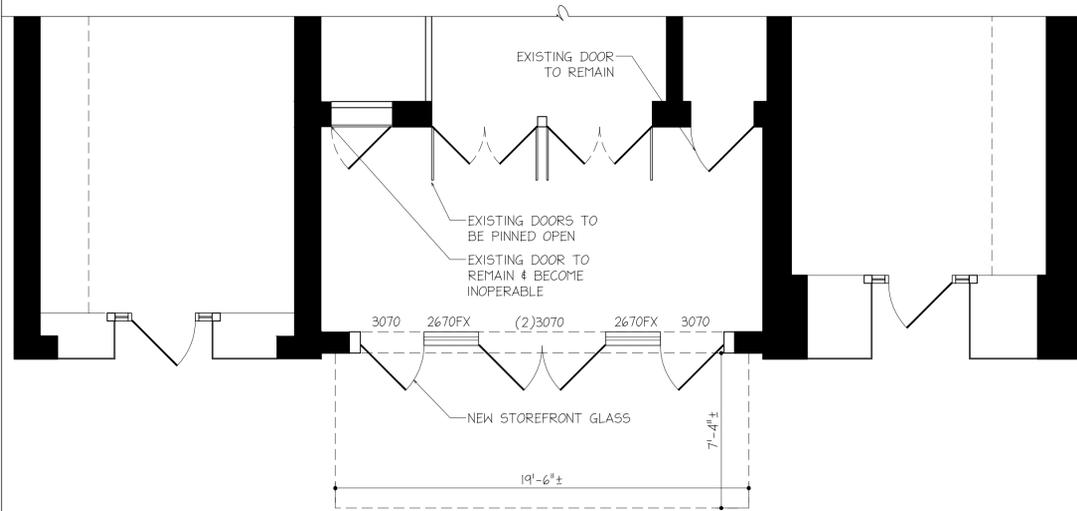
The proposed design includes a storefront glass system at the existing building opening. The existing doors beyond will be painted a lighter color and pinned in the 'open' position. The existing resident's access door to the far right will have an electronic FOB access. The storefront glass will have FOB access after hours when the building is locked.

Please let me know if you have any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa T. Colombo', with a long horizontal flourish extending to the right.

Melissa T. Colombo, Architect AIA
Freeland Engineering, PC



PARTIAL PROPOSED PLAN

1/4"=1'-0"

6

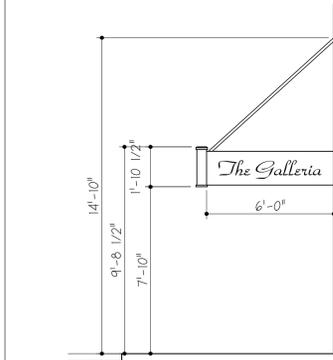
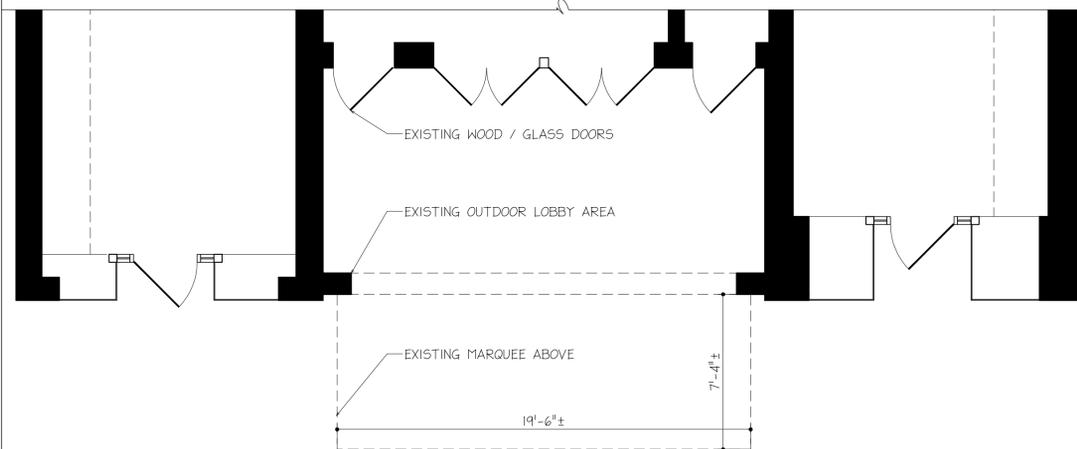
PROP SIDE ELEV 1/4"=1'-0"

5

PROPOSED FRONT ELEVATION

1/4"=1'-0"

4



PARTIAL EXISTING PLAN

1/4"=1'-0"

3

EX SIDE ELEV 1/4"=1'-0"

2

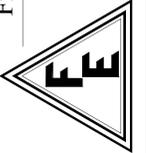
EXISTING FRONT ELEVATION

1/4"=1'-0"

1

Date:	Issue:	Rev #:	Initials:
2020-04-07	REVIEW		MTC
2020-08-17	ARB		MTC

Freeland Engineering, P.C.
 10814 Courthouse Rd
 Fredericksburg, VA 22408
 Ph: 540.898.3092
 Fax: 877.658.7735
 Web: www.FreelandEngineeringPC.com
 Email: rfreeland@FreelandEngineeringPC.com



Galleria
 Tommy Mitchell Leasing
 902-909 Caroline Street
 Fredericksburg, VA 22401

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Drawn By: MTC
 Designed By: MTC
 Checked By: RPF
 Project #: 4753
 Date: 2020-08-17
 Issue: ARB
 Sheet:
 EXISTING & PROPOSED
 FRONT & SIDE
 ELEVATIONS & ENTRY
 PLANS

Sheet No: **A2.0**



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: September 23, 2020 (for the September 28, 2020 meeting)
SUBJECT: Certificate of Appropriateness for accessory structure alterations at 1111 Prince Edward Street

ISSUE

Jessica and Chuck Beringer request to make alterations to the existing detached garage at this residential property, including removing one door, creating an opening in the west elevation, and constructing a chimney.

RECOMMENDATION

Approval of the Certificate of Appropriateness for the request on condition that the single entry door is retained on site and the wall-mounted trellis is attached through the mortar joints rather than the historic brick.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Materials – Masonry (Historic District Handbook, pg. 101)

1. Removing or radically changing masonry features will diminish a building's character. Retain masonry features that define this character such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns. It is also important to retain mortar joint size and tooling; the size, texture, and pattern of the masonry units; and the color of the masonry.

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

BACKGROUND

The ARB opened a public hearing on this application on September 14, 2020. One public comment in support of the staff recommendation was received in advance of the meeting; no comments have been received since the meeting occurred. Board members requested some additional information on this application, including assessing visibility of the alterations and providing details on the proposed fencing.

Staff has determined that the east side elevation has minimal visibility from the public right-of-way. The new projecting deck at the rear elevation of the garage is not likely to be visible from the street. The applicant has confirmed that the proposed fencing will be the same style as the wood fence already existing on site and will be six feet in height in the rear yard area. The fence height will be reduced to four feet in height when located closer to the street than the side wall of the main residence. The applicant also provided an image to show the appearance of the proposed trellis which would be constructed of painted wood or aluminum and attached through the mortar joints to the interior structure. The staff recommendation remains unchanged.

The residence at 1111 Prince Edward Street was constructed in 1916 in the Colonial Revival style. Two-and-one-half stories in height and topped by an asphalt-shingle-clad, side-gabled roof, the dwelling is clad in an English bond brick veneer and rests on a poured-concrete foundation. A prominent, one-story, five-bay porch spans the first story of the symmetrically-ordered façade. A projecting pediment tops the central entry to the porch and the full entablature is supported by paired, fluted, Doric columns. Nine-over-one, wood, double-hung sash windows with wood architrave moldings, stone lintels, and louvered wood shutters are typical. A bay window is centered on the second floor of the façade and three one-bay dormers line the front roof slope. Two dormers feature triangular pediments and the center dormer is topped by a rounded pediment. A projecting, molded cornice with modillions lines the eaves and terminates in cornice returns at the gable ends. The dwelling is a contributing structure in the Historic District.

