



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: August 3, 2022 (for the August 8, 2022 meeting)
RE: Certificate of Appropriateness for exterior alteration at 1320 Caroline Street

ISSUE

Gale Miller and Judith Burke-Miller request to construct a two-story addition attached to the rear elevation of this single-family residence.

RECOMMENDATION

Approval of the certificate of appropriateness for the request in accordance with the revised drawings dated July 29, 2022.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

9. L. Additions

1. Additions should be subordinate in size to the primary building and as inconspicuous as possible.
2. Locate additions to the rear or side of the original building.
3. Additions should not visually overpower the existing structure.
4. Careful attention must be paid where the roofs of additions interact with the roof of the building to which the addition is being made. The roofs of new additions should not interrupt or obscure significant characteristics of the existing roof.
5. To avoid compromising the integrity of historic buildings, additions should not be made to look older than they are. New construction should be differentiated from the old while still being compatible with the massing, scale, and architectural features of the original building. Replicas only confuse the importance of the original architecture.
6. Additions should be constructed so as not to impair the essential form and integrity of the original building.
7. A successful addition to a corner building will require the development of a secondary facade that continues or complements the material used on the original portion of the building, and include properly detailed and scaled windows and, in some cases, a door or doors. A blind wall facing a street on a corner addition will not be approved.

DISCUSSION

The ARB opened a public hearing on this application on July 11, 2022. No public comments were received. Board members expressed concerns about the scale of the proposed addition and its compatibility with the character of the existing residence. A work session was scheduled for July 25 for further evaluation and discussion. At the work session, the architect provided revised drawings that showed an overall reduction in height. Additional discussion focused on the symmetry of the addition walls, the detailing of windows and other elements, and the roof profile. The architect submitted a new set of revised drawings on July 29 that incorporate the following modifications:

- The high and low corner windows have been moved toward the corner resulting in more narrow trim.
- The chimney is no longer stepped back.
- The sections built over the existing roof have been modified to allow a minor reconfiguration of the roof configuration.
- The width of some of the corner boards was reduced.

The proposed addition is clearly differentiated from the original residence, does not impair its original form, and is designed to be entirely reversible. The proposal should be approved in accordance with the revised drawings.

Discussion from the July 11, 2022 Meeting

This two-story residence was constructed c.1888 and displays elements of the Greek Revival style. Two stories in height and topped by a side-gabled roof clad in standing seam metal, the dwelling rests on a solid brick foundation and is clad in weatherboard. A molded cornice runs beneath the eaves and a pent roof spans the façade above the first story. The central entry door is topped by a ten-light transom and flanked by large louvered shutters. A one-story addition extends from the rear wall. Twelve-over twelve double-hung sash windows are located on the first floor of the façade and two-over-two double-hung wood sash are located on the second floor. This is a contributing structure in the Historic District.

The applicant proposes to construct an addition extending from the rear elevation of the residence. A portion of the two-story addition will rise from the roof of the existing one-story section and will be topped by a hipped roof. An asymmetrical hip transitions into the existing shed roof. The main two-story mass of the addition is topped by a cross-gabled roof and aligns with the side walls of the existing residence. The ridge line of the addition rises above the ridge line of the original residence. Due to the setback of the addition, the greater height would not be visible from Caroline Street, but would be from the side street as this is a corner lot.

A small inset entry porch is located on the north side elevation where the addition and new structure meet and the Hawke Street elevation is detailed as a secondary facade. An exterior brick chimney bumps out on the south side elevation. The addition is clad in a lapped siding with two different exposures and a mix of one-over-one and casement windows is typical. Metal roofing is proposed to top the structure. No alterations are proposed to the original structure.

