City of Fredericksburg
Community Planning & Building

MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: September 7, 2022 (for the September 12, 2022 meeting)
RE: Certificate of Appropriateness for exterior alteration at 301-303 Hanover Street

ISSUE

Kitty Wafle and Jay Holloway request to replace all the windows and demolish the rear additions at this residential structure.

RECOMMENDATION

Continuation of the request to allow the ARB to conduct a site visit and the applicant to provide additional information on the condition of the property and the proposed replacement.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

City Code §72-23.1(D)(3)

a) No historic landmark, building or structure within the HFD shall be razed, demolished, or moved until the razing, demolition or moving thereof is approved by the ARB. In determining the appropriateness of any application for the razing, demolition, or moving of a building or structure, the ARB shall consider the following criteria:
   (1) The architectural significance of the building or structure.
   (2) The historical significance of the building or structure.
   (3) Whether a building or structure is linked, historically or architecturally, to other buildings or structures, so that their concentration or continuity possesses greater significance than the particular building or structure individually.
   (4) The significance of the building or structure or its proposed replacement in furthering the Comprehensive Plan's goals.
   (5) The condition and structural integrity of the building or structure, as indicated by documentation prepared by a qualified professional or licensed contractor, or other information, provided to the board for examination. The City Manager may obtain an assessment from a qualified professional or licensed contractor to assist the ARB or City Council in rendering a decision.
   (6) Effect on surrounding properties.
   (7) Inordinate hardship. This inquiry is concerned primarily with the relationship between the cost of repairing a building or structure and its reasonable value after repair. An inordinate hardship is an instance when preservation will deprive the owner of reasonable economic use of the property. Any hardship created by action of the applicant - including any condition resulting from the applicant's own neglect of the building or structure — shall not be considered in support of any application. To establish inordinate hardship under this section the applicant must submit evidence that rehabilitation of the building or structure is impractical, that the building or structure is inappropriate for the proposed use desired by

the owner, and that the applicant cannot make reasonable economic use of the property. Such evidence may include proof of consideration of plans for adaptive reuse, and attempts to sell, rent or lease the property.

3. B. Existing Buildings: Windows

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.
2. Openings should not be enlarged or reduced for a replacement window, unless a case can be made that it is architecturally appropriate.
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.
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.
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.
8. Avoid trying to make a building look older than it is by installing windows that are from an earlier period of construction.

DISCUSSION

These rowhouse dwellings were constructed c.1825 in the Federal style. Two-and-one-half stories in height and topped by a side-gabled roof clad in slate shingles, the structure is constructed of brick laid in Flemish bond on the façade and American bond on the sides. A flat-roofed portico with Tuscan columns supporting a full, dentillated entablature shelters the entry and spans the two entries. Fenestration consists of wood, six-over-six, double-hung sash windows with splayed lintels and stone sills. Double, paneled, one-light doors with tracery transom provide entry into the 303 building. A single, half-light door with transom is located on 301. A corbelled brick cornice lines the eaves and two brick, interior-end chimneys with corbelled caps are located on the west end. Side porches with Tuscan columns, dentillated entablature, and simple balustrades project from the east and west-facing elevations. This is a contributing structure in the Historic District.

The applicant proposes to replace all the windows on these attached buildings due to severe deterioration of the wood sashes. Additionally, two rear additions are in poor condition, and the applicant proposes to demolish these due to the extent of the deterioration. A fire in 2019 caused extensive damage in the westernmost wing and has been vacant since that time. The applicant has requested that the ARB schedule a site visit to evaluate the building more thoroughly and plans to submit additional detailed information. At this time, the ARB is asked to consider background information on the property and coordinate with the applicant to determine what additional information will be needed before completing a thorough evaluation. The Board should open the public hearing, but continue its consideration to the October 10, 2022 meeting.

