



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: July 8, 2020 (for the July 13, 2020 hearing)
SUBJECT: Certificate of Appropriateness for accessory structures at 900 Charles Street

ISSUE

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

RECOMMENDATION

Approval of the application in accordance with the revised plans dated July 7, 2020.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

City Code § 72-23.1(D)2

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

JUNE 22, 2020 ARCHITECTURAL REVIEW BOARD PUBLIC HEARING

The Architectural Review Board held a public hearing on this application on June 22, 2020. No public comments were provided for this application. Board members and the applicants discussed a number of considerations to make the proposal more compatible with the character of the site including reducing the height of the columbarium structures, using different colors of stone, and altering some of the arrangements. Additional discussion items included the development of a phasing plan for construction of the columbarium structures to allow for more gradual alteration of the historic site.

The applicants have provided an updated proposal that includes the following changes:

- All columbarium heights have been reduced (to no greater than 4 feet for rectangular units and no greater than 6 feet for hexagonal units and those at the entry gate).
- Creation of a phasing plan.
- Stone color options provided.
- Alternate niche/facing stone color provided.
- Reduced walkway width and alternate material used.

Approval of the application is recommended in accordance with the revised plans dated July 7, 2020.

BACKGROUND

The Masonic Cemetery at the northwest corner of Charles and George Streets was created in 1784 with a gift of land donated to the Local Lodge #4 by James Somerville, a local merchant and early mayor of Fredericksburg. Encompassing approximately one-third of a city block, many prominent early citizens of Fredericksburg are buried in the cemetery. An estimated 270 graves featuring a diverse mix of markers representing styles such as classical, Gothic, and Romanesque are located on the grounds. The site is enclosed by a brick wall with decorative brick coping on the west and north sides, and by a rusticated coursed granite wall on the south and east. The entrance on Charles Street is marked by large double-leaf wrought iron gates; on the interior are two brick retaining walls with two curved granite benches, located on either side of a brick and slate pathway. This is a contributing property in the Historic District.

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

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

The structures proposed present a reasonable option for continuing the use of this historic cemetery and will not impact any existing burials. However, the uneven heights of the units against the walls and the facing units does impact views through and across the cemetery. It is recommended that all the rectangular units installed be the same four-foot height. If possible without impacting any

existing graves, the units placed along the walls could be extended to accommodate additional niches. Additionally, where units come into contact with the walls, the applicant should ensure that drainage will not adversely impact the historic walls. The application should be approved on condition that the height of all rectangular columbarium units is reduced to four feet.

APPROVAL CRITERIA

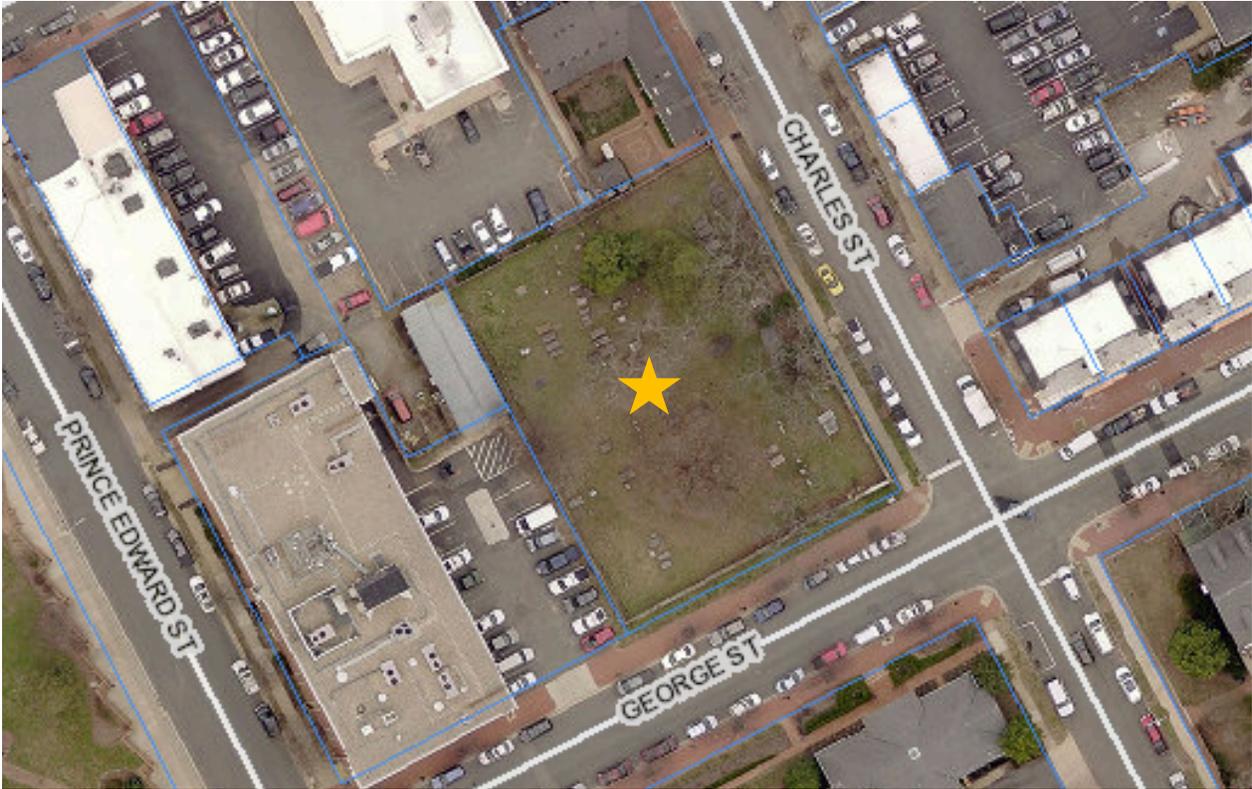
Criteria for evaluating proposed changes are found in City Code § 72-23.1(D)2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