A one-and-one-half-story, side-gabled, American-bond brick garage is located to the rear of the main house and was also constructed in 1916. Centered on the façade facing Lewis Street is a single-leaf paneled wood door. Paneled garage doors are located in two bays flanking the central entry and all three openings are topped by stone lintels. A gable dormer, flush with the façade, is centered at the roof. The applicants propose to adapt the garage for use as an indoor/outdoor space by opening the garage bay located closest to the house onto the backyard. The front elevation will remain unchanged with the exception of removing the central entry door and the garage door in the right bay from their openings.

At the west side elevation, a new opening is proposed in the masonry wall facing the house. The opening will be 10 feet in height, 12 feet in width, and topped by a precast stone lintel to match the existing openings. The removed brick will be used to construct a new interior chimney centered on the ridgeline above the left bay of the façade. Freestanding, rectangular, wood trellises will be located

at the side of each opening, and a projecting horizontal trellis mounted with curved brackets will span the façade above the openings. An additional masonry opening and the construction of a small deck is proposed at the rear of the structure, but these alterations will not be visible from any public right-of-way.

In general, the alterations proposed to the structure will not adversely impact its character-defining features. As an original structure on the site, the garage is an historic contributing feature of the property. The façade will remain largely unchanged and the garage door proposed to be removed is not original to the structure according to ARB records. The new opening proposed on the west side elevation is minimally visible from the public right-of-way and the brick to be removed will be repurposed on site. On condition that the trellises are attached through the mortar joints rather than the brick and the original central entry door is retained on site, the proposal should be approved.

APPROVAL CRITERIA

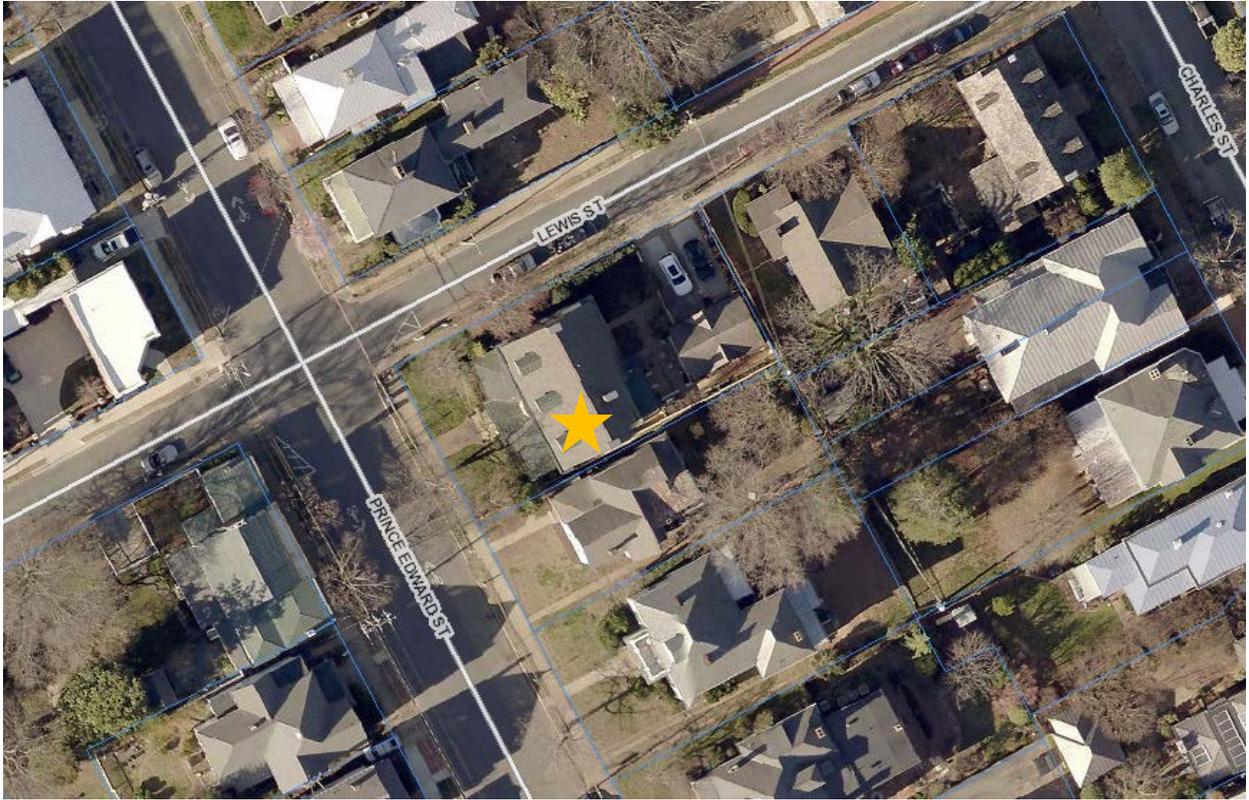
Criteria for evaluating proposed changes are found in City Code § 72-23.1(D)2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

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. Views from the public right-of-way
3. Sanborn Fire Insurance Map, 1919
4. Existing conditions photographs
5. Floor plans
6. Elevations



AERIAL



FRONT (WEST) ELEVATION



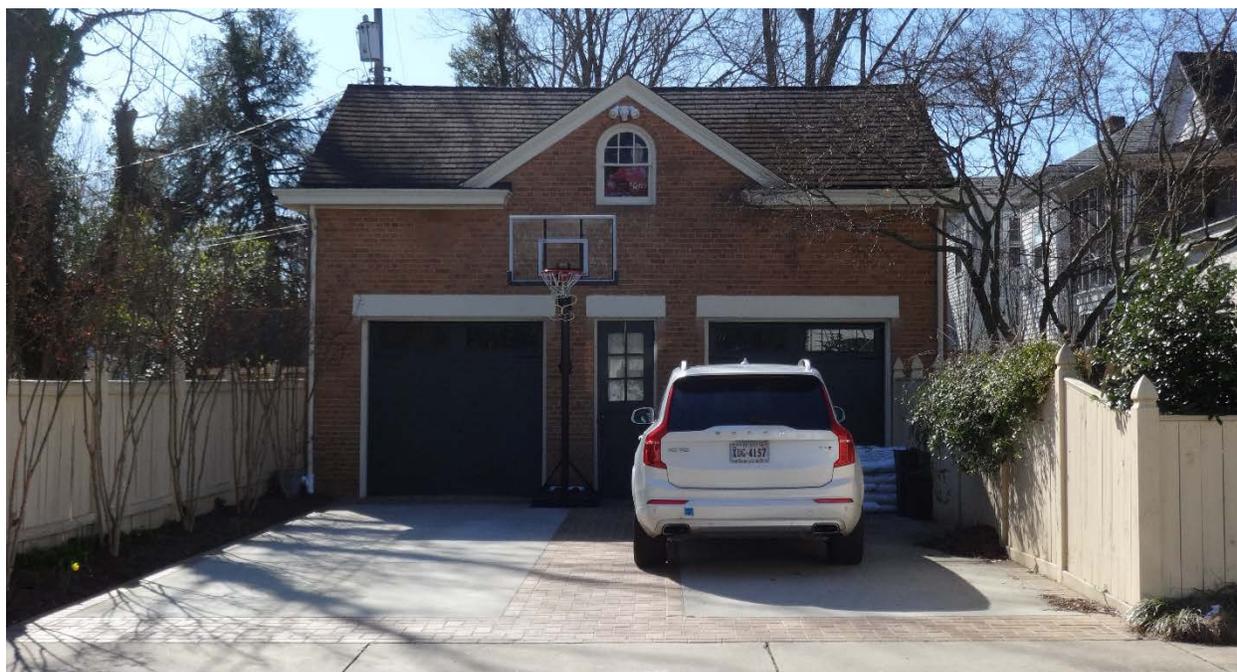
View looking northeast from Prince Edward Street



