



**ARCHITECTURAL REVIEW BOARD
AGENDA
March 9, 2026 - Work Session
6:00 P.M.**

Live streaming available during meetings and archived meeting videos are also available. [View Meeting Stream](#)

Agenda

1. Call To Order
2. Determination Of A Quorum
3. Determination That Public Notice Requirements Have Been Met

- 3.A. March 9, 2026 ARB Public Notice - Work Session

Documents:

[3 2026-03-09 ARB MEETING NOTICE.PDF](#)

4. Approval Of Agenda
- 4.A. March 9, 2026 ARB Agenda - Work Session

Documents:

[1 03-09-2026_ARB AGENDA.PDF](#)

5. Disclosure Of Ex Parte Communication
6. Disclosure Of Conflicts Of Interest
7. Discussion
- 7.A. Area 8 Character Structures

The Small Area 8 Plan proposes the designation of a series of "Character Structures" to add to the local inventory of historic structures.

Documents:

[7A AREA 8 CHARACTER STRUCTURES_ARB MEMO_03-09-2026.PDF](#)

8. General Public Comment

Public comments may be submitted in one of the following ways: (1) dropping them in the Community Planning and Building drop box at 601 Caroline Street, (2) U.S. Mail, or (3) email to [\[EMAIL PROTECTED\]](#). Comments received before 1:30 p.m. on the day of the meeting will be read into the record at the meeting. Comments must include your name and address, including zip code, be limited to 5 minutes or less (read aloud), and address a topic of ARB business. Public comments will not be accepted on video feeds during the meeting.

9. Other Business

10. Adjournment



NOTICE OF PUBLIC MEETING

ARCHITECTURAL REVIEW BOARD

March 9, 2026

Council Chambers, City Hall

The Architectural Review Board will hold a public meeting on Monday, March 9, 2026. The meeting will begin at 6:00 pm in the Council Chambers at City Hall, 715 Princess Anne Street, Fredericksburg, VA 22401. The purpose of the meeting is to continue the discussion on Area 8 Character Structures introduced to the Board during the public hearing on February 9, 2026.

Members of the public are invited to attend the meeting. A general public comment period will be provided. Written general public comments may be submitted in one of the following ways: (1) delivering them to the Community Planning and Building office on the fourth floor at 601 Caroline Street, (2) U.S. Mail, or (3) email to planning@fredericksburgva.gov. Comments received before 1:30 p.m. on the day of the meeting will be read into the record at the meeting. Comments must include your name and address, including zip code, be limited to 3 minutes or less (read aloud), and address a topic of ARB business.

For questions, contact the Planning Office at (540) 372-1179 or planning@fredericksburgva.gov.

Kelly Penick, Chair
Architectural Review Board



ARCHITECTURAL REVIEW BOARD

March 9, 2026 | 6:00 PM
Council Chambers, City Hall

1. Call to Order
2. Determination of a Quorum
3. Determination that Public Notice Requirements have been met
4. Approval of Agenda
5. Disclosure of *Ex Parte* Communication
6. Disclosure of Conflicts of Interest
7. Discussion
 - A. Area 8 Character Structures – The Small Area 8 Plan proposes the designation of a series of “Character Structures” to add to the local inventory of historic structures.
8. General Public Comment

Public comments may be submitted in one of the following ways: (1) delivering them to the Community Planning and Building office on the fourth floor at 601 Caroline Street, (2) U.S. Mail, or (3) email to planning@fredericksburgva.gov. Comments received before 1:30 p.m. on the day of the meeting will be read into the record at the meeting. Comments must include your name and address, including zip code, be limited to 3 minutes or less (read aloud), and address a topic of ARB business.
9. Other Business
10. Adjournment



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kynzie Johnson, Renwick Fellow
DATE: March 4, 2026 (for the March 9, 2026 work session)
RE: Identification of Character Structures in Small Area 8

ISSUE

The Small Area 8 Plan proposes the designation of a series of “character structures” to add to the local inventory of historic structures.

RECOMMENDATION

Review proposed Area 8 Character Structures.

