



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

Prepared By: Kate Schwartz, Historic Resources Planner

DATE OF APPLICATION: September 29, 2020 GPIN #: 7789-05-9862 FEE PAID

ADDRESS OF PROJECT: 1107 Princess Anne Street

APPLICANT NAME: Brian McDermott

Property Owner Business Owner Architect/Contractor Other _____

PROJECT TYPE:

Sign(s) Fence/Wall Minor Exterior Alteration _____

Temporary Emergency Stabilization

Correction ordered by the Building Code Official

PROJECT DESCRIPTION:

Complete supporting documentation received? YES NO

The applicant proposes to install a combination brick wall and metal fence along the front and north side of the property. All fencing/wall areas will be limited to 4 feet in height. The brick wall will consist of square brick piers with sections of brick topped by a decorative cap spanning between the piers. The brick wall will be painted. A section at the center of the front property line will consist of iron or black-painted aluminum fencing with vertical posts. A metal gate will cross the driveway, connecting on the north side to a brick wall along the north side property line. The metal gate must be set back at least 18 feet from the front property line to ensure that cars will not block the sidewalk.

The applicants are working with the neighboring property owners at 1111 Princess Anne Street and approval is requested for two design options for the wall on the shared property line. An all-brick wall matching the design of that proposed along the front property line, or a wall composed of brick piers with sections of iron-topped brick spanning the distance between the piers. Both wall designs are appropriate for use. It is recommended that both options be approved and the property owners select one to install.

RECOMMENDED ARB ACTION:

Approval of the certificate of appropriateness for the request including two design options for the north side property line on condition that the gate is set back at least 18 feet from the front property line.

ARB Meeting Date: October 12, 2020

Kate Schwartz

Zoning Administrator

October 7, 2020

Date

PROPERTY INFORMATION:Construction Date: c. 1750 Architectural Style: NeoclassicalCharacter-Defining Features: two-story portico; gable-roofed dormers; two-story stone mass on the south end of the residence; 9/6 and 6/6 double-hung wood sash windows; tracery transomContributing to National Register Historic District? YesPrevious Alterations/ARB Approvals: Additions on the north and rear elevations in 2017; gas lanterns in 2018; rear addition in 1987Additional Notes: Originally constructed for Charles Dick as a one-story residence facing onto the river; alterations reoriented the house toward Princess Anne Street between 1912 and 1919**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:

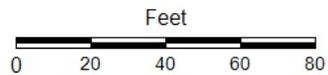
Site Planning - Fences and Walls (pg. 71)
 Construction Guidelines
 1. Fence and wall materials and design should relate to those found in the neighborhood.