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

X			(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
		X	(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Attachments:

- 1. Aerial photograph and street view
- 2. Wall height exhibit
- 3. Revised project submission



AERIAL



VIEW FACING NORTHWEST FROM CHARLES STREET

WALL STEPS
DOWN WITH
GRADE

48"

48"

50"

AC UNITS- WALL
LOWERS AFTER
THIS POINT

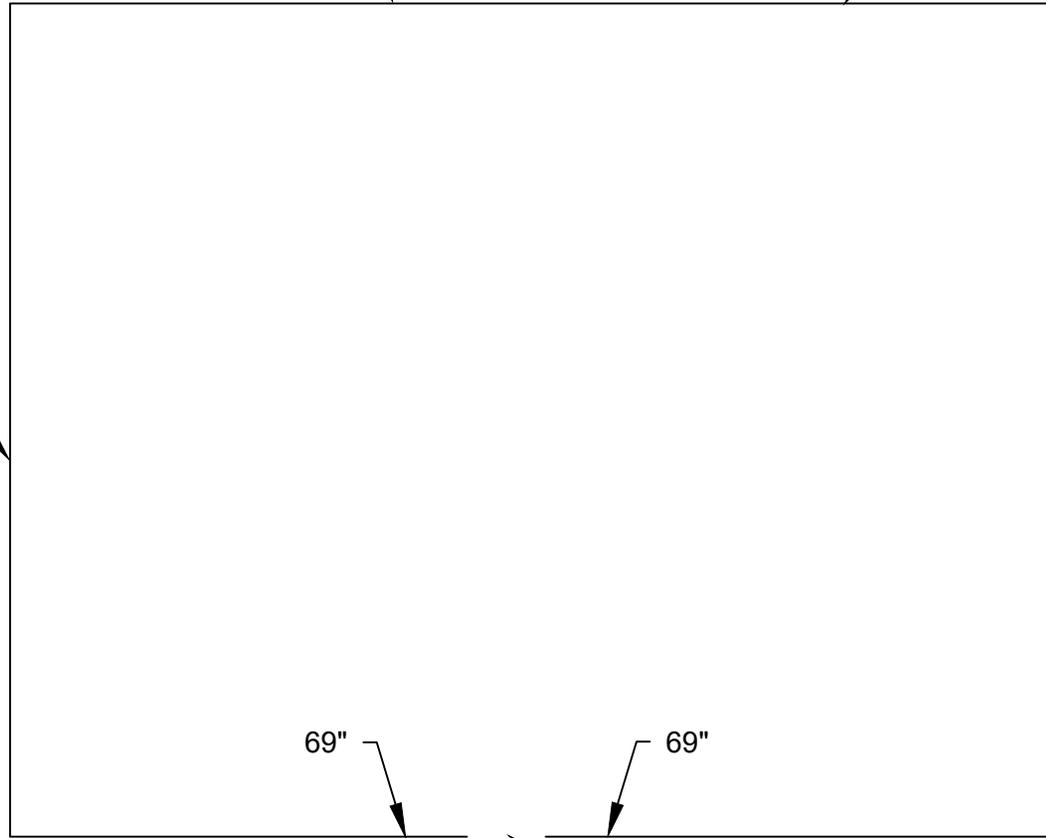
69"

69"

43"

Gate

VIEWS SHOULD NOT
BE IMPACTED FROM
THIS SIDE WITH 4'
COLUMBARIUM
HEIGHT. ADJACENT
LOT IS PRIVATE
PROPERTY



MASONIC CEMETERY

900 CHARLES ST., FREDERICKSBURG, VA
22401

COLUMBARIUM ADDITION

July 7th, 2020



VICINITY MAP



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PROJECT TITLE:

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22401

OWNER'S INFORMATION:

MASONIC LODGE #4

803 PRINCESS ANNE ST.,
FREDERICKSBURG, VA
22401

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

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

P.E. STAMP

SHEET INDEX

SHEET #	SHEET TITLE
-	COVER PAGE
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E2	EXISTING CONDITIONS IMAGE KEY
E3	EXISTING CONDITIONS
E4	EXISTING CONDITIONS
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A1	SITE PLAN
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A4	FOUNDATION/LAND DISTURBANCE PLAN
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A6	RENDER KEY
A7	RENDERS
A8	RENDERS

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

DRAWING TITLE:

COVER PAGE



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

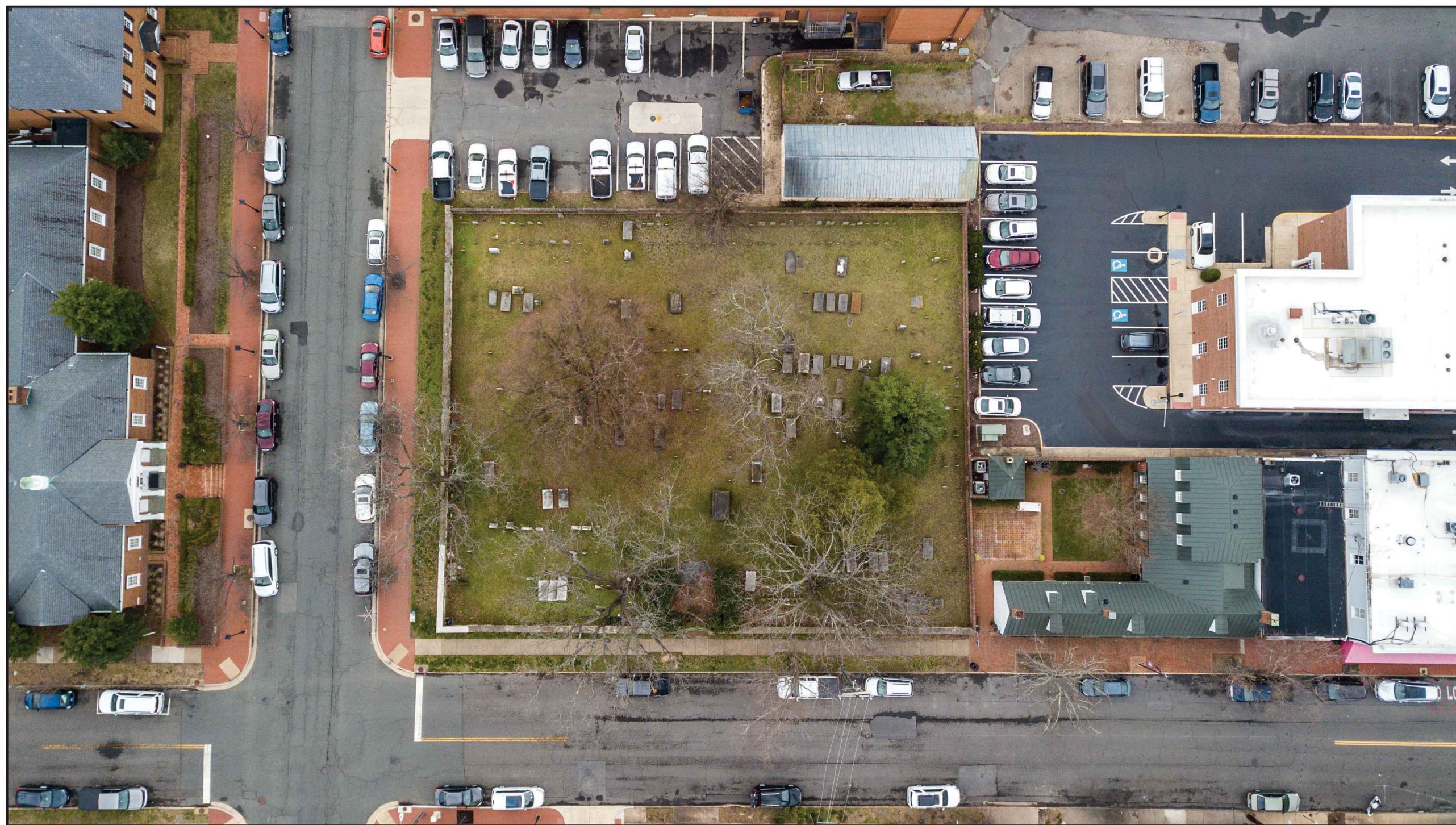
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Drawn/Designed by:	Tyler Gross, LEED AP BD+C
