



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW BOARD  
**FROM:** Kate Schwartz, Historic Resources Planner  
**DATE:** September 9, 2020 (for the September 14, 2020 hearing)  
**SUBJECT:** Certificate of Appropriateness for modification of approval at 525 Caroline Street

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### ISSUE

Van Perroy requests to modify the certificate of appropriateness approved in July 2020 for the site planning, scale, and massing of new additions to be constructed at the side and rear of the Fredericksburg Square building. The modification would allow for the option to construct another three-story addition on the north side of the building.

### RECOMMENDATION

Approval of a modification to the Certificate of Appropriateness for site planning, scale, and massing of new additions approved in July 2020 in accordance with the revised drawings dated July 27, 2020 on condition that the rooftop balconies on the original building are located only behind the sections of the parapet that are solid brick. If the applicant elects not to construct the three-story addition on the north side of the Fredericksburg Square building, the height of the rear addition must be reduced an additional seven feet in accordance with the previous approval.

### APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

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

*Continuity of Street Edge*

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

*Spacing between Buildings*

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

*Parking*

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

*Building Scale (Historic District Handbook, pg. 74)*

1. Although the zoning ordinance defines height limitations within the various parts of the City, building height at the street front should be compatible with the prevailing height of the entire block.
2. New buildings that must be taller than the prevailing height should be stepped back so the additional height is not visible from the street.
3. The primary facade of a new commercial building should be modulated with bays to reflect the prevailing width of the adjoining historic buildings.
4. Architectural features - such as porches, entrances, store- fronts, and other decorative elements - should be used to rein- force the human scale of the Historic District. An exception to this guideline would be new institutional or governmental buildings, where a more monumental scale is sometimes deemed more appropriate.

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

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

*Additions*

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

**BACKGROUND**

The ARB opened a public hearing on this modification on August 10, 2020. One public comment was received in advance of the public hearing requesting mitigation of the overall size; no comments have been received since. Mailed notices were provided to all adjacent property owners prior to the August hearing as well. The remainder of this staff memorandum and the recommendation remain unchanged.

This former Elks Lodge was effectively constructed c.1925 when a large addition and new façade were constructed at the site, incorporating a three-and-one-half story townhouse that was constructed c.1854. The original townhouse was initially expanded with a rear addition in 1915, but

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

The Architectural Review Board approved a certificate of appropriateness for the site planning, scale, and massing of new additions at the rear and south side elevations of the Fredericksburg Square building on July 13, 2020. The rear addition was initially proposed as four stories above a level of parking set partially into the ground. The Board’s approval was granted on the condition that one full story would be removed from the rear addition. The applicant is returning to the Board to request a modification to the approval in accordance with drawings dated July 27, 2020. The revised design drawings include the removal of one story from the rear addition, the addition of another three-story section on the north side of the original building, and the inclusion of inset rooftop balconies at the original building.

The Caroline Street frontage on the north side of the former Elks Lodge has been vacant since 1964 when a residence was demolished to provide access to the rear of the building. The applicant proposes to construct another three-story addition in this area to close the gap in the streetscape. The scale and massing of this addition are similar to the south side addition, and it will be located at the front and side property lines with no setback. Proposed as three stories and 37 feet in height to the flat roof, an additional one-story loft projects up from the rear of the flat roof.

This addition is approximately the same width as the previous structure on the site as well as others still existing on the street, is modulated by bays that reflect the pattern of the streetscape, and its height is within the range of existing buildings on the block. The proposed addition meets the standards and guidelines for the district by filling the gap in the streetscape at the north side of the building and reinforcing the traditional street edge. The addition also serves to block views to the new rear addition, drawing attention to the streetscape instead. The applicant has requested that this portion of the plan be approved as an option, and its construction not be required in order to construct the other additions.

At the proposed rear addition, one full story has been removed; however, the floor heights have also been adjusted to align with the three-story addition at the south side of the building. As a result, the

overall height reduction is approximately four feet, rather than the equivalent of a full story (11 feet eight inches). The ARB approved the application with the condition of reducing the height in order to lessen the impact of the new construction and avoid visually overpowering the original Fredericksburg Square building. However, the proposed north side addition significantly reduces the visibility and impact of the new rear addition. It is recommended that two options be approved for the site:

1. Approval of the site planning, scale, and massing in accordance with the revised drawings dated July 27, 2020 (construction of the north side addition required).
2. Approval of the site planning, scale, and massing of the south side and rear additions, without construction of the north side addition, on condition that the height of the rear addition is reduced by seven feet.

The applicant is also requesting approval of one alteration to the existing building at this time, the creation of inset balconies in the original front roof slope. The balconies are proposed to be located on either side of two dormers located at either end of the roof. No balcony is proposed at the center dormer. The parapet above the façade is constructed of solid brick at the sides, but includes an open balustrade in the center. The majority of the roof slope is not clearly visible from any public right-of-way. The balconies should be approved on condition that the balcony openings do not extend beyond the edge of the solid parapet.

### **APPROVAL CRITERIA**

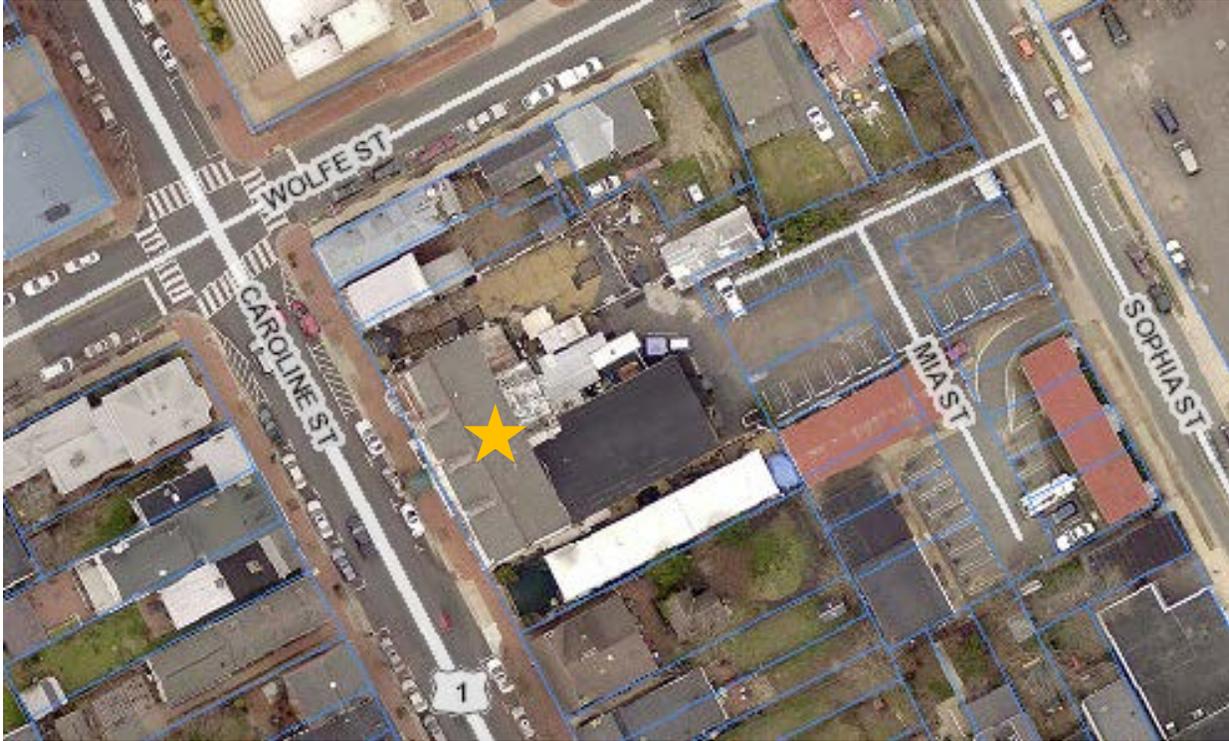
Criteria for evaluating proposed changes are found in City Code § 72-23.1(D)2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

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

## Attachments:

1. Aerial photograph and front elevation view
2. Sanborn Fire Insurance Maps, 1919, 1927, and 1947
3. Historic Photographs
4. Height detail dated August 17, 2020
5. Revised drawings dated July 27, 2020

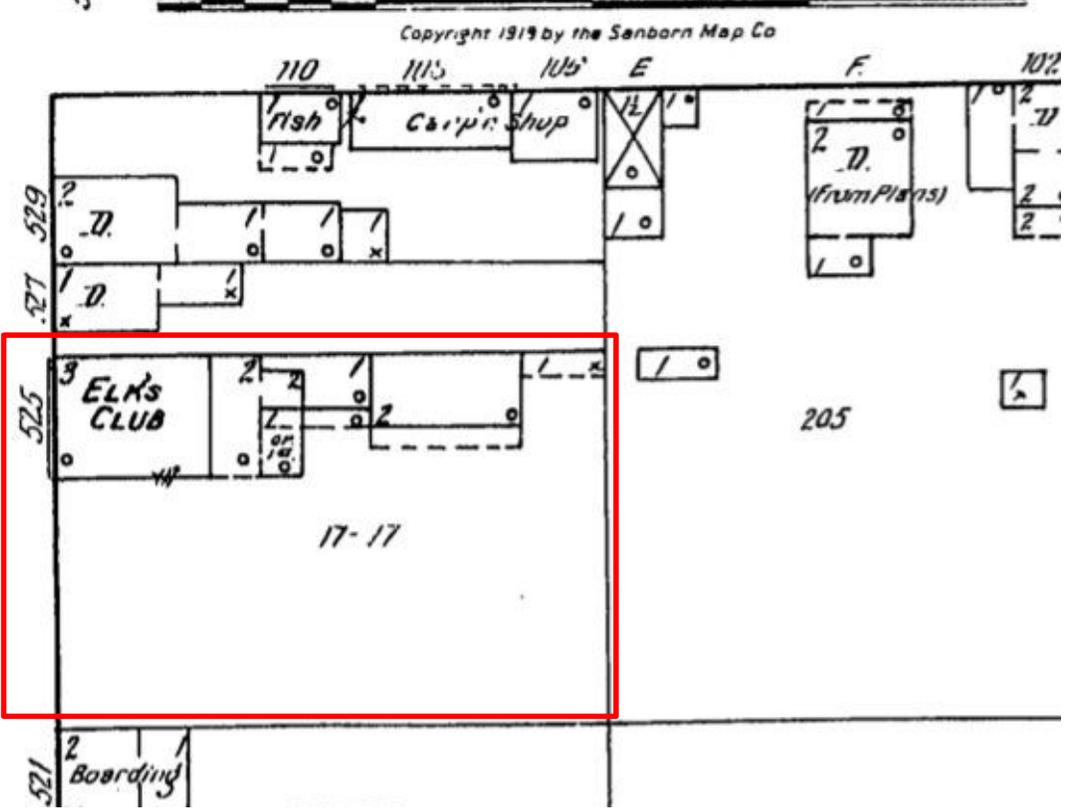


AERIAL

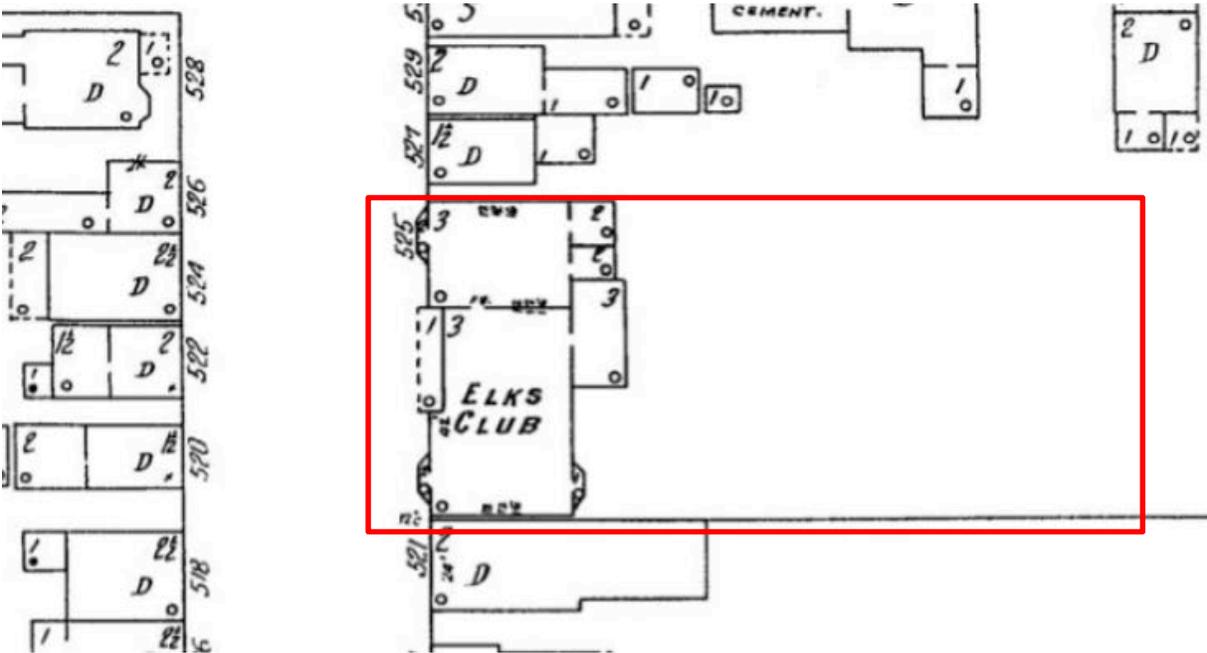


FRONT (WEST) ELEVATION

47



1919 Sanborn Fire Insurance Map



1927 Sanborn Fire Insurance Map



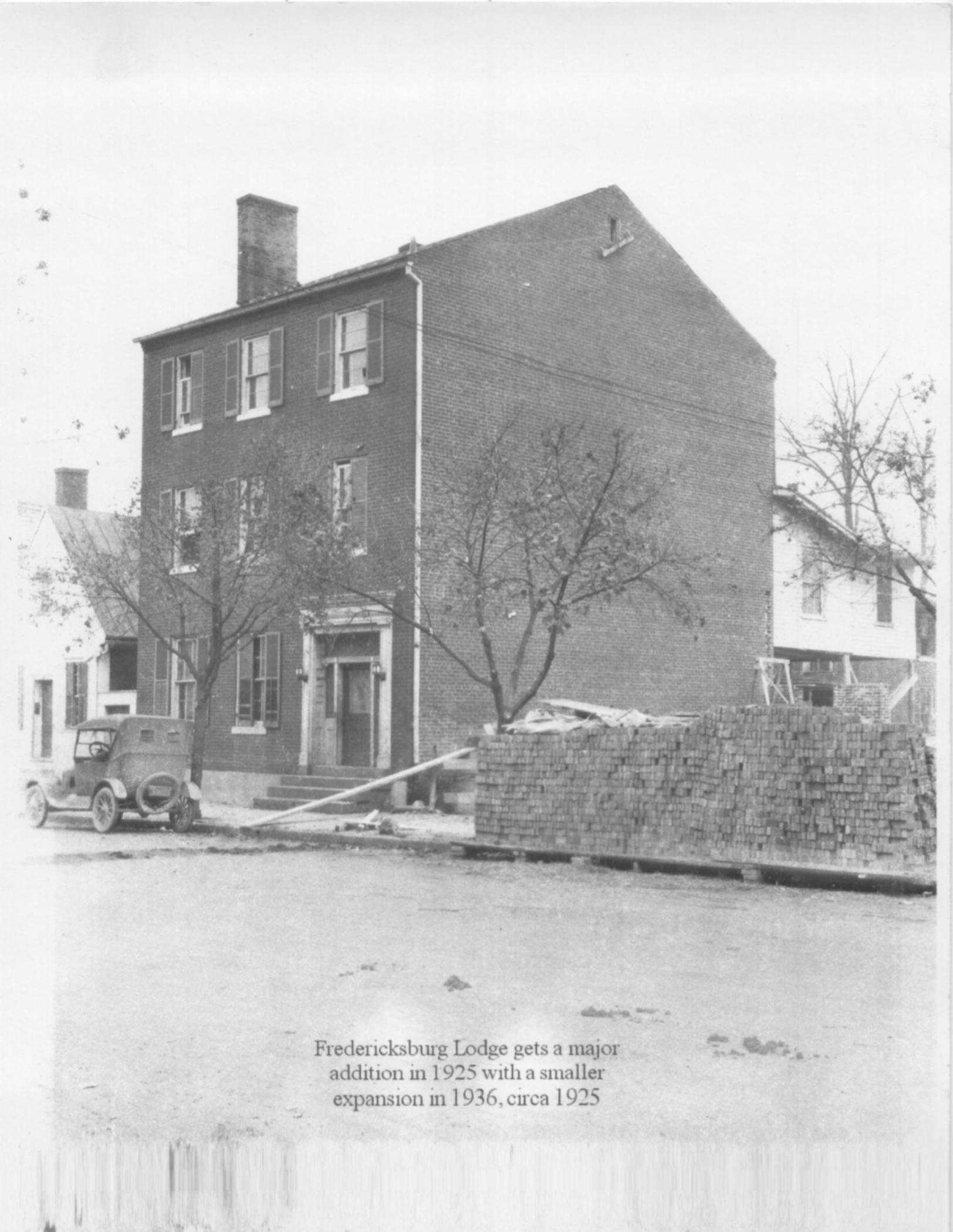
# HISTORIC FREDERICKSBURG FOUNDATION, INC.

RESEARCH PREPARED FOR

**Van and Deborah Perroy**  
525 Caroline St.  
Fredericksburg, Virginia



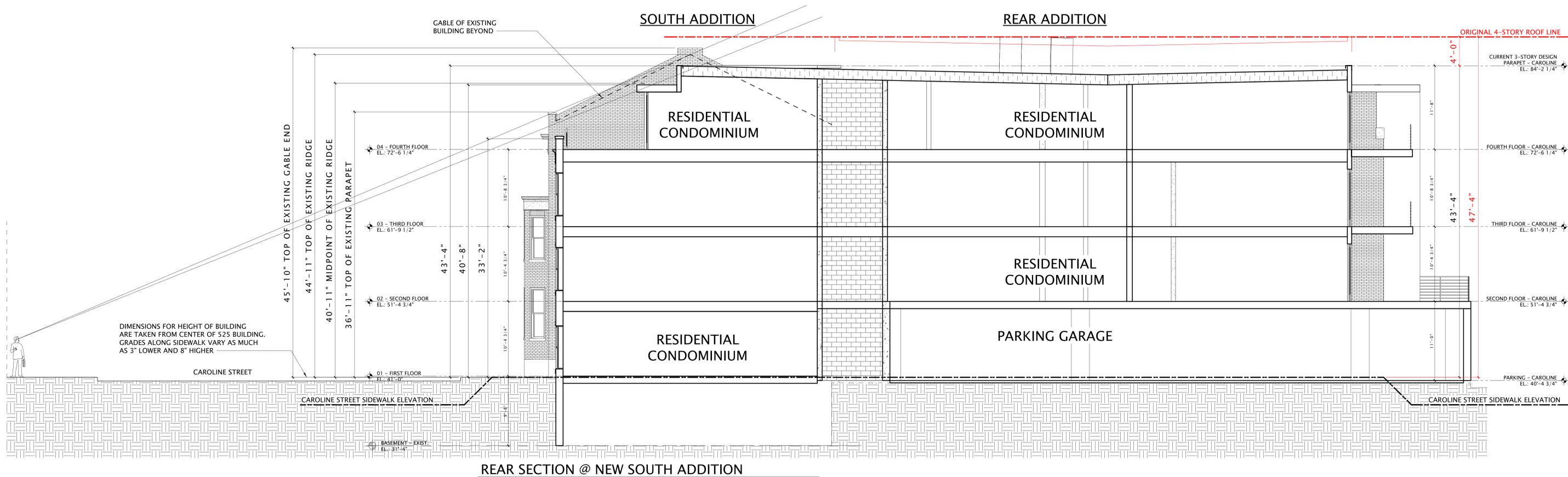
Marker Committee of the Historic Fredericksburg Foundation, Inc.  
Principal Researcher: Richard E. Hansen  
© Historic Fredericksburg Foundation, Inc.  
July, 2004



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



The First Elks Lodge circa 1912  
This mansion was purchased from  
the George Ball family in 1905



SECTIONS WITH SIGHT LINE

# FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

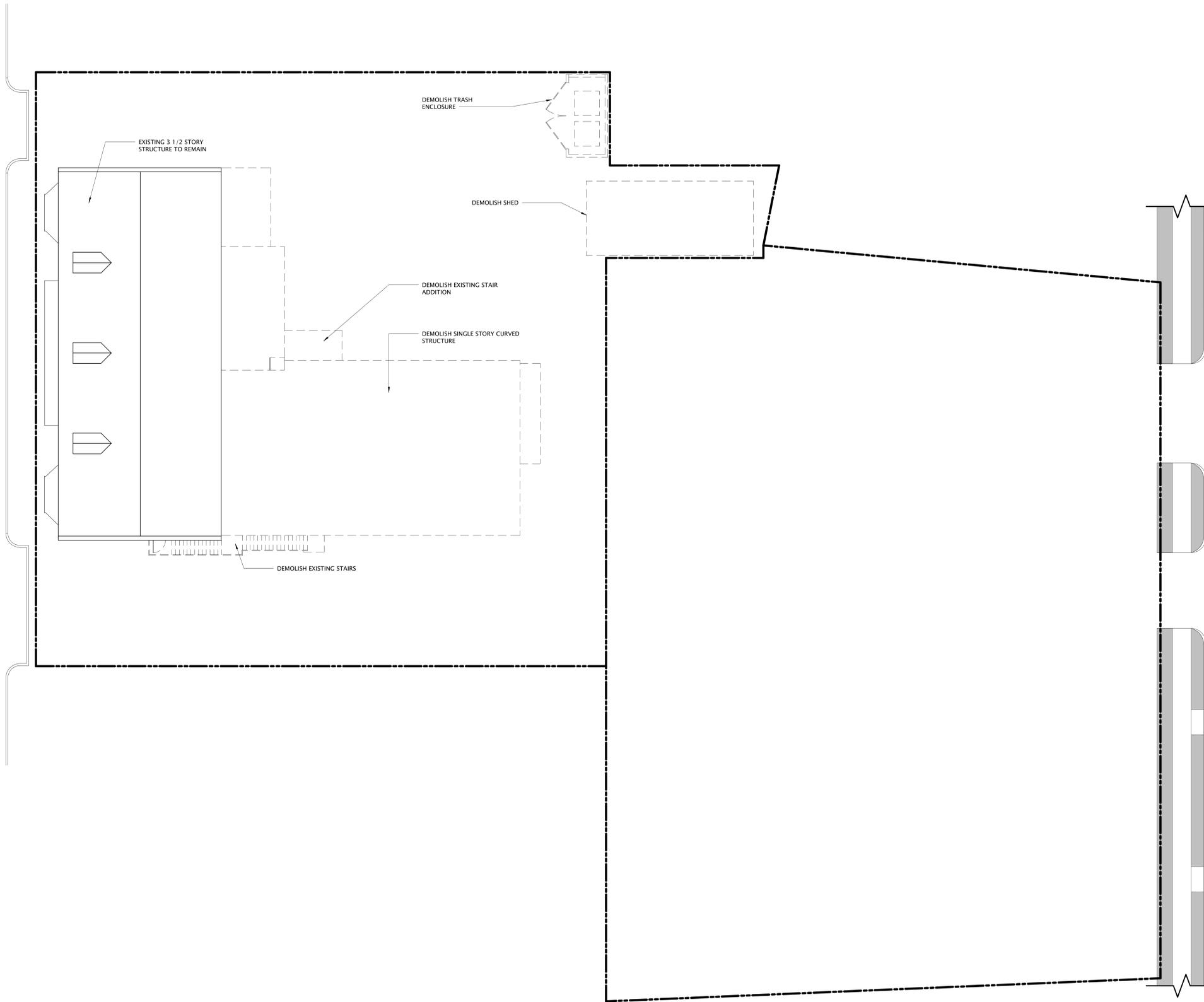
*Commonwealth*  
ARCHITECTS

SCALE: 3/16" = 1'-0"

08/17/20

**A3a**

CAROLINE STREET



SOPHIA STREET

DEMOLITION SITE PLAN

# FREDERICKSBURG SQUARE MIXED-USE BUILDING

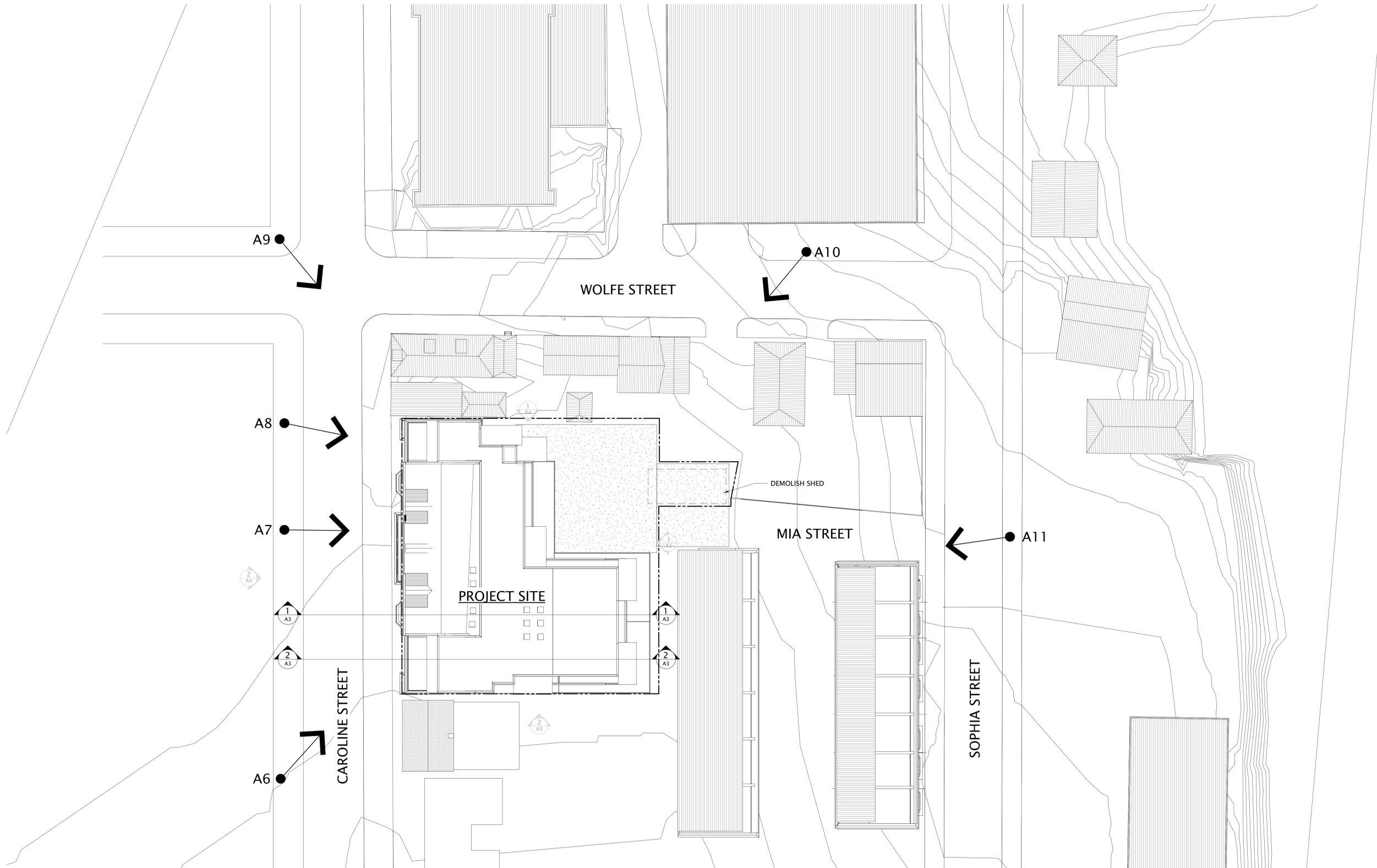
525 CAROLINE STREET, FREDERICKSBURG, VA



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# A1



SITE PLAN

# FREDERICKSBURG SQUARE MIXED-USE BUILDING

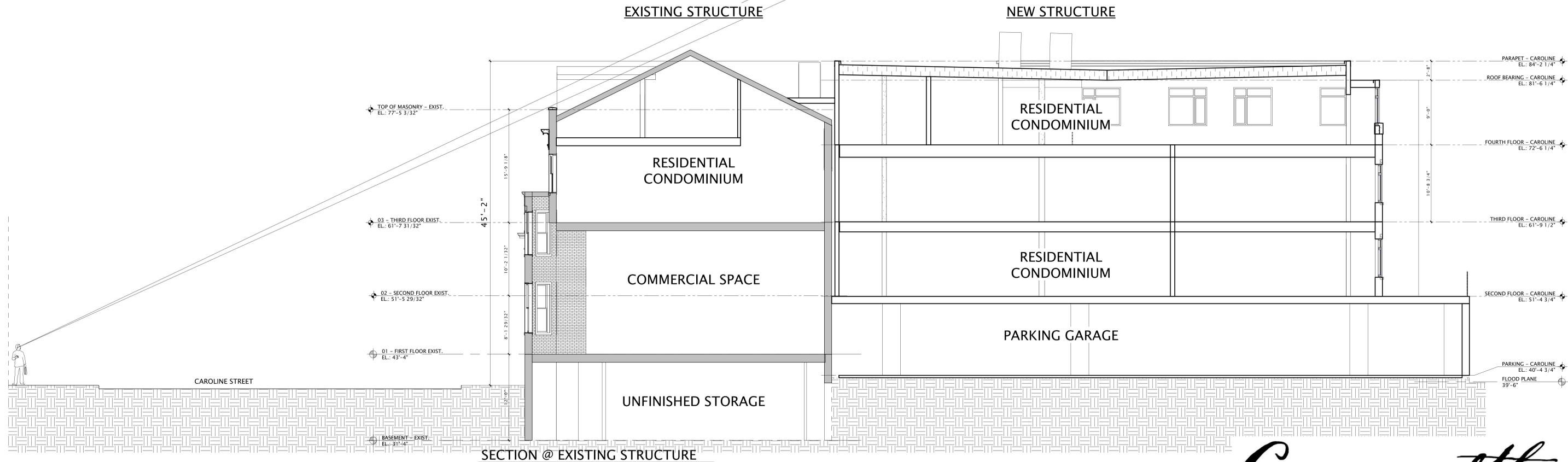
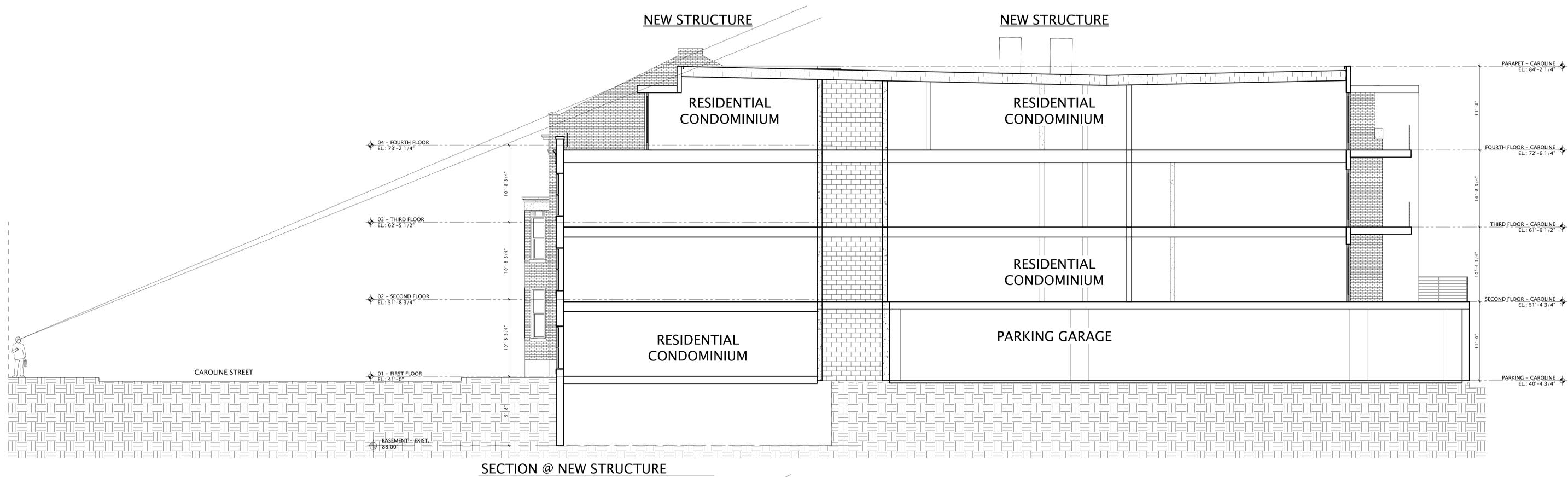
525 CAROLINE STREET, FREDERICKSBURG, VA



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A2



SECTIONS WITH SIGHT LINE

# FREDERICKSBURG SQUARE MIXED-USE BUILDING

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SCALE: 3/16" = 1'-0"

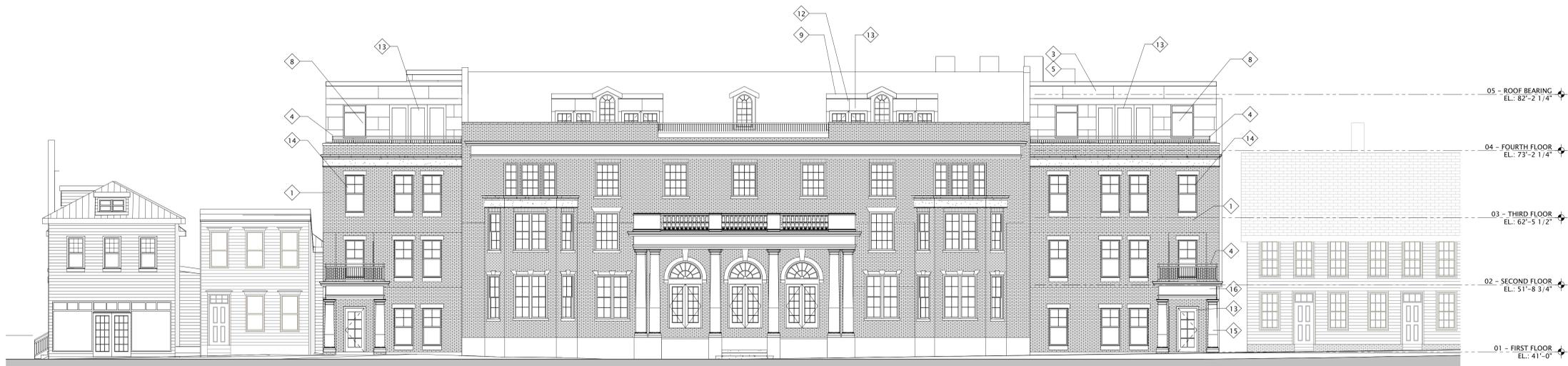
07/27/20

A3

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



NORTH ELEVATION



WEST ELEVATION Copy 1

BUILDING ELEVATIONS

# FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

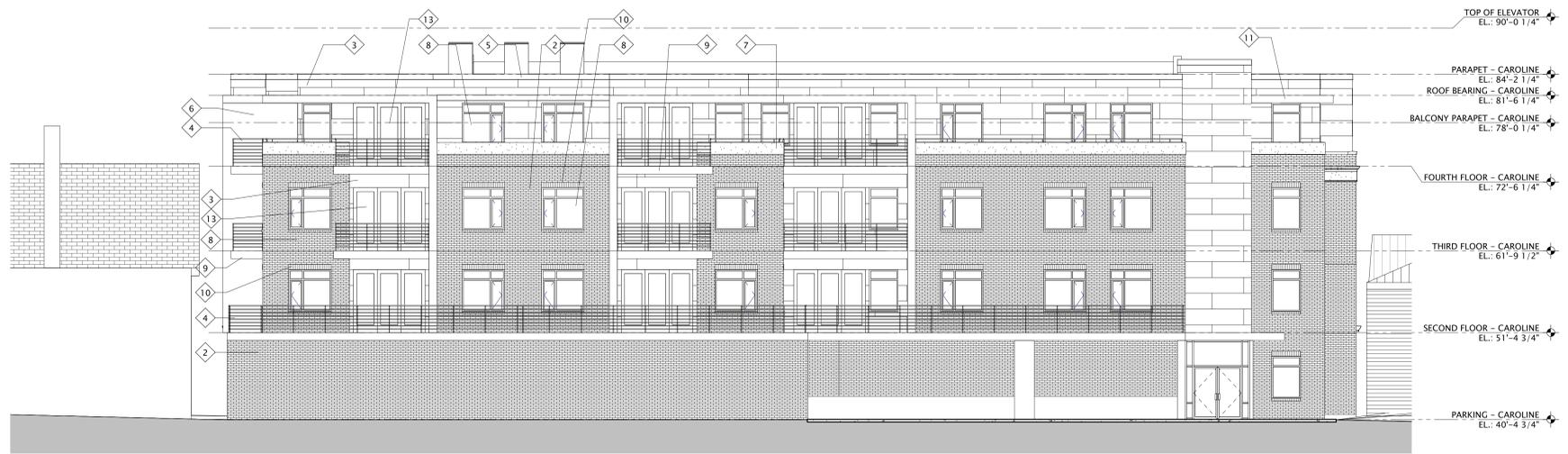


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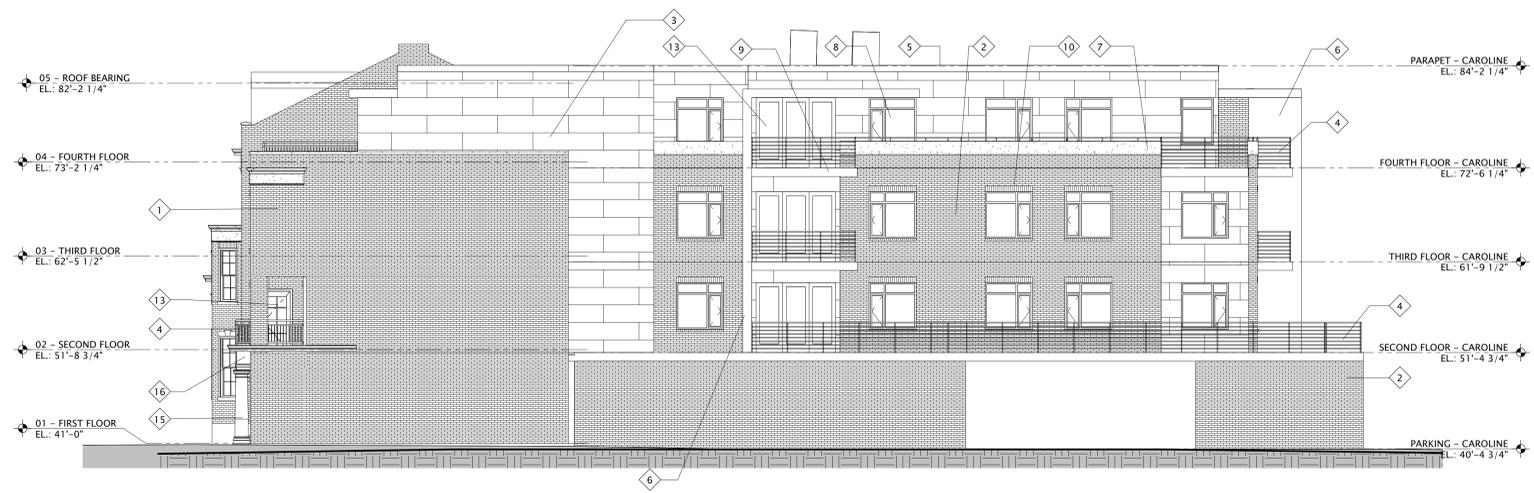
07/27/20

A4

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



EAST ELEVATION



SOUTH ELEVATION



BUILDING ELEVATIONS

# FREDERICKSBURG SQUARE MIXED-USE BUILDING

525 CAROLINE STREET, FREDERICKSBURG, VA

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A5



Caroline Street from South

BUILDING PERSPECTIVES

# FREDERICKSBURG SQUARE MIXED-USE BUILDING

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A6



Caroline Street View

BUILDING PERSPECTIVES

# FREDERICKSBURG SQUARE MIXED-USE BUILDING

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A7



Caroline Street North Drive

BUILDING PERSPECTIVES

# FREDERICKSBURG SQUARE MIXED-USE BUILDING

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A8



CORNER OF WOLFE ST. AND CAROLINE ST.

BUILDING PERSPECTIVES

# FREDERICKSBURG SQUARE MIXED-USE BUILDING

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VIEW FROM WOLFE STREET

BUILDING PERSPECTIVES

# FREDERICKSBURG SQUARE MIXED-USE BUILDING

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**A10**



VIEW UP MIA STREET (FROM SOPHIA STREET)

BUILDING PERSPECTIVES

# FREDERICKSBURG SQUARE MIXED-USE BUILDING

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A11



BUILDING PERSPECTIVES

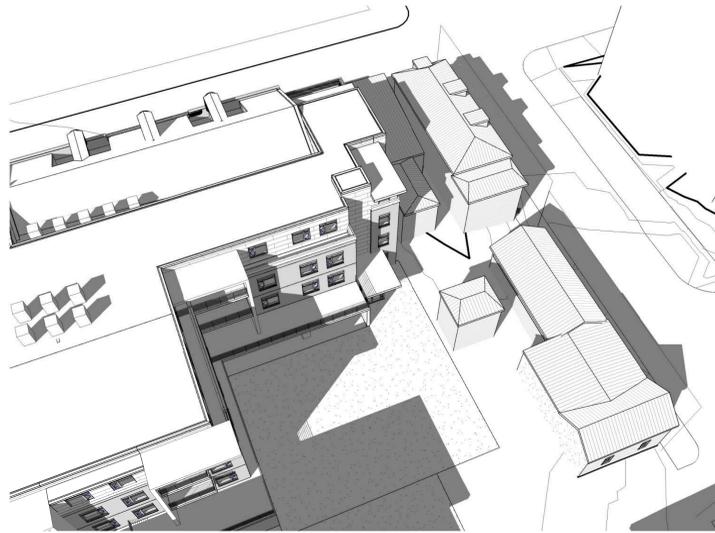
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525 CAROLINE STREET, FREDERICKSBURG, VA

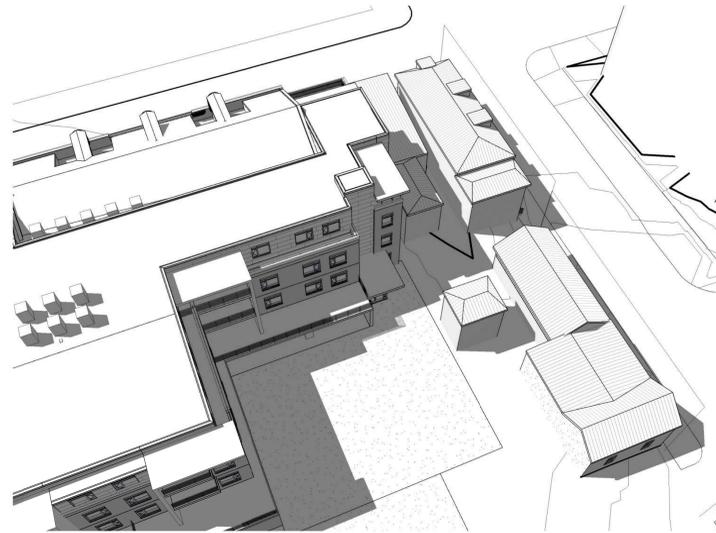
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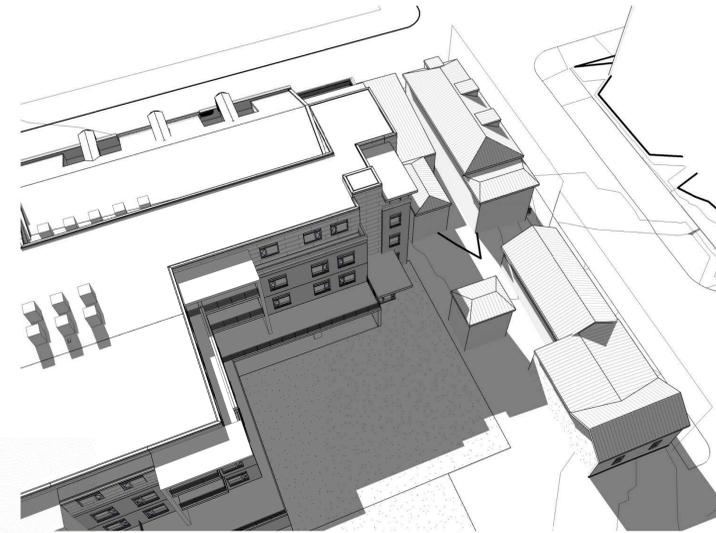
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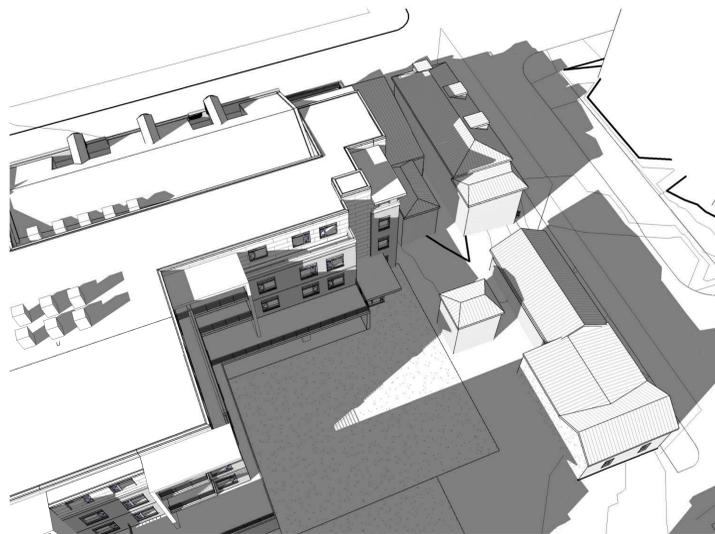
FALL EQUINOX - 9AM



