



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Chuck Johnston, Director, Community Planning & Building
DATE: October 5 (for the October 11, 2021 meeting)
RE: Certificate of Appropriateness for 103 Caroline Street to install a custom storm door to match the existing front door

ISSUE

Add a storm door to the front door of 103 Caroline Street. The custom size pine storm door will match the existing front door.

BACKGROUND

The 2007 Virginia Department of Historic Resources Reconnaissance Level Survey describes the building: *This circa 1830 Greek Revival style building is sited close to the street, facing west, at street grade, on the east side of the 100 block of Caroline Street, fronting Caroline Street. A landscaped yard separates the dwelling from a poured concrete, public walkway. A narrow grass strip separates the poured concrete public walk from the street. A brick walk leads from the street to the dwelling. The yard to the east of the dwelling slopes down to the river. The dwelling is surrounded by residential properties to the north, south, and west, and the river to the east.*

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

March 22, 2021	Two-story rear and side addition (not constructed as of October 5)
October 15, 2001	Four-foot wooden fence along Caroline Street (not constructed)
January 11, 2012	Rear porch enclosed, not visible from right of way, no C of A

RECOMMENDATION

Approval as submitted

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Applicable criteria for Existing Structure alterations

- The distinguishing original qualities and character of the structure will not be destroyed. No historical material or distinctive architectural features will be removed or altered.
- The addition of this storm door is an alteration that, if such it were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Applicable District guidelines for doors on existing buildings

- The proposed storm door will to be placed in front of original, primary residential door will be a simple, full-view styles with clear glass that does not hide the features and detailing of the primary door.
- The proposed installation and use of an exterior storm door will not damage either door or door frame.

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.

Applicable Historic District Design Guidelines for Doors on existing buildings

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
		X	1. Historic doors must be retained and preserved wherever possible.
		X	2. Masonry and frame openings for doors should be maintained. Infilling original openings is strongly discouraged. Original door surroundings should be retained.
		X	3. Do not remove or radically change doors important in defining the building’s overall historic character.
		X	4. Do not strip doors of historic material and details. These should be retained in any repair or partial replacement.
		XX	5. Hardware and locks that are original or important to the historical evolution of the building should be reused.
			6. Existing doors should not be removed when an historic structure has been reoriented to accommodate a new use. They may be fixed in place, if necessary, so that the door may be returned to use if circumstances change.
		X	7. A primary door should not be altered to give an appearance that was not originally intended, such as adding a pediment to a simple vernacular entry door.
		X	8. Replacement doors and door surrounds with stamped or molded faux paneling or leaded, beveled, or etched glass are strongly discouraged and rarely permitted.
X			9. Screen or storm doors placed in front of original, primary residential doors should be simple, full-view styles with clear glass that do not hide the features and detailing of the primary door.
X			10. Installation and use of exterior storm doors should not damage either door or door frames.

Attachments:

Existing Door





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: 9/28/21

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

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

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

Address of Property: 103 Caroline Street

Project Description: Custom size pine storm door to match existing front door. Storm door to be painted to match existing front door color

Property Owner: Chris and Jordan Hinkebein

Applicant or Applicant's Representative: Chris Hinkebein

Contact information for Applicant or Applicant's Representative:

Mailing Address: 103 Caroline Street

Telephone: 704-491-0968 Email: ChrisHink@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: Chris Hinkebein Date: 9/28/21

Signature of Property Owner: Chris Hinkebein Date: 9/28/21

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>9.29.21</u>	Verified By: <u>ae</u>
Identification Number: <u>COA FY-22-0022</u>	Hearing Date: <u>OCTOBER 11, 2021</u>
Action: <u>VISA \$60</u>	