The westernmost addition (on 303 Hanover) appears to have been constructed, at least in part, by 1886. The addition on 301 appears on Sanborn maps by 1891. The footprint of these additions appears largely unchanged, though a one-story porch was added to the rear of the 301 addition by 1927. A two-story section joining the two additions was constructed by 1927 as well. The 1927 maps label the property as the Ivy Motor Inn. Building permit records indicate that it was converted to apartments in 1948. During the site visit, the ARB will need to assess the remaining historic features as well as the visibility of the additions from the public right-of-way.

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. Additional information is needed before assessment can be completed.

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
			(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.
			(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.
			(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.
			(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.
			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

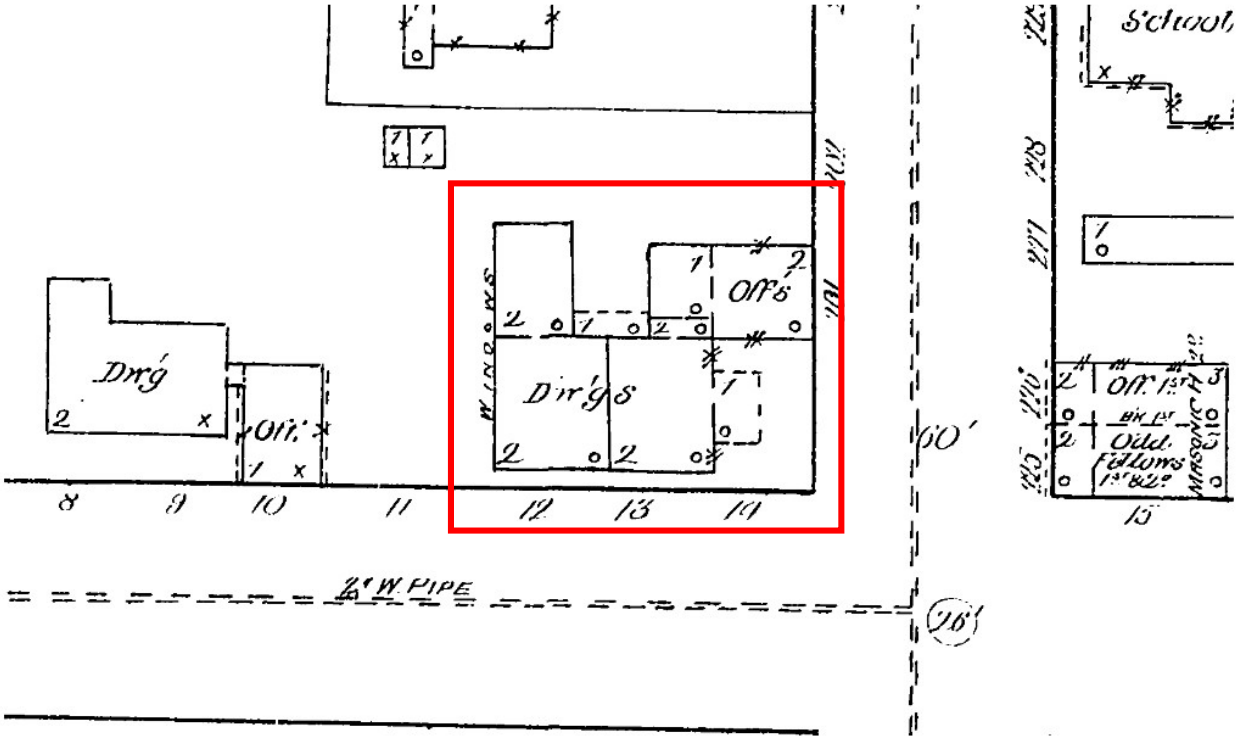
			(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should 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.
			(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.
			(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
			(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.
			(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:

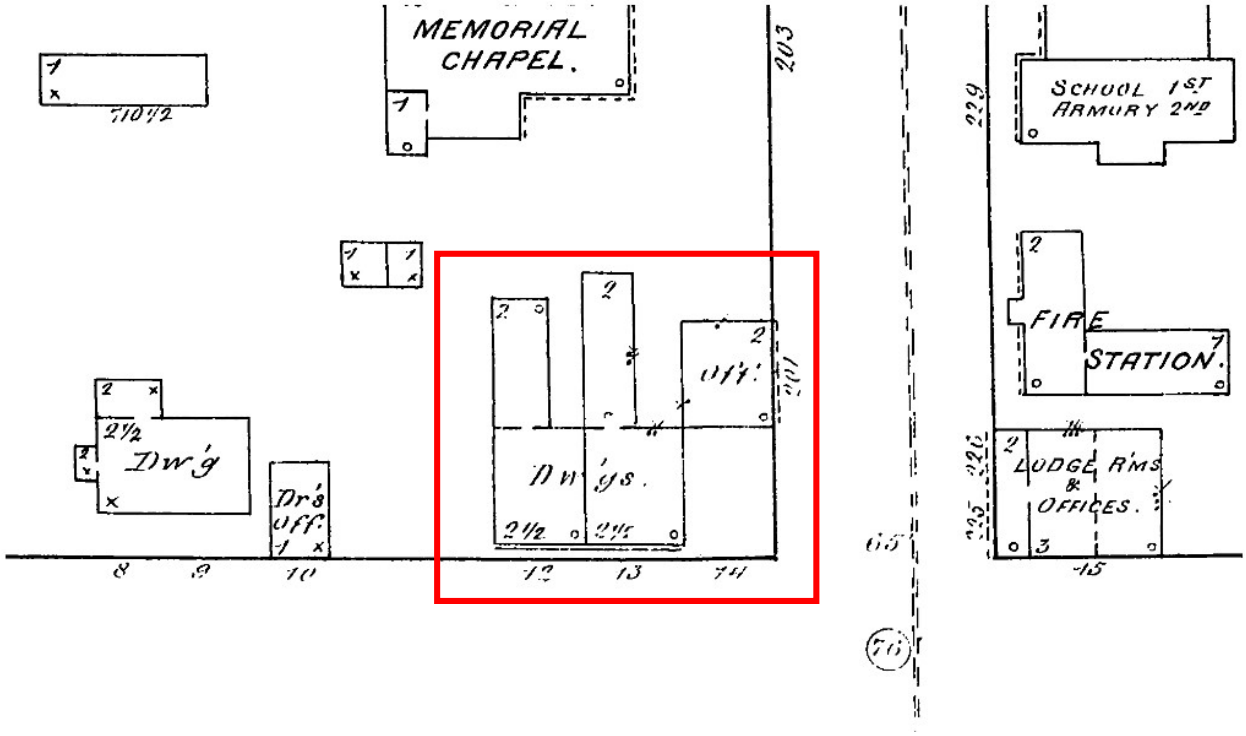
1. Aerial photograph and view of façade
2. Sanborn Fire Insurance Maps
3. Project description
4. Summary from Structural Condition Assessment

