



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Chuck Johnston, Director, Community Planning & Building
DATE: September 14, 2021 (for the September 20, 2021 meeting)
RE: Certificate of Appropriateness for 520 Caroline Street to replace eastern four lite window on the south face with a 4/6 window matching adjacent windows in size, proportion, and style.

ISSUE

Replace eastern-most of the two four-lite windows on south face with a 4/6 window, matching in size, proportion, and style to the windows on the left of the four-lite windows. Providing a window with a lower sill at this location will provide an opportunity for walk-up service for the current business. The two four-lite windows between the side door and Caroline St. were added in a 2011 building renovation. The window being matched appears in pre-renovation 1979 pictures of the building.

BACKGROUND

The 2008 Virginia Department of Historic Resources Reconnaissance Level Survey describes the building:

This circa 1790 Cape Cod style one-and one-half-story, three-by-four bay, wood-frame, gable-front dwelling sheathed in weather board, capped in a wood-shingle roof, and resting on a raised, brick Flemish bond foundation. A single-leaf, wood, paneled, door, with four-light transom, is flanked by six-over nine, double hung sash windows on the symmetrically-ordered façade. A six-over-six, double hung, sash window is centered in the gable peak, directly over the main entrance. The entry bay is raise upon two granite steps. A second, single-leaf, wood paneled door and three four-over-six, double hung sash windows open in the south-facing elevation. All window and door openings are framed by architrave moldings. Three one-bay, pedimented, gable-front dormers, with four-over-four, double hung sash windows, are spaced across the south slope of the roof. Cornerboards cover the wall junctions, and simple bargeboards conceal the ends of the boxed eaves. A brick interior chimney with corbelled cap and ceramic pot is centered on the roof. A cellar door, at the foundation, opens to the left of the façade door.

Additions and Alterations

The facade and south wall doors are replacements, and the cellar doors area later additions. The chimney is also a replacement. Basement windows on the south-facing elevation have been boarded up. Due to the arrangement of the door and fenestration on the south-facing elevation, it appear that the facade may be a later addition. The south wall may be original been the façade.

The following Certificates of Appropriateness were previously approved for this property:

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| February 10, 2020 | Reconstruct front wood entry steps and bulkhead doors |
| November 19, 2018 | Alter accessory structure in rear yard |
| July 11, 2016 | Construct wood pergola in rear yard |
| April 13, 2015 | Relocate and redesign projecting sign; Replace solid front door with a door with top-half glazed and bottom-half solid; Add security cameras |
| October 14, 2014 | Install projecting signs; Install exhaust vent: Install security cameras |
| June 19, 2014 | Install ramp on side of building |
| June 14, 2011 | Install front wooden steps over existing limestone steps |
| March 14, 2011 | Construct 24x17.5 ft rear addition; Demolish a 1985 chimney; Remove 1970s side door and replace with door (not done); Remove limestone front steps and replace with brick masonry steps front (not done) |

RECOMMENDATION

Approval as submitted.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Secretary of the Interior Review Criteria

- This 2011 window is one of the distinguishing original qualities of the building.
- The change in window size is not sought in order to create an earlier appearance. No windows appearance in earlier pictures or drawings.
- This 2011 window has acquired significance in its own right.
- The new window does not affect the essential form or integrity of the structure.

District Guidelines of Windows

- The opening is to be expanded to match an adjacent earlier window. The external frame dimensions of current four lite window is 29" x 39½". The dimensions of the windows to be matched are 30½" x 64½", which is visible in 1979 pre-renovation photos.
- The replacement window will be wooden, not vinyl.
- The pane configuration of the pre-1979 window will be matched.
- The replacement window is consistent with the approximated 18th century style followed in earlier renovations.
- As a replacement windows on secondary building face, it generally aligns with the size, rhythm, materials, and design of existing windows. Changes to existing windows or the addition of new windows along a secondary wall will be considered on a case-by-case basis and is reasonable in this instance.
- The window glass will be untinted.