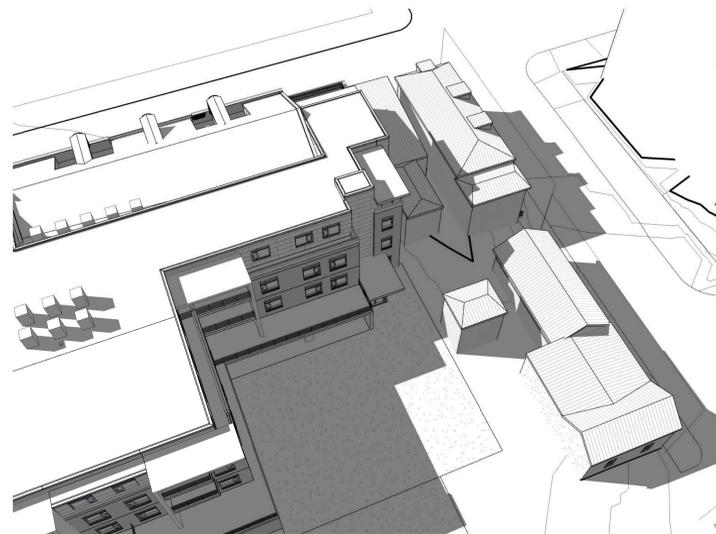
FALL EQUINOX - 12PM



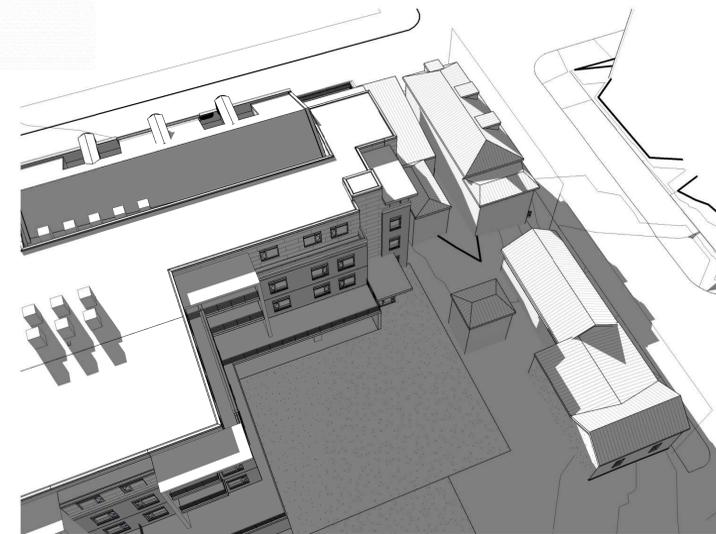
FALL EQUINOX - 3PM



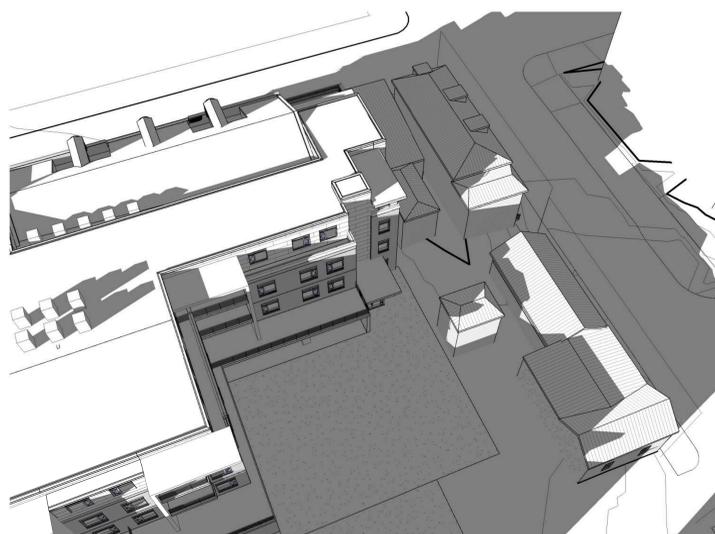
NOVEMBER 5 - 9AM



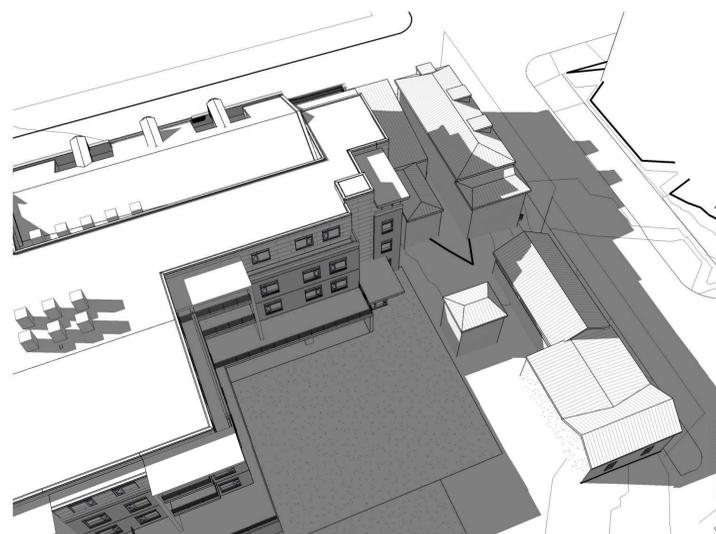
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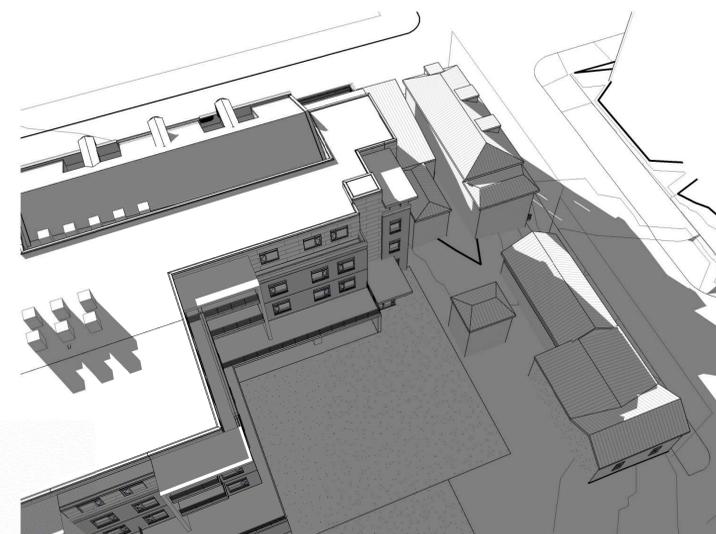
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WINTER SOLSTICE - 9AM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 3PM

SOLAR STUDY

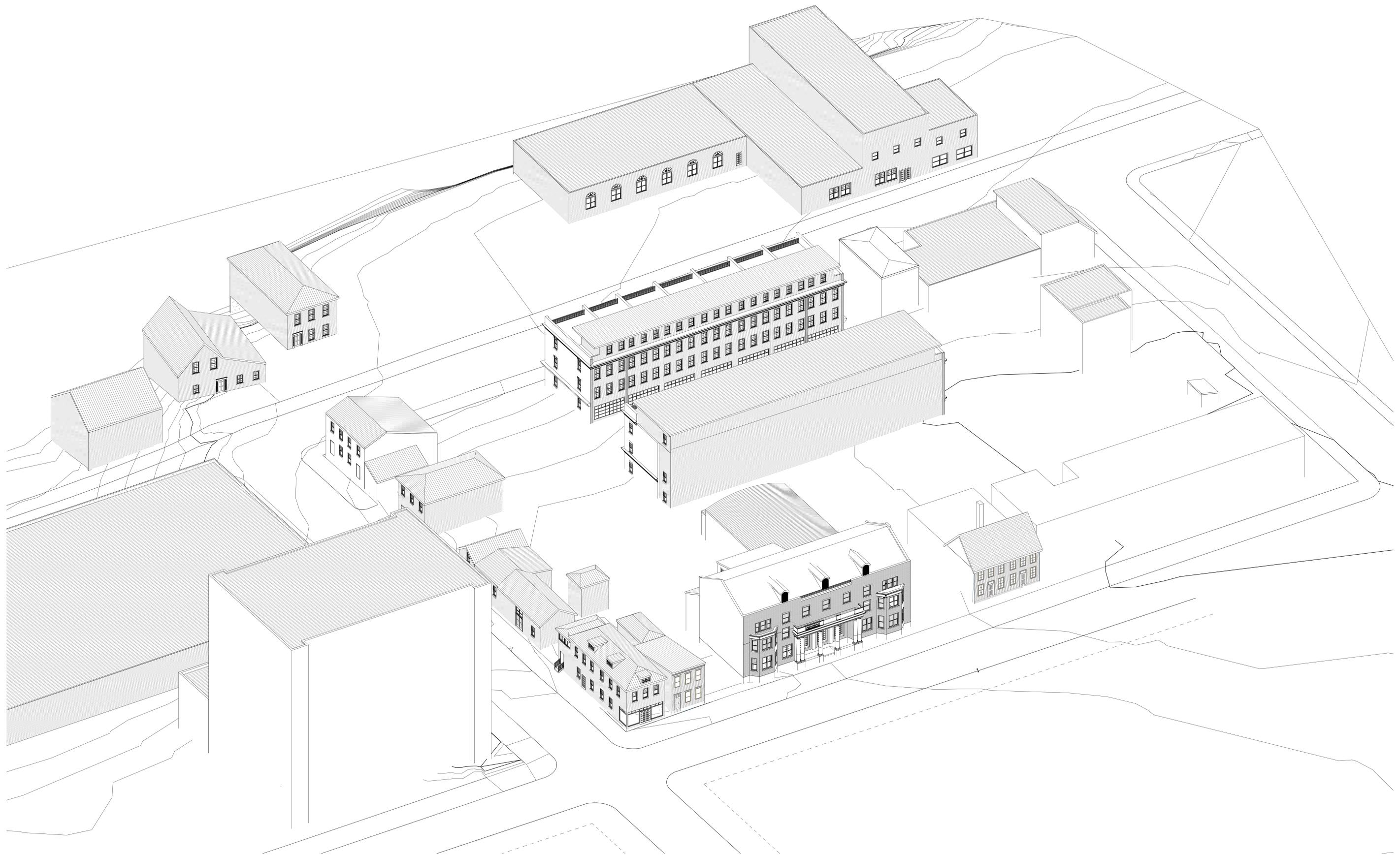
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# A13