AERIAL

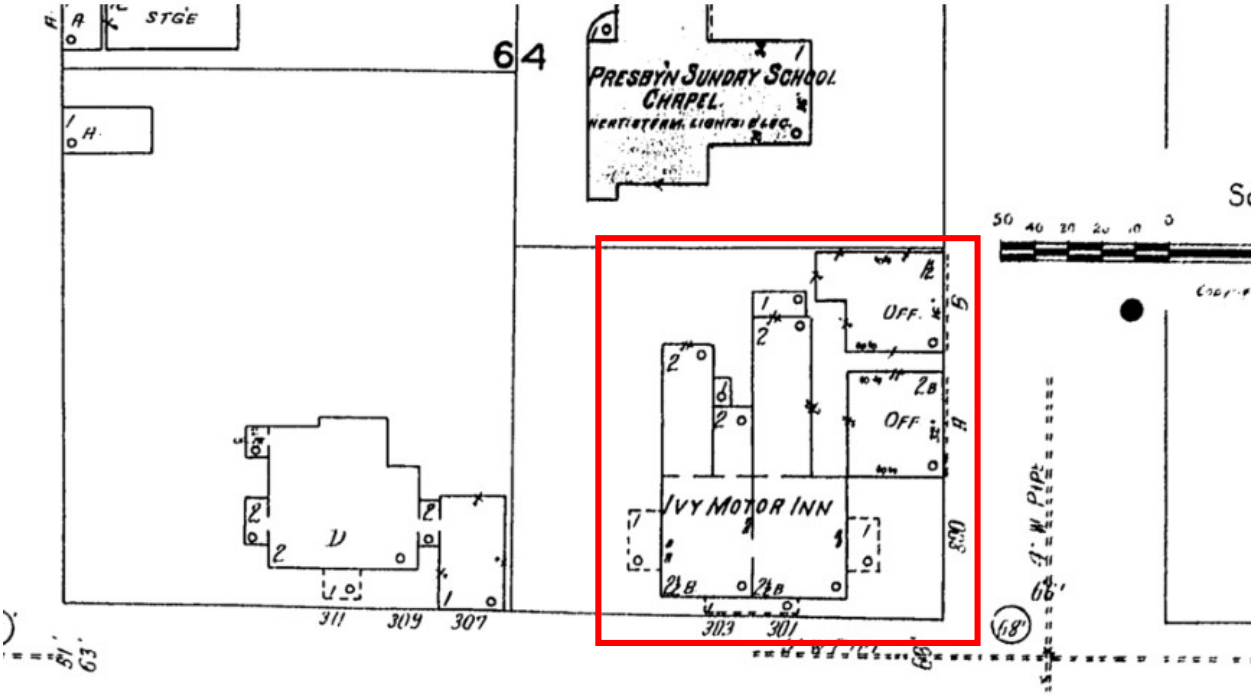
VIEW LOOKING NORTH



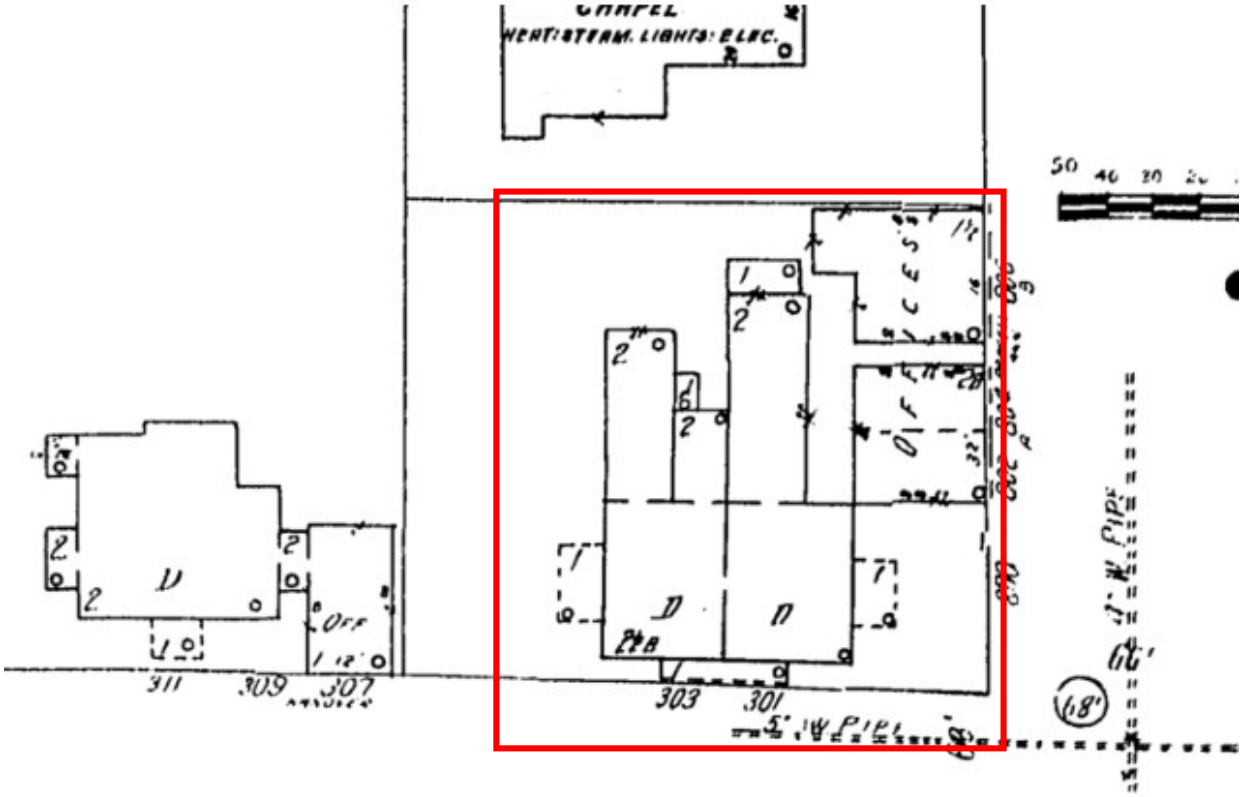
1886 Sanborn Fire Insurance Map



1891 Sanborn Fire Insurance Map



1927 Sanborn Fire Insurance Map



1947 Sanborn Fire Insurance Map

301/303 Hanover St. Narrative Description

Kitty Wafle, owner of 800 Princess Anne St. LLC. And Jay Holloway of Habalis Construction Inc are seeking ARB approval of the following window replacement and demolition work.

We would like to replace all the windows in both 301 and 303 Hanover Street due to their very advanced state of deterioration. Sadly these windows have reached the end of their useful lifespan. We understand replacing windows in old and historic buildings is generally a bad idea, but we hope that you will agree that these windows are beyond reasonable repair. Many of the bottom rails of the bottom sash are badly rotten and beyond the point of repair using epoxy or dutchmen. The proposed replacements (Marvin Signature) would be a very high quality simulated divided light clad wood product. The rail, stile and muntin width and light arrangement of the replacements would be a facsimile of the original windows.

We would also like to remove the rear additions of both 301 and 303 Hanover St. Both masonry additions are beset with structural problems and are largely devoid of historic fabric. The rear addition to 301 Hanover was completely gutted by a previous owner at some point many years ago and renovated using cheap, nondescript materials. There are also several instances of structural issues with this space such as badly sagging floors and structural cracks in the exterior and interior masonry load bearing walls. The lower part of the rear addition to 303 caught fire several years ago and was never repaired. The solid brick load bearing exterior wall of this space has a significant deflection that would require the entire two-story wall to be taken down and re-laid to

make a repair. Please see the attached excerpt for the engineer's report. The small frame hyphen between the two additions has had a roof leak for years and has a variety of structural issues and was poorly built to begin with and has reached the end of its serviceability. We are well aware that many would consider this request contrary to the goals of Historic Preservation, but it is our position that so little of the historic fabric remains intact and given the multiple structural issues we would like to have the opportunity build something that might better complement the significant structures to the front of the property that we plan to carefully preserve.

We would certainly welcome members of the ARB to tour the property and see the condition of these structures firsthand. We thank you for your consideration of our request.

Structural Condition Assessment
Supplemental Report
301/303 Hanover St. & 800 Princess Anne St.
Fredericksburg, Virginia

Prepared for:

SPACES DESIGN STUDIO, LLC.