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. |

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| | | | 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. |

Applicable Historic District Guidelines: Windows

| S | D | NA | S – satisfies | D – does not satisfy | NA – not applicable |
|---|---|----|---------------|----------------------|--|
| | | X | | | 1. Replacement of windows and related components is appropriate only when the original components are demonstrably beyond repair. In this case, the four visual characteristics—material, texture, color, and design—of the new components must replicate the original as closely as possible. |
| X | | | | | 2. Openings should not be enlarged or reduced for a replacement window, unless a case can be made that it is architecturally appropriate. |
| | | X | | | 3. If extensive replacement of parts is necessary, it may be more practical to purchase new sash, which can be installed into the existing frames. Replacement of one or both sashes within the original frame may be an appropriate alternative to replacing an entire wood window. It is strongly recommended that the new sash be custom-made to ensure correct fitment in the existing frame. The use of fillers to make up for undersized sash is not acceptable. |
| X | | | | | 4. The use of vinyl jamb liners is discouraged unless their appearance will not detract from the historic character of the completed window. |

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| X | | | 5. When replacing an original sash that has multiple panes, the new window should match the pane configuration. True or simulated divided lights (SDLs) with interior space bars are appropriate. |
| | | X | 6. If both sashes and frames are deteriorated beyond repair, replacement units with sash pre-installed in the frame may be appropriate. The preferred method of installation is to remove the existing window and frame and replace it with the new unit. When done properly, this approach can yield a close approximation to the original appearance. Inserting a new window unit of this type within the existing frame is not permitted since it typically adds a layer of material and reduces the glass size, both of which alter the historic character of the window. For this approach to be approved, the finished installation must result in a close approximation of the original sash, frame, and trim dimensions and profiles. The addition of filler strips and other non-historic elements to compensate for gaps, misalignment, or under-sizing of the replacement unit is not acceptable. |
| X | | | 7. In the case of altered openings, the owner is strongly encouraged to restore them to their original sizes. When replacing previously replaced windows, an effort should be made to return to a close approximation of the originals. Frequently, neighboring buildings provide guidance to original window size and design. However, it should be noted that previously replaced windows may have attained significance in their own right, and their treatment should be based on thorough consideration of a building's historic significance and character-defining features. |
| X | | | 8. Avoid trying to make a building look older than it is by installing windows that are from an earlier period of construction. |
| X | | | 9. If new windows are proposed on secondary building faces, ensure that they align with the size, rhythm, materials, and design of existing windows. Changes to existing windows or the addition of new windows along a secondary wall will be considered on a case-by-case basis. |
| X | | | 10. New glazing should be clear, non-reflective, and without tint. Low-E (low emissivity) glazing is encouraged for energy conservation, but the glass should have minimum visible light transmission of 72% and reflectance of less than 10%. Low-E 272 generally meets these criteria. |

Attachments:

1.



AERIAL



Caroline St Facade

Four lite Window on right to be replaced to match 4/6 window on left



Two views from side pedestrian alley





ARCHITECTURAL REVIEW BOARD
715 Princess Anne Street (Drop Off)
P.O. Box 7447, Fredericksburg VA 22404 (By Mail)
planning@fredericksburgva.gov
(540) 372-1179

CERTIFICATE OF APPROPRIATENESS

Application Date: Aug 18, 2021

Fees: _____ \$180 New Construction/Additions
X _____ \$120 Alterations/Demolition
_____ \$60 Administrative Review

Application is hereby made for a Certificate of Appropriateness for the following item (check all that apply):

- New Construction/Addition
- Accessory Structure(s)
- Exterior alteration
- Demolition
- Fence(s)
- Sign(s)
- Other: _____

Address of Property: 520 Caroline St.

Project Description: Replace eastern-most window on south face for consistency with adjacent windows in size/proportion/style

Property Owner: Stone Holdings, LLC

Applicant or Applicant's Representative: Nathanael Ulfers

Contact information for Applicant or Applicant's Representative:

Mailing Address: 520 Caroline St, Fredericksburg

Telephone: (540) 207-7963 Email: ulfers@gmail.com

One set of all supporting materials must be provided in hard copy format. Drawings or plans must be no larger than 11" x 17" and must be to scale. Additional copies must be provided digitally through the City's FTP website. Applications for new construction of primary structures require the applicant to notify adjacent property owners by certified mail (see reverse).

Signature of Applicant: [Signature] Date: Aug. 18, 2021

Signature of Property Owner: [Signature] Date: 8-18-21

Does any organization hold a preservation easement or similar interest in your property? Yes No
If so, have you consulted with the organization? Yes No

| FOR OFFICIAL USE ONLY | |
|--|--------------------------------|
| Date Application Verified Complete: <u>8/18/2021</u> | Verified By: <u>T. Owen</u> |
| Identification Number: <u>COA FY-22-0011</u> | Hearing Date: <u>9/13/2021</u> |
| Action: _____ | |

CK #2440 \$120⁰⁰



