

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: March 4, 2020 (for the March 9, 2020 hearing)
SUBJECT: Certificate of Appropriateness for exterior alteration at 405 Hanover Street

ISSUE

Jennifer and Kevin Riley request to construct a second story addition over the existing one-story section at the rear of this residential property.

RECOMMENDATION

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

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Building Massing – Additions (Historic District Handbook, pg. 76)

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 façade to minimize its visual impact.
4. To avoid compromising the integrity of historic buildings, additions should not be made to look older than they are. New construction should be differentiated from the old while still being compatible with the massing, scale, and architectural features of the original building. Replicas only confuse the importance of the original architecture.
5. Additions should be constructed so as not to impair the essential form and integrity of the original building.

BACKGROUND

This two-story, brick dwelling was constructed c.1821 in the Federal style. Topped by a slate-clad, side-gabled roof, the structure includes a mix of Flemish and American bond brick construction and a corbelled brick cornice runs beneath the eaves. A one-story, flat-roofed porch with molded entablature supported by Ionic columns spans the first floor on the front elevation. Fenestration consists of nine-over-nine and six-over-six, wood, double-hung sash windows with wood sills, splayed brick lintels, and louvered wood shutters. The single-leaf, paneled, sixteen-light entry door is

topped by a multi-light transom and splayed brick lintel. Known as the Missionary House, the residence was constructed by businessman and land developer Daniel Grinnan. This is a contributing structure in the Historic District.

The applicants propose to construct a second story above an existing one-story rear addition. Multiple one-story rear additions were in place by 1891, as well as a projecting porch on the west side of the additions. Historic maps show that some minor modifications to these additions may have taken place over the next several decades, but generally align with the structure present today. The addition is topped by a shallow-pitched, shed-style, metal-clad roof obscured by stepped brick parapets on either side. The surrounding porch is topped by metal-clad, hipped roofs.

The new second story is proposed to be constructed within the existing brick parapet walls and set in from the corner of the primary structure to allow visibility of the corbelled brick eave. The new shed-style roof will align with the lowest course of slate on the primary roof and be clad in EPDM membrane. The new side walls will terminate in a parapet that obscures the new roof. The walls will be clad in Boral nickel gap ship-lap siding with a prefinished aluminum wall cap. The siding will be painted to match the existing painted brick. The existing brick parapets will need to be reconstructed to allow for the installation of new floor framing. Once reconstructed, they will be topped by prefinished aluminum wall caps.

The proposed addition is simple in style and compatible with the character of the historic structure. The design carefully preserves the character-defining historic features and will not negatively impact the historic significance. Approval of the request as submitted is recommended.

