



**ARCHITECTURAL REVIEW BOARD
CITY OF FREDERICKSBURG, VIRGINIA
AGENDA
November 14, 2016
7:00 P.M.
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. Review Of Minutes Of Previous Meeting
 - 5.I. October 17, 2016 - Public Hearing

Documents:

[03_2016-10-17 ARB MINUTES.PDF](#)
6. Disclosure Of Ex Parte Communication
7. Disclosure Of Conflicts Of Interest
8. Public Hearing
 - 8.I. Continued Cases
 - 8.I.i. COA 2016-67 - 1207 Charles Street

Documents:

[04_REVISED_COA 2016-67_ARBMEMO_1207 CHARLES STREET_11-14-2016.PDF](#)
 - 8.II. New Business
 - 8.III. Exterior Alterations
 - 8.IV. Demolition / New Construction
9. General Public Comment
10. Other Business

11. Adjournment



Minutes
Architectural Review Board
October 17, 2016
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

John Harris, Chair
Sabina Weitzman, Vice Chair
Susan Pates
Jon Van Zandt
Jamie Scully
Kerri S. Barile
Kenneth McFarland

Members Absent

Staff

Kate Schwartz
Camilla Jacobs

Mr. Harris called the Architectural Review Board meeting to order at 7:00 p.m.

OPENING REMARKS

Mr. Harris determined that a quorum was present and asked if public notice requirements had been met. Ms. Schwartz stated that they had.

APPROVAL OF AGENDA

Mr. Harris asked if there were any changes or additions to the agenda. There were no changes or additions. Ms. Weitzman made a motion to approve the agenda as presented. Ms. Pates seconded. The motion carried unanimously.

APPROVAL OF MINUTES

Mr. Harris asked if there were any changes or additions to the minutes. There were no changes or additions to the minutes.

Mr. Van Zandt made a motion to approve the September 12, 2016 Public Hearing minutes as presented. Dr. Barile seconded. The motion carried unanimously.

Mr. Scully made a motion to approve the September 12, 2016 Supplementary Meeting minutes as presented. Ms. Weitzman seconded. The motion carried unanimously.

Mr. Scully made a motion to approve the September 26, 2016 Supplementary Meeting minutes as presented. Mr. Van Zandt seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Mr. Harris asked if any Board member had engaged in any *ex parte* communication on any item before the Board. Mr. Van Zandt shared that regarding COA 2016-63 – 201-203 William Street, he had a discussion regarding interior renovations with Dan Hebron and the front door was mentioned.

DISCLOSURE OF CONFLICTS OF INTEREST

Mr. Harris asked if any Board member had a conflict of interest for any item before the Board. No one reported a conflict of interest.

CONSENT AGENDA

- A. COA 2016-12 – 100 Hanover Street** – Tommy Mitchell requests a Certificate of Appropriateness to demolish the existing structure at 106-108 Hanover Street and 718 Sophia Street contingent upon full approval of the new construction; and for the site planning, scale, and massing of a new four-story mixed-use masonry building as shown on the drawings dated September 26, 2016.

There was no public testimony. Mr. Van Zandt made motion to approve the consent agenda as presented. Ms. Weitzman seconded. Motion carried 6-1, with Ms. Pates opposed.

PUBLIC HEARING

A. Continued Cases

- i. COA 2016-30 – 319 Prince Edward Street** – Matt Revell and Hamilton Palmer request to install a new roof on this single-family residence and seek approval of the site planning, scale, and massing of a new two-story addition to the rear of the existing structure.

Hamilton Palmer, 401 Charles Street, and Matt Revell were present. There was no public comment. Dr. Barile thanked the applicant for the very sympathetic design and said she appreciated their efforts to maintain the historic fabric. Dr. Barile made a motion to approve the application as presented. Mr. Scully seconded. The motion passed unanimously.

B. New Business

- i. COA 2016-45 - 909 Princess Anne Street** – Fredericksburg Main Street, Inc. requests to install six banners and poles along the north side of Market Square Alley.

Ann Glave, representing the applicant, Fredericksburg Virginia Main Street, Inc., was present.