DISCUSSION

Two categories of resources have been identified as potential Character Structures due to their relation to an identified context and possession of similar character-defining features, as well as their maintained integrity. Several additional historic resources are located within Area 8, including Sligo, an 1889 Italianate residence built on a 1760 foundation, which has been individually listed on the National Register of Historic Places, as well as the neighborhood of Mayfield, a historically African American neighborhood primarily comprising residential resources dating from the 1900s-1960s. A nomination for the Mayfield Historic District to the National Register is currently in progress. As these resources have already been formally recognized for their historical significance, they were not included within the area of study for the Area 8 Character Structures. Further, designation of Character Structures has typically focused on commercial buildings and resources with the potential to be adaptively re-used, which has previously limited inclusion of residential resources.

The resources within Area 8 are significant due to their association with the industrial development of Fredericksburg and their location along the Virginia Route 2 corridor shortly after its construction in 1933. This route has been significant for trade and commerce in the Fredericksburg area since it was chartered in 1727, serving as a stage road section of the Tidewater Trail. Additionally, there has historically been a strong presence of industrial activity within the area due to the location of the Richmond, Fredericksburg, and Potomac Railroad tracks along the western boundary of Area 8, serving as transportation for products and materials. This usage is further enforced by the Area’s location near the outskirts of Fredericksburg and its previous use as farmland. Although located outside of Area 8, additional industrial resources significant to the development of Fredericksburg, such as the Sylvania Plant, sit along the Dixon Street/Route 2 corridor.

In 1970, the US 17 bypass was constructed, routing vehicles around the traditional route through Dixon Street and downtown Fredericksburg, and leading to the route’s renaming as US 17 Business. Following completion of the bypass, construction of industrial resources surrounding Dixon Street dramatically decreases, suggesting the importance that the previously highly trafficked Dixon Street corridor played on industrial development in this area.

Planning staff have identified twelve structures associated with this historic context in Area 8 for further evaluation. These structures were constructed within a period of significance beginning in 1947 with the construction of the Frackelton Cinder Block Company, and ending in 1970 with the construction of the

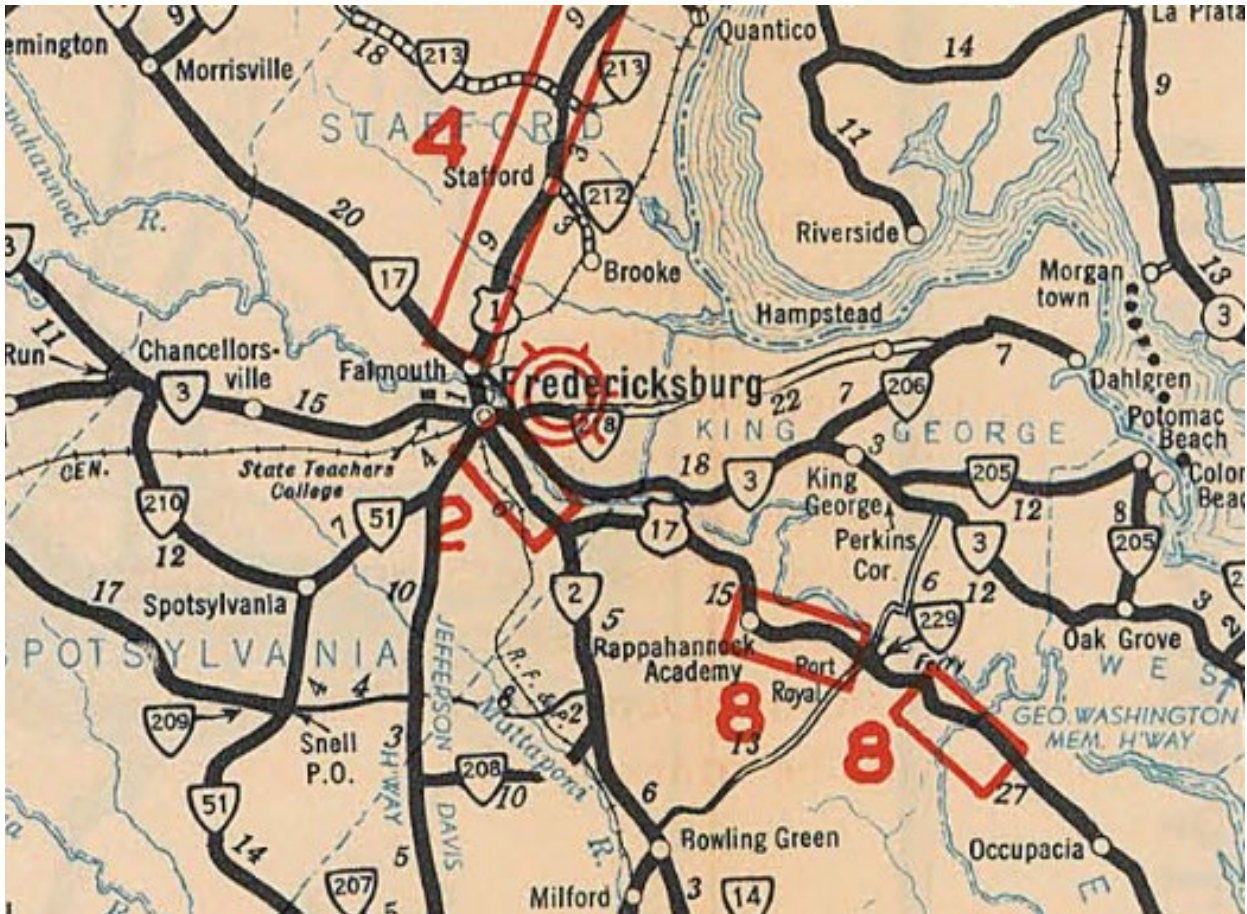
US 17 Bypass and the decline of industrial construction in the area. Identified buildings exemplify the industrial and commercial styles of construction popular throughout the mid-twentieth century and share character-defining features, such as their car-centric orientation, metal windows, and masonry construction. Although most are no longer occupied by their founding companies, these resources maintain their industrial and agricultural usage, as well as their design, materials, and location.