APPROVAL CRITERIA

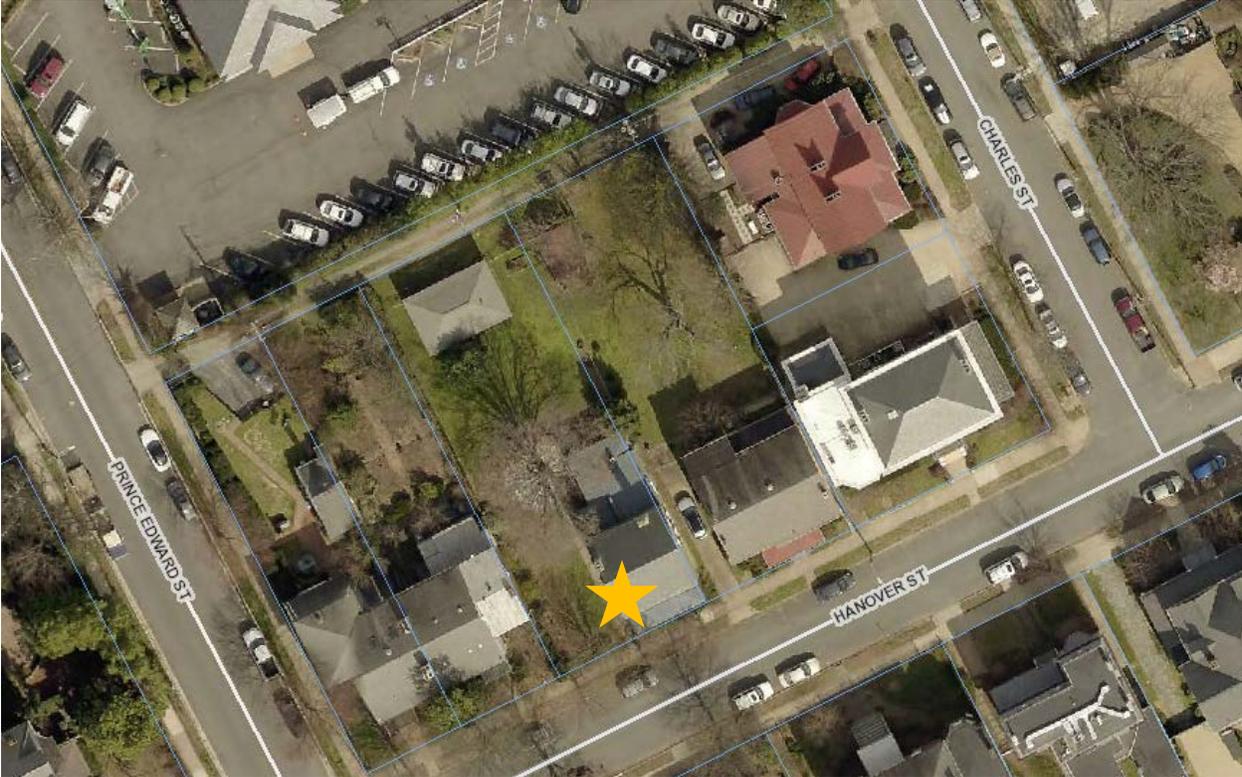
Criteria for evaluating proposed changes are found in City Code § 72-23.1(D)2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
X			(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
X			(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or

			site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