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



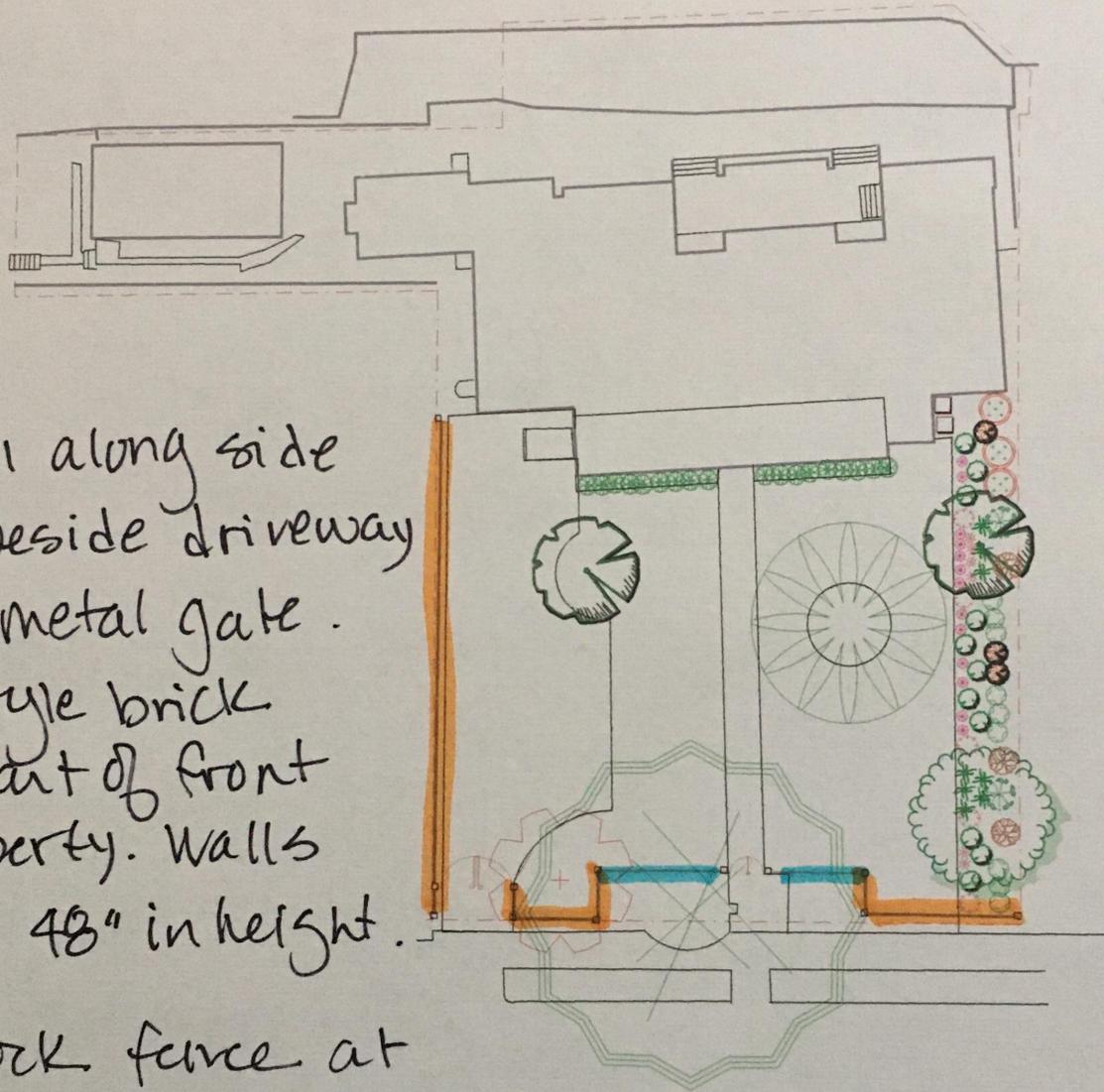
Title: 1107 Princess Anne Street

Date: 10/6/2020

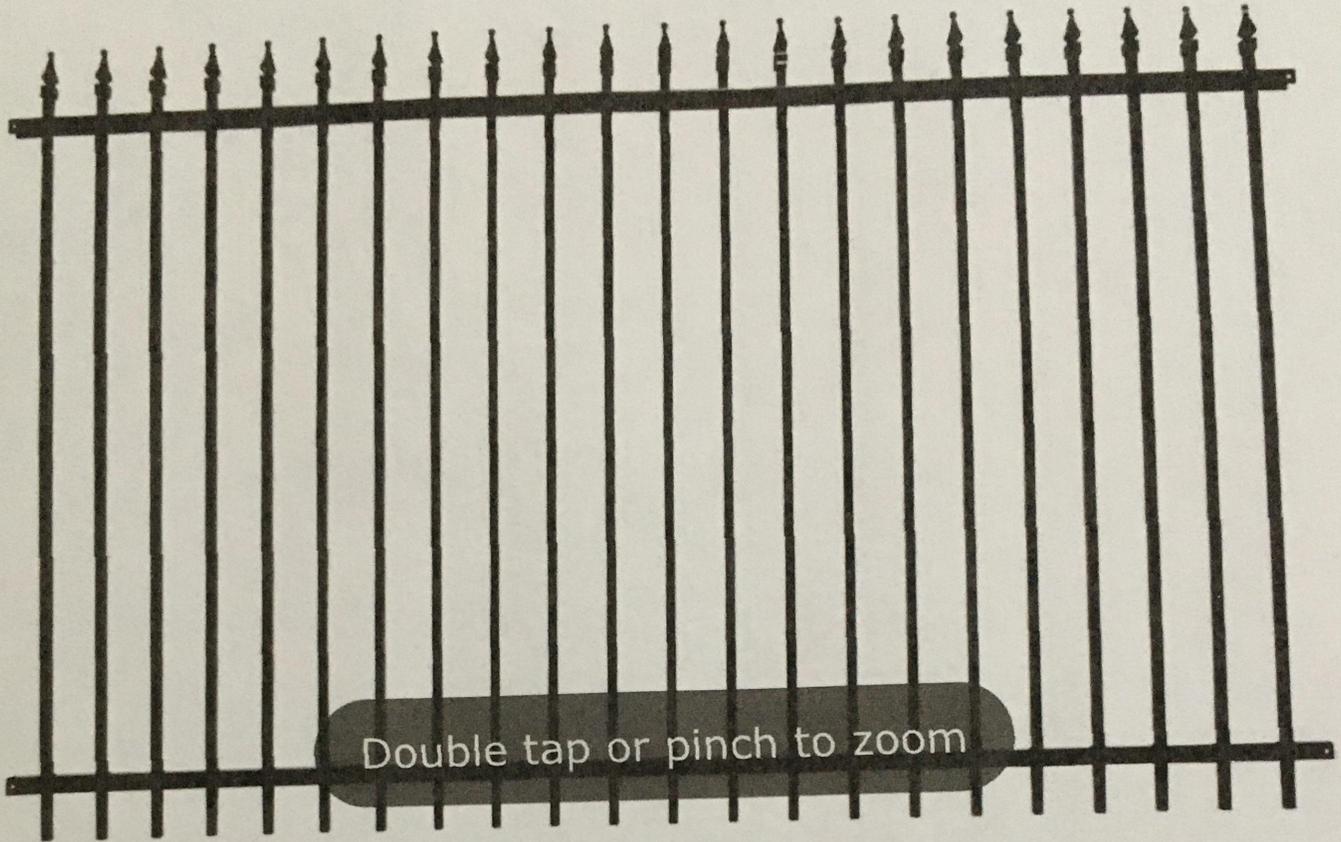
DISCLAIMER: All information depicted on this map shall be treated as confidential information and shall only be used for the sole purpose for which it was provided. Any other use of this map, or the information included thereon, is strictly prohibited. The data shown on this map is for information purposes 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.

