



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW BOARD  
**FROM:** Kate Schwartz, Historic Resources Planner  
**DATE:** February 8, 2023 (for the February 13, 2023 meeting)  
**RE:** Certificate of Appropriateness for exterior alteration at 1102 Prince Edward Street

### **ISSUE**

David Morgan requests to install flagstone over the concrete deck of the front porch at this single-family residence.

### **RECOMMENDATION**

Approval of the certificate of appropriateness for the request on condition that sufficient expansion gaps are provided around the wood posts and against the front wall of the house.

### **APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES**

#### 3.E. Existing Buildings – Porches & Entries

1. Retain original or historic character-defining porches since these are often critical to the design integrity of the building.
2. Do not remove or radically change entrances and porches important to the building's overall historic character. Front and side porches are architecturally more ornate than utilitarian back porches.

### **DISCUSSION**

This single-family residence was constructed in 1853 in the Greek Revival style, though a number of late 19th-century alterations incorporated elements of the Queen Anne style. Two stories in height and topped by a side-gabled roof clad in asphalt shingles, a prominent pedimented front-gabled dormer spans the front roof slope. Octagonal wood shingles and paired, quarreled windows adorn the front gable end and dentils line the eaves. The wood-framed dwelling is sheathed in weatherboard and rests on an American-bond brick foundation. A full-width, one-story, hip-roofed porch with turned posts and scrolled brackets spans the façade. A single-leaf, wood, paneled, one-light door opens into the left bay of the façade and is framed by chamfered wood architrave molding and elaborate crown molding. Six-over-six, wood, double-hung, sash windows with elaborate molding are typical. This is a contributing structure in the Historic District.

The applicant proposes to resurface the concrete deck of the front porch with a thin veneer of bluestone. The veneer will be approximately one inch thick. The stone is planned to sit adjacent to the siding on the front wall of the house with the joint caulked. The stone will surround the existing porch posts, wrap the edge of the deck and extend to the ground. The wood railings are planned to be raised approximately 1.5 inches to allow sufficient clearance under the lower edge. The new material will be set flush with the lowest portion of the door threshold. The alteration to the porch will be minimally visible and will not impact any historic character-defining elements of the residence. Approval of the

alteration is recommended on condition that sufficient expansion gaps are provided around the wood posts and against the front wall of the house.

### **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.

<b>S</b>	<b>D</b>	<b>NA</b>	<b>S – satisfies    D – does not satisfy    NA – not applicable</b>
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 front elevation view
2. Project proposal

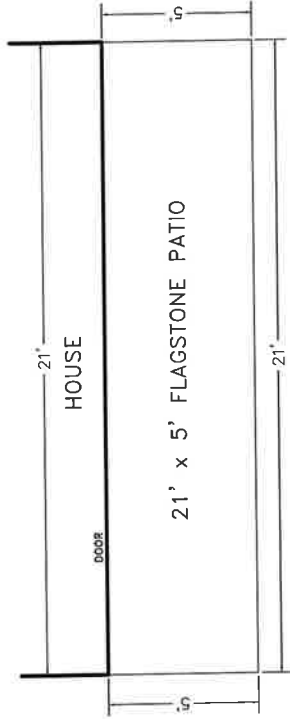


AERIAL



FRONT (EAST) ELEVATION

1/4" = 1' SCALE



DRAWN BY: MICHAEL RUDH  
1-800-691-0838  
mike@prodexplans.com

PATIO PLAN



JOB NAME: DAVID MORGAN

ADDRESS: 1102 PRINCE EDWARD ST

FREDRICKSBURG, VA 22401

DATE: 12-11-22



VA License Class A #2705168834  
Insured #101 GL 0105010-00  
Bond #72059374





HD EXTERIORS LLC  
9010 Hornbaker Rd. Manassas, VA 20109  
hdteam@buildhd.com (703) 565-2329

## HOA Sample/Example Package

**Notice**

Product samples and colors may look different when installed. Please refer to the contract for specific details.

### Patio Samples

**Patio Manufacturer/Type**

Flagstone

**Flagstone Type**

Variegated Bluestone

**Variegated Sample**





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 MD MHIC# 144844

## Design and Build Contract

Sequence Number 25

## Contact Information

<b>Design Build Contract</b>	Design Build Contract
<b>First Name(s)</b>	David
<b>Last Name(s)</b>	Morgan
<b>Street Address</b>	1102 Prince Edward St
<b>City</b>	Fredericksburg
<b>State</b>	VA
<b>Zip Code</b>	22401
<b>Primary Email</b>	davidgeraldmorgan@gmail.com
<b>Primary Cell Phone (for text alerts and updates)</b>	(540) 220-4133
<b>Appointment ID</b>	2724634000153224016
<b>Status</b>	Submitted

## Additional Information

<b>(For HD Exteriors Information and Internal Use Only)</b>	<b>(For HD Exteriors Information and Internal Use Only)</b>
<b>Property has an HOA</b>	HOA Approval Not Needed
<b>Property Zoning Jurisdiction/County</b>	Fredericksburg City
<b>House Location Survey Supplied</b>	Not Needed
<b>Missing Plat Charges</b>	The Contractor cannot begin work without the Home Location Survey. If it is not included in the price, it must be supplied within three business days or Contractor will order a new survey and the cost may be added to the Total Sales Price. For average sized properties, new surveys typically cost \$450.