Checked by:	Frederic N. Howe, III - GW #4 Mason / Pres. of FMMA
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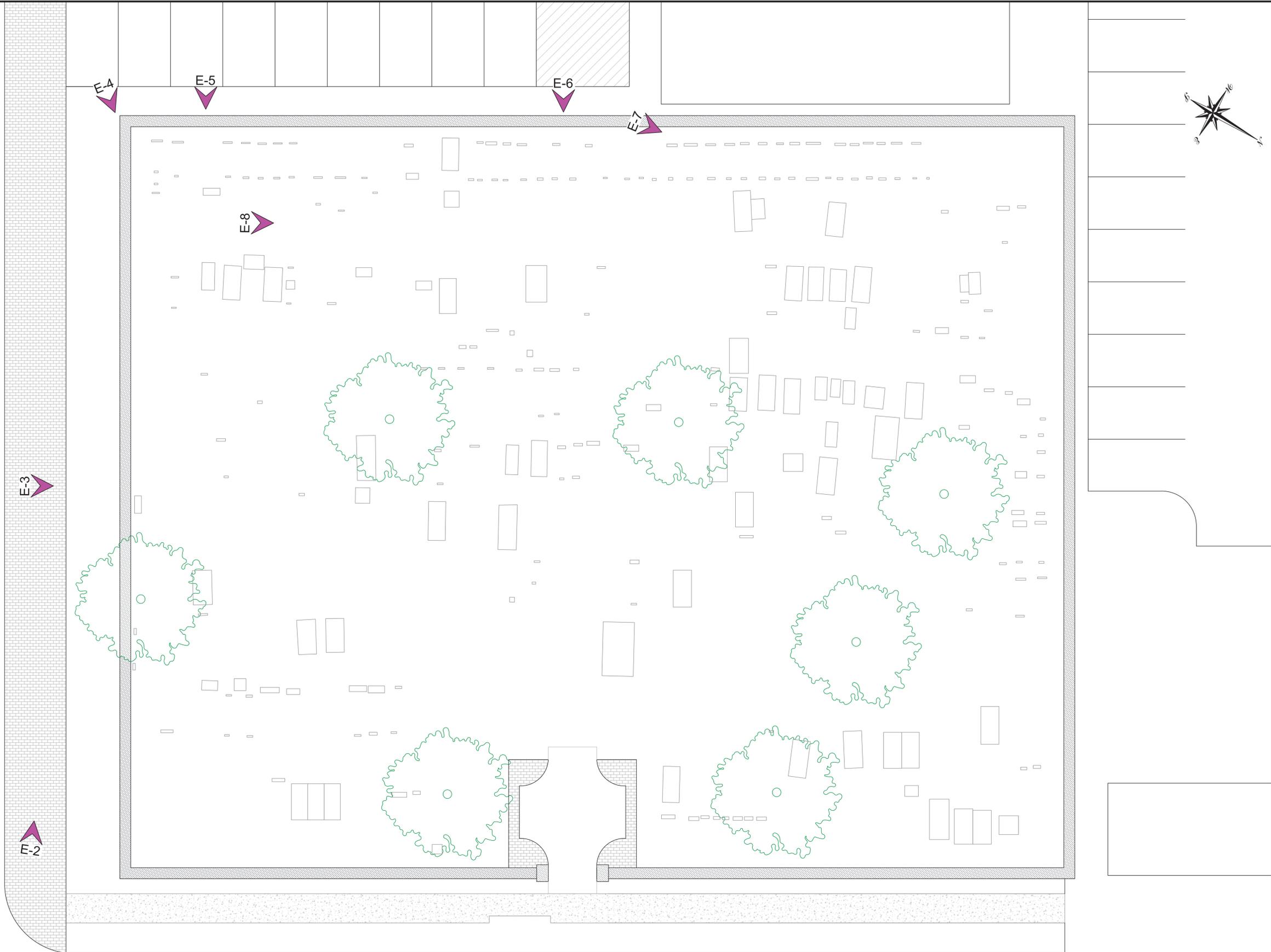
**EXISTING
CONDITIONS**