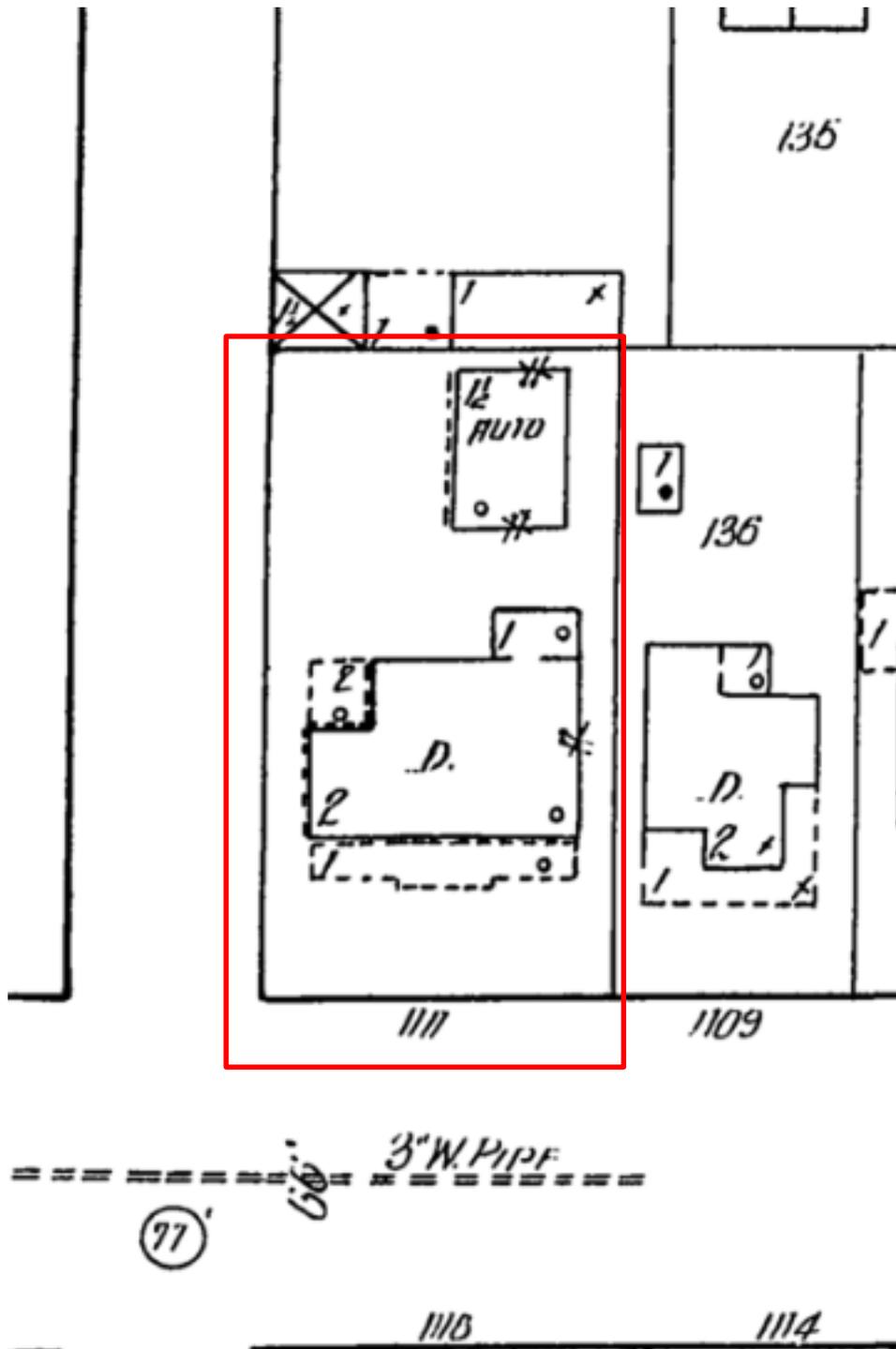
View looking southeast from Prince Edward Street