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**Design and Build Contract**

Photo of Preferred Delivery/Staging Location



**Work Included**

<b>Project Types Included</b>	Patio - Flagstone / Masonry
<b>Additional Trade Work Needed</b>	None
<b>Relocate/Move HVAC Unit Required</b>	No
<b>Demo and Haul Away Existing Structure</b>	No
<b>Concrete Pad Penetration/Patch Included</b>	No
<b>Repair/Patch Siding</b>	No
<b>Sprinklers in Project Area</b>	No

**PATIO LOCATION DETAILS**

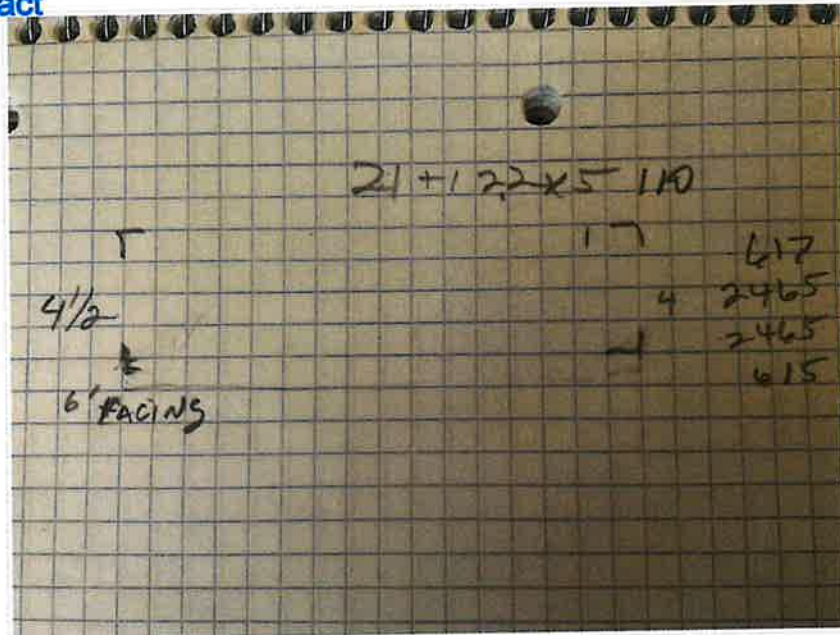




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## Design and Build Contract

### Patio Dimensions & Sketch



Patio Sqft (Approximate)	110Sqft
Max Patio Width (widest distance)	21 Feet
Max Patio Projection (longest projection)	5 Feet
Patio Location Details	Front porch layover

### Patio Type Details

Flagstone Product Type	1.5" VARIEGATED BLUESTONE
Main Patio Pattern	Modular Flagstone
Border Product Types	No Border
Patio Base Notes	Lay over existing concrete porch 21 x 4.5

### Patio Walls

Patio Perimeter	Unsure
Underwall Needed	No
Retaining Wall Needed	No
Sitting Wall Included	No
Wall Caps Included	No
Wall Monuments included	No
Wall Lighting Included	No

### Fire Features and Structures

Fire Pit Included	No
Outdoor Kitchen Included	No



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### Design and Build Contract

Other Feature/Accent Included No

### Patio Steps

Patio/Stone Stairs Included No

Stepping Stones Included No

### Other Patio Details

Haul Away Excess Patio Dirt No

Where should we place excess soil None

Seed & Straw Included No

SOD Included No

River Rock Included No

Gravel Included No

Mulch Included No

### Project Sketch/Dimensions

Dimensions and Color of Drawings May Differ Actual project dimensions may differ some (+/- 6")

Actual material colors may be different than drawings and photos below

Other Relevant Examples/Conditions





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**Design and Build Contract**



**Owners Obligations & Special Conditions**

**Efflorescence**

Efflorescence is a whitish haze that may appear on the surface of stone products and can continue for days, weeks or months. Efflorescence is a completely natural occurrence and in most cases dissipates naturally but can be chemically cleaned if necessary. HD Exteriors DOES NOT offer a warranty from efflorescence and patio cleaning services is not included in this agreement. Best practices is to wait one year from installation before removing remaining efflorescence from your patio or it may return. At this time, it is also safe to seal your patio if desired.

Agreed

**Patio Grade**

The grade of the patio and soil type varies from home to home. In many cases it is not possible to know the exact grade of the patio until excavation begins. If the patio is built without a retaining wall the patio may have a slope around the perimeter. If possible, we will reuse removed portions of grass from the patio area and place them around the perimeter of the patio. If healthy grass is not available, we will spread seed and straw around the patio perimeter. Laying Sod is not included in this contract unless specifically noted.

Agreed

**Price and Payment Schedule**

<b>TOTAL SALES PRICE</b>	\$6162.00
<b>Homeowner Seeking Financing</b>	No
<b>Add Allowances</b>	No

**Patio Payment Schedule**

<b>Amount of Patio</b>	\$6162.00
<b>Down Payment</b>	\$617.00
<b>Amount due at Start of Work</b>	\$2465.00
<b>Amount due upon Substantial Completion</b>	\$2465.00
<b>Amount due upon Completion of Punch Work</b>	\$615.00

**Typical Patio Project Timeline**

Obtain Plat 14-30 Days (Only If Needed)  
 Construction Documents 3-10 Days  
 HOA and County Approval of Plans 14-45 Days (If Needed)  
 Special Order Products 30-120 Days

Agreed

**Start and Completion Dates**