Back wall along side property line beside driveway with manual metal gate. and same style brick wall along part of front sides of property. Walls not to exceed 48" in height.

metalwork fence at front middle of wall with gate @ sidewalk. Metalwork fence will have clear visual access to historic home.



Revision #: 05 Date: 10/2/2020	Scale: 1" = 40'	Landscape Plan: 03 Brian McDermott Hardscape 2	Landscape Design by: Betsy Sale Garden Works and Design, LLC
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metalwork fence not to exceed 48"
in height and to be historic in
appearance Resembling metal fence
above, and metal fence at the
William Street side of the Confederate
Cemetery.



Wall Design for front property line/Option B for side property line

Wall overall height not to exceed 48"
with lower brickwall @ 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.



Gate will be in one of the styles shown and constructed of iron or painted aluminum

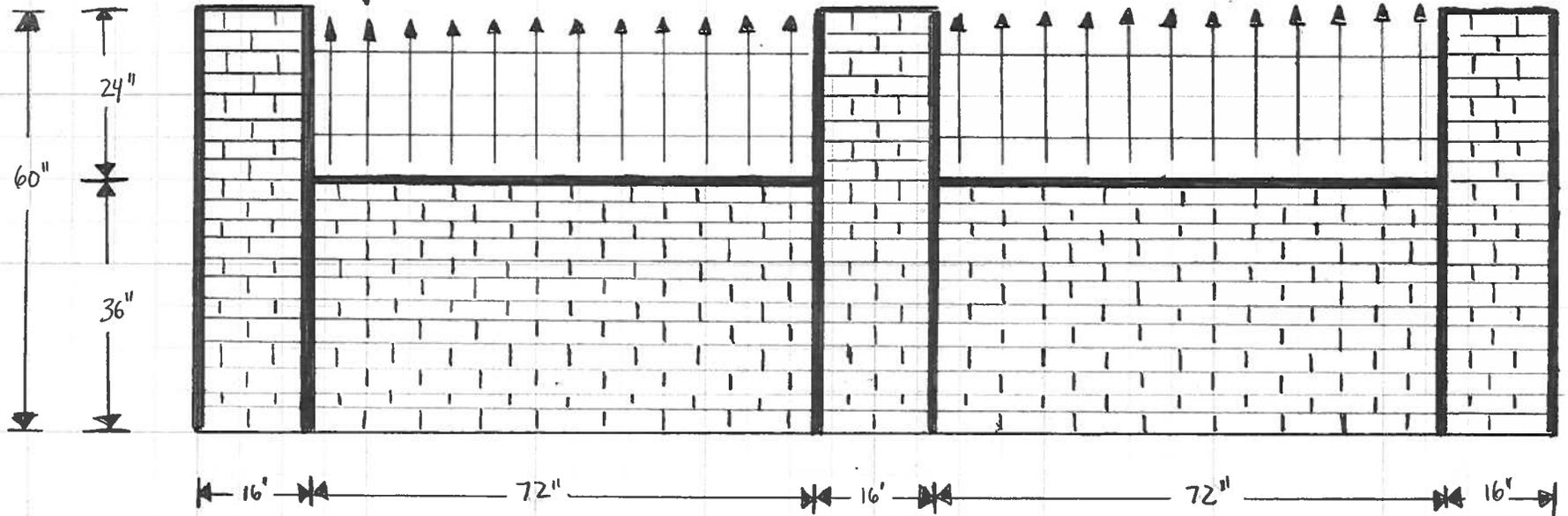


1111 Princess Anne
Zijerdi residence

Wall Design Option A
for side property line

- Wrought Iron
to resemble existing
material on Lewis
Street

- Brick to closely
match existing
brick wall
on Princess
Anne



* 1/2 scale