An additional five resources are associated with the residential development along Dixon Street and the surrounding Mayfield neighborhood. These five residential resources, constructed between 1914 and 1949, are notable for their larger lot size and more high-style Colonial Revival design, which sets them apart from the surrounding Mayfield neighborhood. While many of the neighboring residences are smaller Cape Cod and Ranch buildings built during the post-WWII period, the houses at 1301-1309 Dixon Street are larger, two and two-and-a-half-story buildings, predominantly of brick construction, and featuring prominent front porches. Although their setting has been slightly altered through the expansion and increased construction along Dixon Street, these buildings largely retain their original design, form, and materials, as well as their relationship to the surrounding Mayfield neighborhood.

While the City has not typically included residential properties within its Character Structure evaluations, these properties along Dixon Street have been included due to their potential adaptive re-use as commercial spaces. Their location within a Neighborhood Commercial Overlay District permits commercial usage within a residential zoning district, allowing for the potential to create a more mixed-use neighborhood.

Attachments:

1. 1933 Virginia State Highway Map
2. 1933 Aerial
3. Mayfield Boundary Map
4. Land Use Opportunity Map
5. Additional Documentation
6. Building Evaluation Spreadsheet



1933 VA State Highway Map Showing Construction along Route 2 through Fredericksburg

AIRSCAPES -Virginia
Fredericksburg, Virginia. (5-15-33).