While the configuration of massing that steps up to the new addition clearly differentiates it as new construction and limits the impact on the original portion, the scale of the new addition does not appear subordinate. This is a corner property and the greater height and massing of the new section will be clearly visible. It is recommended that the overall height and the eave height be reduced to a level that matches or is lower than the original portion. The two-story mass of the addition is also wider than the two-story original portion when viewed from Hawke Street and visually overpowers the original. The applicant should consider design alternatives that reduce the overall scale in order to comply with the district guidelines. Material specifications will need to be provided for all elements including siding, trim,

windows, doors, foundation, and roofing. The Board may choose to schedule a work session with the applicant in addition to continuing the application to the August 8 meeting.

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.
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Attachments:

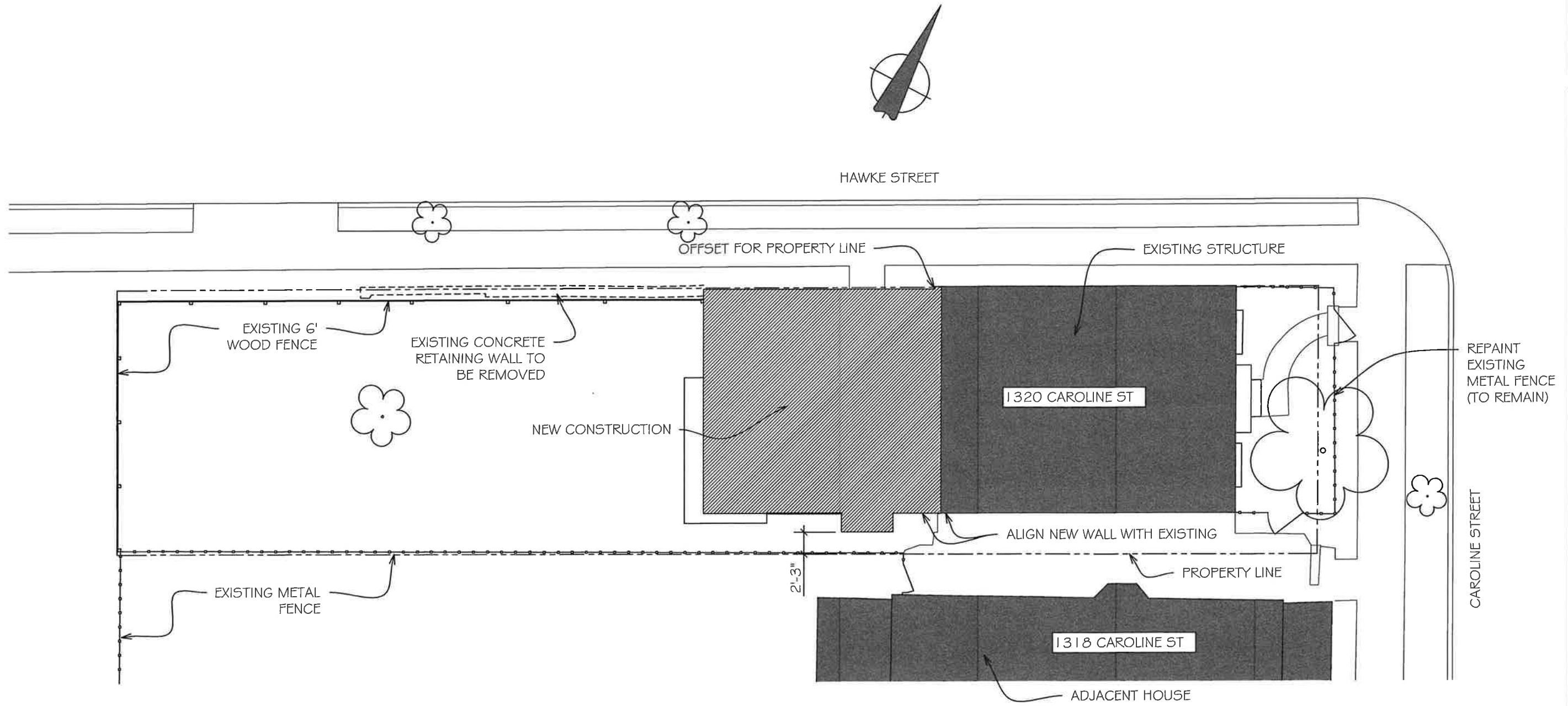
1. Aerial photograph and view of façade
2. View from Hawke Street
3. Plans and Elevations dated July 29, 2022