James McGhee, 600 Caroline Street, commented that he supported the project.

Ms. Weitzman said she likes the visual impacts of the signs. She also commented that she had concerns regarding the footers. She requested that a structural engineer review the impact of the

footings for the proposed poles to ensure that the neighboring wall and any drainage mechanisms are not disturbed.

Mr. Harris commented that he was in support of the project. Mr. Scully said he supports the project completely, but asked how close the poles will be to the wall of 922 Caroline. Ms Glave said they would stand 12 inches off. The footers will not go underneath the other property. Mr. Scully also asked if the banners would impact the amount of signage allowed for 922 Caroline. Ms. Schwartz said the square footage was calculated for context, but would not impact the neighboring building's permitted signage.

Dr. Barile mentioned that in 1991 and 1992 the alley was the subject of an archeological excavation. If the applicants do find any artifacts or archaeological evidence, they should let staff know.

Ms. Weitzman made a motion to approve the project as submitted with a recommendation to explore the impact of the proposed installation on the adjacent building and drainage. Mr. Van Zandt seconded. The motion passed unanimously.

ii. **COA 2016-57 - 707 Caroline Street** – Young Lim requests to install one building-mounted sign, one hanging sign, and a canvas awning with lettering for the Haru restaurant.

The applicant, Young Lim, was present. There was no public comment.

Mr. Van Zandt made a motion to approve with the condition that the signs be mounted through the mortar, rather than the historic brick. Mr. Scully seconded. The motion carried unanimously.

iii. **COA 2016-59 - 1110 Caroline Street** – Kyle Traugh requests to install one hanging sign and one door decal for the Good Times business.

The applicant's representative was present. There was no public comment.

Mr. McFarland made a motion to approve as submitted. Ms. Weitzman seconded. Motion passed unanimously.

iv. **COA 2016-60 - 619 Caroline Street** – Robert Davis requests to retain one building-mounted sign and one window decal for the Aspetto business.

The applicant, Robert Davis, 619 Caroline Street, was present. There was no public comment.

Ms. Weitzman questioned whether there are like decals in the Historic District. Mr. Davis said the decal is adhered to the wall; it is applied with heat and can be peeled off. Members of the Board discussed that the decal provides a painted look that is traditional for the district. Dr. Barile suggested that condition of the decal should be monitored.

Mr. Scully made a motion to approve as submitted. Ms. Weitzman seconded. Motion passed unanimously.

v. **COA 2016-58 - 1011 Charles Street** – Dennis Sacrey requests to retain a plastic resin utility shed, seven feet wide by seven feet long by eight feet eight inches tall, located at the rear of the Fredericksburg Baptist Church’s Princess Anne Street parking lot.

The applicant Dennis Sacrey, representing Fredericksburg Baptist Church, was present. There was no public comment.

Mr. McFarland commented that he had questioned past applications for similar structures that were highly visible. He said that because this one is nearly invisible, he felt there was no negative impact. Dr. Barile said that in general plastic resin sheds are not appropriate, but the lack of visibility made this one acceptable. Mr. Scully commented that the shed is placed in the best possible location.

Mr. Van Zandt made a motion to approve. Ms. Pates seconded. Motion passed unanimously.

vi. **COA 2016-62 - 720 William Street** – Will Dickinson requests to install an eight foot fence on the side and rear property lines of this residential property.

The property owner Jason Cohen, 1601 Sunken Road, was present. He commented that they were willing to comply with the zoning standard for the fence height. There was no public comment.

Mr. Cohen commented that the fence line reflected in the survey encompasses the property at 716 William Street, as well. Ms. Schwartz clarified that 716 William was not included in the Historic District.

Mr. Van Zandt commented on the sympathetic design of the fence and thanked the applicant.

Mr. Van Zandt made a motion to approve. Mr. Scully seconded. Motion passed unanimously.

vii. **COA 2016-65 - 2410 Caroline Street** – Luke Klinefelter requests to install a three foot ten inch tall split rail fence around the Bridgewater Mills site in Old Mill Park.

The applicant, Luke Klinefelter, was present.