E1

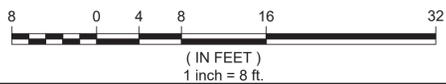
EXISTING TOP DOWN SITE IMAGE



GEORGE STREET



CHARLES STREET



SYMBOL LEGEND	
	EXISTING CONDITION PHOTO MARKER



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DRAWING TITLE:
**EXISTING
CONDITIONS
IMAGE KEY**

E2

E-1



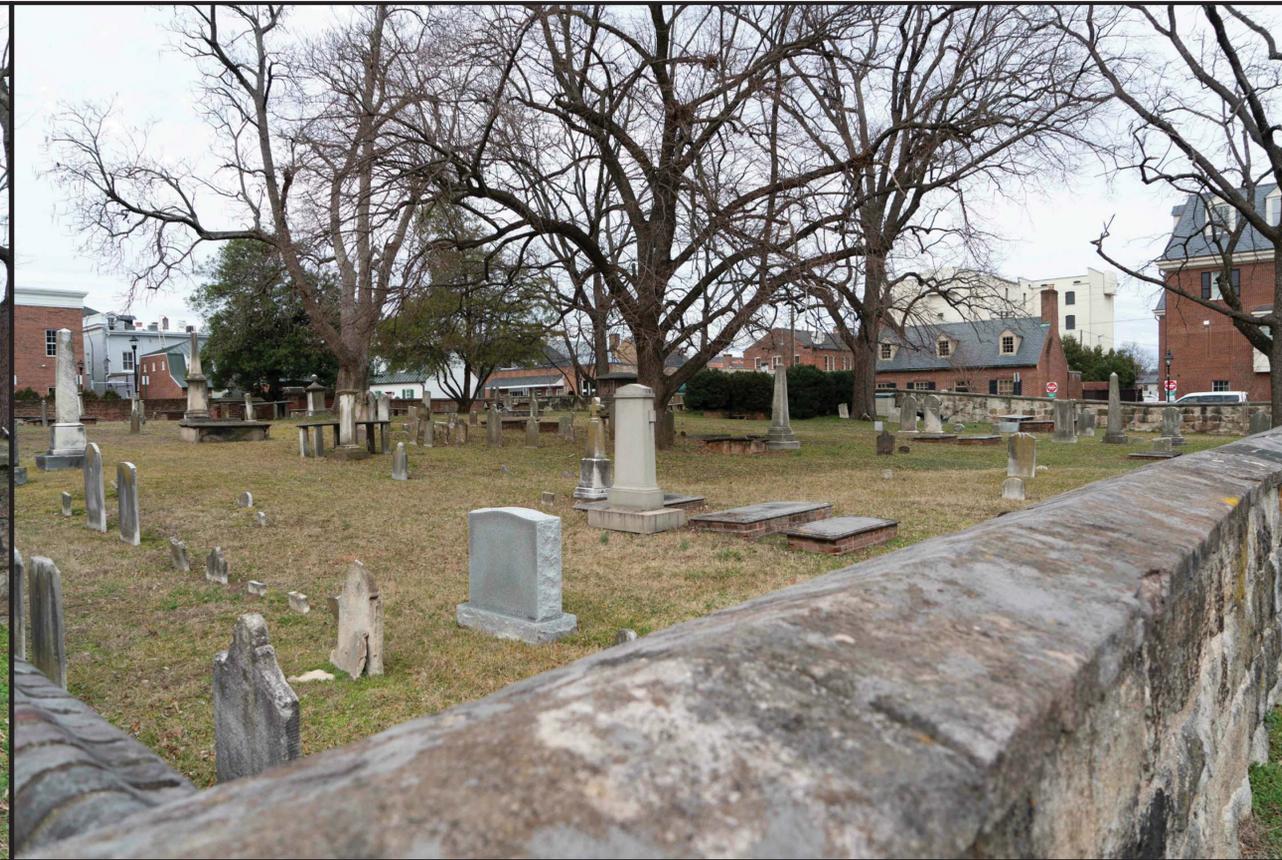
E-2



E-3



E-4



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**EXISTING
CONDITIONS**

E3

E-5



E-6



E-7



E-8



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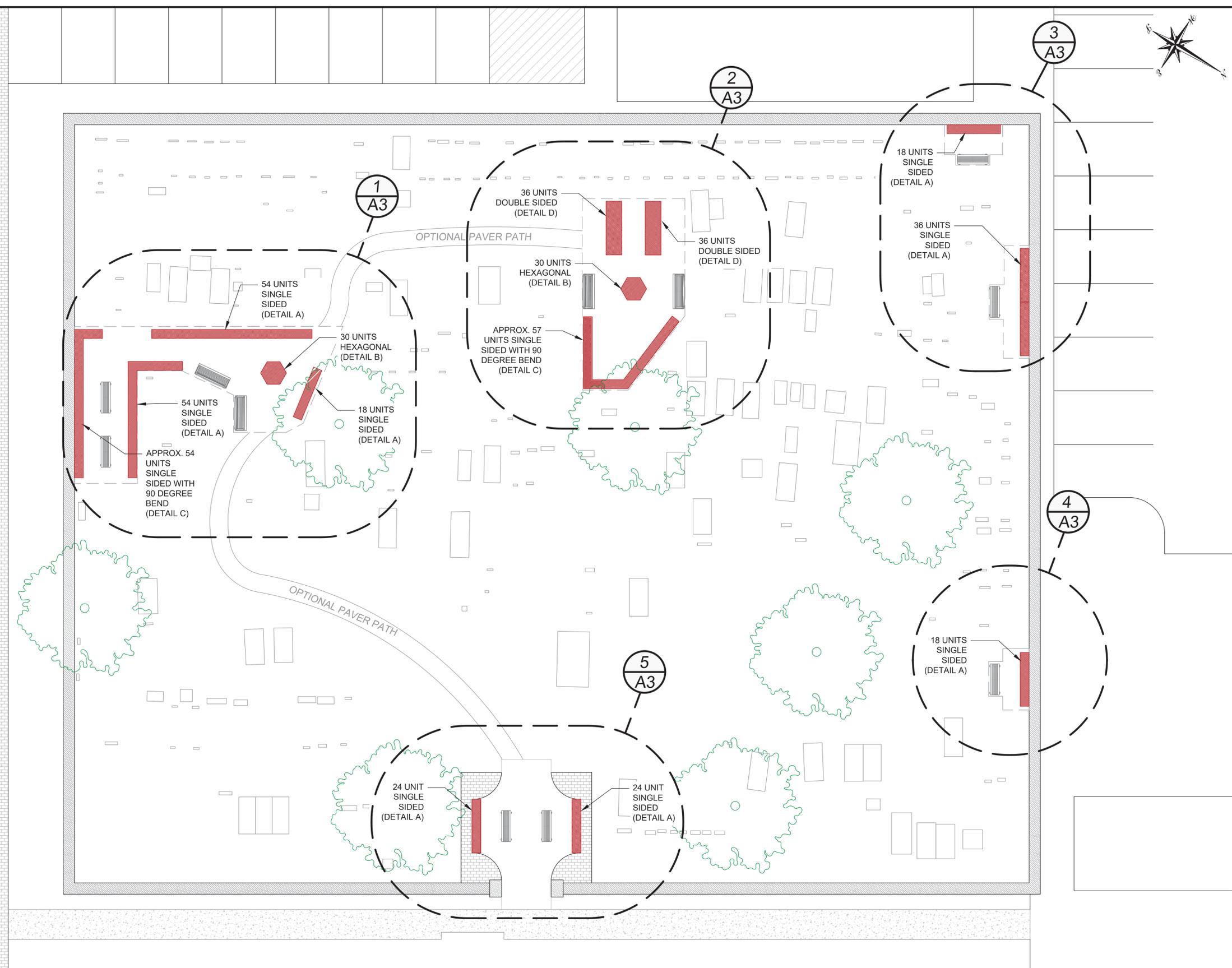
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EXISTING CONDITIONS