AERIAL



VIEW LOOKING WEST



HAWKE STREET

OFFSET FOR PROPERTY LINE

EXISTING STRUCTURE

EXISTING 6' WOOD FENCE

EXISTING CONCRETE RETAINING WALL TO BE REMOVED

NEW CONSTRUCTION

1320 CAROLINE ST

REPAINT EXISTING METAL FENCE (TO REMAIN)

ALIGN NEW WALL WITH EXISTING

PROPERTY LINE

EXISTING METAL FENCE

2'-3"

1318 CAROLINE ST

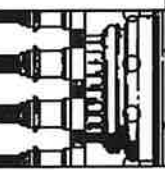
ADJACENT HOUSE

CAROLINE STREET

○ SITE PLAN

SCALE: 3/32" = 1'-0"

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14 JUNE 2022
 DRAWN BY:
 JDC

MILLER RESIDENCE
 1320 CAROLINE ST
 FREDERICKSBURG, VA 22401



○ PHOTO OF EXISTING STRUCTURE FROM NORTH



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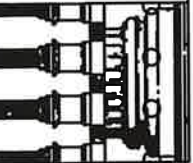


○ PHOTO OF EXISTING SOFFIT DETAIL



○ PHOTO OF EXISTING STRUCTURE FROM NORTH

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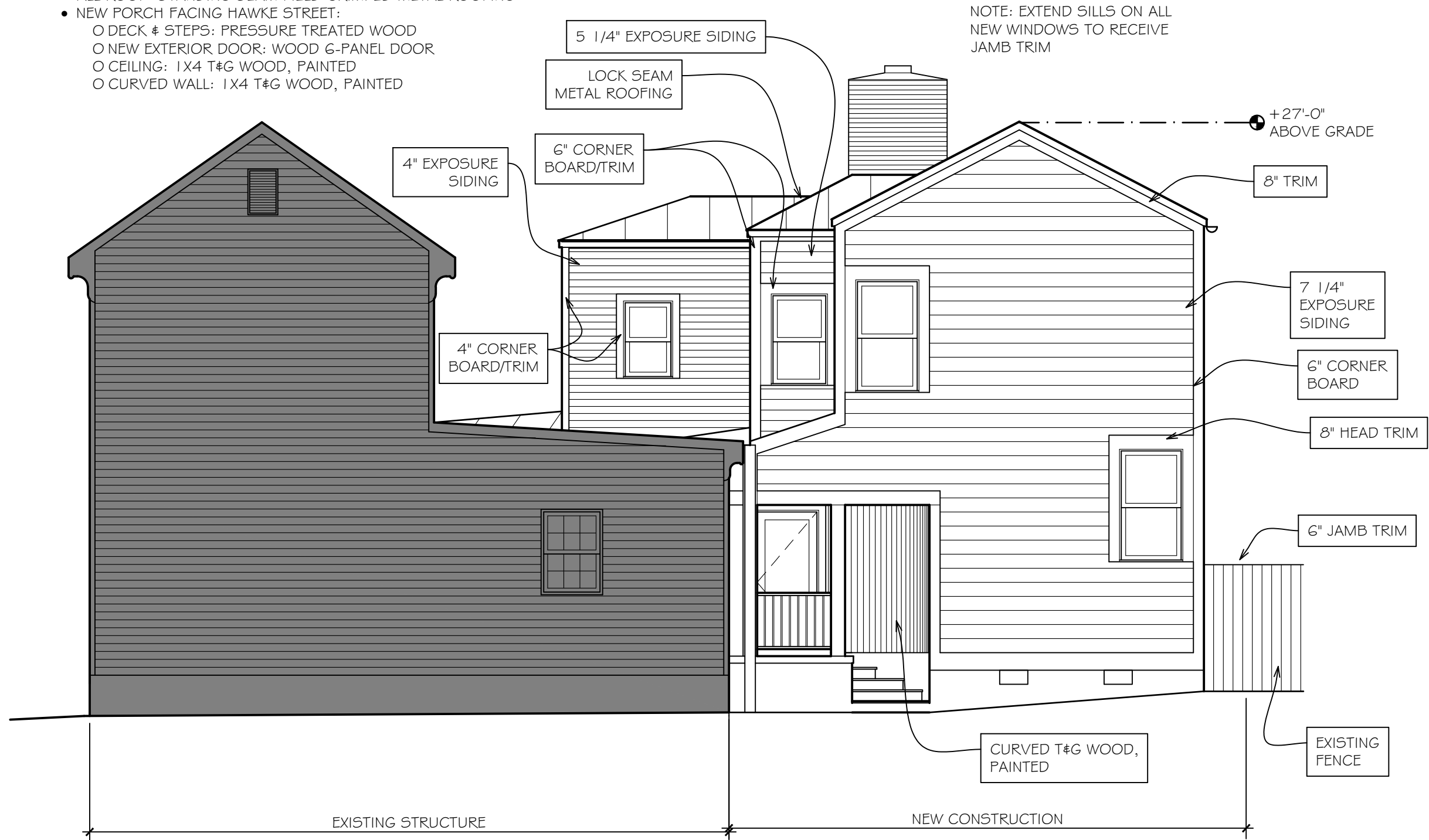
14 JUNE 2022
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MATERIALS LIST

