



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: October 7, 2020 (for the October 12, 2020 meeting)
SUBJECT: Certificate of Appropriateness for exterior alteration at 806 Princess Anne Street

ISSUE

John Nere requests approval to construct an accessible entry ramp along the south side of this commercial building.

RECOMMENDATION

Approval of the Certificate of Appropriateness for the request with the following conditions:

1. The Trex decking will have a smooth finish without faux graining.
2. The skirt boards/trim will be constructed of wood or a composite material with a smooth, painted finish.

A final vote on the application cannot occur until October 26, 2020 due to the required procedures for electronic meetings.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10. New additions 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.

BACKGROUND

This commercial building was constructed c.1810 in the Greek Revival style. One-and-one-half stories in height and topped by a front-gabled roof, the building is constructed of brick laid in American bond and rests on a solid, stucco-covered foundation. The roof is covered in standing seam metal with a heavy, molded bargeboard, cornice returns, and a frieze. A series of gabled dormers, added in 2016, rise from the roof slopes. There is a single lunette window with a heavy

molded surround in the gable end. Nine-over-nine, wood, double-hung sash windows are typical. The entrance on the façade has a single-leaf, paneled wood door with ornate molded surround, pediment, and tracery fanlight. The dwelling is a contributing structure in the Historic District. The applicant proposes to construct an ADA-accessible ramp in the narrow alley between the subject building and the neighboring structure at 804 Princess Anne Street. The ramp will start approximately two feet back from the front wall of the building and extend back to a raised, paved area at the rear of the building. The accessible entry on the rear elevation is not visible. The 36-inch wide ramp will be set 18 inches off of the building wall and abut the side wall of the neighboring building.

The ramp will be constructed of wood framing topped with Trex PVC decking. Freestanding, black-painted, steel railings will line both sides of the ramp. PVC skirt boards are proposed to line the north side to hide the gap and framing under the ramp. The ramp design and location are compatible with the character of the site and the district; however, it is recommended that an alternate material be used for the skirt boards. PVC decking with a smooth finish has generally been considered acceptable for use in the Historic District due to the limited visibility of installation locations; however, the skirt boards should be constructed of a material that has a smooth painted finish, such as Boral or a similar composite. With these conditions, approval of the application is recommended.

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.

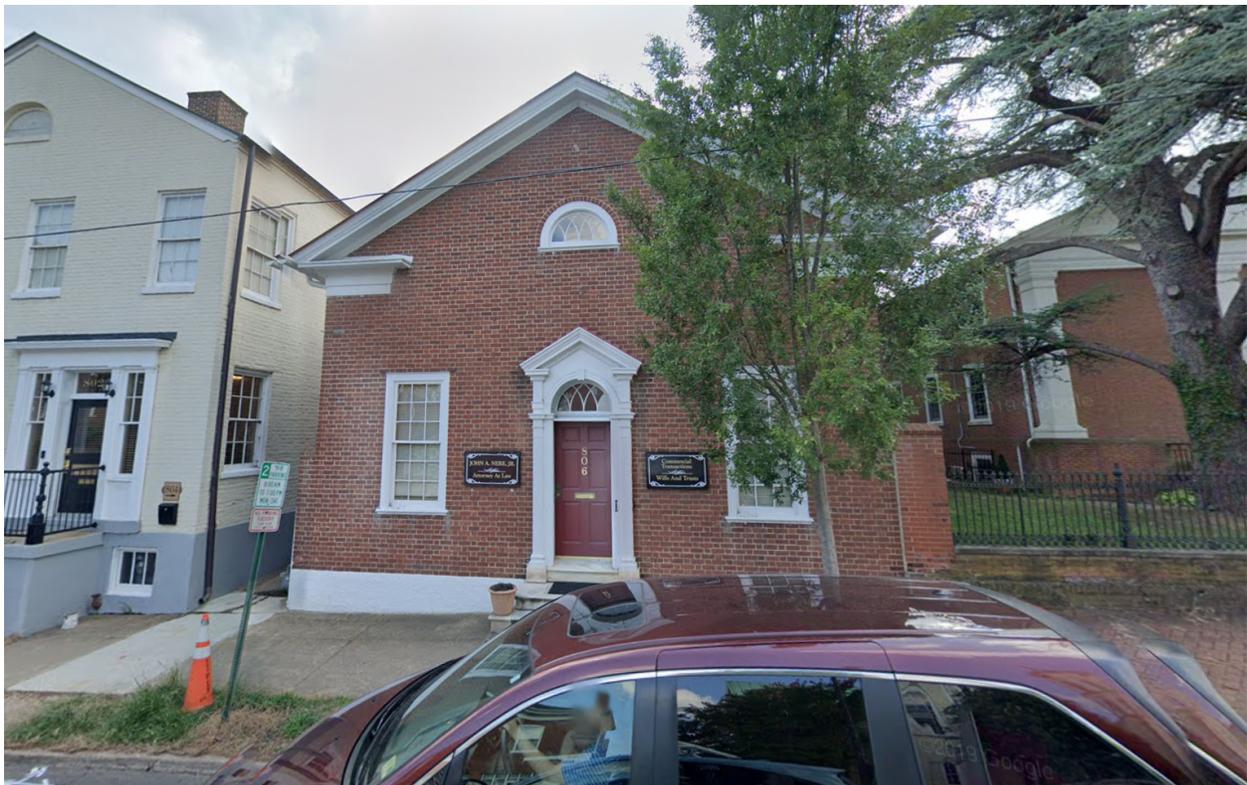
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
		X	(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new 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 front elevation view
2. Views from the public right-of-way
3. Existing conditions drawing
4. Design details