E4

GEORGE STREET

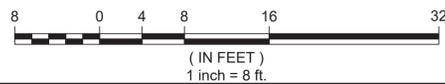


CHARLES STREET

TOTAL UNITS = 489

SYMBOL LEGEND

	PROPOSED BENCH
	PROPOSED COLUMBARIUM



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By:	Description:	Date:
TJG	Update unit count and change title	03-13-2020
TJG	Update unit count	07-06-2020

Date: 02.21.2020
 Page Size: 24X36
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 Checked by: Frederic N. Howe, III - GW #4 Mason / Pres. of FMMA
 Scale: 1" = 8' 0"

DRAWING TITLE:
SITE PLAN

A1

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Client Name:

DETAIL A:



DETAIL B:



DETAIL C:



DETAIL D:



GENERAL NOTES:

1. IMAGES OF COLUMBARIUMS DO NOT REPRESENT COLOR OF STONE SELECTED FOR THIS PROJECT.
2. REFERENCE "STONE COLORS" FOR IMAGES OF STONE SELECTED FOR THIS PROJECT.

STONE COLORS



OCEAN WAVE



RUSTIC BROWN



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By:	Description:	Date:
TJG	Add stone colors and notes	07-06-2020

Date:	02.21.2020
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Scale:	NTS

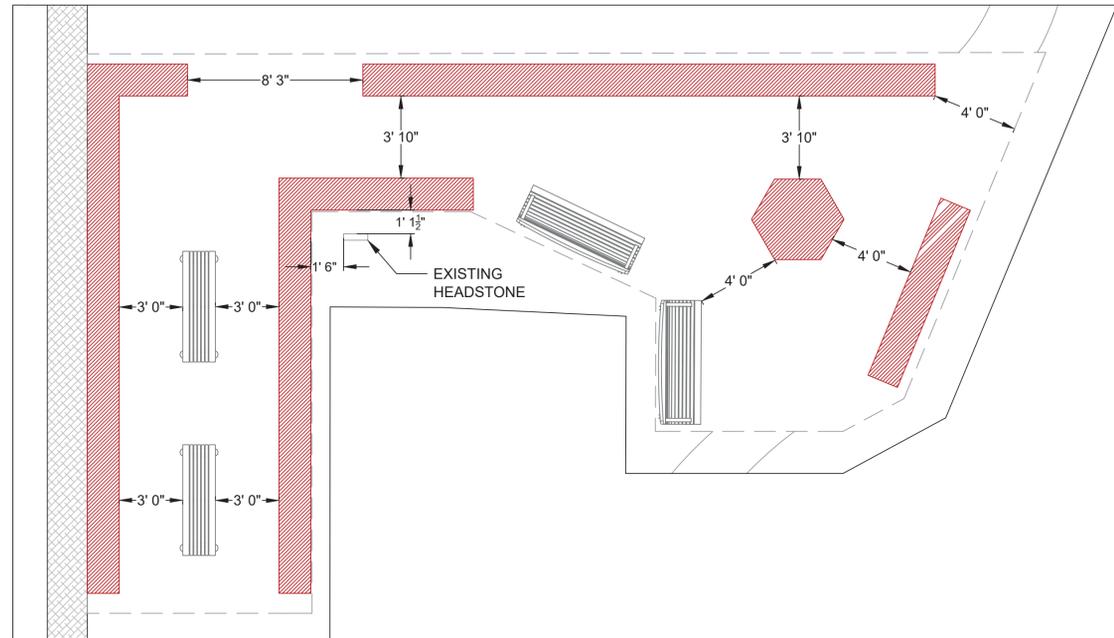
DRAWING TITLE:

DETAILS

A2

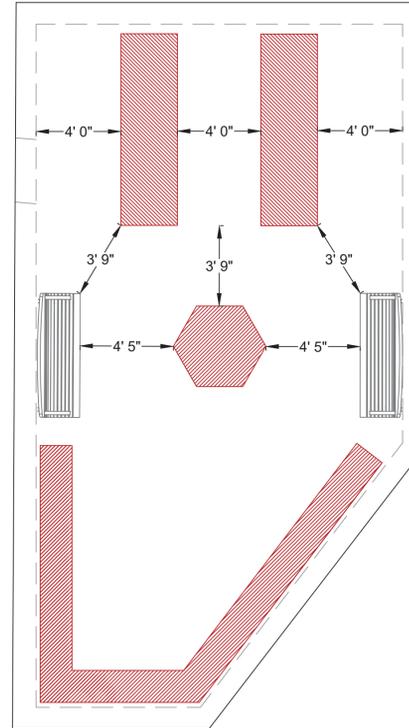
Client Name:

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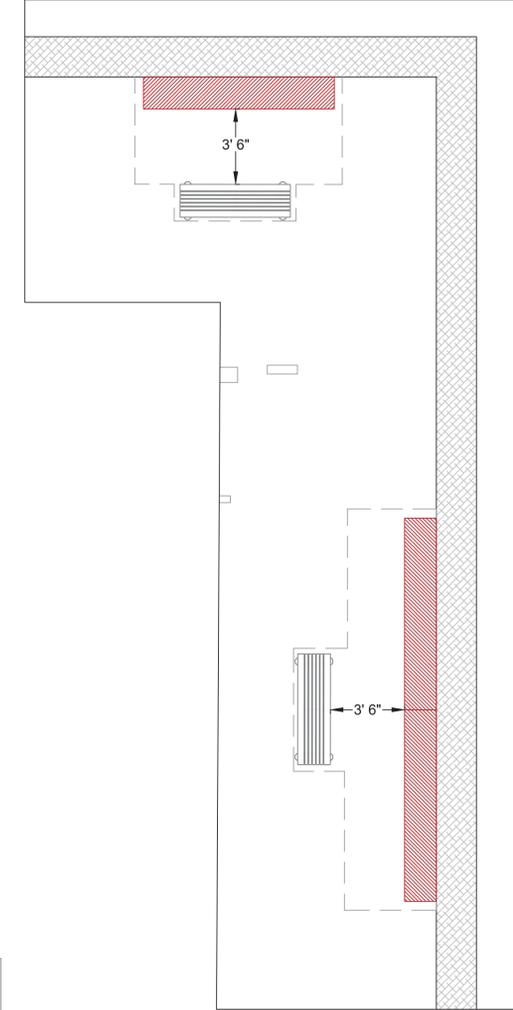
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DETAIL 2:



SCALE= 1/4" = 1' 0"

DETAIL 3:



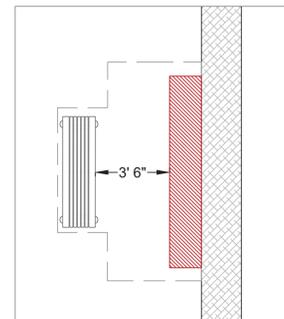
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GENERAL NOTES:

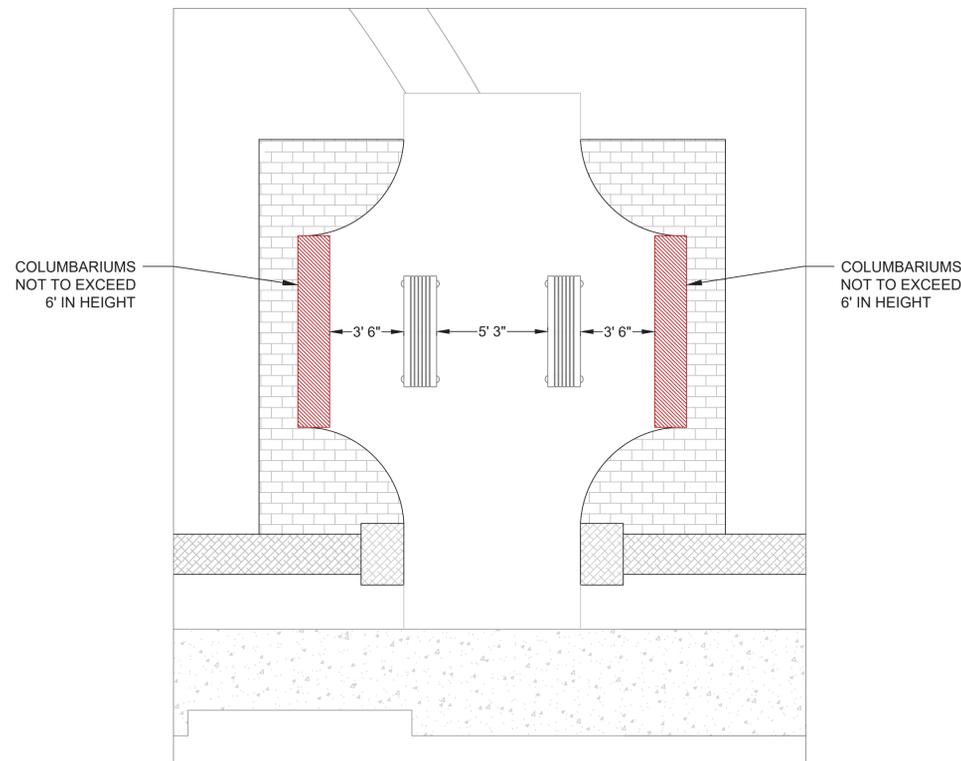
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2. HEXAGONAL COLUMBARIUMS ARE NOT TO EXCEED 6' IN HEIGHT
3. ALL SPACING TO COMPLY WITH ADA GUIDELINES

DETAIL 4:



SCALE= 1/4" = 1' 0"

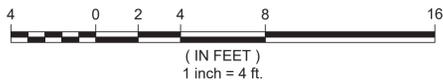
DETAIL 5:



SCALE= 1/4" = 1' 0"

SYMBOL LEGEND

- PROPOSED BENCH
- PROPOSED COLUMBARIUM



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TJG	Add notes	07-06-2020

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DRAWING TITLE:

PLAN CALLOUTS

A3

Client Name:

R-7

R-4

R-8



GEORGE STREET

R-3

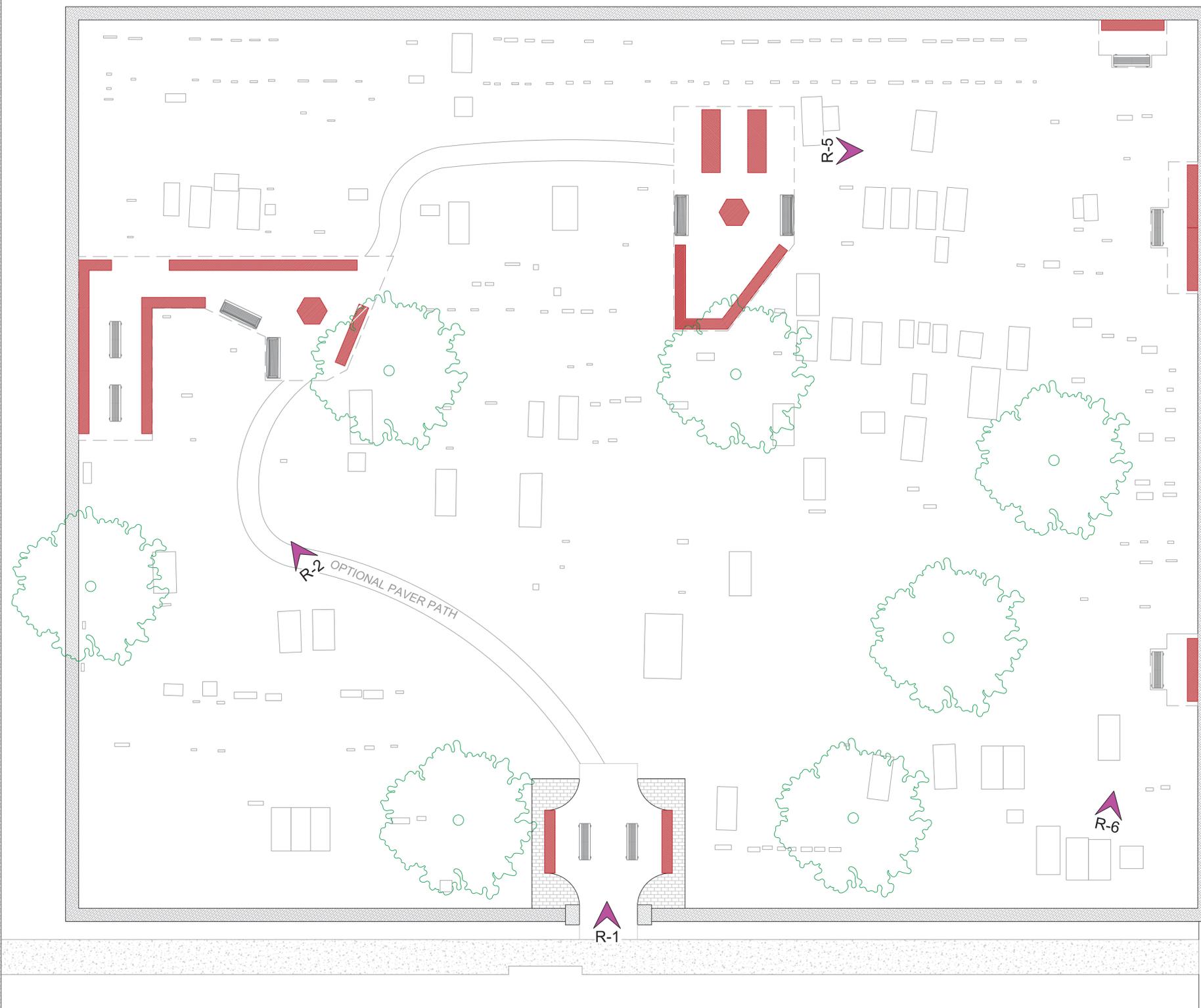
R-5

R-2

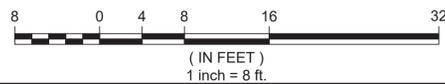
OPTIONAL PAVER PATH

R-1

R-6



CHARLES STREET



SYMBOL LEGEND



RENDER MARKER

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DRAWING TITLE:

RENDER KEY

A6

Client Name:

R-1 ELEVATION: 5' 8"



R-2 ELEVATION: 5' 8"



R-3 ELEVATION: 25'



R-4 ELEVATION: 25'



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TJG	Re-arrange renders and label	04-06-2020
TJG	Update renders	07-07-2020

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Scale:	NTS

DRAWING TITLE:

RENDERS

A7

R-5 ELEVATION: 10'



R-6 ELEVATION 5' 8"



R-7 ELEVATION: 35'



R-8 ELEVATION: 35'



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Scale:	NTS

DRAWING TITLE:

RENDERS

A8

Client Name: