



**City of Fredericksburg Architectural Review Board
Record of Administrative Review**

Prepared By: Kate Schwartz, Historic Resources Planner

DATE OF APPLICATION: September 18, 2020 GPIN #: 7789-05-9911 FEE PAID

ADDRESS OF PROJECT: 1111 Princess Anne Street

APPLICANT NAME: Nathan Hegna / Hegna Construction LLC

Property Owner Business Owner Architect/Contractor Other _____

PROJECT TYPE:

Sign(s) Fence/Wall Minor Exterior Alteration Light Fixtures

Temporary Emergency Stabilization

Correction ordered by the Building Code Official

PROJECT DESCRIPTION:

Complete supporting documentation received? YES NO

The applicant proposes to install two gas lights and construct a wall on the south side of the property. One copper lantern-style gas fixture, 16 inches in height, will be installed on the north side elevation adjacent to Lewis Street. An existing conduit and patched area is located on this side of the building. The existing connection will be used for the new light and the additional conduit will be removed. The existing lantern-style fixture above the front entry door will be replaced with a new copper gas fixture which is 23 inches in height. Both fixtures are compatible with the character of the site and will not have any adverse impacts.

Construction of a brick wall is proposed along the south side property line with a gate crossing the driveway. The gate will be constructed of six-foot tall square brick piers and brick caps with an arched, black-painted aluminum gate crossing the opening. The gate will cross the driveway on the south side of the house adjacent to the rear block of the house. The wall is proposed to be five feet in height constructed of brick piers with sections of brick topped by wrought iron spanning the piers. A second option for the design, four feet in height and also constructed of piers with brick sections between, has been proposed. Either wall design is appropriate for use and the final design will be selected in coordination with the neighboring property owners at 1107 Princess Anne.

RECOMMENDED ARB ACTION:

Approval of the certificate of appropriateness for the request as submitted, including the option to use either proposed design for the wall on the south side property line.

ARB Meeting Date: October 12, 2020

Kate Schwartz
Zoning Administrator

October 7, 2020
Date

PROPERTY INFORMATION:Construction Date: 1820 Architectural Style: FederalCharacter-Defining Features: Flemish bond brick construction; slate-clad side-gabled roof; modillions lining the eaves; transom with tracery; 9/9 double-hung sash with stone sills and brick lintelsContributing to National Register Historic District? YesPrevious Alterations/ARB Approvals: Fencing in 2018 and 2019; alterations to the Lewis Street elevation in 2018

Additional Notes: _____

APPROVAL CRITERIA

Criteria for evaluating proposed changes are found in City Code § 72-23.1(B)2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation. The subject application does or does not meet the criteria as follows:

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
✓			(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.
✓			(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.
✓			(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development or that have no historical basis shall be discouraged.
		✓	(4) Most properties change over time; those changes that have acquired historic significance in their own right should be retained and preserved. Restoration of original features may be permitted when substantiated by documentary, physical, or pictorial evidence.
✓			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
		✓	(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. Where severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.

		✓	(7) The surface cleaning of structures shall be undertaken using the gentlest means possible. Sandblasting and other chemical or physical cleaning methods that cause damage to historic building materials shall not be undertaken.
		✓	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
✓			(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) New additions, alterations, 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.

Applicable Guidelines from the Historic District Handbook:

Site Planning - Fences and Walls (pg. 71)
Construction Guidelines

1. Fence and wall materials and design should relate to those found in the neighborhood.

Signs (pg. 118)

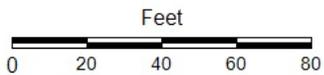
6. Lighting should be understated and in keeping with the character of the building and the Historic District.

SUPPORTING DOCUMENTATION INCLUDED:

- Photographs of existing conditions
- Context photographs
- General site plan and/or site survey
- Product/material specifications for proposed replacement/repair
- Elevation drawings
- Architectural or design detail drawings
- Other

Legend

-  City Boundary
-  WVS_Centerlines Back (12,000)
-  Interstate
-  US Highway
-  VA Primary
-  Others
-  WVS_Centerlines Back (12,000)
-  Interstate
-  US Highway
-  VA Primary
-  Others
-  Parcels
-  Traffic Analysis Zones
-  VDHR National Register Historic District
-  Fredericksburg Historic District
-  Washington Avenue Historic District
-  Technology Zone
-  Stops
-  Route

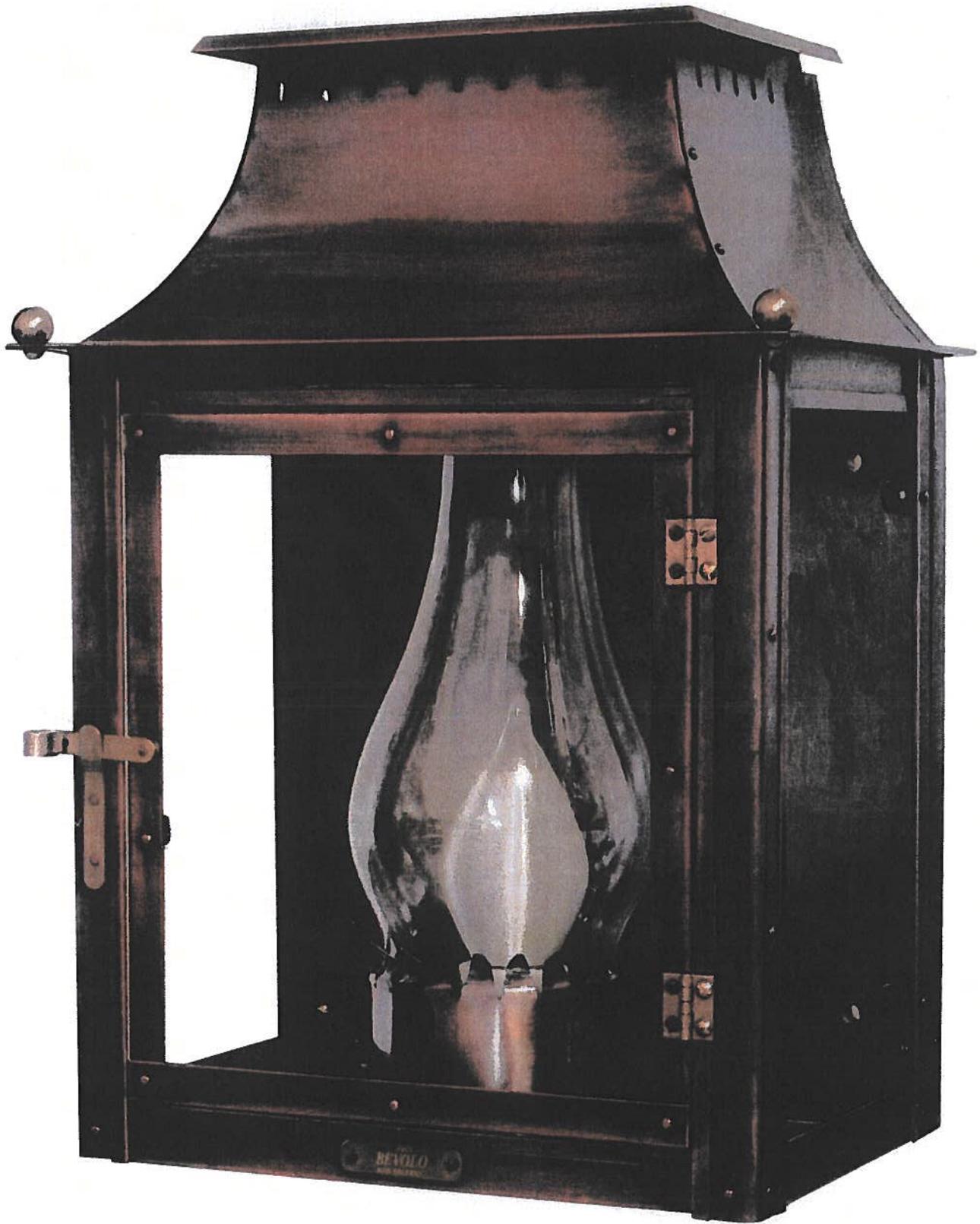


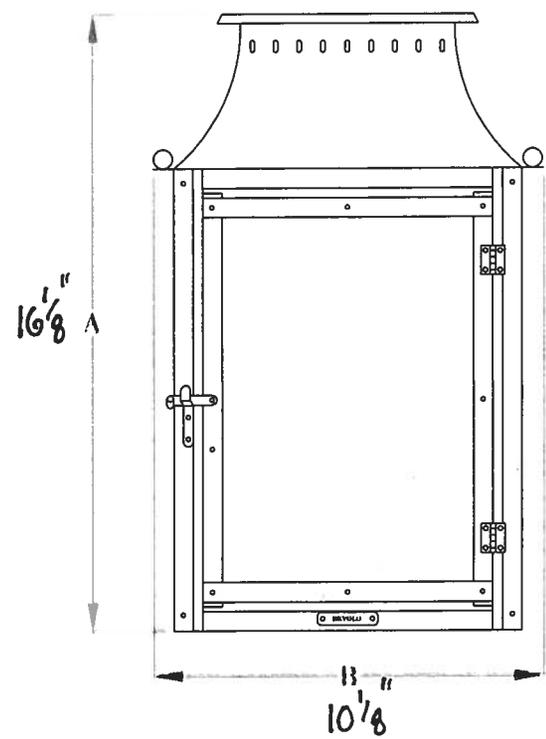
Title: 1111 Princess Anne Street

Date: 10/6/2020

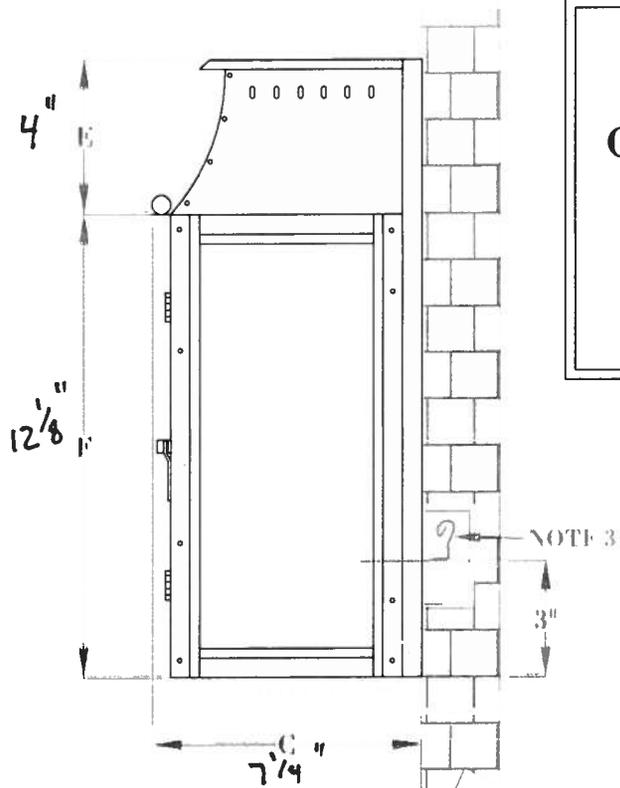
DISCLAIMER: All information depicted on this map shall be treated as confidential information and shall only be used for the sole purpose for which it was provided. Any other use of this map, or the information included thereon, is strictly prohibited. The data shown on this map is for information purposes only and shall not be relied upon for the specific location of map features. The City of Fredericksburg makes no representation or warranty as to the accuracy of the map, or the information shown thereon. This map may not be copied or otherwise made available to any other party in paper or electronic format without written consent from the City of Fredericksburg.

Copper Gas Light
"A"
for Location A





FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

**FLUSH MOUNTED
GAS FIXTURES
CANNOT BE MOUNTED TO
ANY COMBUSTIBLE
MATERIALS INCLUDING
WOOD, VINYL, PVC
OR COMPOSITES**

NOTES:

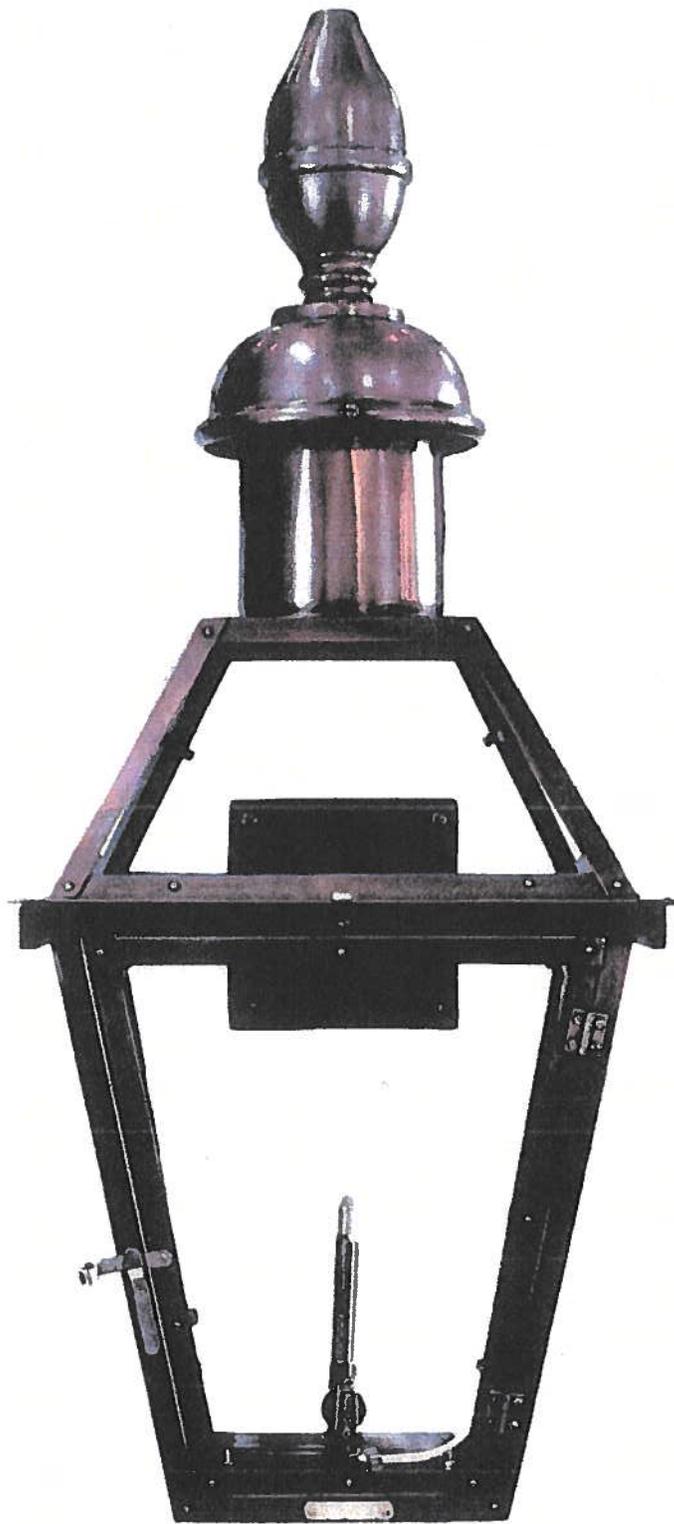
1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 3/16" COPPER GAS LINE AND 3/16" x 1/4" GAS LINE ADAPTOR

Light to be used
↓

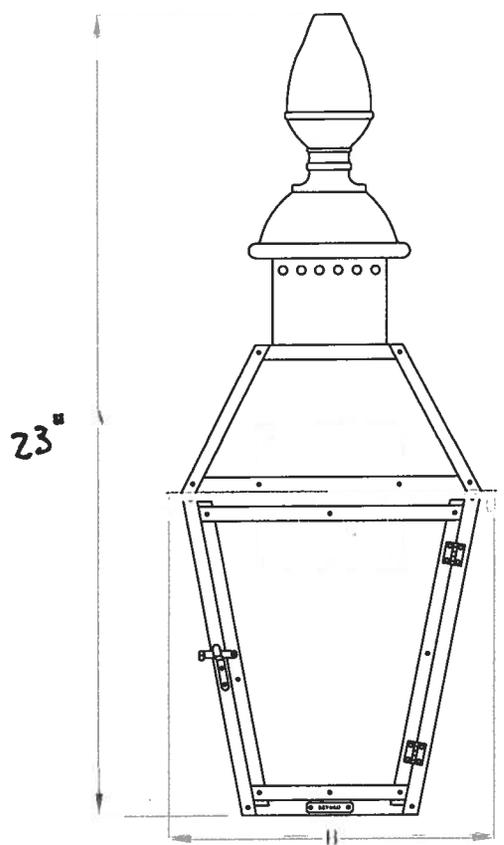
SIZE:	14"	16"	22"
A:	14 1/8"	16 1/8"	22 1/8"
B:	10 1/8"	10 1/8"	10 1/8"
C:	7 1/4"	7 1/4"	7 1/4"
E:	4"	4"	4"
F:	10 1/8"	12 1/8"	18 1/8"

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG	COPYRIGHT 2019, BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS & DESIGNS ARE OWNED BY BEVOLO AND REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS AND DESIGNS SHALL NOT BE DUPLICATED IN WHOLE OR PART.
LIGHT:	WILLIAMSBURG 14", 16", 22"		DATE:	JJG	
BRACKET:	FLUSH MOUNT		9-10-19	REVISION: 3	

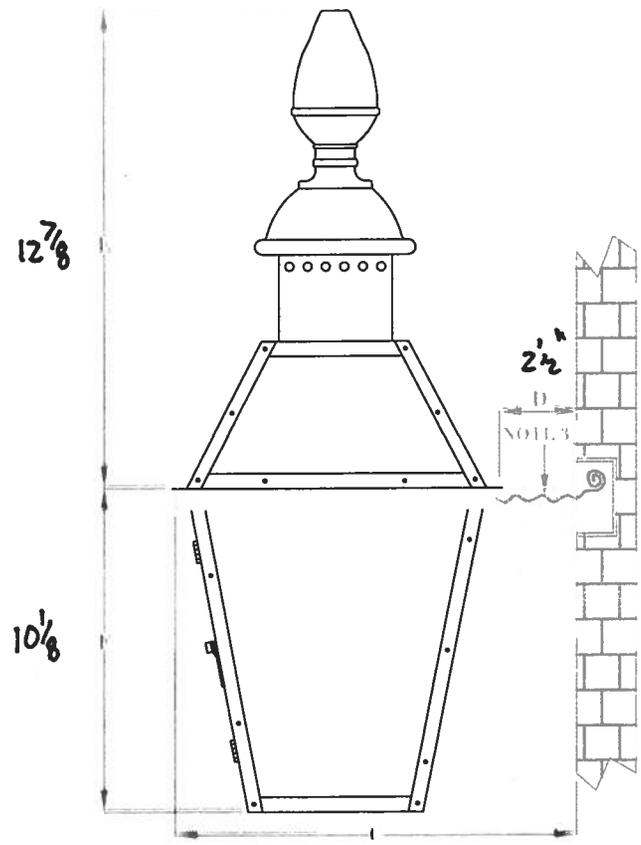
Copper Gas Light
for Location "B"



Location: Copper Gas Light



FRONT VIEW
(NTS)
10 1/2"



SIDE VIEW
(NTS)
13"

7" x 3"
BACK PLATE

TOP VIEW
(NTS-BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 3/16" COPPER GAS LINE AND 3/16" x 1/4" GAS LINE ADAPTOR

SIZE:	25" 18" FQ	29" 21" FQ	32" 24" FQ
A:	23"	26 7/8"	31 1/8"
B:	10 1/2"	11 1/2"	13 1/4"
C:	13"	14"	15 3/4"
D:	2 1/2"	2 1/2"	2 1/2"
E:	12 7/8"	15 3/4"	18 1/4"
F:	10 1/8"	11 1/8"	12 7/8"

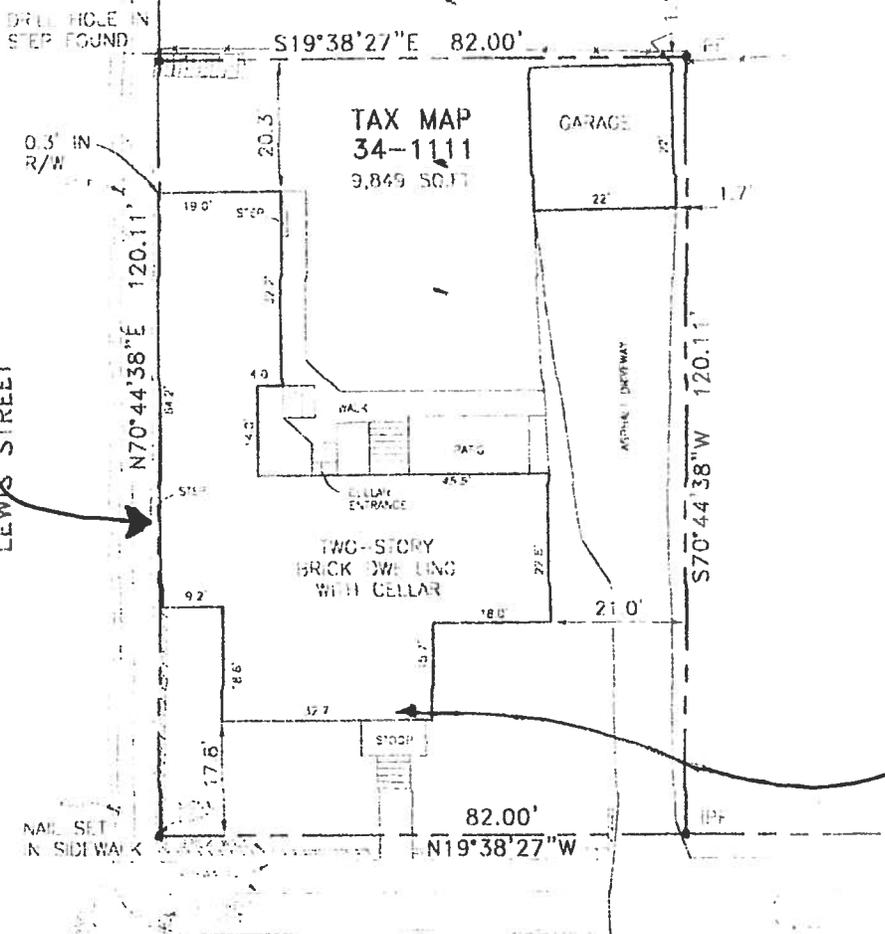
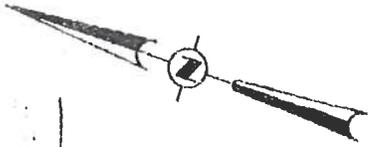
BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	FRENCH QUARTER - w/ LONDON TOP	DATE:	APP. BY:	MAJ
BRACKET:	ORIGINAL BRACKET MOUNT	9-17-2010	REVISION:	3

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ADDRESS
1111 PRINCESS ANNE STREET
FREDERICKSBURG, VIRGINIA 22401

N/E
WAJCIECHOWSKI
DB 2009 PC 2497
M 34-1107



Proposed Light "A"

Proposed Light "B"

- NOTES
1. NO THE REPORT FURNISHED TO THIS SURVEYOR.
 2. SUBJECT TO ALL EASEMENTS AND/OR RESTRICTION OF RECORD OR OTHERWISE.
 3. AS PER FIRM COMMUNITY PANEL No. 5100650037C, DATED 19 SEPTEMBER 2007, THIS PROPERTY IS LOCATED IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

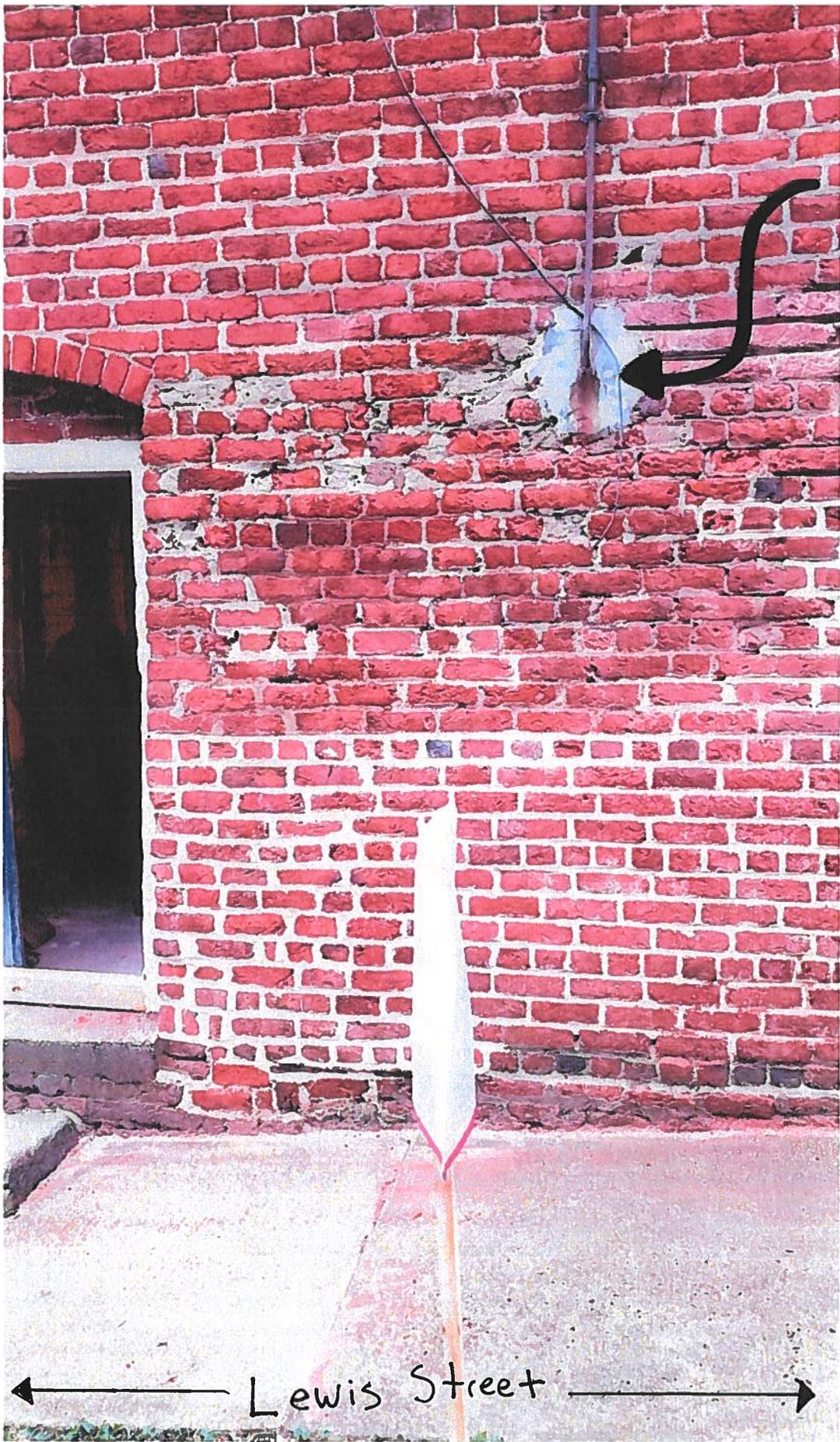


HOUSE LOCATION SURVEY
CITY OF FREDERICKSBURG, VIRGINIA
1111 PRINCESS ANNE STREET
PROPERTY OF THE
BURIHAN'S ESTATE
SURVEYED BY: FARMER SURVEYS, INC.
FREDERICKSBURG, VIRGINIA

DATE: 31 MAY 2017 SCALE: 1"=20'