AERIAL



FRONT (EAST) ELEVATION



Existing Conditions

N/F
 TRUSTEES OF THE PRESBYTERIAN CHURCH FREDERICKSBURG, VIRGINIA
 LR # 20020001868
 PB 17 PG. 116
 GPIN #7789-14-3570
 810 PRINCESS ANNE STREET

N:6794555.01
 E:11781391.14

N 27°02'10" W 21.37'

N/F
 CYMROT
 DB 216 PG 522
 GPIN #7789-14-4540
 800 PRINCESS ANNE STREET

ALLEY WAY IS AN EGRESS/EGRESS
 EASEMENT FOR 800 AND
 804 PRINCESS ANNE STREET PER
 DEED BOOK 54 PAGE 192
 DEED BOOK 78 PAGE 1
 DEED BOOK 191 PAGE 117

N:6794548.85
 E:11781412.82

N 26°24'03" W 15.13'

PROPERTY LINE ALONG
 FACE OF WALL
 PER DB 60 PG. 173

N/F
 CYMROT
 DB 216 PG 522
 GPIN #7789-14-4540
 800 PRINCESS ANNE STREET

ALLEY 8.0'

AC UNIT

GUTTER

14.5'

EXISTING BUILDING

2 STORY BRICK BUILDING
 #806 PRINCESS ANNE STREET
 GPIN #7789-14-4527
 1807 SF

N/F
 APL LLC
 LR # 090000664
 GPIN #7789-14-4534
 804 PRINCESS ANNE STREET

S 63°30'33" W 39.67'

ALLEY

PROPERTY LINE ALONG
 FACE OF WALL
 DB 54 PG 192

4' EASEMENT
 DB 54 PG. 192

0.7' ROOF OVERHANG & GUTTER

1.1' ROOF OVERHANG

31.0'

SURVEYOR'S SEAL

74.68' TO CONC POST
 (74.83 DEEDS)
 HANOVER STREET

BUILDING
 CORNER
 0+0.15

ROOF OVERHANG

3.2'
 1.4'
 CONC STEPS

ROOF OVERHANG

DRILL
 HOLE
 0+0.16

N 63°14'55" E 56.06'

1.4' CONCRETE SKIRT

1.1' ROOF OVERHANG

BRICK WALL

38.0'

BRICK WALL

0.2'

IRF

IRS

17.6'

PROPERTY LINE ALONG
 FACE OF WALL
 PER DB 60 PG. 173

S 63°43'49" W 16.68'

4.7'

15.4'

7.2'

1.4'

STEPS

5.5'

13.4'

13.3'

