



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: August 5, 2020 (for the August 10, 2020 hearing)
SUBJECT: Certificate of Appropriateness for modification of COA at 203 Ford Street

ISSUE

Ed Whelan requests to modify the certificate of appropriateness approved in July 2020 for alterations to the exterior of the Washington Woolen Mills building by shifting the location of the rooftop additions.

RECOMMENDATION

Approval of the modified Certificate of Appropriateness in accordance with the revised drawings dated July 27, 2020 and approval of the dumpster enclosure and lighting fixtures with the following conditions:

1. The dumpster enclosure will be constructed of brick or of concrete with a parged or painted finish.
2. The enclosure gates will be constructed of wood or metal and will fully screen the dumpster.
3. The light fixtures will be simple and minimally obtrusive in design.
4. Final design details will be approved by the Historic Resources Planner prior to permitting.

A final vote on the application cannot occur until September 14, 2020 due to the required procedures for electronic meetings.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Roofs (Historic District Handbook, pg. 80)

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

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

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

BACKGROUND

The former Washington Woolen Mills Pants Factory located on Ford Street between Princess Anne and Caroline Streets was constructed c.1905. The Woolen Mills had been in operation since 1860, but was located in a large three-story brick building, adjacent to the extant structures, that burned in 1876, was rebuilt, and burned again in 1910. The pants factory was initially constructed as the two-story, front-gabled wing with its length running parallel to Caroline Street. The adjoining gable-roofed wing that extends to the west was constructed by 1912. By 1930, the building was converted to a shoe factory, and the two-story section over a raised basement that extends east to Caroline Street was constructed in the 1940s. The building is characterized by its American bond brick construction and detailing; long, low massing; and banks of segmental-arch windows. This is a contributing structure in the Historic District.

The Architectural Review Board approved a certificate of appropriateness for alterations to the building in July 2020, including construction of rooftop additions for several access points, the installation of new doors on the north elevation, the installation of rooftop railings, and the construction of egress stairs at the west end of the building. The applicant is requesting to modify the design and location of the rooftop additions in order to consolidate the access points.

In the modified design, the three rooftop structures have been consolidated into two, with one of the stair entries located immediately behind the structure housing the elevator shaft. The structure is topped by a combination hipped and gabled roof. The construction details have not been changed, and the structures will still be clad in metal panels with standing seam metal roofs. The modified design is compatible with the character of the site and should be approved in accordance with the revised drawings.

Two additional site elements were not included in the previous approval and must be reviewed by the Board as well. A masonry dumpster enclosure will be constructed at the northwest corner of the site and new light poles will be added to the parking lot. Detailed specifications have not been provided for these elements. Visibility of these elements will be extremely limited and the Board may choose to grant final approval of these elements to the Historic Resources Planner with the following conditions:

5. The dumpster enclosure will be constructed of brick or of concrete with a parged or painted finish.
6. The enclosure gates will be constructed of wood or metal and will fully screen the dumpster.
7. The light fixtures will be simple and minimally obtrusive in design.

All site elements will also meet all requirements of the City Code, including standards for height, lighting intensity, and shielding of light fixtures.

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.
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Attachments:

1. Aerial photograph and front elevation view
2. Sanborn Fire Insurance Maps
3. Views from public rights-of-way
4. Roof plan
5. Elevation drawings
6. Site plan