		X	(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
X			(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Attachments:

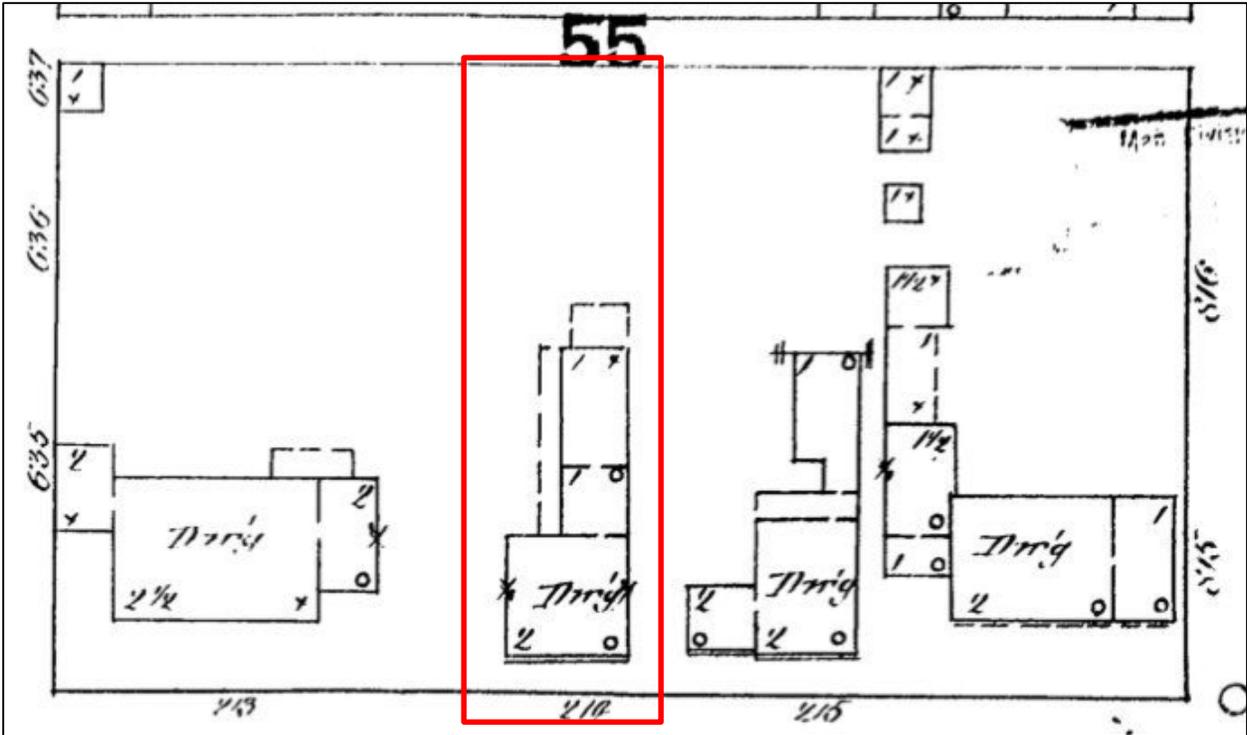
1. Aerial photograph and front elevation view
2. Sanborn Fire Insurance maps, 1891 and 1927
3. Images
4. Roof plan
5. Elevation
6. Wall section



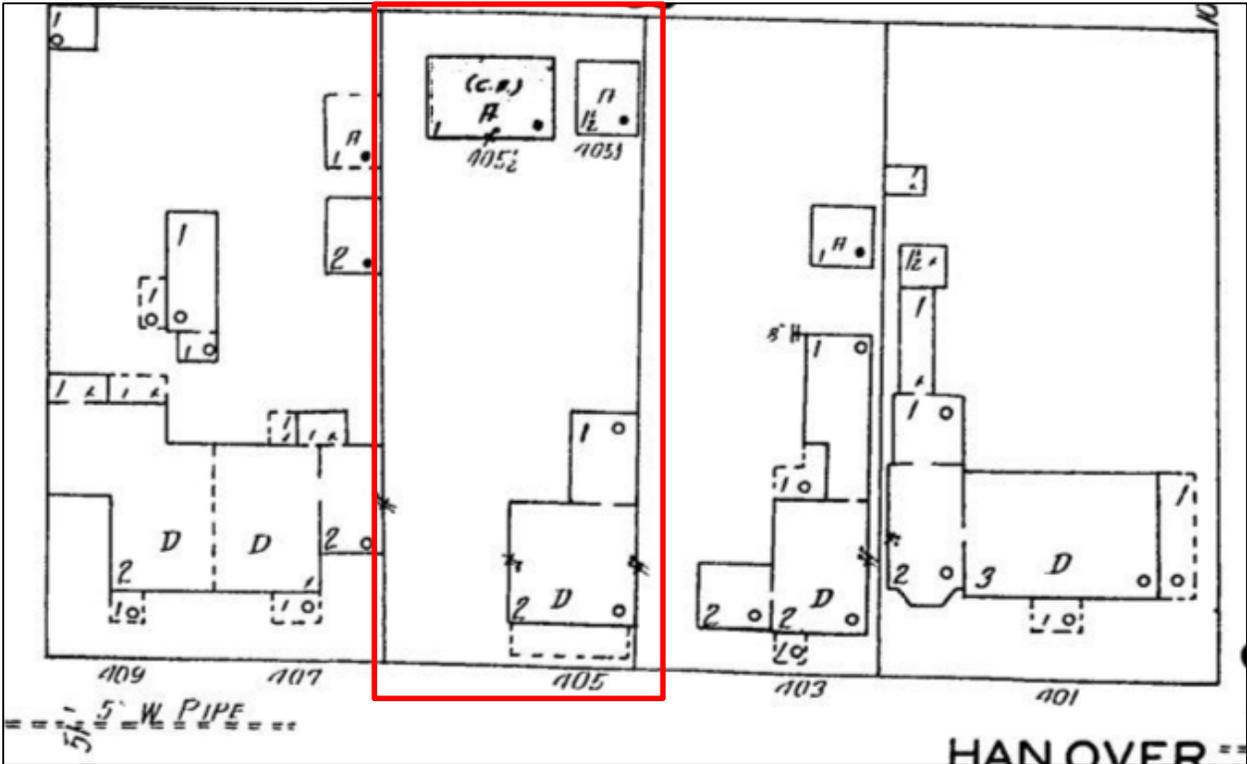
AERIAL



FRONT (SOUTH) ELEVATION



1891 Sanborn Fire Insurance Map



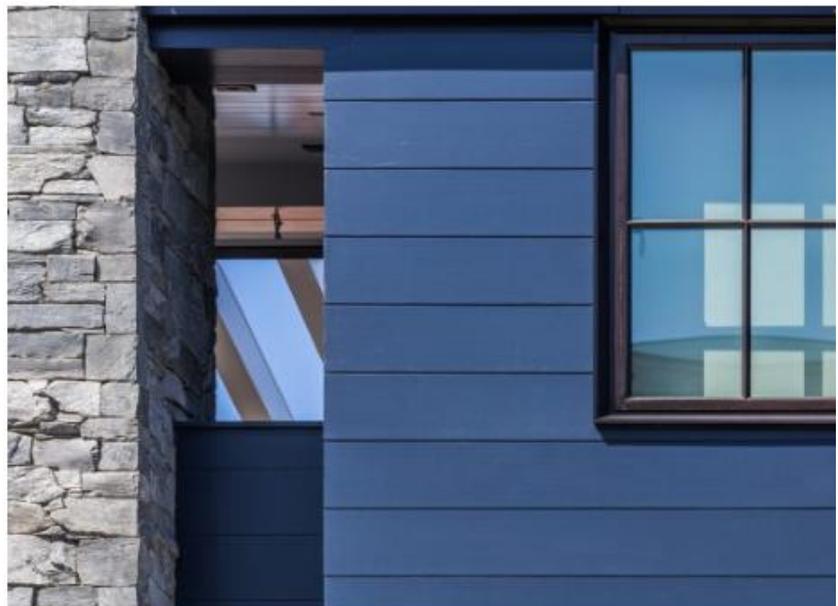
1927 Sanborn Fire Insurance Map

Note the addition of the front porch (between 1919 and 1927).