NOTE: ALL EXISTING CONSTRUCTION INCLUDING THE RESIDENCE AND FENCING TO REMAIN IN PLACE AND/OR BE REPAIRED OR REPLACED WITH LIKE MATERIALS AS NECESSARY

- ALL FOUNDATION AND CHIMNEY: BRICK
- ALL SIDING: HARDPLANK SIDING, PAINTED
- ALL TRIM: SYNTHETIC PLANK, PAINTED
- ALL WINDOWS: METAL CLAD WITH WOOD INTERIOR, DOUBLE HUNG, NO DIVISIONS/SDL
- ALL GUTTERS/DOWNSPOUT: METAL HALF-ROUND GUTTERS WITH CUSTOM METAL COLLECTION BOXES AND ROUND DOWNSPOUTS
- ALL ROOF: STANDING SEAM FIELD-CRIMPED METAL ROOFING
- NEW PORCH FACING HAWKE STREET:
 - DECK & STEPS: PRESSURE TREATED WOOD
 - NEW EXTERIOR DOOR: WOOD 6-PANEL DOOR
 - CEILING: 1X4 T&G WOOD, PAINTED
 - CURVED WALL: 1X4 T&G WOOD, PAINTED



NOTE: EXTEND SILLS ON ALL NEW WINDOWS TO RECEIVE JAMB TRIM

+27'-0" ABOVE GRADE

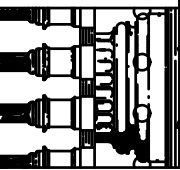
EXISTING STRUCTURE

NEW CONSTRUCTION

HAWKE ST (NORTH) ELEVATION

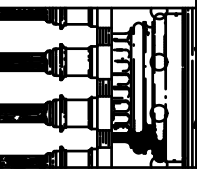
SCALE: 3/16" = 1'-0"

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27 JULY 2022
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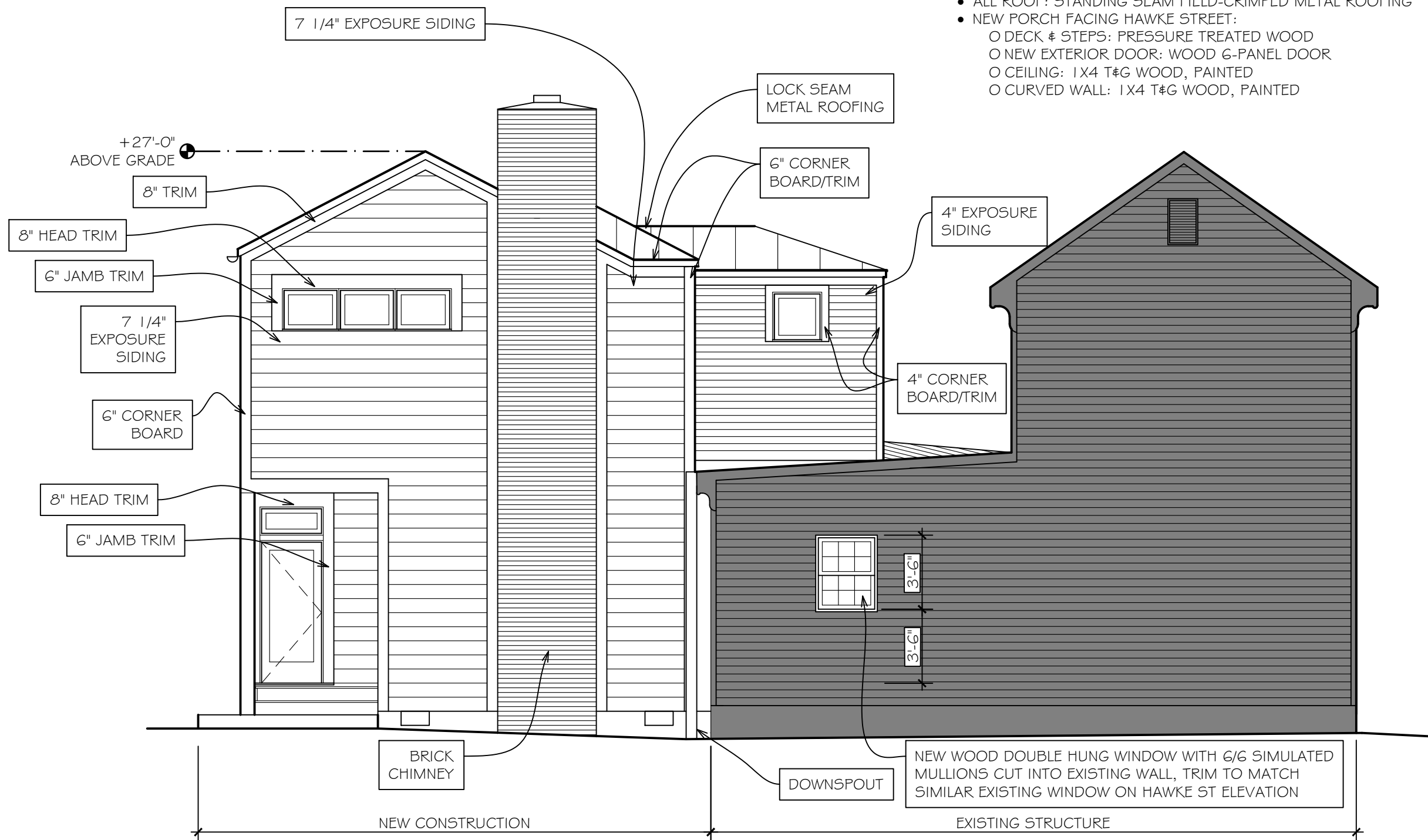


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- ALL GUTTERS/DOWNSPOUT: METAL HALF-ROUND GUTTERS WITH CUSTOM METAL COLLECTION BOXES AND ROUND DOWNSPOUTS
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 - CURVED WALL: 1X4 T&G WOOD, PAINTED

NOTE: EXTEND SILLS ON ALL NEW WINDOWS TO RECEIVE JAMB TRIM



○ SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

MATERIALS LIST

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○ REAR (WEST) ELEVATION

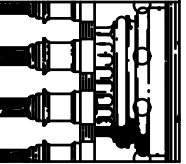
SCALE: 3/16" = 1'-0"



○ CAROLINE ST (EAST) ELEVATION

SCALE: 3/16" = 1'-0"

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27 JULY 2022
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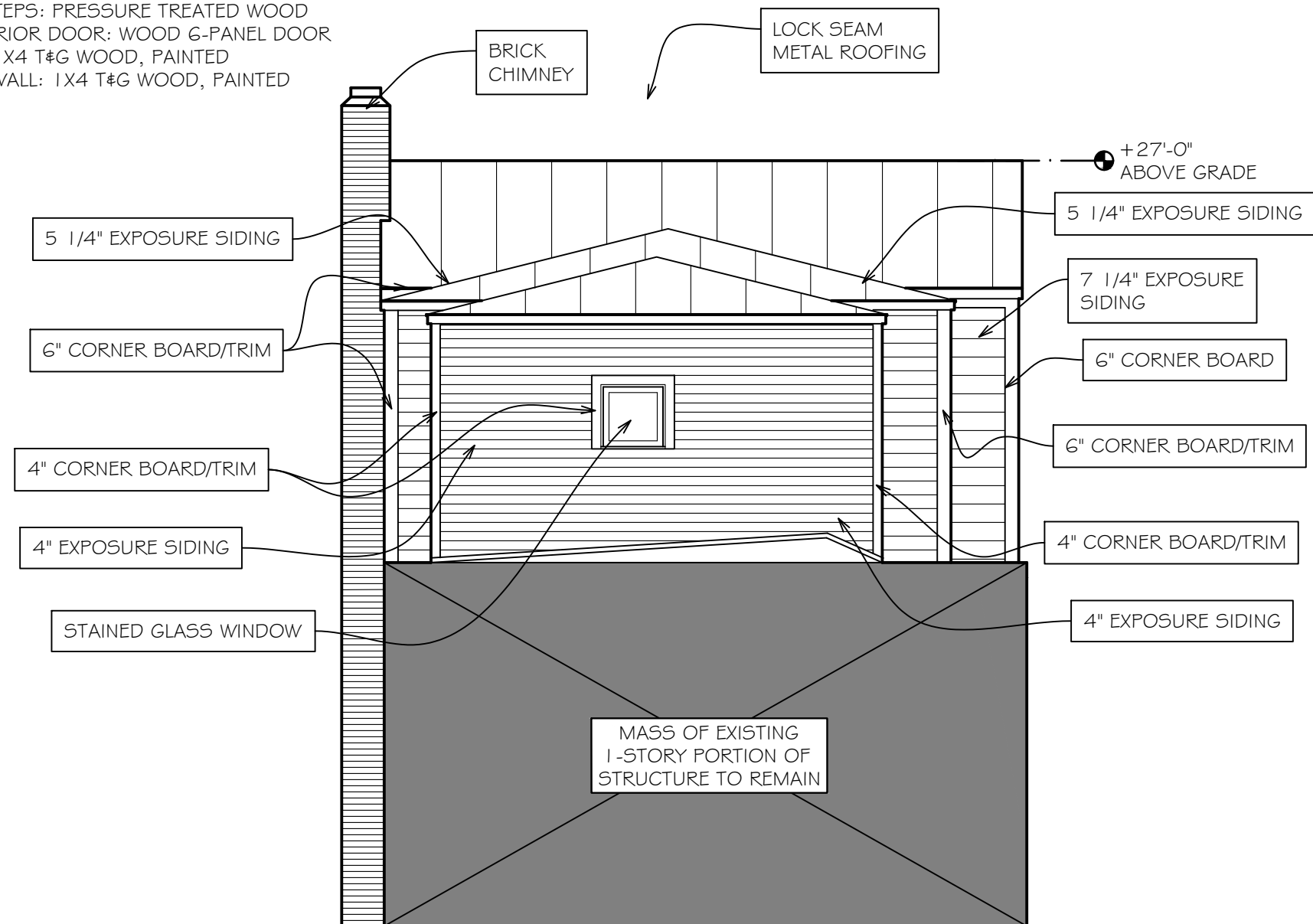
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○ CENTER ELEVATION (LOOKING WEST)

SCALE: 3/16" = 1'-0"