Spaces Design Studios, LLC
415 William Street
Fredericksburg, VA 22401

15 August 2022

Prepared by:
Global Structural Services, LLC
11219 Nuckols Road, Suite D, Glen Allen, Virginia 23059
Tel: (804) 836-6940

THIS PAGE LEFT BLANK INTENTIONALLY

301/303 Hanover Street Condition Assessment Report and Feasibility Study

Project:
Structural Condition Assessment
301/303 Hanover Street and 800 Princess Anne Street
Fredericksburg, VA 22401

Prepared For:
Design Spaces Studios
425 William Street
Fredericksburg, VA 22401

Prepared By:
Global Structural Services, LLC
11219 Nuckols Road, Suite D
Alexandria, Virginia 22314

THIS PAGE LEFT BLANK INTENTIONALLY

Table of Contents

1 Executive Summary 7
2 Appendix I: Proposed Demolition Plan 8

THIS PAGE LEFT BLANK INTENTIONALLY

1 Executive Summary

This report provides supplemental information and recommendations to the *Structural Condition Assessment* dated January 5, 2022 for 301/303 Hanover Avenue, Fredericksburg, Virginia.

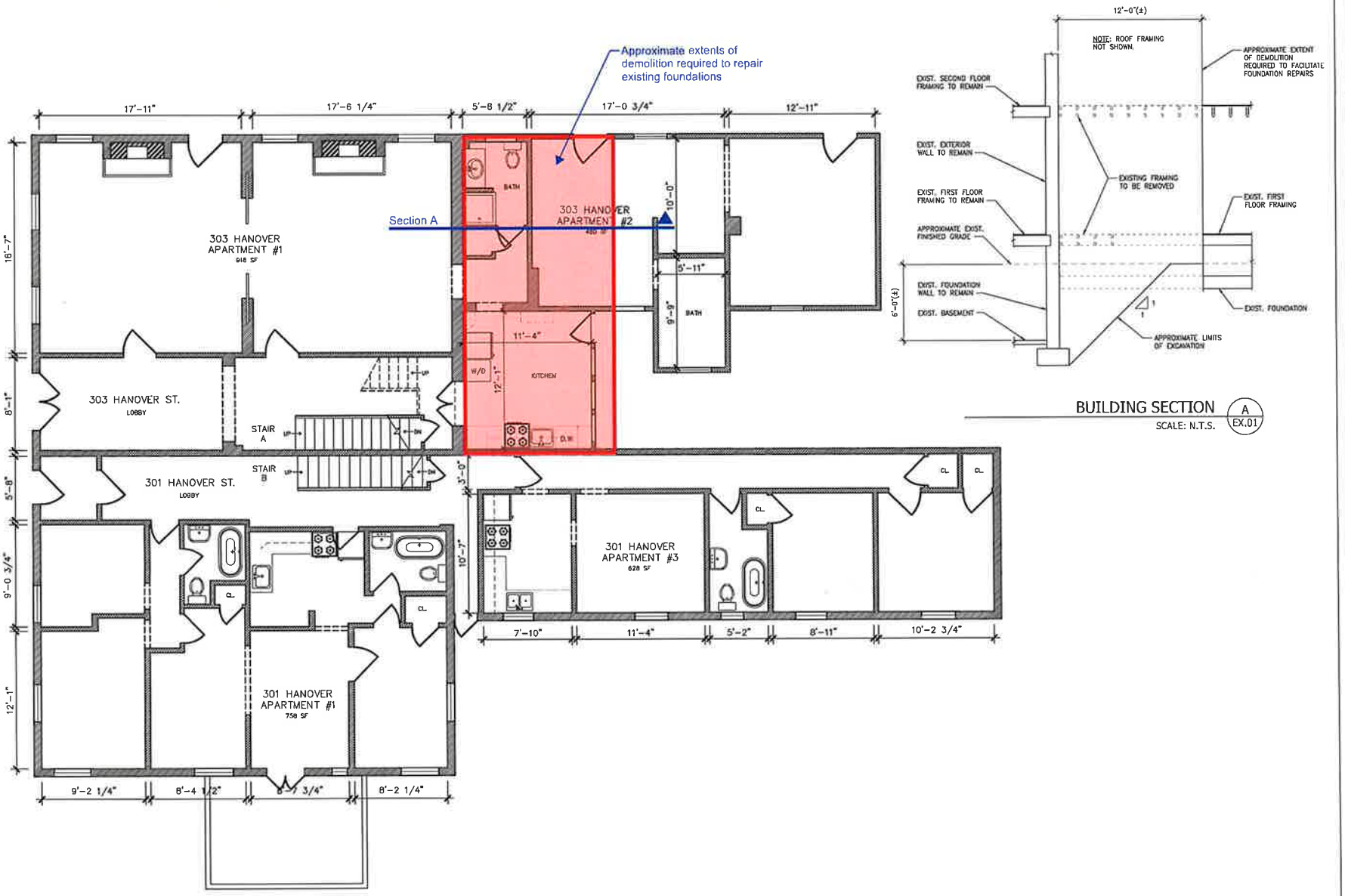
This supplemental report specifically addresses items 3.1.3 in the original report which identified an area of significant vertical displacement of the exterior brick.