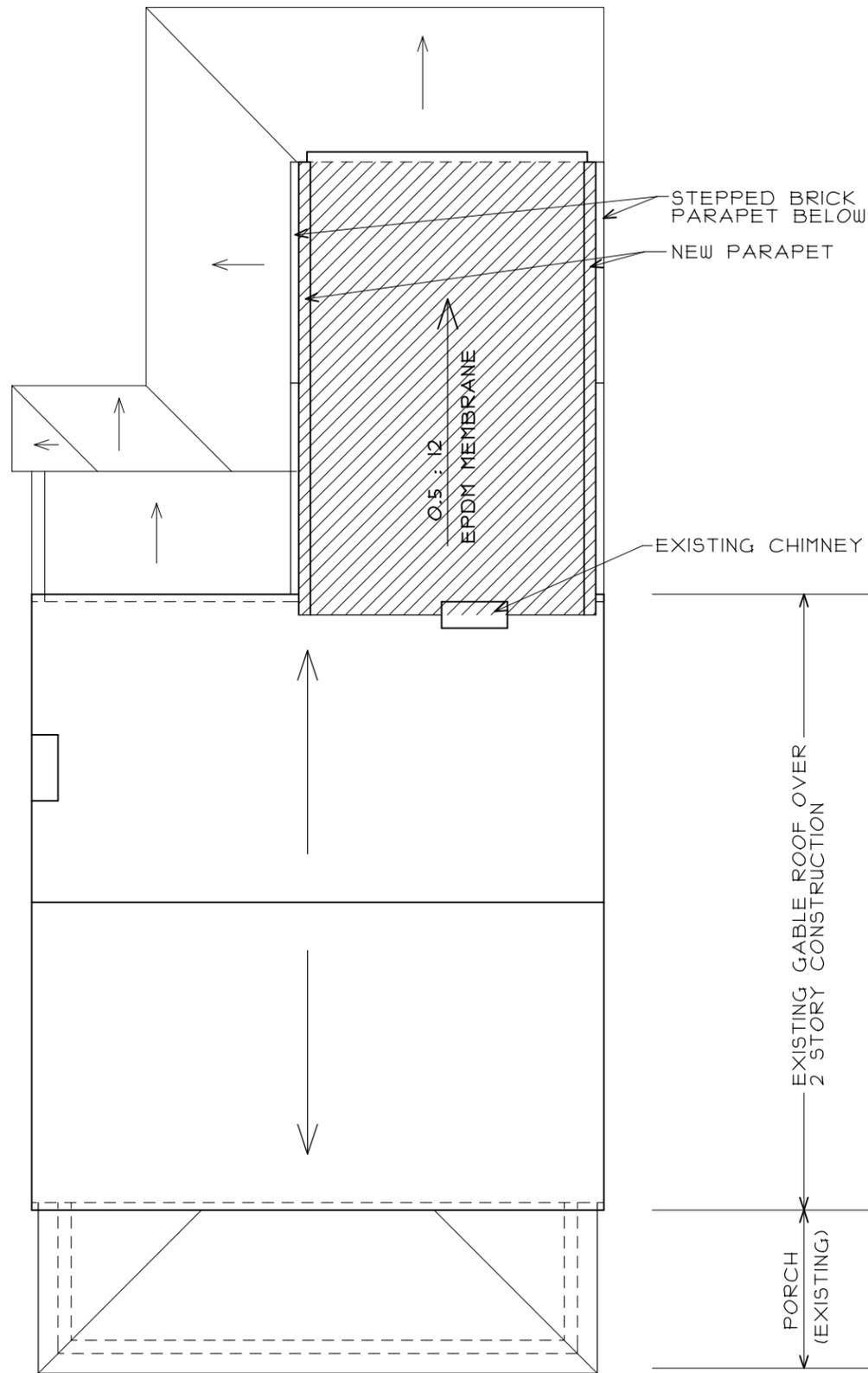
405 Hanover Street Proposed 2nd Floor Addition