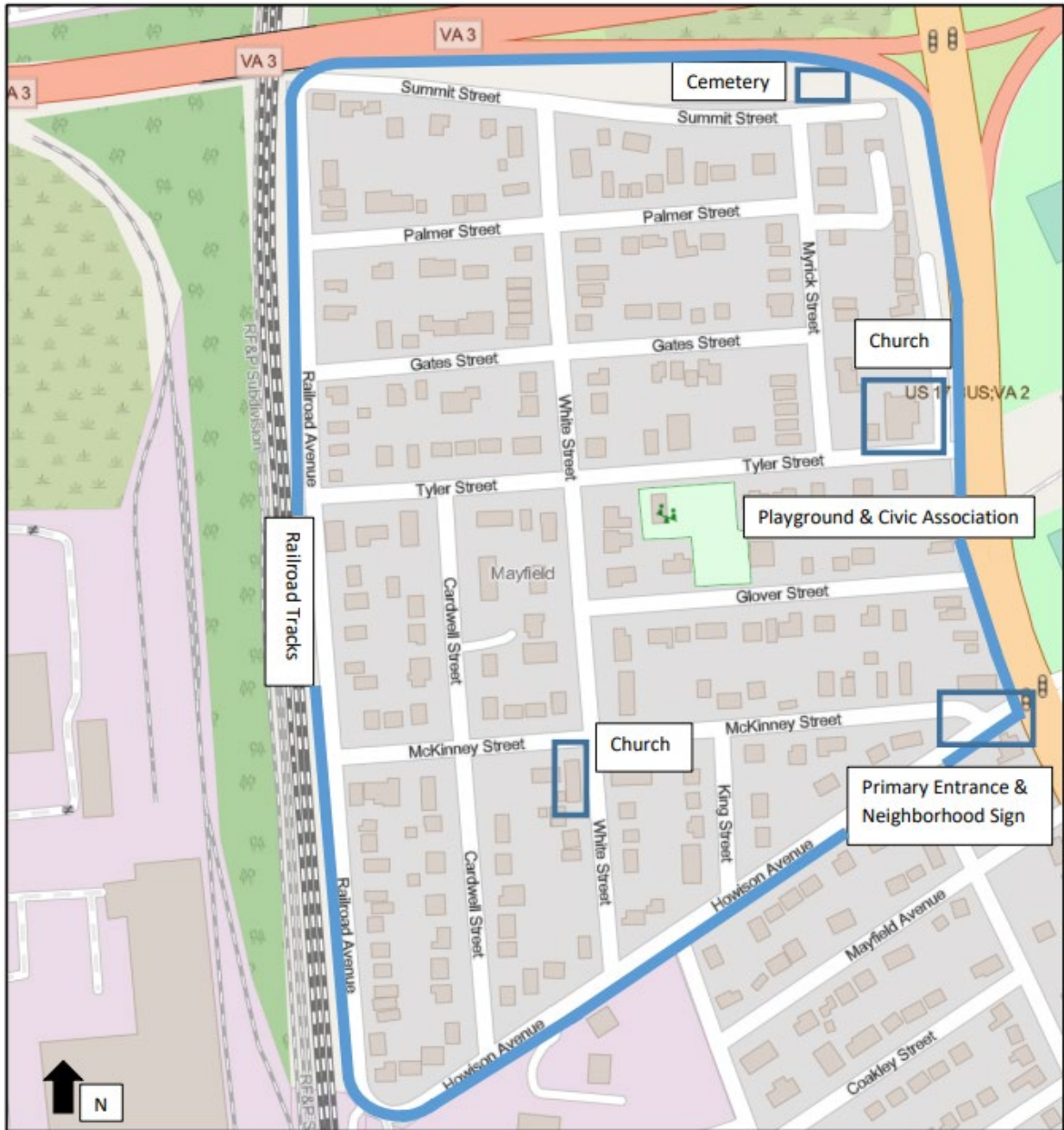
Print rec'd 27 January 1947 from Print
Library. (Negative destroyed). Released