AXON VIEW 1 – EXISTING

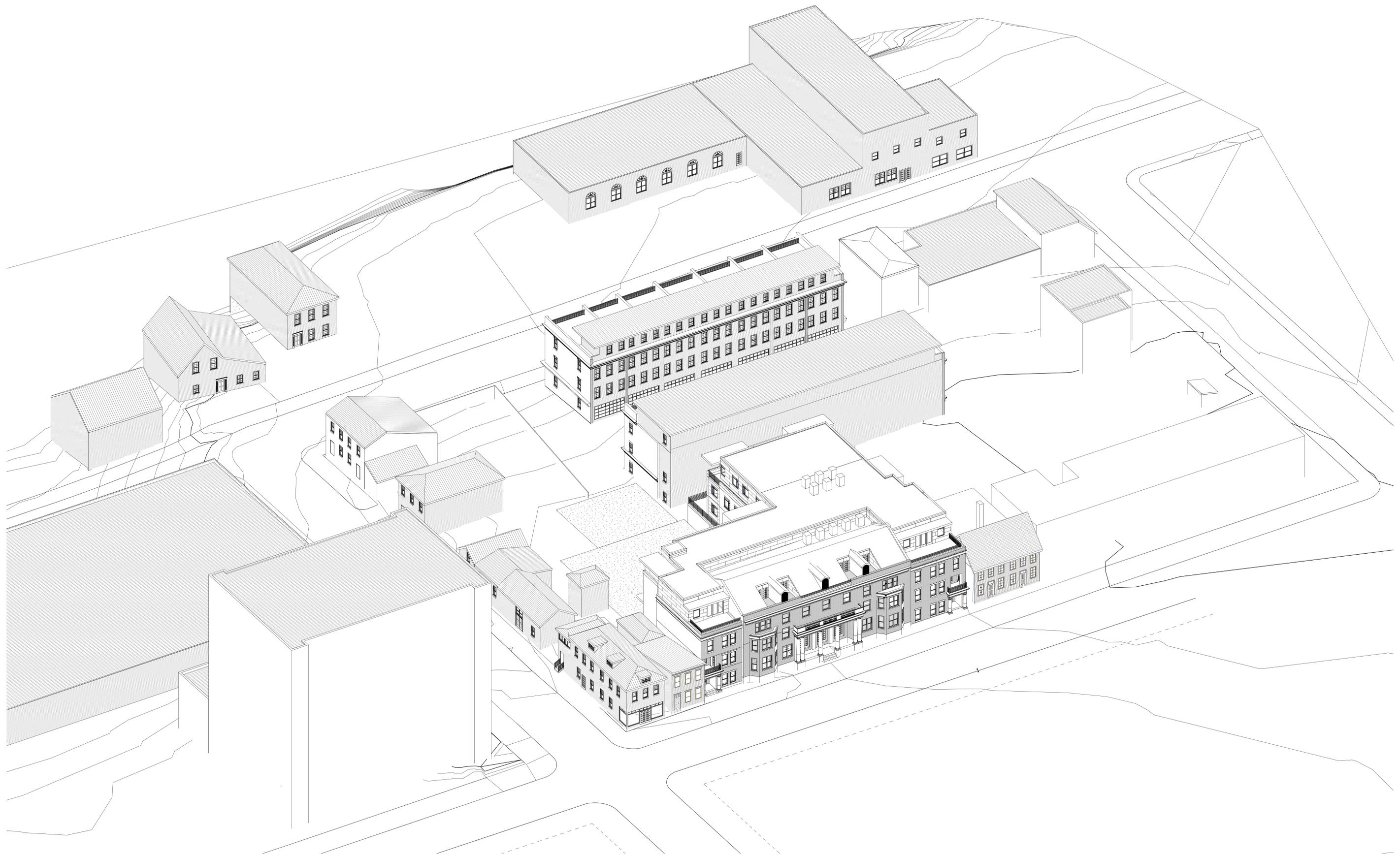
# FREDERICKSBURG SQUARE MIXED-USE BUILDING

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**A14**



AXON VIEW 1 – PROPOSED

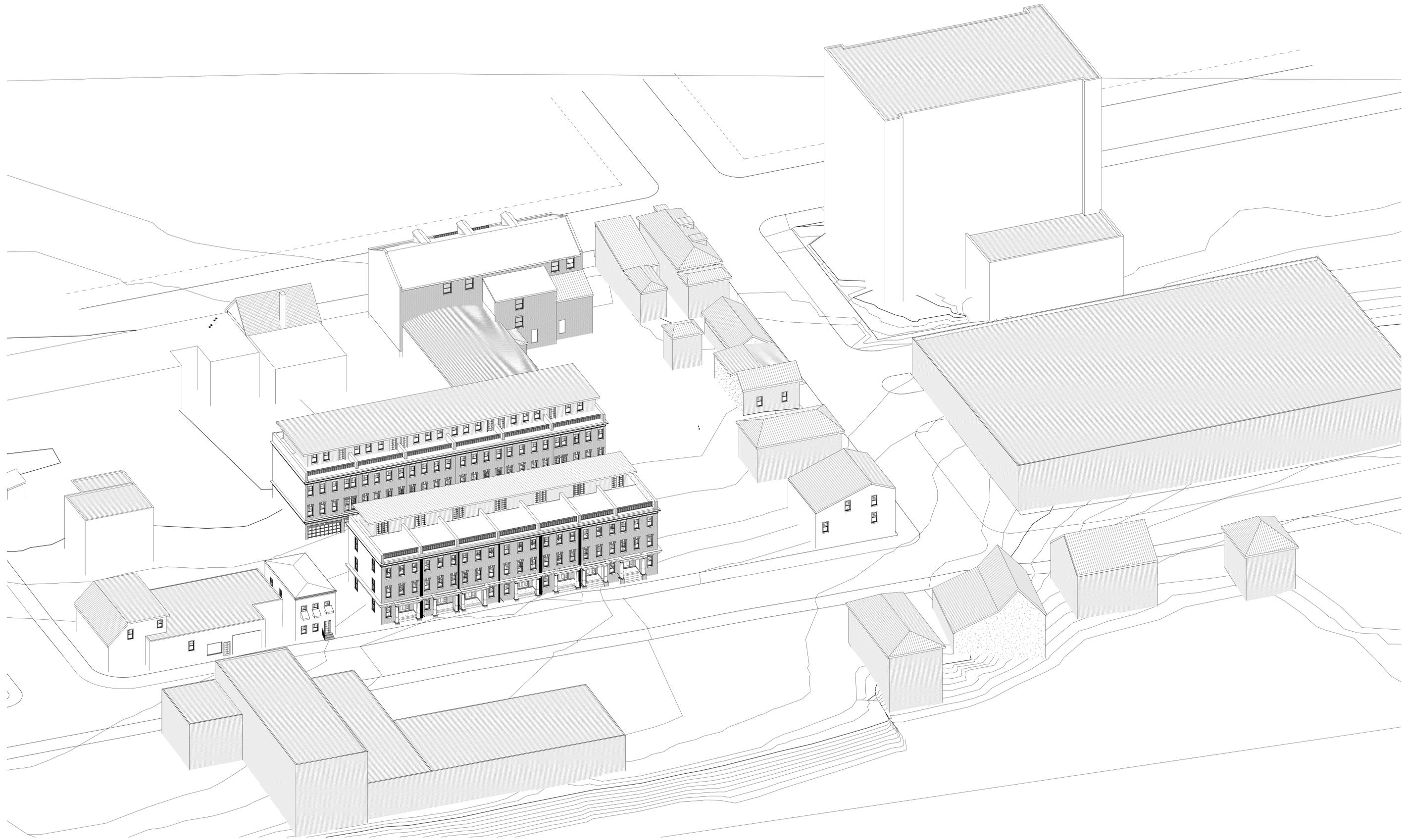
# FREDERICKSBURG SQUARE MIXED-USE BUILDING

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# A15



AXON VIEW 2 – EXISTING

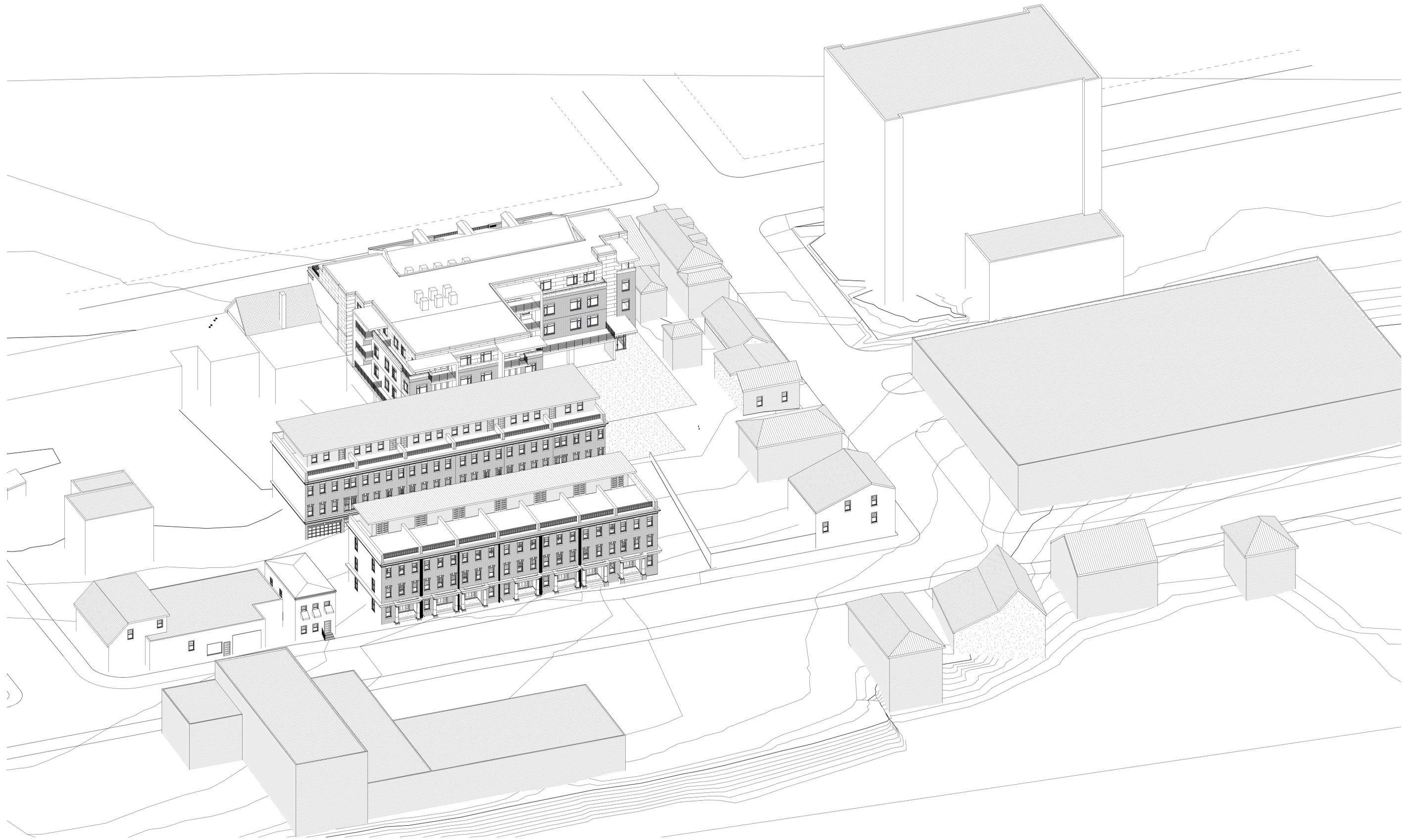
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# A16