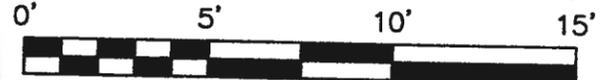
S 27°14'00" E 36.82'

0.7'

0.4'

SIDEWALK

GRAPHIC SCALE



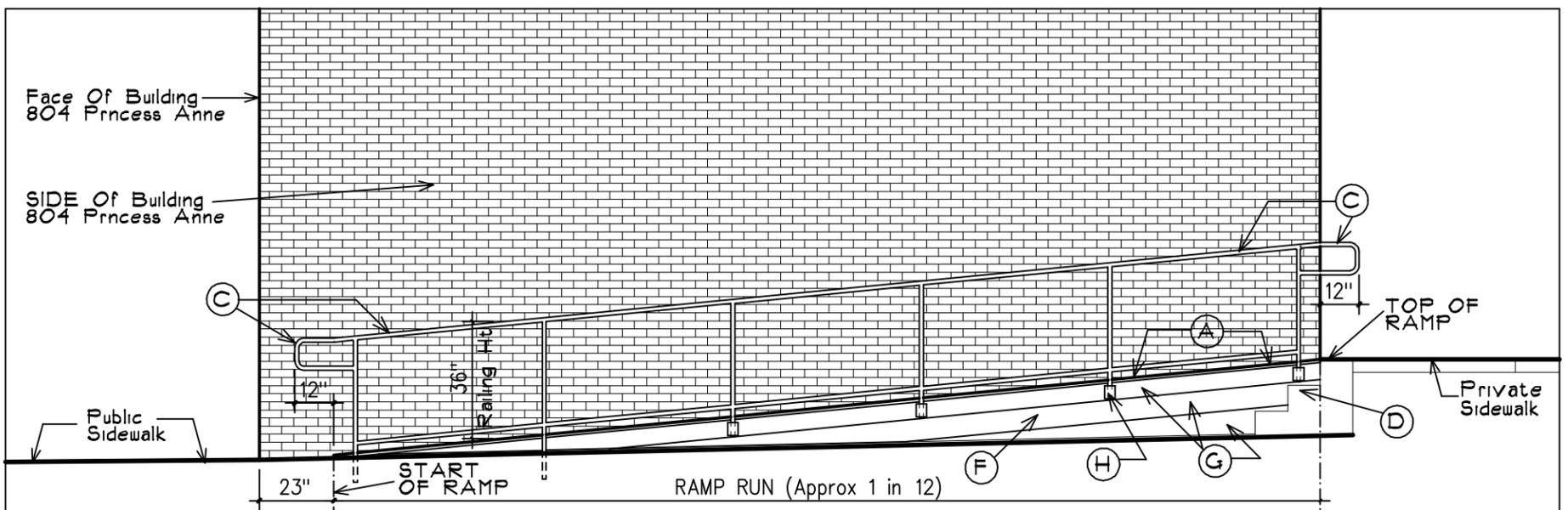
SCALE: 1"=5'

LAND PLANNING
 LAND SURVEYING
 SURVEY ENGINEERING

705 CAROLINE STREET
 FREDERICKSBURG, VA 22401
 PHONE: 540.656.2092
 FAX: 540.656.2094

BOUNDARY SURVEY
 806 PRINCESS ANNE STREET
 THE LAND OF
 JOHN A. NERE, JR.