View facing southwest from Lewis Street



Detached garage facing onto Lewis Street



Sanborn Fire Insurance Map, 1919



Existing Elevations

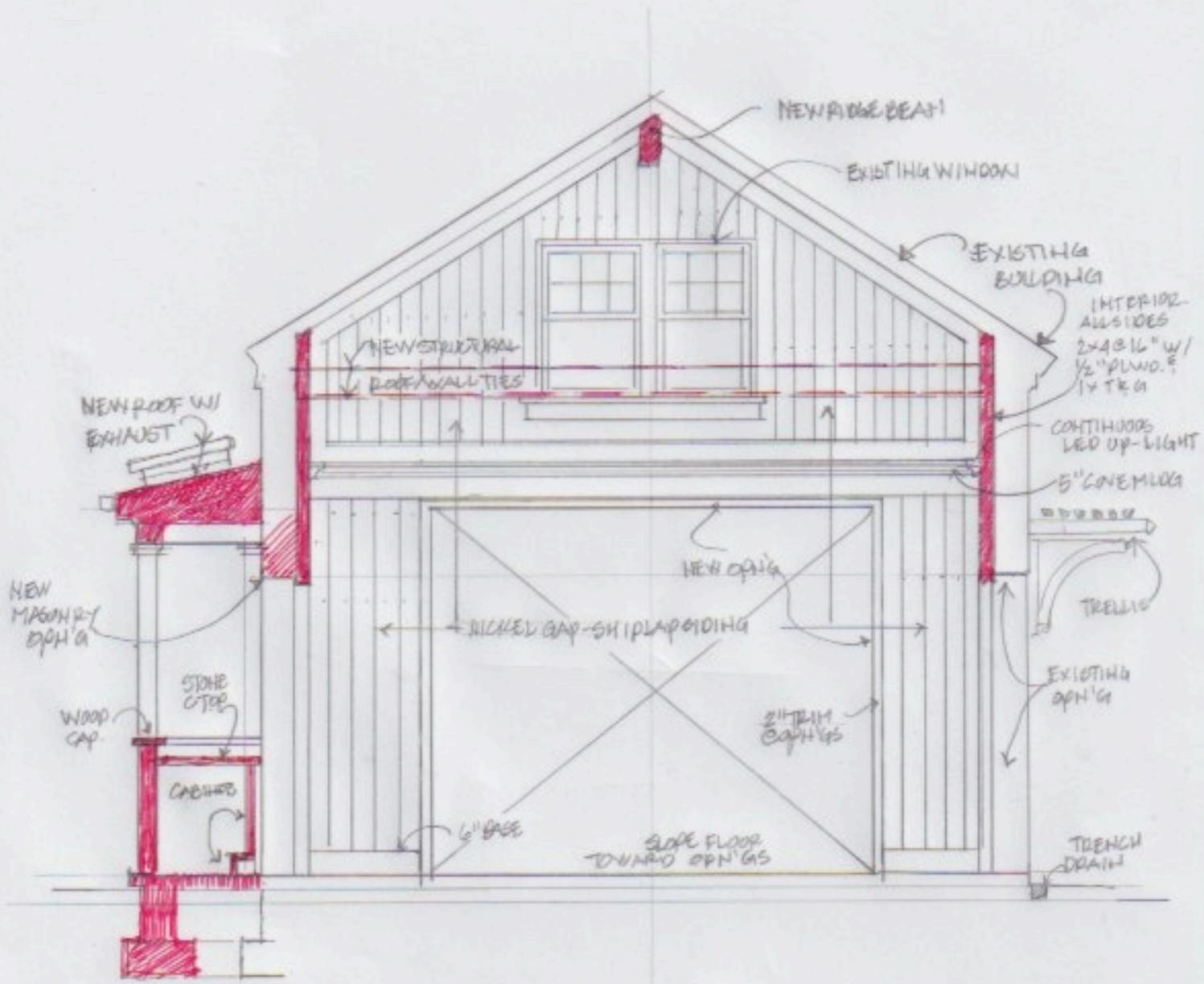




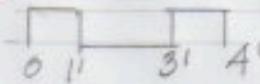
View from Lewis Street



Proposed trellis style



A SECTION



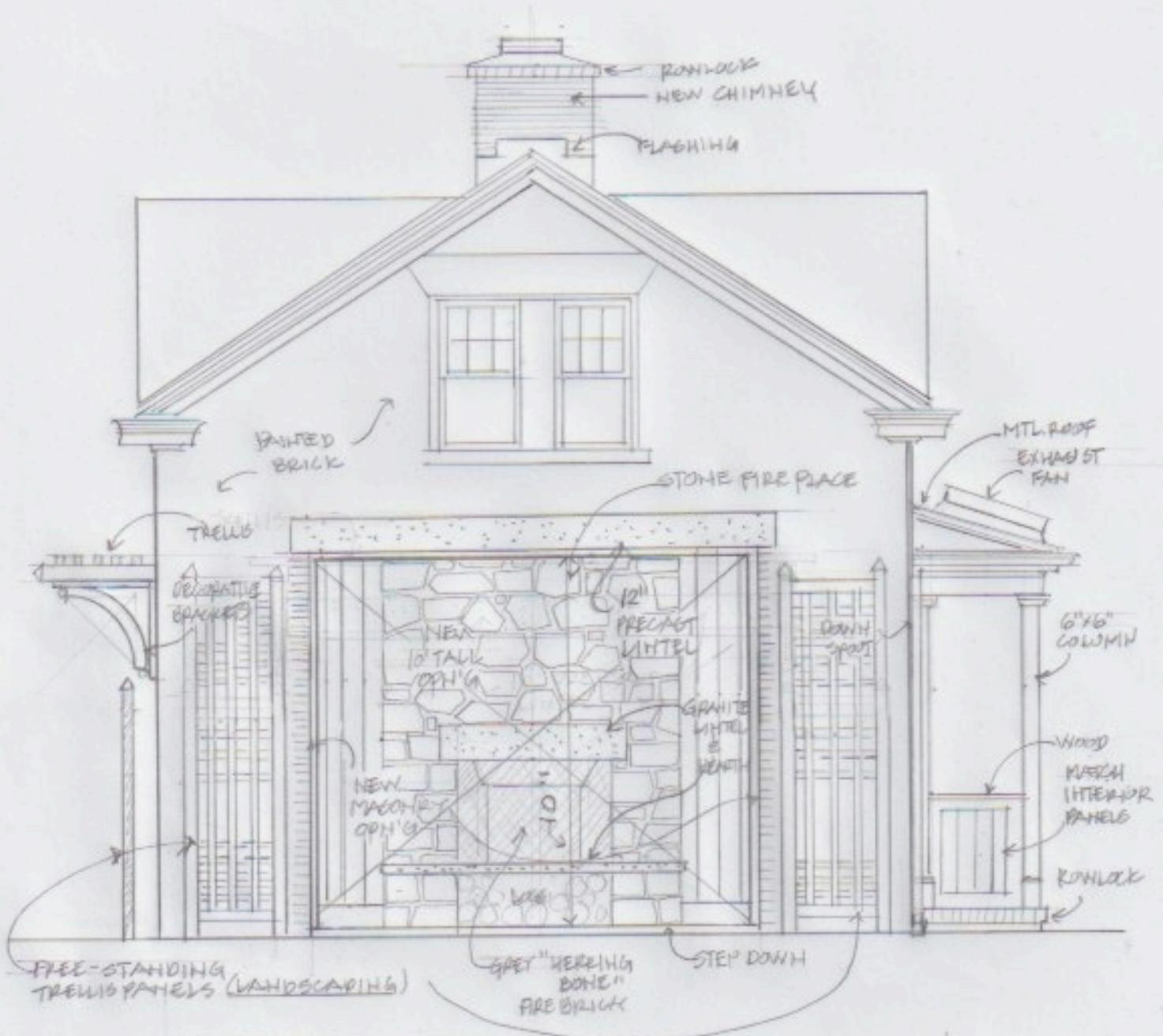
CHARLES AQUINO

ARCHITECT
417 North Richmond
Fredericksburg, Virginia 22401
800.324.0214

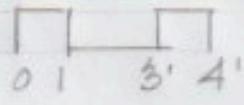
Beringer Residence
Additions and Alterations
Fredericksburg, Virginia