3. Critical Issue: There is evidence of significant settlement of the brick masonry near the basement stairs and door on the west side of the building. It appears that the settlement is attributable to a deteriorated wood lintel over the basement door. The lintel needs replacement. We recommend the installation of a galvanized steel lintel in lieu of a wood section. Steel, unlike wood, will not continue to deflect over time and the galvanizing will perform better than wood when exposed to the weather. While replacing the lintel, the brick under each end of the lintel should be repaired and repointed as needed to ensure solid bearing. Please see **Photos 14** through **17** in **Appendix II.**

4. Critical Issue: The exterior brick wall on the west elevation of the west addition appears to be displaced laterally toward the exterior of the building. Displacement was measured to be 1-1/2" to 2" and is apparent on the interior and exterior of the building. In the crawlspace, there is evidence of prior renovation/modification of the floor framing adjacent to the deflected brick wall. The floor joists appear to have been cut to accommodate plumbing for the addition of a bathroom. The ends of the joists are supported by concrete masonry blocks (CMU) and are no longer bearing on the brick wall. The modifications to the floor joists combined with the bearing pressure exerted by the CMU blocks behind the wall likely contributed to the deflection of the wall. The modified floor joists should be repaired or replaced so they bear on the brick wall. Steel rods may be installed through the wall, with a bearing plate on the exterior of the wall, to provide lateral support for the brick and prevent further displacement. Additional investigation and design, during the construction document phase of the project, is needed to determine the full extent of repairs needed in this area. Please see **Photos 18** through **22** in **Appendix II.**

Subsequent site visits and observations suggest that foundations in the northwest corner of the original structure may have settled and need stabilization and repair. In addition, a large section of the existing foundation wall was removed to facilitate the installation of plumbing to serve a toilet room and bath in the addition.

The foundations in the northwest corner of the original structure require stabilization and repair. Common repair techniques include mass concrete underpinning and the installation of helical foundation piles. Both repair techniques require excavation to expose the existing foundations. Due to the proximity of the addition to the original structure, some demolition is required to facilitate the foundation repairs. (Please see attached plan and building section.) Based on the anticipated extent of demolition that is needed to access and repair the foundations of the original structure, it may not be feasible or cost-effective to keep the remainder of the addition and the complete demolition of the structure should be considered. Should the remaining portion of the addition be retained, it is likely that temporary shoring and lateral support will be required until the demolished portions can be reconstructed.



BUILDING SECTION A / EX.01
SCALE: N.T.S.