Emily Taggart Schricker , 801 Marye Street, representing Historic Fredericksburg Foundation Inc. commented that the applicant approached them early on and has worked to design a sensitive project.

Dr. Barile referenced a previous similar application in Old Mill Park and its relevance to this project. Ms. Schwartz stated that the two are not related.

Mr. Harris said he fully supports the project and thanked applicant for taking it on.

Mr. Scully made a motion to approve as submitted. Mr. McFarland seconded. Motion passed unanimously. Dr. Barile also offered to assist the applicant with any archeological questions they or staff may have.

viii. **COA 2016-61 - 7 Lafayette Station** – Debra Simpson requests to replace siding on the front and rear elevations and replace seven windows on this townhome.

The applicant, Debra Simpson was present. There was no public comment.

Ms. Weitzman asked the applicant what was wrong with the windows and why they need replacement. The applicant said that some do not open, the ones in the front don't match, and some don't work.

Ms. Weitzman commented on window replacements in general, especially as they relate to non-contributing structures in the district. She said that replacing windows every 20-30 years doesn't seem like what we do in the historic district. Many wood windows have been in service 80 years or more and only need to be repaired. Ms. Weitzman said she has no objection to this application, but wants to be clear that while the manufacturer is representing a lifetime limited warranty, it's unlikely that the windows will last for anyone's lifetime. She also recommended considering an alternate siding material for the course closest to the ground due to moisture issues with fiber cement siding.

Mr. Scully made a motion to approve as presented. Mr. Van Zandt seconded. Motion passed unanimously. Mr. McFarland thanked Ms. Weitzman for her comments.

ix. **COA 2016-63 - 201-203 William Street** – Dan Hebron requests approval for exterior alterations to this commercial building including replacement of the corner entry door and installation of new gutters and downspouts.

The applicant, Dan Hebron, was present. There was no public comment.

Dr. Barile commented that she previously voted against this door replacement, referencing the metal door as a character-defining feature. Ms. Weitzman commented that she too voted against replacement of the door, but supports the redesign. She said the building has transformed so much that it benefits from some unification.

Ms. Weitzman made a motion to approve as submitted. Mr. Scully seconded. Motion carried 6-1 with Dr. Barile opposed.

x. **COA 2016-64 - 1516 Caroline Street** – Jason Gallant requests to replace the existing concrete front porch steps with new masonry steps and install a new metal fence gate at the side of this single-family residence.

The applicant, Jason Gallant, 7377 Marmion Lane, was present. Mr. Gallant said that the property owner, Susan Ishii, prefers the all brick steps without the wing walls. He said he doesn't think he can take out the concrete steps without moving or picking the wing walls, and he doesn't think he can put them back in place afterward.

Hamilton Palmer, 1500 Caroline Street, commented that he has looked at the steps and the wing walls as well as similar houses on Caroline Street. He said all three sister houses have been compromised over the years and they likely had wooden stairs originally. As a neighbor who

goes by every day, he doesn't have a problem with removal of the wing walls or concrete steps. He suggested examining how the walls were constructed when they are removed.

Mr. McFarland said he can't support the demolition of the steps, and believes they are a contributing feature. He suggested restoring them versus taking them out.

Mr. Scully said he doesn't view the steps and wing walls as a significant feature of the house and said he would support the applicant's request. Mr. Van Zandt said he also did not consider the steps a character-defining feature.

Ms. Weitzman commented that concrete can be very difficult to repair and agrees that the applicant likely can't repair the steps and walls as they are. She said she would have liked to see a proposal for recreating the walls or replacing them with a similar form.

Mr. McFarland said that he would support this type of in-kind replacement. Dr. Barile agreed that she would like to see a replacement with in-kind materials. She said that brick would not have been used historically for these steps.

Mr. Van Zandt made a motion to approve the all brick steps without wing walls or stone caps as presented. The motion carried 4-3 with Weitzman, Barile, and McFarland opposed.

Mr. Van Zandt made a motion to approve replacement of the fence gate as submitted. Motion carried 7- 0.

xi. COA 2016-67 - 1207 Charles Street – Elaine and Emory Farmer request to replace all the windows in this commercial building.

The applicant was represented by Hamilton Smith of Fairfax, Virginia. The property owner, Emory Farmer, was also present. There was no public comment.

Dr. Barile stated she cannot support replacing the wood windows. Though the building is considered non-contributing, she believes it could be re-evaluated as contributing to the district.

Ms. Weitzman said that although the guidelines are not clear on standards for non-contributing structures, there is still a need to prove that the windows need to be replaced and are not repairable.

Mr. Scully inquired as to reason they want to replace the windows. Mr. Farmer said that the windows leak air in the winter and he wants to make the employees more comfortable.

Mr. Van Zandt, Ms. Weitzman, and Mr. Farmer commented on various types of windows, storm window options, and discussed the functionality of windows. Mr. Farmer said he was willing to duplicate the look of the existing windows on the front of the building.

Ms Weitzman asked whether it was appropriate to treat the side and rear elevations differently from the front. The Board agreed that replacement of the side and rear windows would have less impact than those on the front.

Ms. Weitzman made a motion to approve replacement of the side and rear windows with fiberglass units as presented and table consideration of the front windows until the November meeting. Ms. Pates seconded. The motion carried 6-1, with Dr. Barile opposed.

GENERAL PUBLIC COMMENT

There was no public comment.

ADJOURN

Mr. Van Zandt made a motion to adjourn. Mr. Scully seconded. The motion carried unanimously.

Meeting adjourned at 8:34 p.m.

John Harris, ARB Chair



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: November 14, 2016
SUBJECT: Certificate of Appropriateness for exterior alteration at 1207 Charles Street

ISSUE

Elaine and Emory Farmer request to replace all the windows in this commercial building.

RECOMMENDATION

Approval of the Certificate of Appropriateness for replacement of the windows on the front elevation on condition that no alteration of the window openings is required and the new windows duplicate the muntin profile and visual characteristics of the existing windows.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Windows (Historic District Handbook, pg. 82)

Maintenance and Repair

1. Retain original windows.
5. Repair original windows by patching, slicing, consolidating, or reinforcing. Wood may appear to be rotten because of peeling paint or separation of joints, yet still be sound and able to be repaired. Rotted parts can be replaced, as necessary, without replacing the entire window.
6. Windows should only be replaced when they are missing or beyond repair. Replacement should be based on physical evidence and photo documentation rather than the availability of stock windows or windows from other buildings. Avoid changing the physical and visual characteristics of windows by using inappropriate materials or finishes that alter the sash, depth of reveal, muntin configuration, glazing, or appearance of the frame.
7. Avoid changing the number, location, size, or glazing pattern of a building's windows by cutting new openings, enlarging existing openings, blocking in windows, or installing replacement sash that does not fit the window opening.
10. Avoid trying to make a building look older than it is by installing windows that are from an earlier period of construction.

BACKGROUND

At the October 17, 2016 hearing of the ARB, the Board approved replacement of the windows on the side and rear elevations with new fiberglass windows in the same style and size as those being removed. The Board continued their consideration of replacement of the windows on the front elevation. The applicant was asked to consider alternatives to removal, including repair, the use of interior or exterior storm windows, and replacement with clad wood windows.

The applicant has submitted updated information regarding the condition of the four wood windows at the front elevation. Images show that the spring mechanism to operate the existing double-hung windows is missing from three of four windows, and the sashes and frames have warped over time. Wood windows from this period are typically poorer in quality than older wood windows due to the wood species used, operating mechanisms, and changes in production post World War II. Due to the poor quality of the existing material, it is appropriate to consider the use of substitute materials in this case. The proposed replacement window will provide a substantially similar visual appearance to the existing windows and approval is recommended.

Findings from the October 17, 2016 ARB Hearing:

This structure is one-story, five-bay commercial building constructed c.1964 and designed with elements of the Colonial Revival style. Constructed of brick laid in common bond, the building features a decorative corbelled course near the top of the wall, splayed brick lintels above the windows, and a central paneled door with rectangular sidelights and transom. Eight-over-twelve wood double-hung sash windows are framed by louvered shutters on the front elevation. The side elevations include simple eight-over-eight double-hung sash. This is a non-contributing structure in the district.