8/25/2020

A2



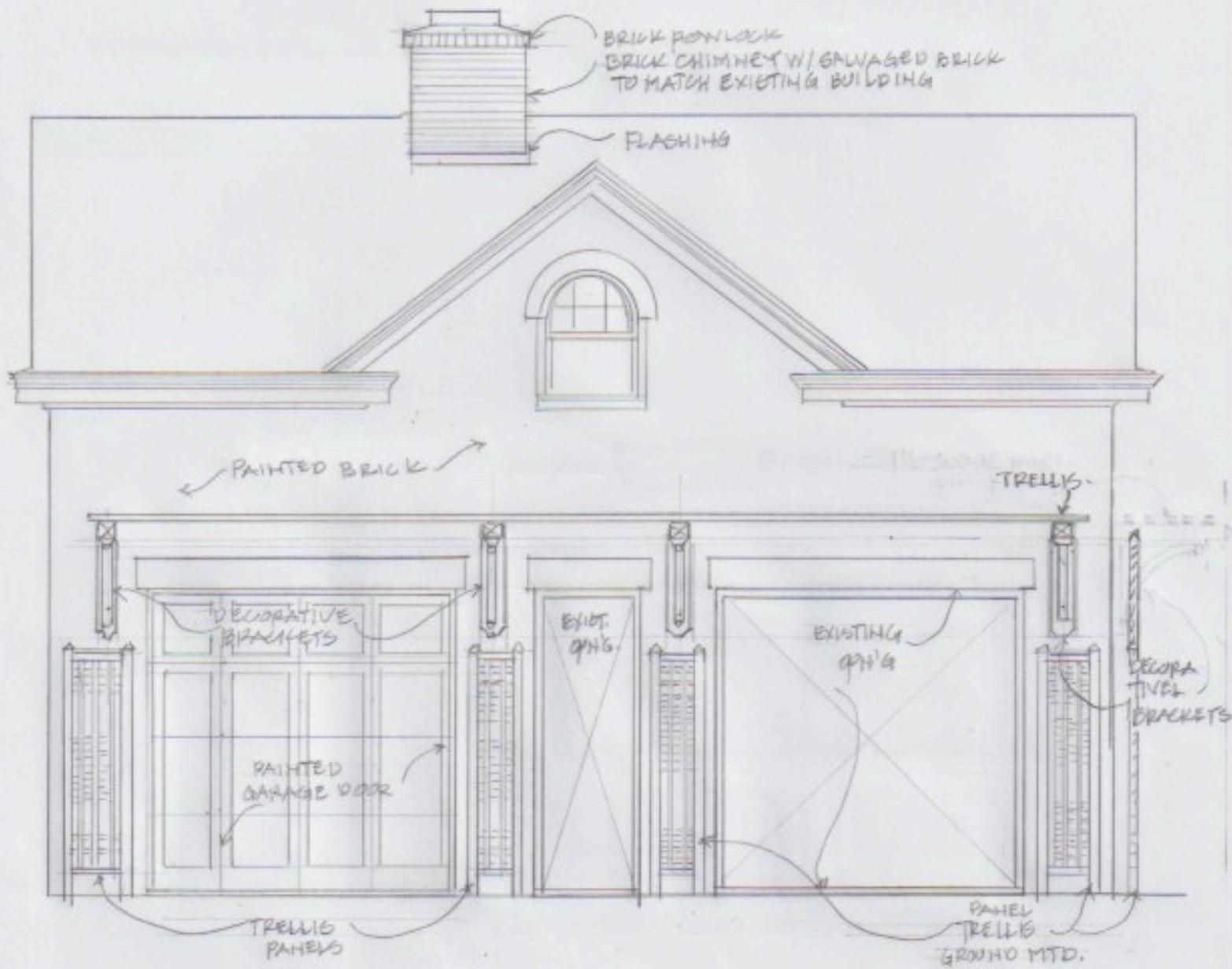
A SOUTH ELEVATION



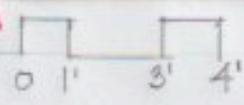
CHARLES AQUINO

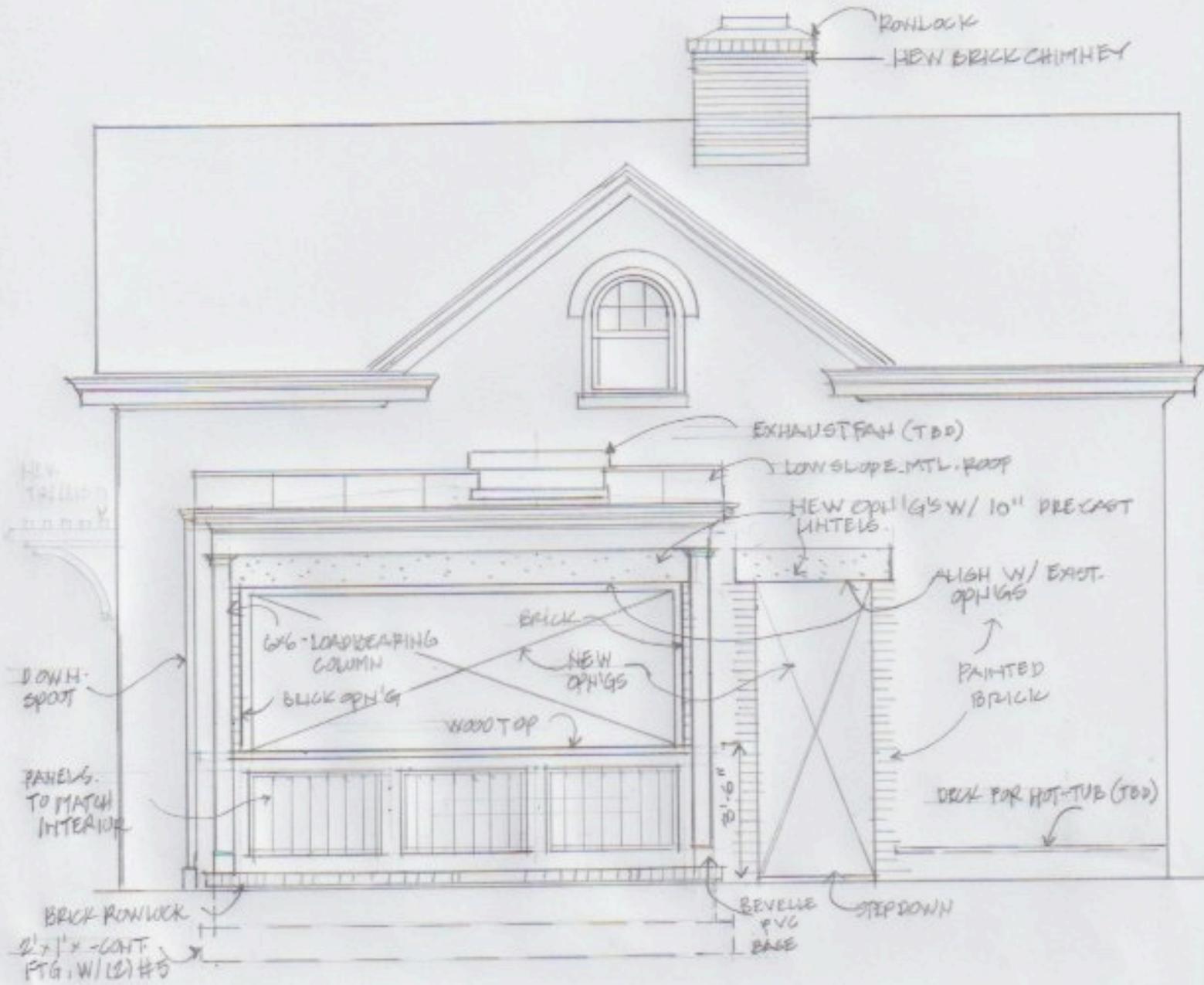
ARCHITECT
 417 North Boulevard
 Fredericksburg, Virginia 22405
 804.564.5214

Beringer Residence
Additions and Alterations
Fredericksburg, Virginia

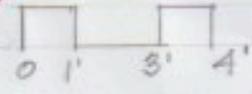


A WEST ELEVATION





A EAST ELEVATION



CHARLES AQUINO
 ARCHITECT
 417 North Boulevard
 Richmond, Virginia 23060

Beringer Residence
Additions and Alterations
Fredericksburg, Virginia

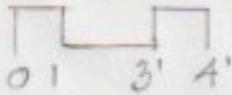
8/26/2020

A5



A

NORTH ELEVATION



**CHARLES
AQUINO**

ARCHITECT
417 Main Street
Fredericksburg, Virginia 22401
810.394.8814

Beringer Residence
Additions and Alterations
Fredericksburg, Virginia

NOTES:

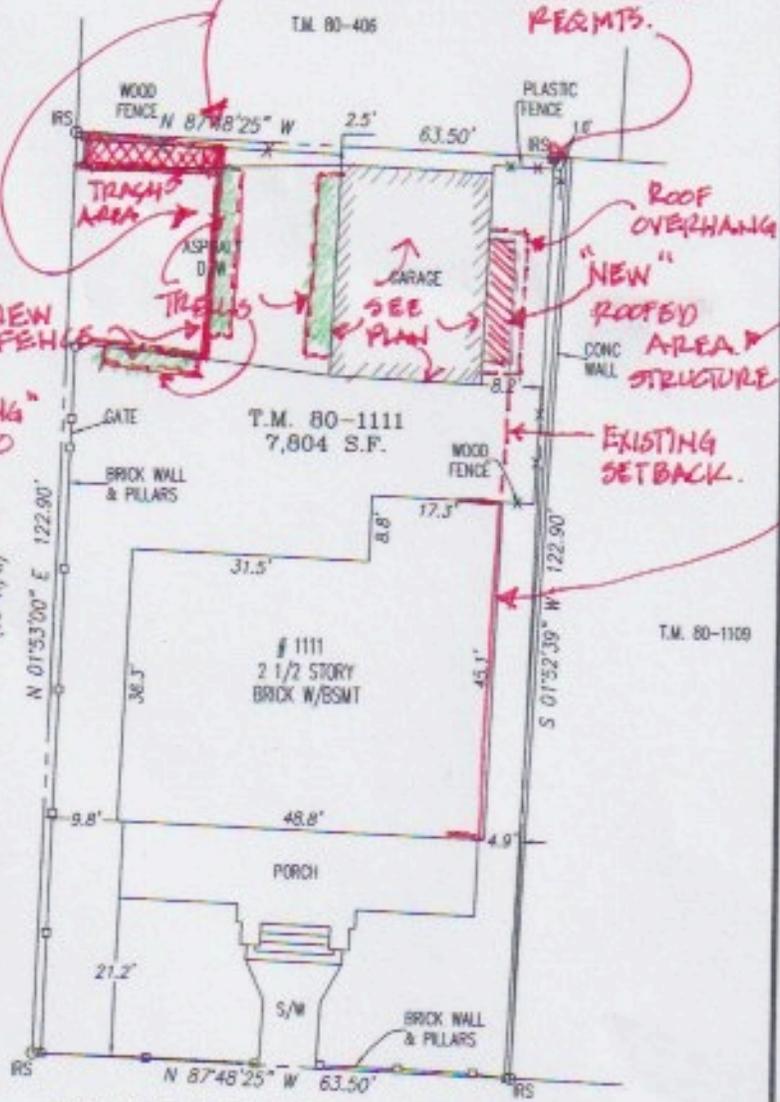
1. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
2. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE RATE MAP, THE HOUSE SHOWN HEREON APPEARS TO BE IN ZONE: "X"
3. NO TITLE REPORT FURNISHED. PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. DISTANCES SHOWN FROM HOUSE TO PROPERTY LINES ARE NOT TO BE USED FOR FENCE INSTALLATION.
5. IPF - DENOTES IRON PIPE FOUND.
IRF - DENOTES IRON ROD FOUND.
IRS - DENOTES IRON ROD SET.