COPYRIGHT 2017





LOCATION A

Existing Condu
to be remove
and used for
proposed light

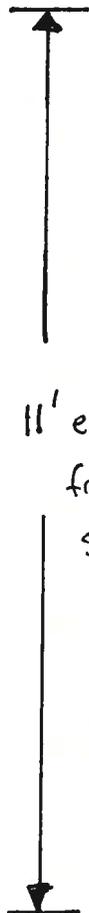
90"
elevation
from
Sidewal

← Lewis Street →



Location B

Existing Light to be removed for proposed light



11' elevation from stoop

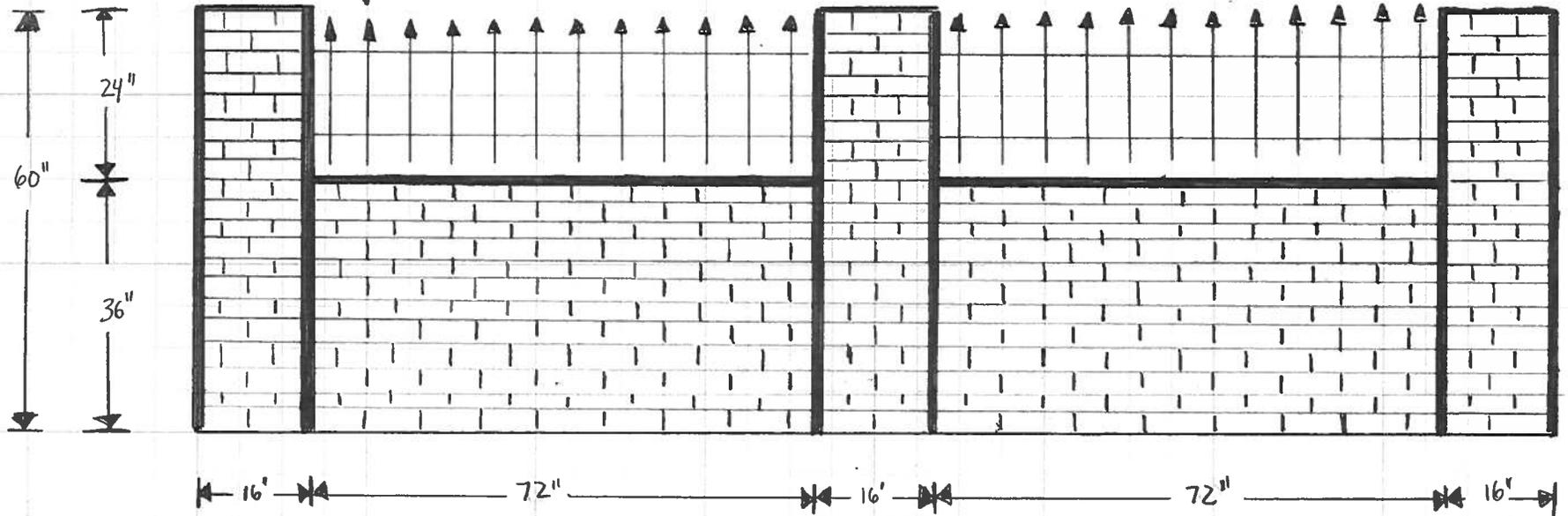
← Princess Anne Street →

1111 Princess Anne
Zijerdi residence

Wall Design Option A

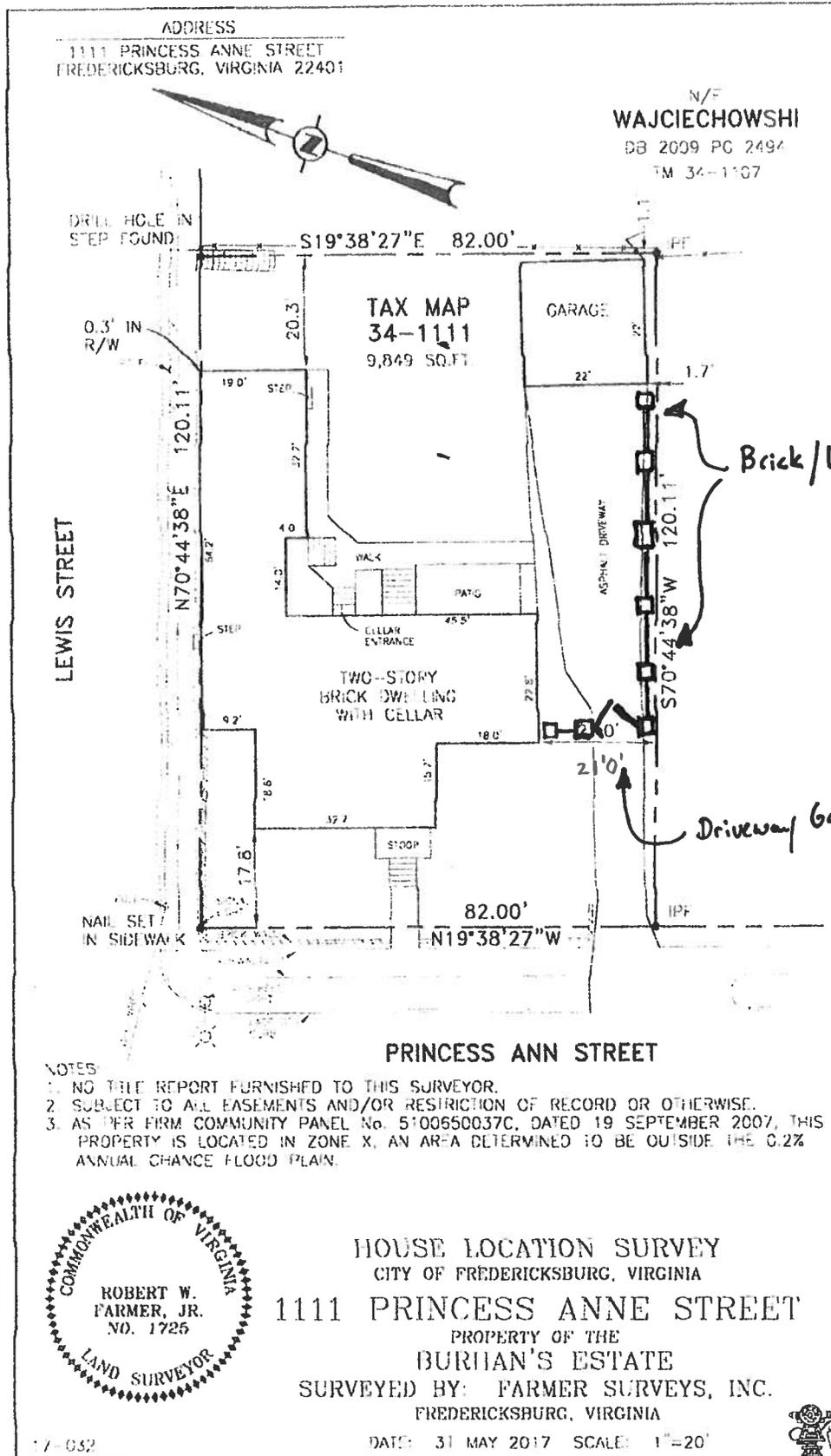
- Wrought Iron
to resemble existing
material on Lewis
Street

- Brick to closely
match existing
brickwall
on Princess
Anne



* 1/2 scale

Driveway Gate / Brick & Wrought Iron Locations





New Brick wall
to closely match
existing brick wal

Drincess Anna

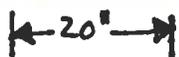
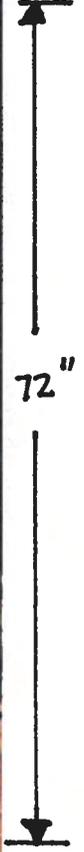


Wrought Iron
to resemble
existing
material
on Lewis
Street Wall

← Lewis Street →

Driveway Gate

- Gate to be 72" tall
- Columns to be 72" tall
- Gate is to be aluminum
- Columns to be brick to match. Brick is to be the same as existing brick on the property
- Columns to be 20" x 20"





Wall design Option B

Wall overall height not to exceed 48"
with lower brick wall @ 40" and top
detail total 8" (Rowlock over stretcher)
as shown above.

Wall will be built of CMU on 24" x 24"
footer with #4 Rebar every 16"

Wall faced with brick and painted white.