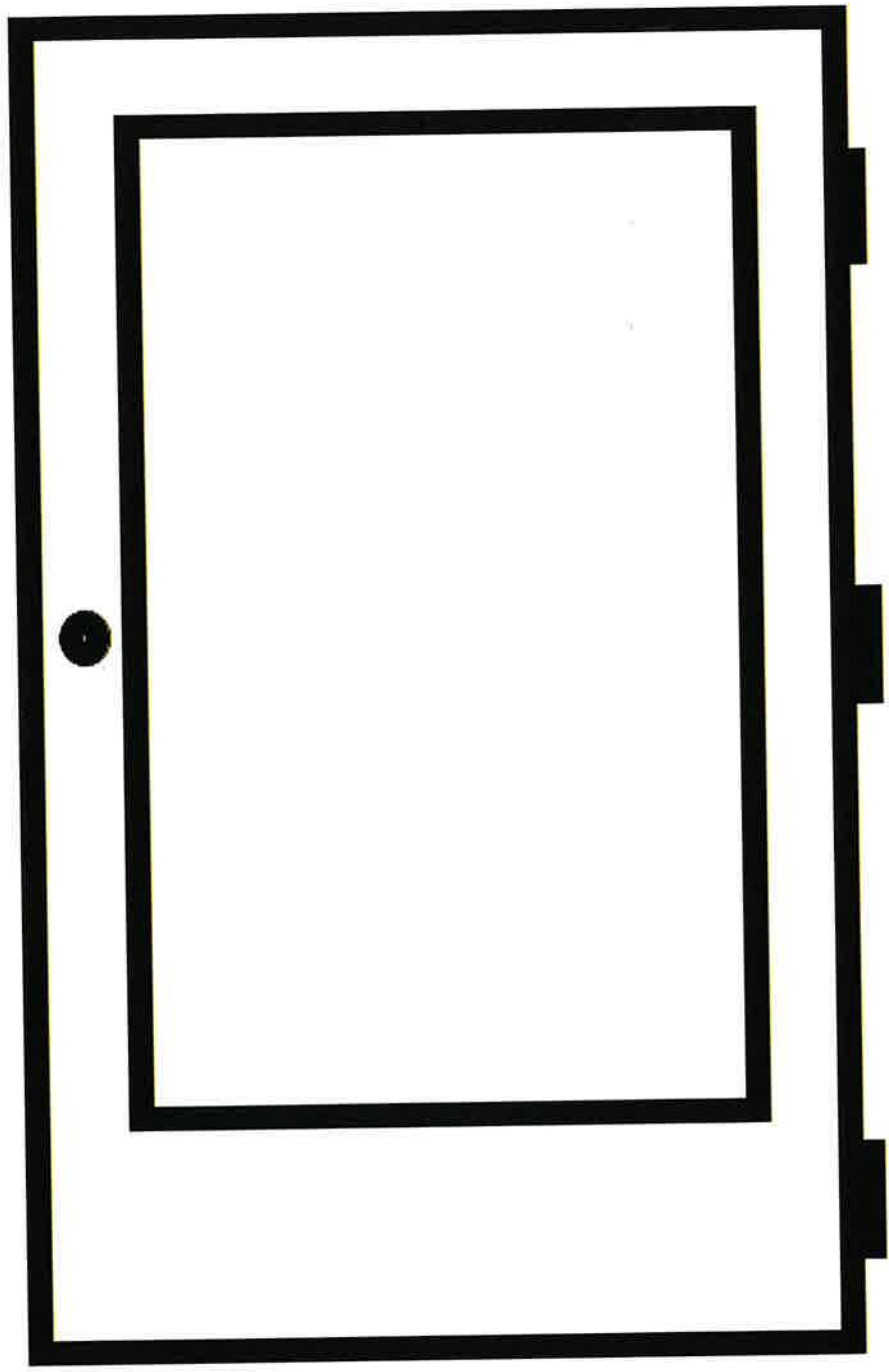
103 Caroline Street Storm Door



Materials

Door: Painted Pine to match front door color

Hardware: Brass to match entry door



Handle



Hinges