NOTE: ALL TRELLIS/LANDSCAPE FENCING TO MEET HEIGHT REQS. & T.S.



TRASH AREA TO HAVE "SLIDING" WOOD DOORS TO MATCH FENCE

LEWIS STREET
(66' R/W)



PRINCE EDWARD STREET
(66' R/W)



HOUSE LOCATION SURVEY
ON THE PROPERTY OF
SHEILA E. BAKER
AND
LELAND L. BAKER, JR
CITY OF FRDERICKSBURG, VIRGINIA
SCALE: 1" = 20' DATE: APRIL 10, 2013

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

CERTIFIED LAND SURVEYOR

H. Aubrey Hawkins Associates, Ltd.
LAND SURVEYING LAND PLANNING DEVELOPMENT
120 SYCAMORE STREET CULPEPER, VIRGINIA 22701
540-825-0238 FAX 540-825-5616
TOLL FREE 1-877-760-0238

TAX MAP NUMBER: 80-1111
DEED BOOK/PAGE: 139/144

CASE NAME: BAKER TO DEGEN	DRFT BY: JI
WO#: 13-0066	CHKD BY: AH



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: September 23, 2020 (for the September 28, 2020 meeting)
SUBJECT: Certificate of Appropriateness for new construction at 100 Hanover Street

ISSUE

Thomas Mitchell requests approval of the site planning, scale, and massing of a new, mixed-use, three-and-one-half-story building on this vacant property.

RECOMMENDATION

Approval of the Certificate of Appropriateness for the site planning, scale, and massing of the proposed new construction in accordance with the submitted drawings.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

City Code § 72-23.1 D(1): *New construction*

No building or structure shall be erected or reconstructed within the HFD, unless approved by the ARB as being architecturally compatible with the historic landmarks, buildings, structures and areas located therein. The ARB shall, in making its decisions, consider the characteristics of a proposed building or structure as they affect and relate to the district, including the following elements:

- (a) Site planning (continuity of street edge, spacing between buildings, fences and walls, parking);
- (b) Building scale (size, height, facade proportions);
- (c) Building massing (form, roof shape, orientation);
- (d) Roof (shape, pitch, overhang, dormers, skylights, chimneys);
- (e) Windows (type, shape and proportion, rhythm and balance, blinds/shutters);
- (f) Doorways (placement and orientation, type);
- (g) Storefronts (materials, architectural details);
- (h) Exterior architectural elements (entrances, porches and steps, cornices);
- (i) Materials (wall surfaces, foundation, roof); and
- (j) Miscellaneous details (trim, gutters and leaders, louvers/vents, lighting, public utilities).

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

Continuity of Street Edge

1. New buildings should be sited to reinforce the traditional street edge.
2. Corner buildings in the downtown commercial district should avoid deep setbacks or open corners that disrupt street edge continuity.

Spacing between Buildings

2. Spacing between 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 façade 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, storefronts, and other decorative elements—should be used to reinforce the human scale of the Historic District.

Building Massing (Historic District Handbook, pg. 75)

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.
2. New commercial and professional buildings should respect the orientation of similar buildings in the Historic District.

BACKGROUND

The ARB opened a public hearing on this application on September 14, 2020. One public comment in support of the application was received in advance of the meeting, though the commenter did recommend some modification to the detailed elements of the design. No comments have been received since the meeting occurred. The applicant has provided one updated drawing to show the rear elevation of the building as requested by the Board. A number of alterations to the details of the building were discussed by the Board and applicant; however, those have not been incorporated yet as only the site planning, scale, and massing of the building are under consideration at this time. The remainder of this staff memorandum and the recommendation remain unchanged.

The site known as 100 Hanover Street is located at the southwest corner of the intersection of Hanover and Sophia Streets. Several historic structures previously existed on the site, but the property is now vacant. Alternative designs for the project have been considered by the ARB in 2013, 2016, and 2018. The current proposal reduces the overall footprint of the mixed-use, three-and-one-half-story building to be constructed on the site, but shares many of the same details and overall design of the project approved in 2018. The applicant is currently requesting approval of the site planning, scale, and massing of the building.

The masonry building will be located at the southwest corner of the intersection of Sophia and Hanover Streets. The ground floor includes required parking and a commercial space at the corner

of the property. The space above will be occupied by residential units. The property is located in the 100-year floodplain, and the majority of the site has an elevation of 30 feet. Any commercial space that is not fully dry flood-proofed and any residential space of any kind must be elevated to 40.5 feet.

a. Site Planning

The rectangular building footprint will be 58 feet four inches along Hanover Street and 163 feet along Sophia Street. A parking area will be located behind the building, accessible from the alley at the rear of the property, and will be screened along Hanover Street by a four-foot masonry wall. The walls of the ground floor have a minimal five-foot setback along Hanover and Sophia Streets to allow for projecting balconies above. A projecting bay on Hanover Street and multi-story balconies on Sophia Street extend to the property line, continuing the traditional street edge of neighboring buildings. The floodplain restrictions are accommodated by incorporating parking within the footprint of the building on the ground floor and constructing a limited amount of commercial space at the corner. The building footprint falls within the range of existing structures in neighboring blocks and the site planning serves to reinforce the traditional streetscape.

b. Scale

The proposed structure is three-and-one-half stories in height topped by intersecting gables. The height of the building at the eave line is 32 feet. The midpoint between the peak and the eave is 44 feet, and at the highest point, the roof peak is 56 feet. The overall building size and height is compatible with the character of buildings in the surrounding context, including the two historic hotels at the corners of Caroline and Hanover Street that surpass 50 feet in height. The use of the gable roof form and strong horizontal character lessen the impact of the building's overall size by reinforcing the district's human scale.

c. Building Massing

The building is generally structured as two intersecting gable-roofed masses. A square, side-gabled mass facing onto Hanover Street features a projecting shed-roofed bay at the center of the north elevation. A long, side-gabled mass extends along Sophia Street. A series of gable-roofed dormers lines the roof slope above Sophia Street, and two additional dormers flank the central bay above Hanover Street. The building design utilizes many features of existing neighboring historic buildings and is clearly inspired by the forms of historic industrial buildings that once existing along Fredericksburg's waterfront. The design merges several forms together in order to mimic the rhythm of the existing streetscape without becoming overly complicated. The proposed design appears compatible with the character of the surrounding Historic District.

Approval of the site planning, scale, and massing of the project as submitted is recommended. The applicant is advised that a second public hearing will be required for consideration of all elements of the detailed architectural design.

APPROVAL CRITERIA

Criteria for evaluating new construction are found in City Code § 72-23.1(D)1.

S	D	NA	S – satisfies	D – does not satisfy	NA – not applicable
No building or structure shall be erected or reconstructed within the HFD, unless approved by the ARB as being architecturally compatible with the historic landmarks, buildings, structures and areas located therein. The ARB shall, in making its decisions, consider the characteristics of a proposed building or structure as they affect and relate to the district, including the following elements:					
X			(1) Site planning: continuity of street edge, spacing between buildings, fences and walls, parking		
X			(2) Building scale: size, height, facade proportions		
X			(3) Building massing: form, roof shape, orientation		
		X	(4) Roof: shape, pitch, overhang, dormers, skylights, chimneys		
		X	(5) Windows: type, shape and proportion, rhythm and balance, blinds/shutters		
		X	(6) Doorways: placement and orientation, type		
		X	(7) Storefronts: materials, architectural details		
		X	(8) Exterior architectural elements: entrances, porches and steps, cornices		
		X	(9) Materials: wall surfaces, foundation, roof		
		X	(10) Miscellaneous details: trim, gutters and leaders, louvers/vents, lighting, public utilities		

* Criteria (d) through (j) will be evaluated in a second public hearing for consideration of the final detailed architectural design.

