



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 312 William Street

ISSUE

Jeff Morin requests to construct a one-story kitchen addition at the rear of this commercial building.

RECOMMENDATION

Approval of the certificate of appropriateness for the request as submitted on condition that the siding has a smooth finish and the parapet will fully screen any rooftop equipment.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

9. L. New Construction: 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.

DISCUSSION

This building was constructed c.1818 by Robert Ellis and is an excellent, well-preserved example of a Federal-style dwelling. The two-and-one-half story, five-bay building is constructed of brick laid in Flemish bond and rests on a solid foundation. The building is topped by an asphalt-shingle clad, side-gabled roof, and two front-gabled dormers with six-over-six sash windows rise from the front roof slope. Fenestration includes nine-over-nine sash on the second floor and six-over-nine, double-hung, wood sash on the first floor. The windows are framed by wood architrave moldings and splayed brick lintels. Two, single-leaf, paneled, nine-light wood doors are located on the first floor. Each is accessed by stone stoops with wrought-iron railings and topped by tracery transoms and splayed brick lintels. A third door provides access to a passageway to the rear of the property. This is a contributing structure in the Historic District.

The applicant proposes to construct a one-story kitchen addition at the rear of the building in order to convert this building to use as a restaurant. The addition will extend to the southwest rear corner of the

lot, extending from the rear wall of an existing shed-roofed one-story addition and wrapping the corner of the existing historic carriage house. The addition is visible from William Street looking west. The visible portion of the addition will be clad in lapped fiber cement siding with wood trim. Wood panels form a parapet at the tops of the visible walls. The three-foot parapet will obscure mechanical equipment on the membrane-clad roof behind. The central door will be a solid smooth painted wood door.

While the new addition abuts the historic carriage house and the neighboring property on the west side, it will be a freestanding structure with no attachment to the existing buildings. The construction is reversible, will not adversely impact any historic features, and uses materials and details that are compatible with the character of the site and the district. Approval should be granted on condition that the siding has a smooth finish and the parapet will fully screen any rooftop equipment.

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 view of façade
2. Views from William Street
3. Plans and elevations
4. 3D Rendering



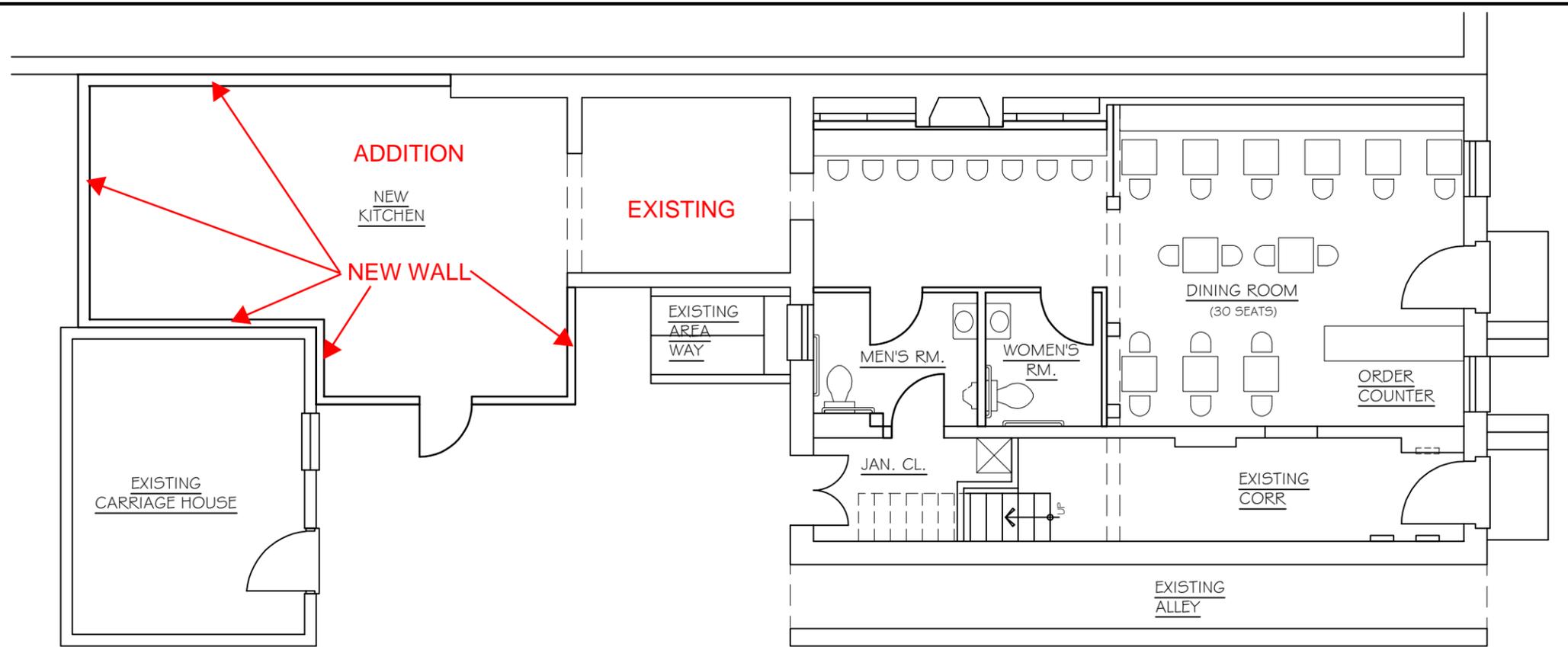
View from William Street

ADDITION & ALTERATIONS

312 WILLIAM STREET
FREDERICKSBURG, VIRGINIA

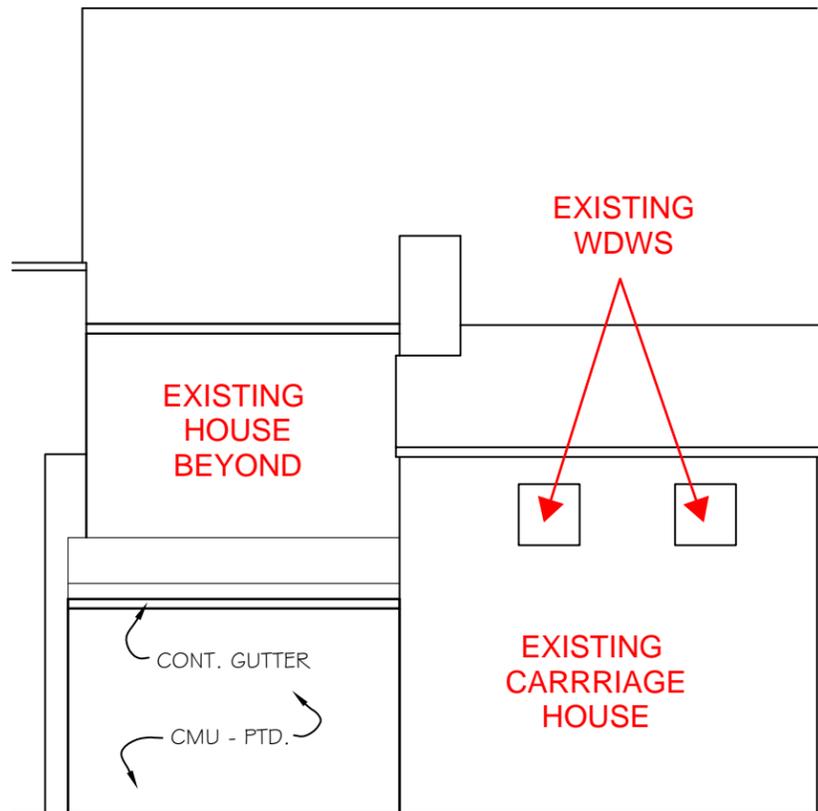
JOHN J. BURGER, P.C.
ARCHITECT
FREDERICKSBURG, VIRGINIA
(540) 371-8356

DATE: 11 JULY '22



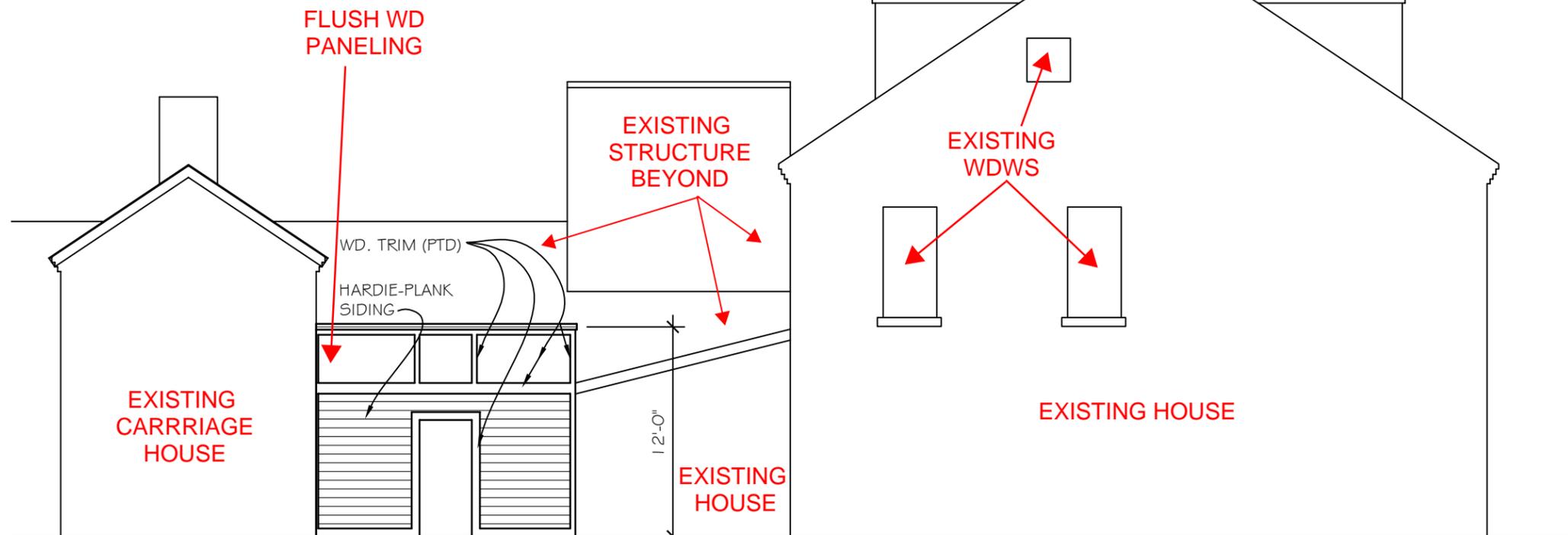
FLOOR PLAN

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

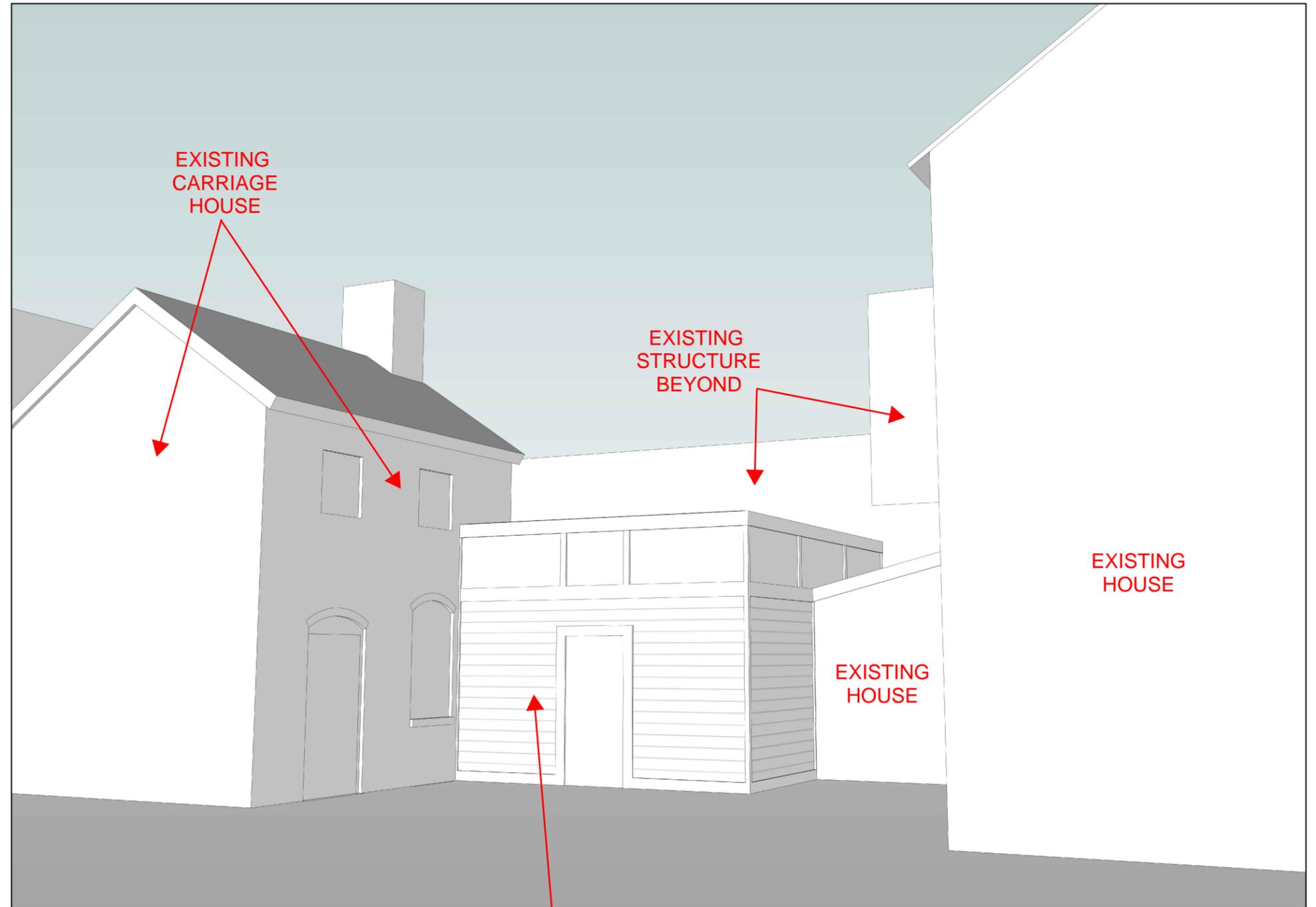
1/8" = 1'-0"

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ADDITION -- HARDIE PLANK SIDING; FLUSH WD.
PANELING; AND WOOD TRIM (ALL PAINTED)