View of single story at rear, parapet walls

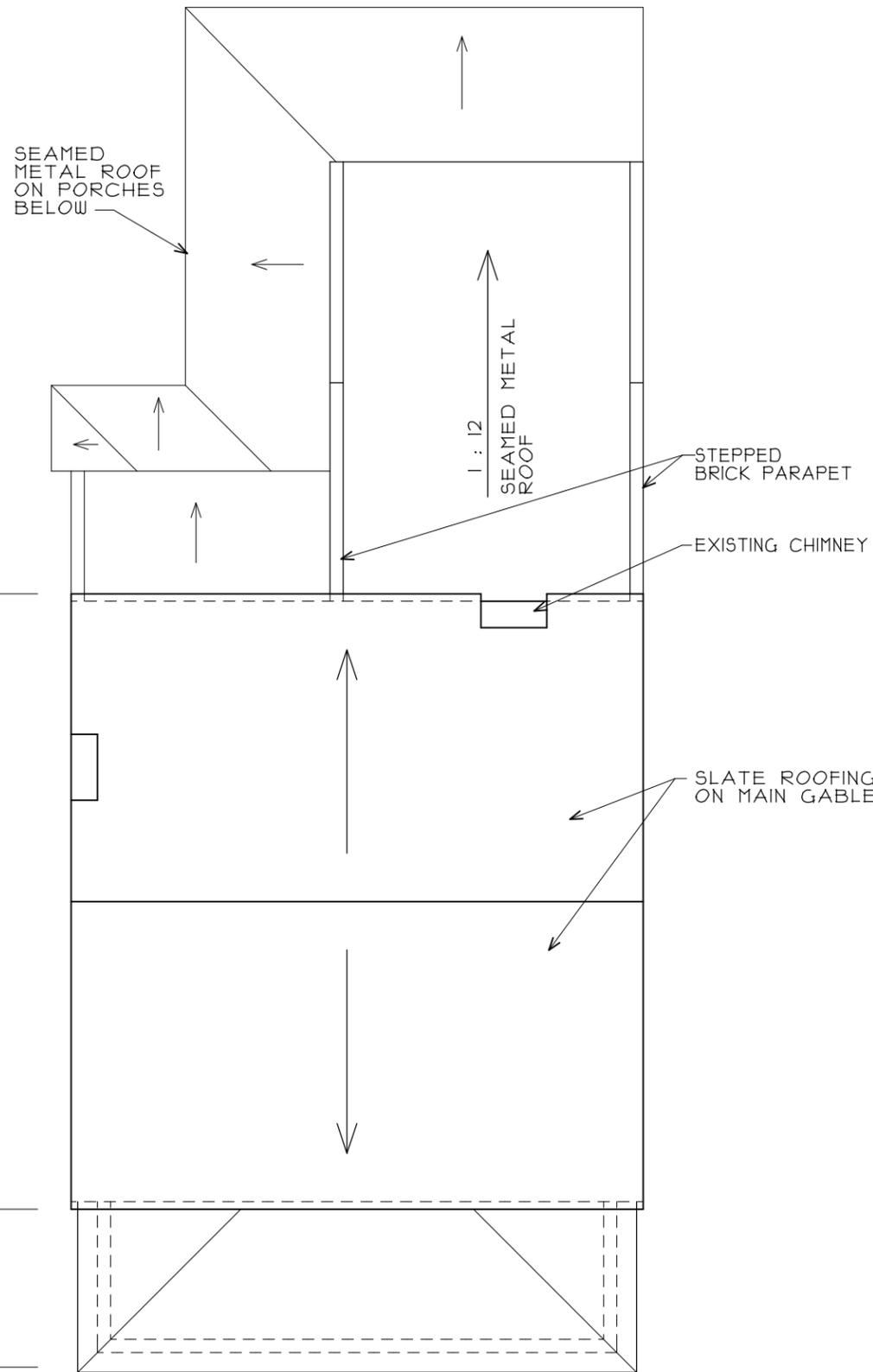


Nickel-gap siding by Boral TruExterior; shiplap with 3/32" reveal, mitered corners



ROOF PLAN WITH PROPOSED
2nd FLOOR ADDITION

1/8" = 1'-0"