Attachments:

1. Aerial and street view photographs showing property location
2. Design package submitted by applicant
3. Rear elevation



AERIAL



EXISTING SITE

HANOVER HOUSE

100 Hanover Street Fredericksburg, Virginia | June 18, 2020 Revision

PROJECT DATA:

- PARCEL AREA: 0.448 AC=19,539 SF
- BLDG. AREA: 28,566 GSF
- BLDG HT.: FOUR STORY, 56' TO RIDGE
- 2,755 SF GROUND FLOOR COMMERCIAL
- 24 RESIDENTIAL UNITS
 - 3 STUDIOS WITH ONE BATH
 - 14 ONE BEDROOM | ONE BATH
 - 7 TWO BEDROOM | TWO BATH
- 250 SF FITNESS CENTER

PARKING REQUIRED 972-53.1.C.2

Dwelling, Upper Story (0.5/DU) = 12

Restaurant (1/180 SF) = 19

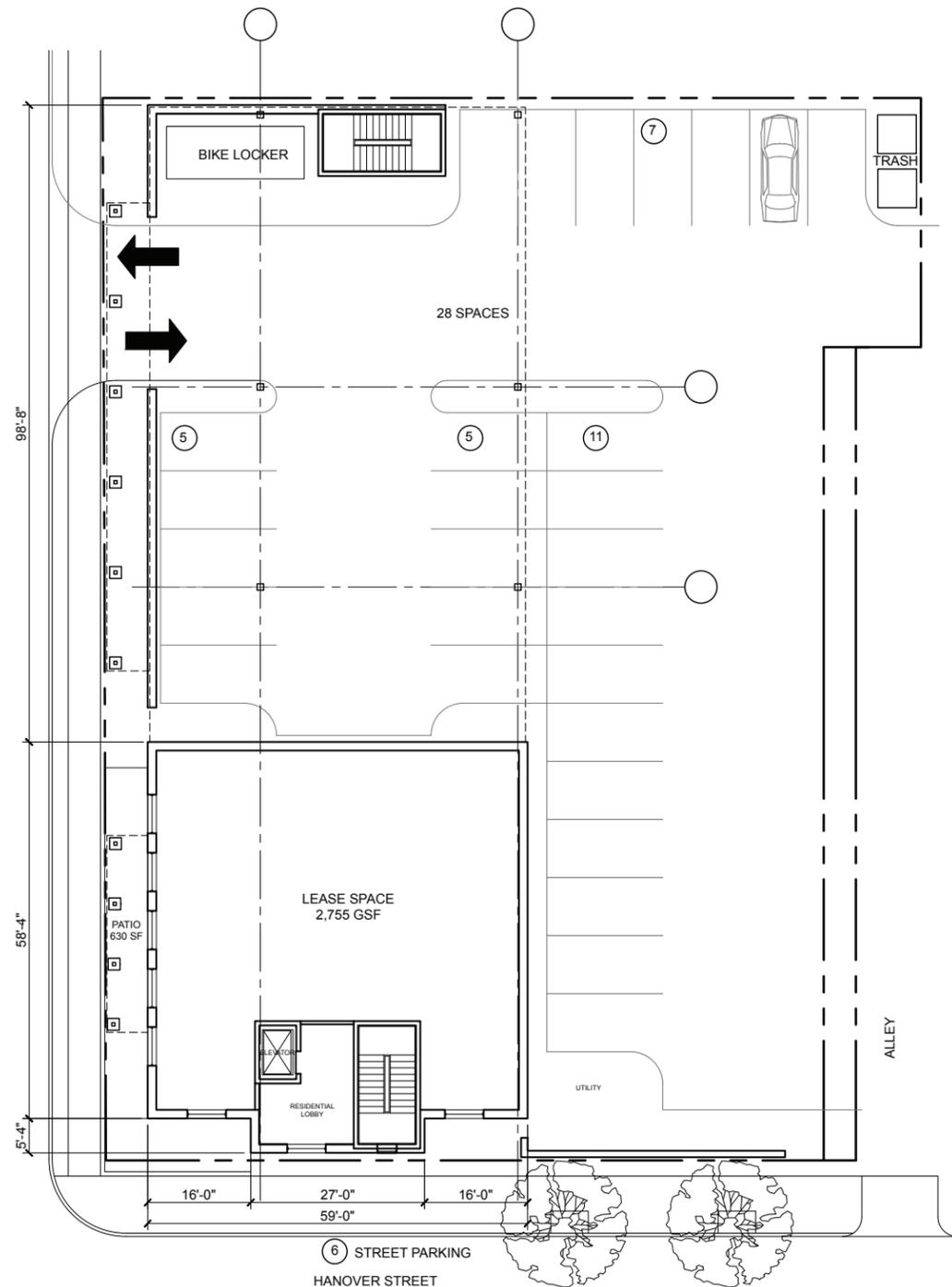
TOTAL REQUIRED = 31

TOTAL PROVIDED = 34 (incl. 6 on Hanover)

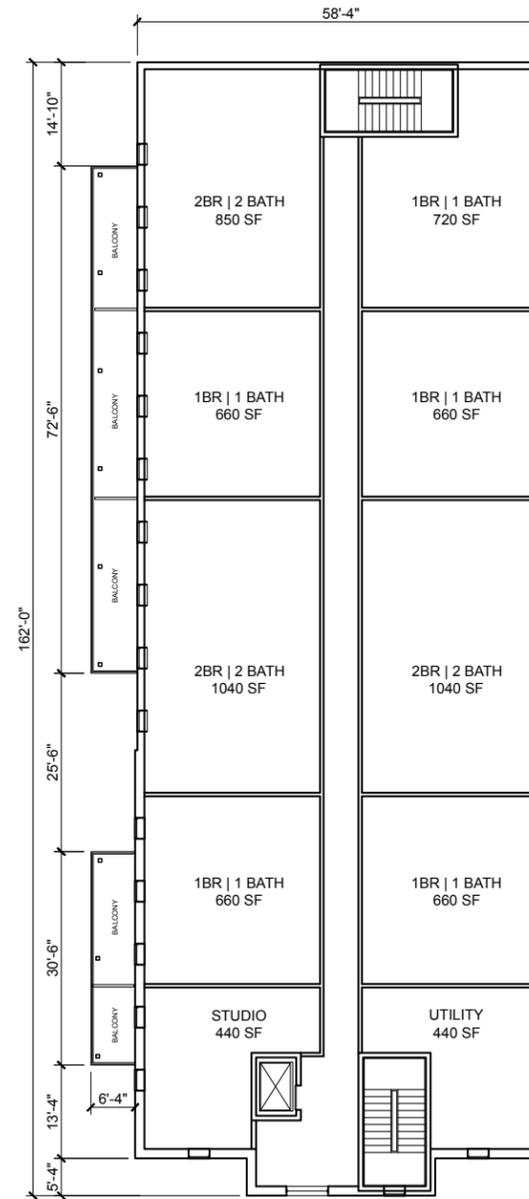
BICYCLES = 12

ADDITIONAL INFORMATION:

- HEIGHT TO RIDGE: 56'
- FAR (3.225 PERMITTED): 1.46
- 15% GROUND FLOOR COMMERCIAL REQUIRED - 30% PROVIDED
- MAXIMUM 40 UNITS/ACRE