AXON VIEW 2 – PROPOSED

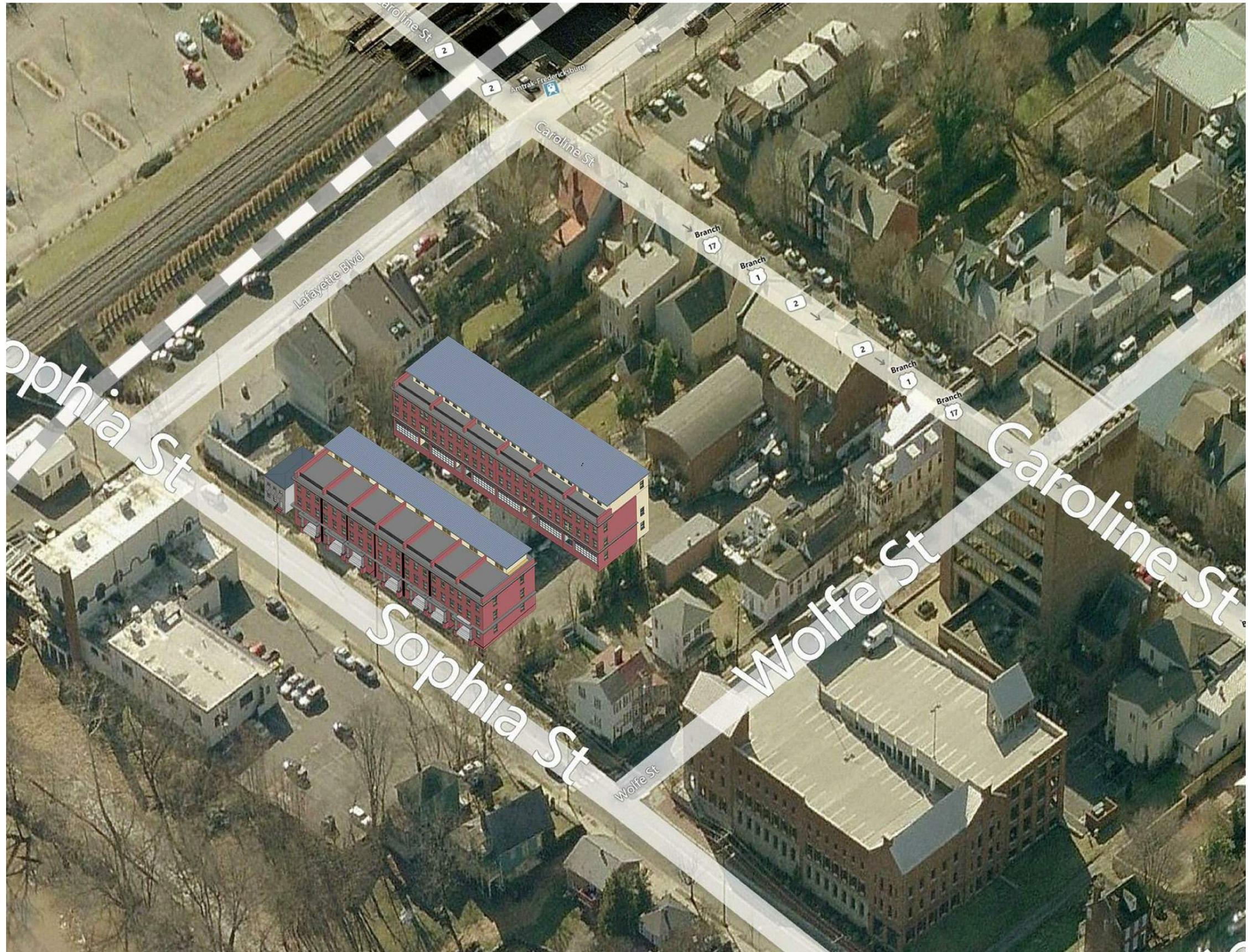
# FREDERICKSBURG SQUARE MIXED-USE BUILDING

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# A17



EXISTING AERIAL VIEW

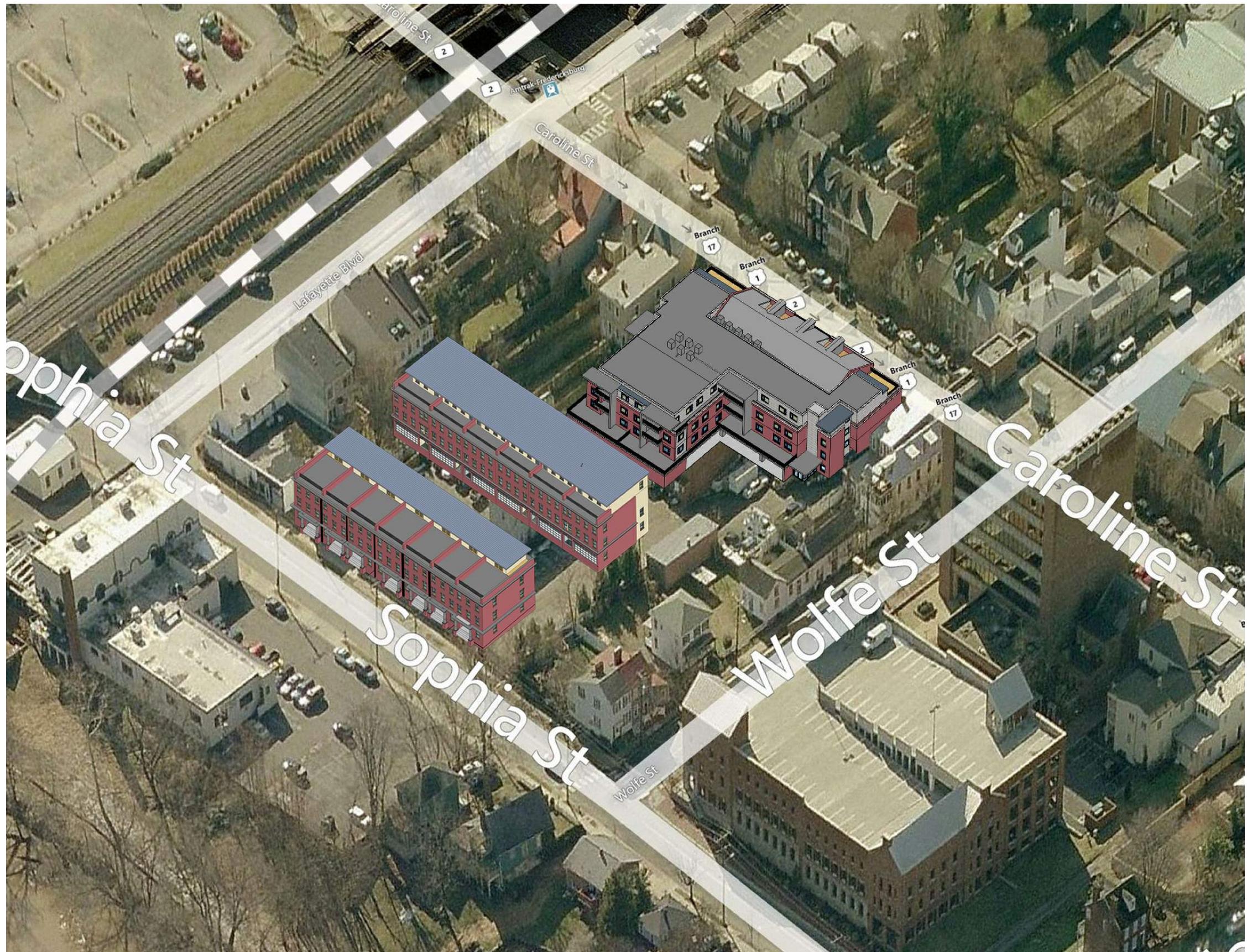
# FREDERICKSBURG SQUARE MIXED-USE BUILDING

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PROPOSED AERIAL VIEW

# FREDERICKSBURG SQUARE MIXED-USE BUILDING

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# A19