AERIAL



FRONT (SOUTH) ELEVATION



View looking north from Ford Street





View looking west from Caroline Street





View looking southwest from Caroline Street



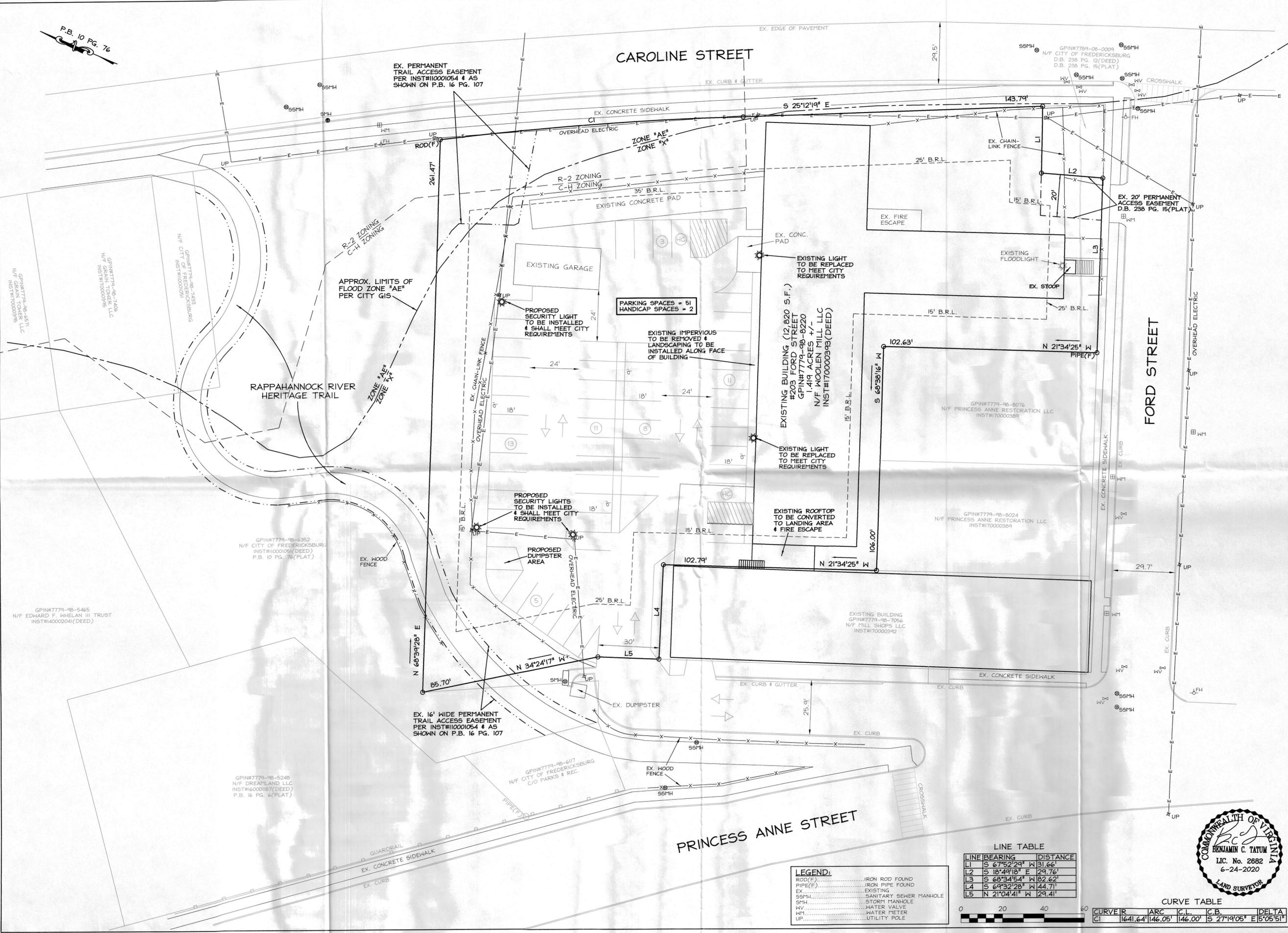
View from Rappahannock River Heritage Trail



Views from Rappahannock River Heritage Trail



P.B. 10 PG. 76



GPN#7779-98-5465
N/F EDWARD F. WHELAN III TRUST
INST#140002041(DEED)

GPN#7779-98-5248
N/F DREARLAND LLC
INST#160001187(DEED)
P.B. 16 PG. 6(PLAT)

GPN#7779-98-6352
N/F CITY OF FREDERICKSBURG
INST#10001051(DEED)
P.B. 10 PG. 76(PLAT)

GPN#7779-98-1406
N/F GRAN 10000295
INST#10000295

GPN#7779-98-1493
N/F CITY OF FREDERICKSBURG
INST#10000091

EX. 16' WIDE PERMANENT
TRAIL ACCESS EASEMENT
PER INST#10001054 & AS
SHOWN ON P.B. 16 PG. 107

APPROX. LIMITS OF
FLOOD ZONE "AE"
PER CITY GIS

EX. PERMANENT
TRAIL ACCESS EASEMENT
PER INST#10001054 & AS
SHOWN ON P.B. 16 PG. 107

PRINCESS ANNE STREET

CAROLINE STREET

FORD STREET

RAPPAHANNOCK RIVER
HERITAGE TRAIL

LEGEND:

- ROD(F)..... IRON ROD FOUND
- PIPE(F)..... IRON PIPE FOUND
- EX..... EXISTING
- SSMH..... SANITARY SEWER MANHOLE
- SMH..... WATER VALVE
- WM..... WATER METER
- UP..... UTILITY POLE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 67°52'29" W	31.66'
L2	S 18°49'18" E	29.76'
L3	S 68°34'54" W	82.62'
L4	S 69°32'28" W	44.71'
L5	N 21°04'41" W	29.41'



CURVE TABLE

CURVE	ARC	C.L.	C.B.	DELTA
C1	1641.64'	146.05'	146.00'	S 27°19'05" E 5°05'51"



REVISIONS:

THE BENCHMARK GROUP
LAND DEVELOPMENT CONSULTANTS

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540-895-4097 VOICE BMARKGROUP@AOL.COM
540-895-4097 FAX BMARKGROUP@AOL.COM

SURVEYING * ENGINEERING * LAND PLANNING

GPN#7779-98-8220 (#203 FORD STREET)
"THE WOOLEN MILL"
CITY OF FREDERICKSBURG, VIRGINIA

MINOR SITE PLAN

DESIGNED: CSS
DRAWN: CSS
CHECKED: BCT

DATE: 6-24-2020
SCALE: 1" = 20'
JN: 20187
SH: 2 OF 2