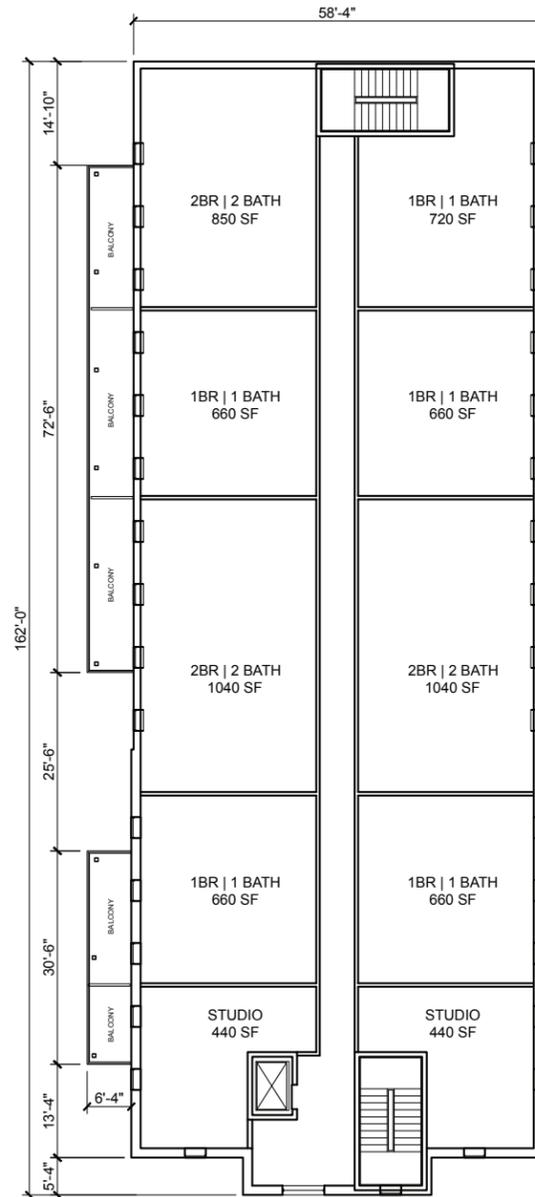
FIRST FLOOR
3,586 GSF



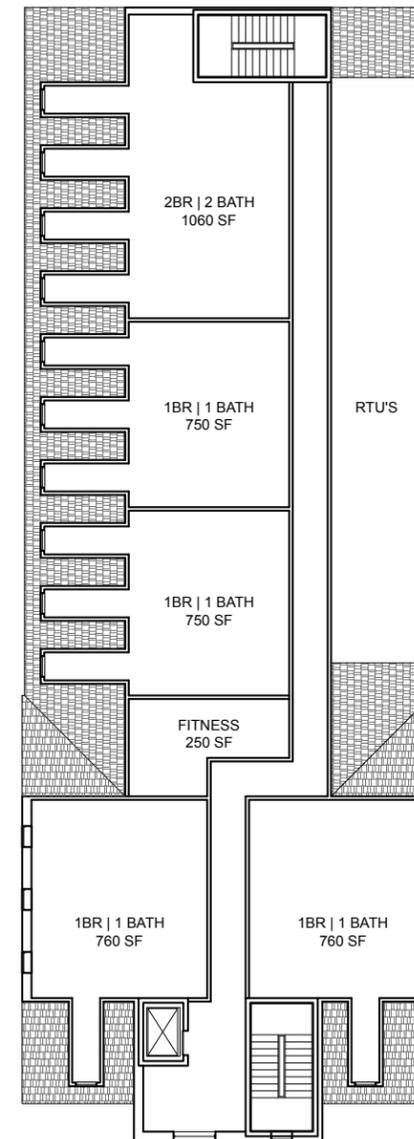
SECOND FLOOR
9,330 GSF

HANOVER HOUSE

100 Hanover Street Fredericksburg, Virginia | June 18, 2020 Revision



THIRD FLOOR
9,330 GSF



FOURTH FLOOR
6,320 GSF

HANOVER HOUSE

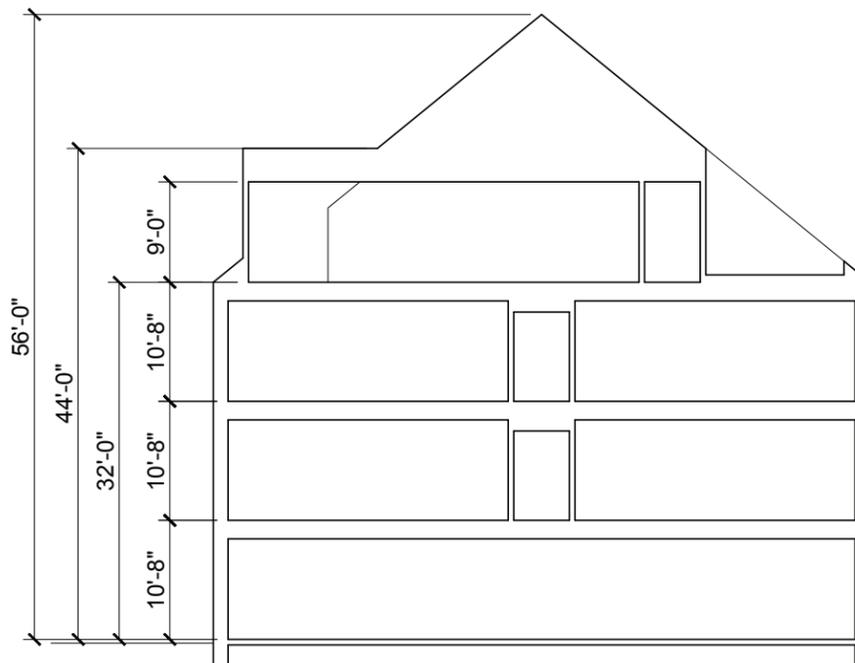
100 Hanover Street Fredericksburg, Virginia | June 18, 2020 Revision



SOPHIA STREET ELEVATIONS



HANOVER STREET ELEVATIONS



SECTION

HANOVER HOUSE

100 Hanover Street Fredericksburg, Virginia | June 18, 2020 Revision



EXISTING VIEW DOWN HANOVER STREET

THE STREET EXPERIENCE EXPANDS ON THE EXISTING STREETScape (TREES AND LIGHTING AND FURNISHINGS) AND ADDS OUTDOOR DINING OPPORTUNITY AT THE CORNER BY PULLING THE BUILDING BACK. A THREE STORY PORCH ADDITION ADDS ADDITIONAL LIFE TO THE CORNER.

MATERIALS:

- CONCRETE PODIUM WITH BOARD FORMED PATTERN
- BRICK VENEER
- LAP SIDING (HORIZONTAL)
- STEEL AND TIMBER PORCHES



VIEW AT THE CORNER OF SOPHIA AND HANOVER STREETS

HANOVER HOUSE

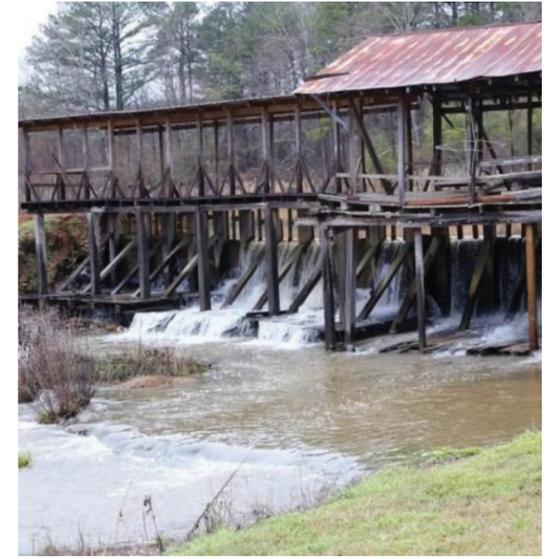
100 Hanover Street Fredericksburg, Virginia | June 18, 2020 Revision



VIEW ALONG SOPHIA STREET

HANOVER HOUSE

100 Hanover Street Fredericksburg, Virginia | June 18, 2020 Revision



HANOVER HOUSE

100 Hanover Street Fredericksburg, Virginia | June 18, 2020 Revision | September 24, 2020 Revision



ALLEY ELEVATION



PERSPECTIVE VIEW FROM ALLEY