



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Chuck Johnston, Director, Community Planning & Building
DATE: September 23, 2021 (for the September 27, 2021 meeting)
RE: Water's End Brewery to add a new brewery building at 525 Caroline Street

ISSUE

Water's End Brewery intends to purchase the property at 525 Caroline Street, which is known as Fredericksburg Square and for many years was the Elks Lodge. The purchaser is planning to convert the 15,000 sq ft, 3½-story building into a brewery, restaurant, and event space. The only exterior change planned at this point is a 1,120 sq ft addition to an existing 720 sq ft masonry building behind the main structure. The new structure would be located approximately 100 ft from Caroline Street at the end of the pedestrian walkway on the north side of the main structure. The structure is planned to be single-story with a maximum height of 22 feet and contain the business's brewing equipment.

BACKGROUND

525 Caroline Street is a west-facing building located on the east side of Caroline Street within a district of low-rise commercial blocks. Buildings are sited at street grade with no setbacks along a public brick sidewalk. A walkway runs along the north side of the building. An asphalt parking stretches across the rear and along the south side of the building. A small, one-story, one-bay-two-bay, flat-roof, concrete-block building is located at the northeast corner of the lot.

This 1854 Classical Revival style building retains integrity of location, design, setting, materials, workmanship, feeling, and association, and is in good-to-excellent condition. The structure is a three-and-one-half-story, seven-bay, side-gable, commercial building of brick six-course American bond construction. The structure is topped with a slate roof and rest upon a raised, parged foundation. A parapet wall rises above a false, projecting, molded cornice, enriched with modillions, and a flat frieze and architrave. A large Tuscan portico spans the center three bays of the first-story façade. The full entablature is supported by six columns, with entasis, along the front and flat brick pilasters, with stone capitals, along the back. A stone balustrade runs along the flat roof of the entry portico. The monumental entrance is recessed into the wall plane and flanked by canted bays. The three large entry bay consist of double-leaf, wood, multi-light doors topped with fanlights and framed by brick arches with oversized keystones. Two-story, flat-roof, bay window pavilions. All first-story window opening are splayed stone lintels. Accentuated keystones and voussoirs adorn the lintels. Eight-over-eight and four-over-four, double-hung sash windows line the second story; the two windows on the flat, front-facing wall plane are topped by splayed stone lintels. Eight-over-eight, double-hung sash windows line the center five bay son the third story. Thripartite windows of eight-over-eight sashes flanked by one-over-one sashes open into the two end bays of the third story. All window openings rest on stone sills. Three, one-bay, gable-front, broken-pediment dormers are evenly spaced across the front slope of the roof. Dormers feature multi-light windows topped with fanlights. A wrought-iron balustrade runs between the two ends of the roof, parapet, creating a rooftop balcony. A brick interior end chimney with corbeled cap rises from the gable peak on the south end of the roof.

Additions and Alterations:

A two-story, brick, flat-roof addition; a one-story, brick, shed-roof addition; and a large, two-story, brick, arched-roof addition extends from the rear, or east-facing, elevation. Wings may be contemporaneous to the main block.

RECOMMENDATION

The proposed building appears to be consistent with the City Code's Historic District Criteria and the Historic District Guidelines.