PRINCESS ANNE STREET
 60' R/W

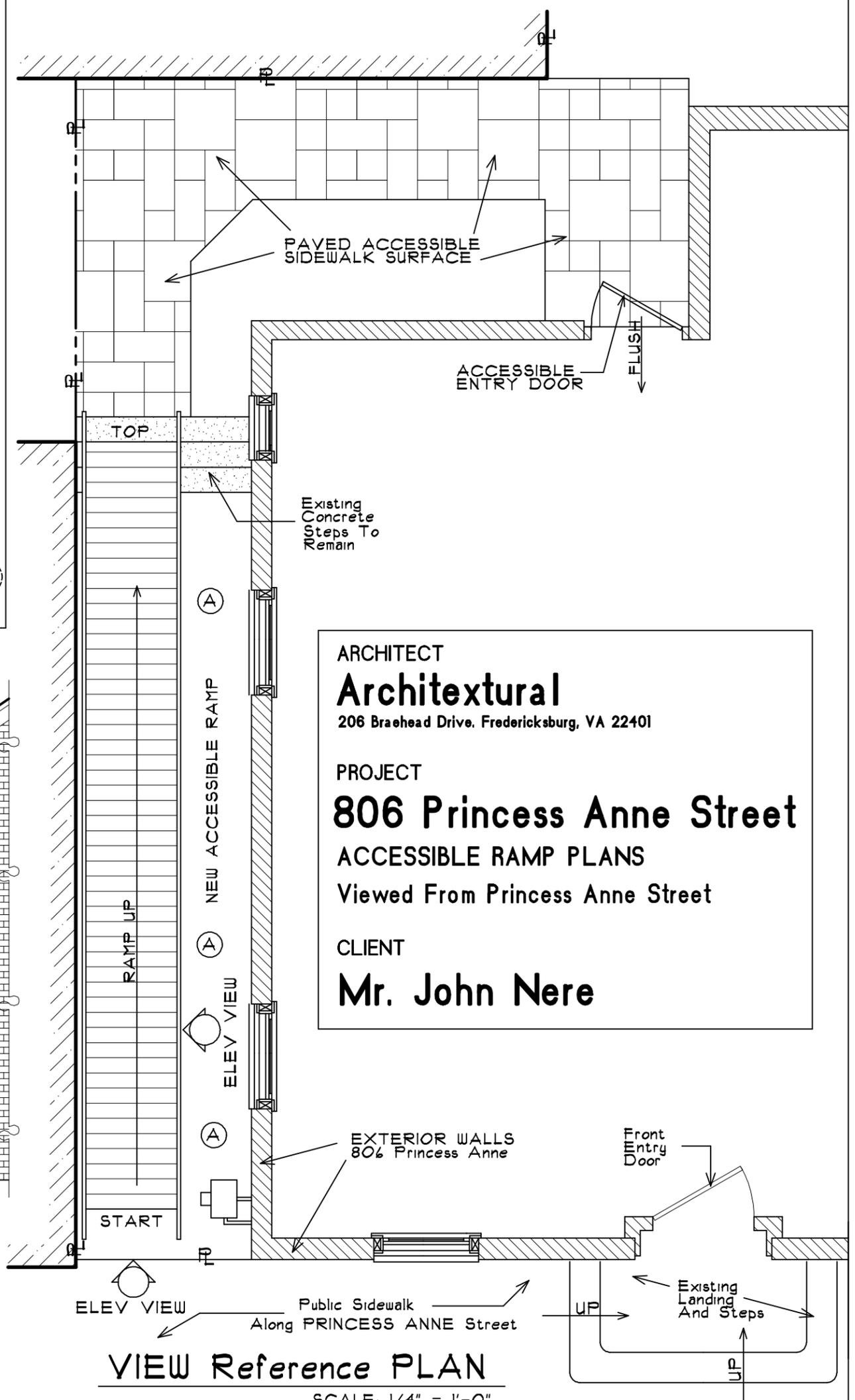


RAMP SIDE ELEVATION

SCALE: 1/4" = 1'-0"

KEY to Note Bubbles

- A = TREX PVC Decking For Ramp Surface
- B = TREX PVC Edge Decking Boards
- C = Steel Railings Painted Black
- D = Exist. Concrete Steps To Remain
- E = Exist Gas Meter
- F = Pressure Treated Lumber Structure Supporting Ramp
- G = PVC (White) Trim Skirt Boards
- H = Steel Brackets (Black) Anchoring Railing To Skirt Boards
- J = Free Standing Rails (Not Attached To Adjacent Walls)**



ARCHITECT

Architextural

206 Braehead Drive, Fredericksburg, VA 22401

PROJECT

806 Princess Anne Street

ACCESSIBLE RAMP PLANS

Viewed From Princess Anne Street

CLIENT

Mr. John Nere

RAMP ENTRY ELEVATION

SCALE: 1/4" = 1'-0"

REV 1 = 10/01/2020

VIEW Reference PLAN

SCALE: 1/4" = 1'-0"