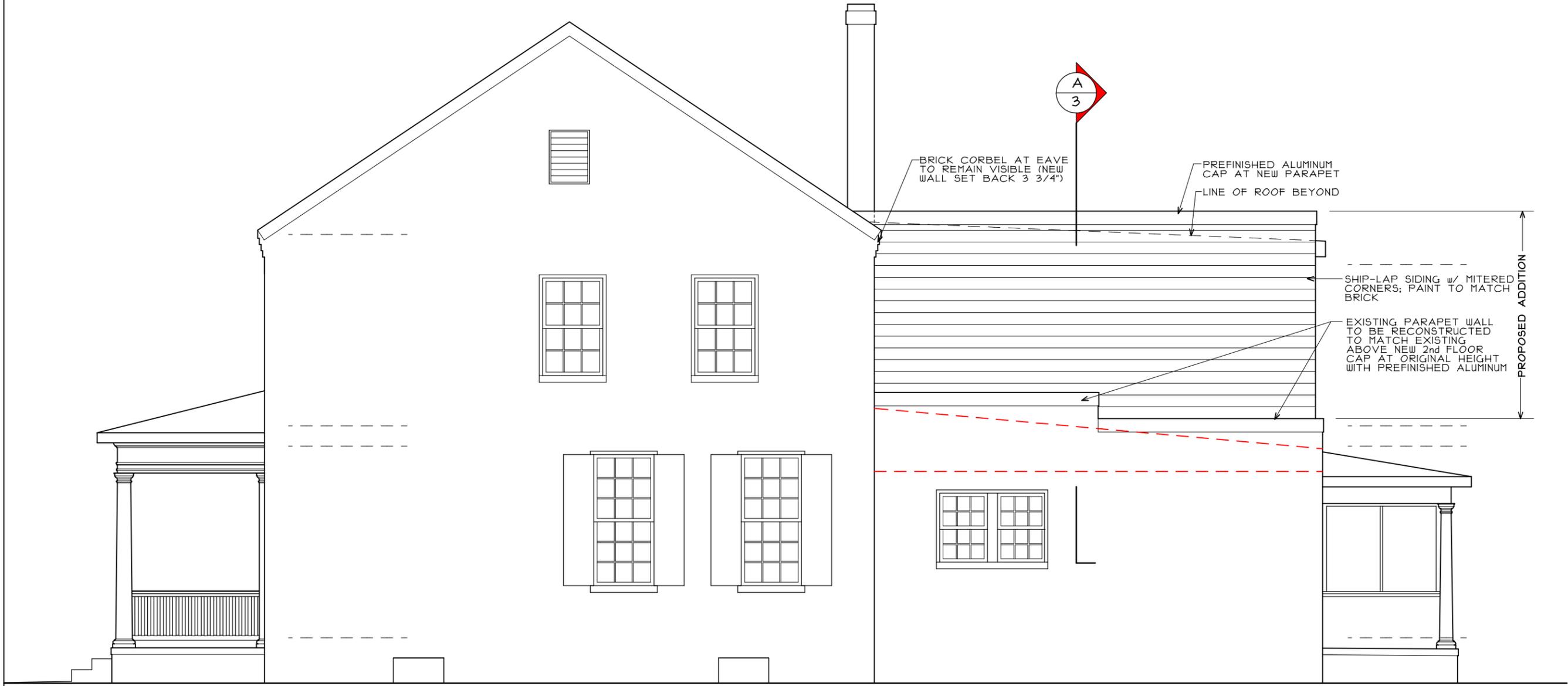
ROOF PLAN:
EXISTING CONDITIONS

1/8" = 1'-0"