The applicants propose to remove and replace all the windows in this commercial structure. The proposed replacements are Marvin Infinity fiberglass windows in the color “Sierra,” with simulated divided lights and interior spacer bars. The new windows will match the light pattern of those being removed and will include 7/8” muntins. No alterations to the openings will be required. Windows of this type have typically been approved for non-contributing structures and new construction in the district and provide a visual appearance that is consistent with the guidelines. Approval of the request as submitted is recommended.

APPROVAL CRITERIA

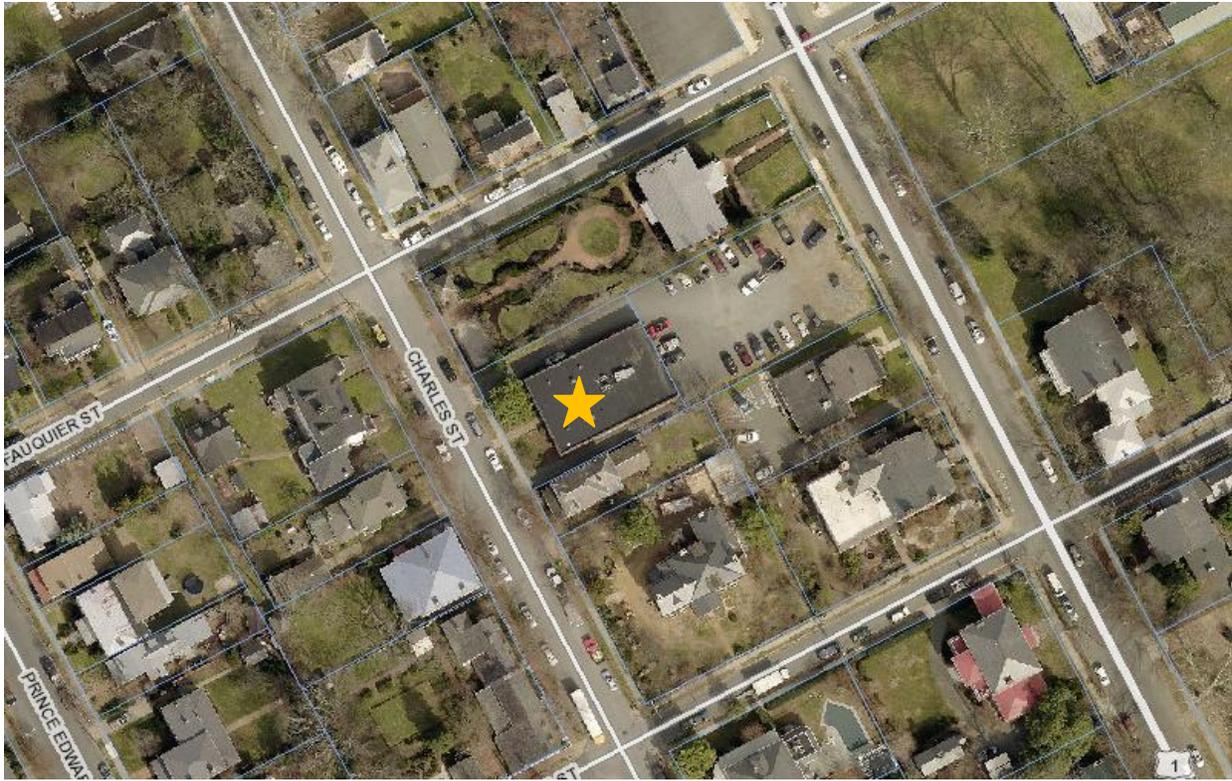
Criteria for evaluating proposed changes are found in City Code § 72-23.1(D)2 and are based on the United States Secretary of the Interior’s Standards for Rehabilitation.

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 front elevation view
2. Replacement window specifications
3. Letter from applicant
4. Photographs showing existing conditions



AERIAL



FRONT (WEST) ELEVATION