01 EXISTING FLOOR PLAN – 1ST FLOOR

SCALE: 1/8" = 1'-0"

HANOVER STREET RESIDENCES
301-303 HANOVER ST

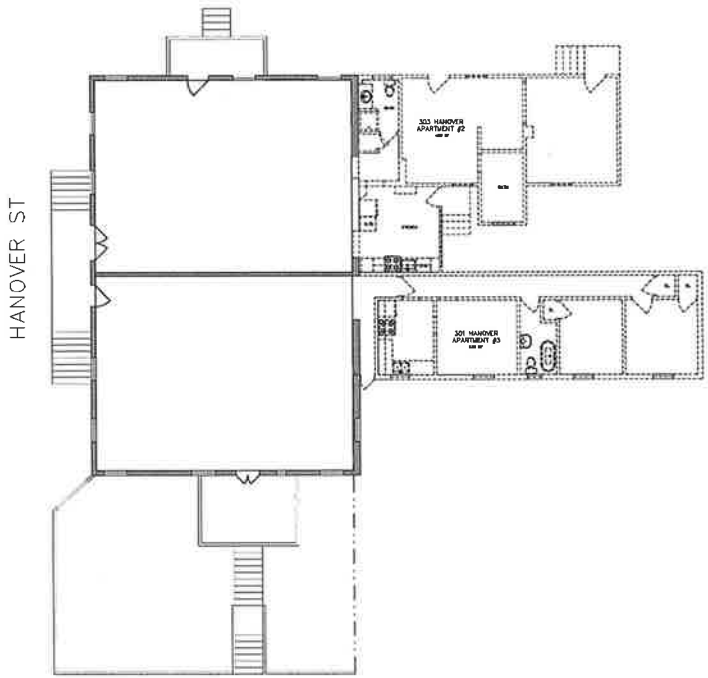
ADDENDA / REVISIONS

DATE	USE	DETAILS

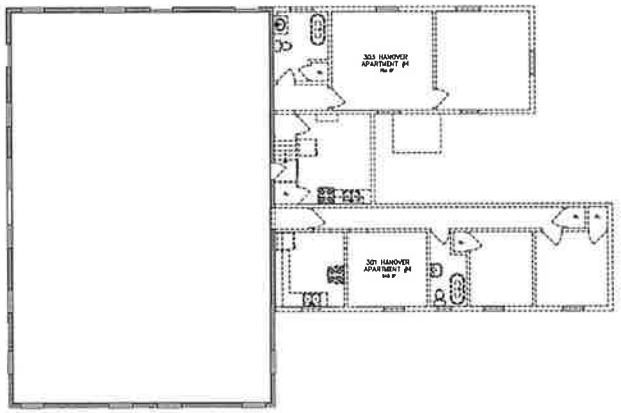
Project: Hanover Street Residences
Sheet: Existing Floor Plan
Issue: Not for Construction
Date: 2021 0924
Sheet No: EX.01

01 PROPOSED DEMOLITION – EAST ELEVATION SCALE: 1/8" = 1'-0"

02 NOT USED



03 PROPOSED DEMOLITION PLAN – FIRST FLOOR SCALE: 1/8" = 1'-0"



04 PROPOSED DEMOLITION PLAN – SECOND FLOOR SCALE: 1/8" = 1'-0"

GENERAL NOTES

CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS

ALL EXISTING DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO PERFORMING ANY WORK

SYMBOLS

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

AREAS NOT INCLUDED IN DEMOLITION PHASE

DOORS AND HARDWARE TO BE REMOVED

WINDOWS TO BE REMOVED

Spaces Design Studio
415 William Street
Fredericksburg, VA 22401
www.fredericksburgspaces.com
540.371.2674

301-303 HANOVER STREET
ILLUSTRATIVE EXHIBIT
PROPOSED DEMOLITION

DATE	USE	DETAILS

Project:
301-303 Hanover Street

Sheet:
Illustrative Exhibit
Proposed Demolition

Issue:
ARB Review

Date:
2023-04-??

Sheet No:
A1.0