(020-8404-BF)(5-15-33-315P)(12-2000) FREDERICKSBURG

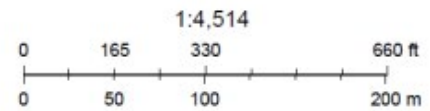
INDEXED

1933 Aerial



March 28, 2024

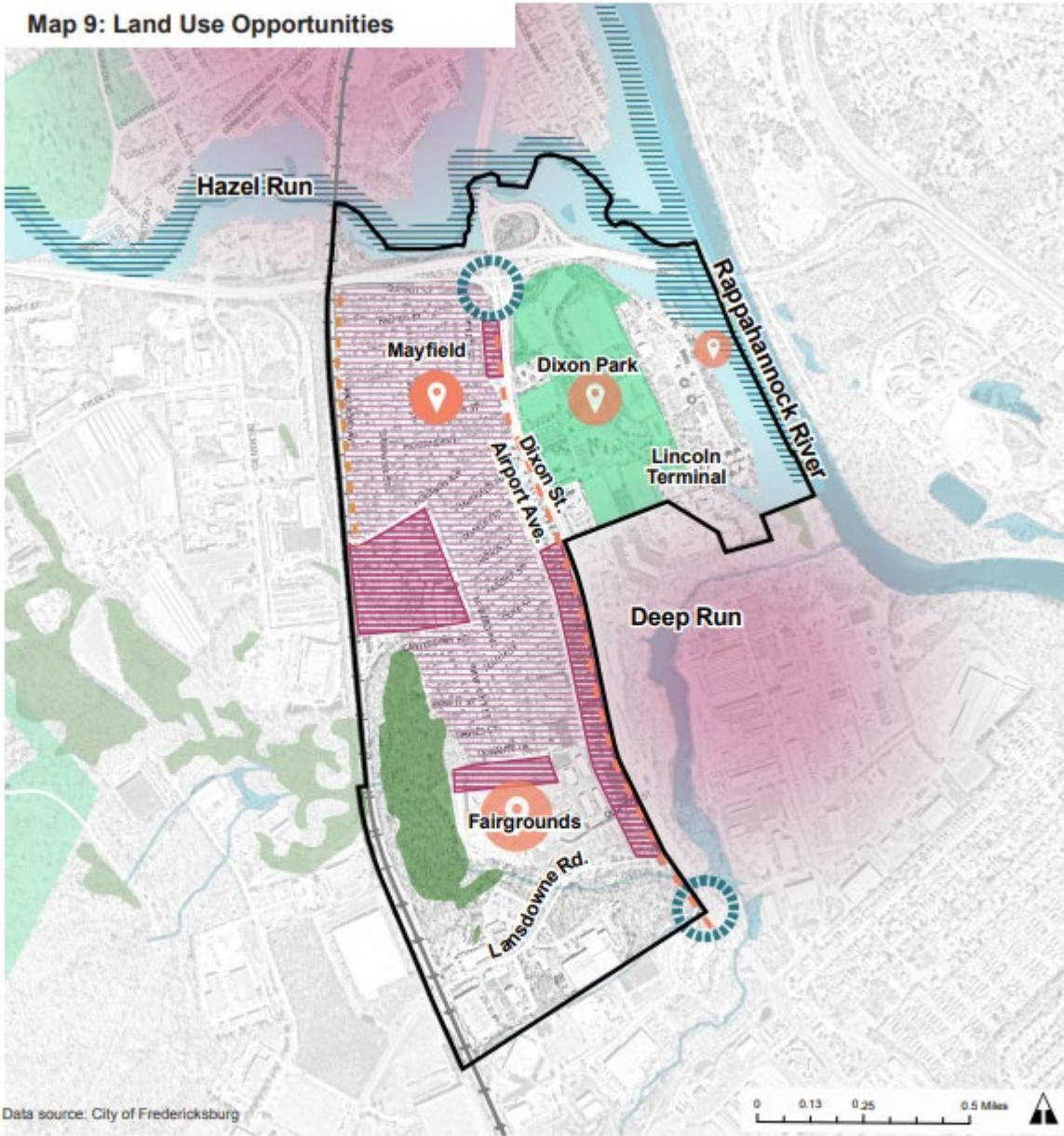
- Proposed Boundary
- Resources
- Residential (approx. 250)



Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri
Community Maps contributors, Map layer by Esri













Boundary of Mayfield National Register Historic District

Map 9: Land Use Opportunities



Data source: City of Fredericksburg

Key

- | | | | |
|--|--|--|---|
|  Historic Residential Area |  Public Space Activation Opportunity Node |  RPA |  Railroad |
|  Commercial/Mixed Use Redevelopment Opportunity |  Public Space Activation Opportunity Corridor |  Wetlands |  Area 8 Boundary |
|  Gateway Opportunity |  High Activity Area |  Hydrology | |
| | |  AE Flood Zone | |

Area 8 Land Use Opportunities Map

TWO NEW PLANTS TO OPEN HERE SOON

Water Heaters, Cinder
Blocks Will Be
Produced

This city's industrial activity will take a stride forward in a few weeks when production begins in two factories now under construction south of Fredericksburg.