SCOPE OF WORK

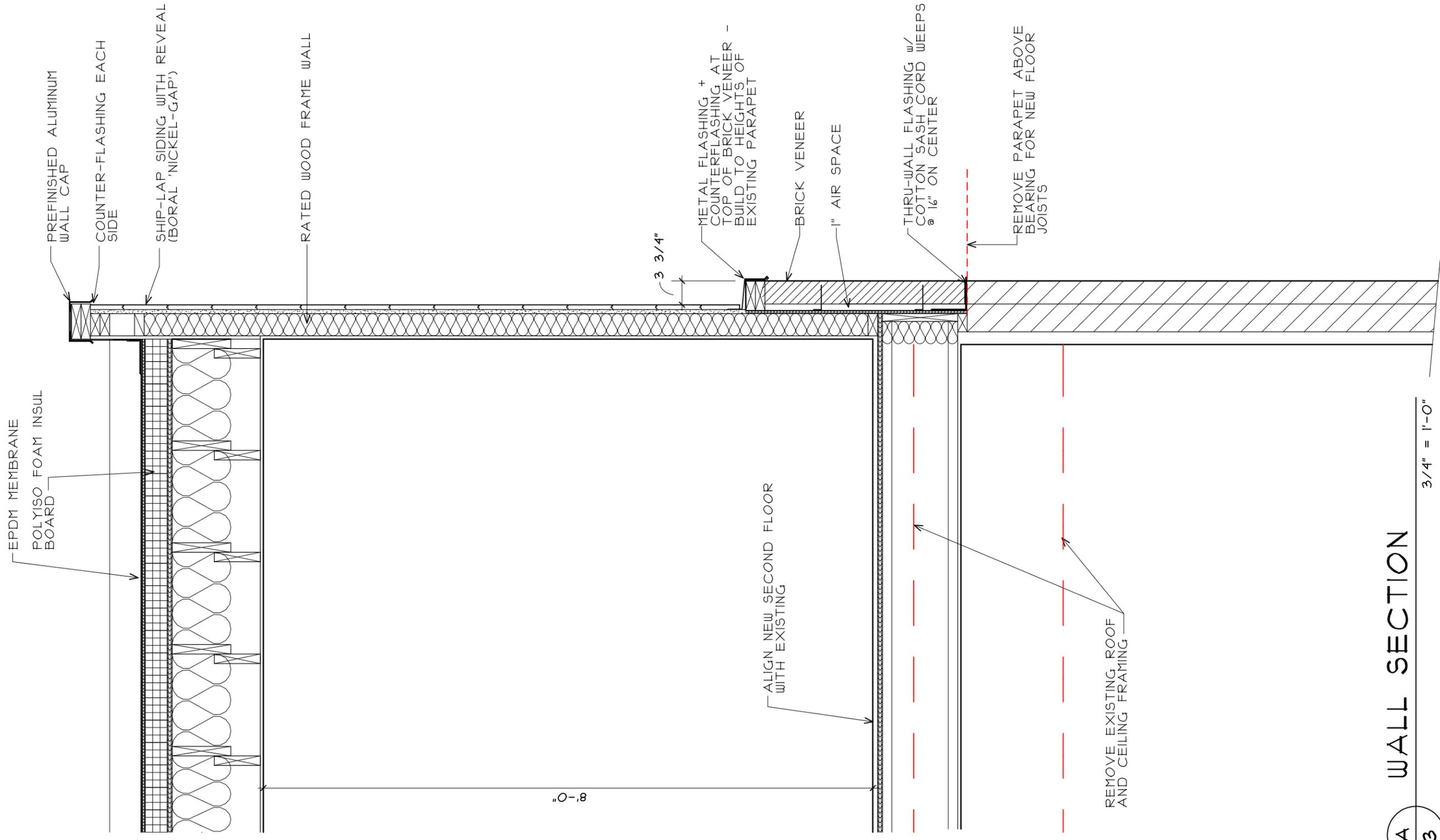
- ADD SECOND STORY ON EXISTING ONE-STORY CONSTRUCTION ON REAR
- MAINTAIN EXISTING BRICK PARAPET WALLS, REBUILDING WHERE REMOVED TO INSTALL NEW FLOOR FRAMING
- SLOPE NEW ROOF TO REAR TO MATCH EXISTING (NECESSARY BECAUSE BUILDING IS ON PROPERTY LINE)
- INSET NEW EXTERIOR WALLS TO SEPARATE NEW FROM EXISTING AND MAINTAIN VISIBILITY OF CORBELED BRICK EAVE
- CLAD NEW EXTERIOR WALLS IN SHIPLAP SIDING AND CAP TO MATCH PARAPET CAPPING
- NEW LOW SLOPE ROOF TO ALIGN WITH LOWEST COURSE OF SLATE TO MINIMIZE DISTURBANCE OF ORIGINAL ROOF COVERING.

405 HANOVER ST
 FREDERICKSBURG
 ARCHITECTURAL REVIEW BOARD - MARCH 9, 2020 MEETING



SIDE (EAST) ELEVATION: PROPOSED SECOND FLOOR ADDITION

3/16" = 1'-0"



WALL SECTION

A
3

3/4" = 1'-0"