The two plants, west of Route 2 opposite the Sylvania plant, will involve an outlay of \$200,000. Both will house established industries planning expansion.

Under construction several months, the buildings eventually will be occupied by General Products Co., Inc., producers of Duramatic electric water heaters, and the Frackelton Cinder Block Co., which will own both buildings.

TO MOVE IN AUGUST

Robert L. Frackelton and his wife own the cinder block business, successor to a block plant owned by Robert B. Payne and taken over by the Frackeltons last year. The old plant was closed in January.

Now producing heaters in a converted warehouse on Dead Man's Curve, General Products will begin a gradual shift of operations to the new plant in August. Henry S. McKinn and Linwood A. Thumm, president and treasurer of the corporation and operators of the business, said they hope to transfer their production line to the new building, in which they will have 12,000 square feet of floor, without a halt in manufacture.

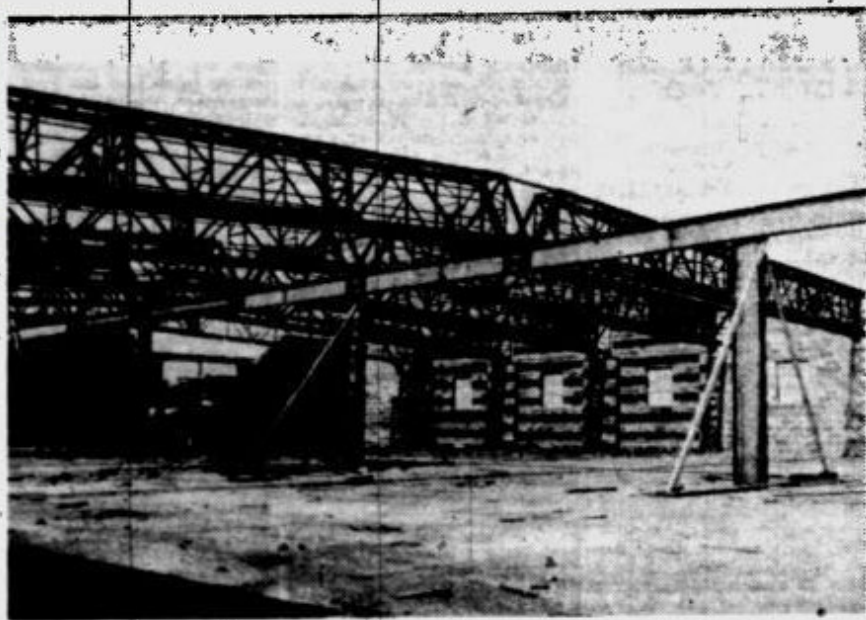
Their heaters, production of which is limited now by materials shortages, are distributed through dealers in a number of eastern cities.

PRODUCTION BEGINS SEPT. 1

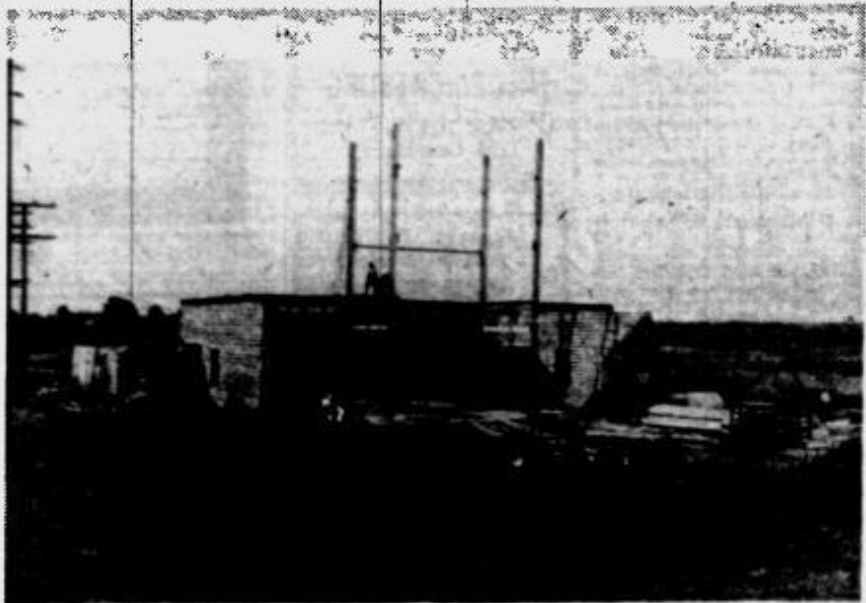
Frackelton said he hoped production in the new cinder block plant will begin by September 1. Completely equipped with new machinery, the factory will form and cure up to 5,000 cinder blocks of various sizes and types per day. The production line will include a high-temperature curing section, designed to make the blocks stronger and make unnecessary a long wait for the blocks to "set," and magnetic cleaning apparatus for removal of iron from materials, preventing rust.

The specialized plant will have more than 8,000 square feet of floor space. Its product will be distributed in an area within a 50-mile radius of Fredericksburg. Capacity will be five times that of the old plant on Route 1.

Both industries will be served by an RF&P siding.



Production of Electric Water Heaters Will Begin Here in August



This Plant May Produce 5,000 Cinder Blocks Daily When Completed

Banker's Death Laid To Suicide

SHAWSVILLE, Va., July 29 (AP)—William T. Doosing, banker, former member of the General Assembly,



like a hurricane fifteen minutes late for Florida.

"Let's go right on up to the Ostrich Club and let the celebrities have a gander at Mamie," says Monk.

"I just put on some lamb chops," protests Annabelle, "and I thought

The Free Lance-Star, Opening of Frackelton Cinder Block Company in 1947,
Highlights proximity to RF&P Railroad service

RAPPAHANNOCK MANUFACTURING CO.

Another important link in Fredericksburg's
"CHAIN OF PROGRESS"

A view of the new plant recently erected on Airport Avenue in Airport Subdivision.

THE FREDERICKSBURG RETAIL MERCHANTS ASSOCIATION
 SALUTES THIS NEW ORGANIZATION

The Rappahannock Manufacturing Company is to be commended on the construction of this fine new building. It vividly displays the confidence we all hold in this area . . . an area which through the years has displayed its willingness for advancement while retaining much of its historical charm.





We firmly believe that the growth and prosperity of this section will rely to a great degree on the addition of new and expanded industries such as yours. Furthermore, we feel sure that your association with the people of this vicinity in the years ahead will be pleasant as well as profitable. Much success in your endeavor.

OPEN HOUSE
 Sunday, January 3-1 to 6 p.m.
 You Are Cordially Invited to Inspect This Modern Plant.

The Free Lance-Star, Opening of Rappahannock Manufacturing Company in 1960

	Address	Current Name	Historic Name	Construction Date	Architectural Style	Map Number	Integrity	Property Photos	Has Integrity and Contributes to Identified Context?
1	1500 Howard Avenue	Stafford Stone Works	Frackelton Cinder Block Co.	1951	Industrial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y
2	1600 Howard Avenue	Uhaul/Budget Storage Facility	EPE	1954	Industrial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y
3	400 Howison Avenue	A&B Kearns Landscape Supply	Frackelton Cinder Block Co. (office)	1947	Moderne		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y
4	402 Howison Avenue	Belgard	Frackelton Cinder Block Co.	pre-1955	Industrial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y
5	404 Howison Avenue	Habalis Construction	Frackelton Cinder Block Co.	pre-1955	Industrial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y
6	406 Howison Avenue		Frackelton Cinder Block Co.	pre-1955	Industrial			not visible	
7	408 Howison Avenue	Eagle Bay	Frackelton Cinder Block Co.	1963	Industrial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y
8	500 Howison Avenue		Frackelton Cinder Block Co.	pre-1955	Industrial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y

9	1695 Dixon Street	One Nation Auto Sale		2011	Vernacular		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
10	1701 Dixon Street	residence	residence	1945	Minimal Traditional		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
11	1705 Dixon Street	residence	residence	1956	Minimal Traditional		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
12	1707 Dixon Street	residence	residence	1959	Minimal Traditional		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
13	2100 Airport Avenue	Arm of the Lord Ministries		1939	Industrial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y
14	2113 Airport Avenue	Tire Fix Shop/Time To Ride Motorcycle Repair		Post-1971/Pre-1980	Industrial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
15	2200-2202 Airport Avenue	Viking Steel Fabricators	Easter Seal Speech Center	1957	Industrial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
16	2206 Airport Avenue	Diesel Express Truck Repair		Post-1971/Pre-1980	Industrial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
17	2204 Airport Avenue	Fredericksburg Machine Shop Inc.	Rappahannock Rehabilitation Facility	c. 1957	not visible			not visible	N

18	2205 Airport Avenue	T&C Rolloffs		Post-1971/Pre-1980	Industrial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
19	2301-2311 Airport Avenue	Empire Auto Parts; Precision Garage Door; Jem Auto Repair		1979	Industrial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
20	2313 Airport Avenue	Microtrade LLC		1973	Industrial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
21	1821 Dixon Street	Pro Digital Ventures LLC		1978	Commercial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
22	1901 Dixon Street	Electric Pair O' Dice Tattoo		Post-1981/Pre-1994	Post-Modern		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
23	2401-2403 Airport Avenue	Fredericksburg Investments LLC; Total Comfort Heating, Air Conditioning, & Plumbing		Post-1981/Pre-1994	Industrial		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
24	2514 Airport Avenue	All Car Service	Fredericksburg Motorcars	1959	Minimal Traditional		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y
25	1911 Dixon Street	Raytech Appliance Service	residence	1936	Minimal Traditional		<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N

26	1909 Dixon Street	Tobacco Hut and Vape	Tidewater Restaurant	1959	Minimal Traditional	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
27	2400 Airport Avenue	Fredericksburg Fairgrounds	Fairgrounds	Pre-1962	Industrial	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y
28	203 Lansdowne Road	El Rodeo Mexican Salvadorian Restaurant		2007	Commercial	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
29	1100 Dixon Street	residence	Sligo	1889	Italianate	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N - individually listed on NR
30	1215 Dixon Street	Mayfield Complex; Extremes Hair Gallery		c. 1990	Colonial Revival	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
31	1301 Dixon Street	residence	residence	1914	Colonial Revival	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y
32	1303 Dixon Street	residence	residence	1914	Colonial Revival	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y
33	1305 Dixon Street	residence	residence	1950	Colonial Revival	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y

34	1307 Dixon Street	residence	residence	1949	Colonial Revival	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y
35	1309 Dixon Street	residence	residence	1940	Colonial Revival	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y
36	1311 Dixon Street	residence	residence	1952	Minimal Traditional	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
37	1500 Dixon Street	Pratt Medical Group		2011	Postmodern	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
38	1501 Dixon Street	residence	residence	1954	Minimal Traditional	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
39	1503 Dixon Street	residence	residence	1971	Minimal Traditional	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
40	1505 Dixon Street	residence	residence	Post-1963/Pre-1971	Ranch	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
41	1507 Dixon Street	residence	residence	1970	Minimal Traditional	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N

42	1603 Airport Ave	residence	residence	2005	Transitional	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
43	1609 Airport Ave	residence	residence	2005	Transitional	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
44	1613 Airport Ave	residence	residence	2005	Transitional	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
45	1603 Dixon Street	Dixon Street Car Wash		ca. 1992	Commercial	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N
46	1609 Dixon Street (historically 1709?)	Car Riders Auto Sale	Airport Service Station	ca. 1936	Commercial/ Moderne	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		Y
47	1613 Dixon Street	7-Eleven	7-Eleven	1976	Commercial	<ul style="list-style-type: none"> • Design • Location • Materials • Workmanship • Setting • Feeling • Association 		N