



Minutes
Architectural Review Board
September 12, 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
Chuck Johnston
Camilla Jacobs

Mr. Harris called the Architectural Review Board meeting to order at 7:02 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. Ms. Schwartz added additional items to other business: George Street Brownstones and 623 Caroline Street. Dr. Barile made a motion to approve the agenda as presented with additions. The motion carried unanimously.

APPROVAL OF MINUTES

Mr. Harris asked if there were any changes or additions to the minutes.

In regards to COA 2016-42 1308 Caroline Street in the minutes of the August 8, 2016 hearing, Ms. Weitzman asked for a correction to show that she had abstained from the vote due to a conflict of interest. The motion carried 5-0-1.

Mr. Van Zandt made a motion to approve the August 8, 2016 minutes as amended. The motion carried unanimously.

Mr. Van Zandt made a motion to approve the July 25, 2016 Supplementary Meeting minutes as presented. 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 he had received a telephone call and conversation ensued with applicant Charles Stevens – COA 2016-51, concerning the mechanical equipment. He stated that he quickly went over the application with him and advised him he was looking forward to hearing the case. Ms. Weitzman and Ms. Pates also expressed they had received phone calls.

DISCLOSURE OF CONFLICTS OF INTEREST

Mr. Harris asked if any Board member had a conflict of interest for any item before the Board.

Dr. Barile said she would be abstaining from COA 2016-49 1104 Charles Street as the applicant is her business partner.

Mr. Scully would be abstaining from COA 2016-56 1002 Sophia Street as the applicant is a client of his in this particular space.

PUBLIC HEARING

A. New Business

- i. COA 2016-51 - 909 Sophia Street – Charles Stevens requests a Certificate of Appropriateness to replace existing mechanical equipment and install additional equipment at the rear/east elevation of this commercial structure.**

The applicant, Charles Stevens, 1210 Littlepage Street, was present. There was no public comment.

Mr. Scully made a motion to approve the request as presented. Mr. Van Zandt seconded. The motion passed unanimously.

- ii. COA 2016-52 – 815 Caroline Street - Deb Foley requests a Certificate of Appropriateness to install a 30 inch by 16 inch hanging sign and a 42 inch by 26 inch window decal for the Taste Oil Vinegar Spice business.**

The applicant, Deb Foley, 57 Royal Crescent Way, was present. She explained she purchased the business in July and wanted to redesign the logo to help identify her product. There was no public comment.

Mr. McFarland made a motion to approve the request as presented. Dr. Barile seconded. The motion passed unanimously.

- iii. COA 2016-53 – 311 Frederick Street – Garrett Green requests a Certificate of Appropriateness to install one three foot by five foot freestanding sign for the Green Fitness business.**

The applicant, Garrett Green, 164 Cranes Corner Road, was present. Mr. Green stated the word "Wellness" would be added to the sign. There was no public comment.

Mr. Van Zandt made a motion to approve the request as presented. Mr. McFarland seconded. The motion passed unanimously.

iv. COA 2016-56 – 1002 Sophia Street – Kathy Craddock requests a Certificate of Appropriateness to install one six foot by three foot building –mounted sign for the Kickshaws Kitchen business.

The applicant, Kathy Craddock, 7609 Regency Glen Drive, Spotsylvania, was present. There was no public comment.

Dr. Barile made a motion to approve as submitted with the recommendation that the sign be installed through the mortar joints rather than the historic brick. Ms. Weitzman seconded. The motion passed 6-0-1 with Mr. Scully abstaining.

v. COA 2016-49 – 1104 Charles Street – Michael Carmody requests a Certificate of Appropriateness to install solar panels on portions of the rear/west and side/south roof areas of this single family residence.

The applicant, Michael Carmody was present. He mentioned the full canopy of trees and a magnolia tree that would help hide the panels. He would remove the panels at or near the end of their 25-year life span. All work is reversible. There was no public comment.

Ms. Pates asked the applicant about the purpose of the panels. He explained their use would be for generating electricity to any features of his home; lights, AC, hot water heater, etc.

Mr. Van Zandt made a motion to approve the request as presented. Ms. Pates seconded. The motion passed 6-0-1 with Dr. Barile abstaining.

vi. COA 2016-54 – 823 Caroline Street – Shawn Phillips requests a Certificate of Appropriateness to construct a deck with approximately 24 feet of frontage on Caroline Street on this vacant lot to provide outdoor seating for the Spencer Devon Brewery.

The applicant, Shawn Phillips, 377 Caisson Drive, was present as well as James McGhee, 600 Caroline Street, architect. There was no public comment.

Discussion was held regarding materials for the deck, design, and elevation as well as site planning and massing. Mr. McGhee addressed the Board regarding their questions and concerns about the design, materials, existing retaining wall and concerns about noise.

Dr. Barile stated that her primary concern was ensuring that the façade would be at street level to ensure the continuity of the block. Mr. McGhee said the supporting elements of the façade had to be set behind an existing retaining wall that could not be moved. Dr.

Barile clarified that some elements of the façade at least should extend to the street and match the neighboring buildings.

Ms. Pates and Ms. Weitzman asked for clarification of the approval procedure for this application. Ms. Schwartz stated that this was the first of two hearings, for approval of the footprint, size, and general configuration of the deck. Details, and the final proposed project in its entirety, would be considered at a second hearing.

Mr. Van Zandt made a motion to approve the horizontal elements of the scale, massing, and site planning of the project, with vertical elements specifically related to the front facade to be determined. Ms. Weitzman seconded. The motion carried unanimously.

vii. COA 2016-55 – 718 Caroline Street – Michael Colangelo requests a Certificate of Appropriateness to alter the ground-floor storefront, install a 3 foot by 3 foot building-mounted sign, and install exterior lighting for the commercial structure.

The applicant, Michael Colangelo was present as well as the contractor Jay Holloway, 100 Fauquier Street.

James McGhee, 600 Caroline Street, commented that he thought the sign design was a good direction for the district.

Ms. Weitzman commented that the project was very nice, but questioned why an image of all glass doors was provided in the packet. Mr. Holloway explained that the image was intended to show the illustration of the decal.

Dr. Barile asked for clarification that the entire storefront below the intermediate cornice was installed in 1979. The Board discussed HFFI's easement on the property with Emily Taggart-Schricker, president. Ms. Taggart-Schricker clarified that HFFI had reviewed the plans and had no major concerns.

Mr. Van Zandt made a motion to approve the application on condition that a fourth light was added above the door to the upstairs residence. Mr. Scully seconded. The motion carried unanimously.

CONTINUED CASES

A. COA 2016-12 – Hanover Street – Tommy Mitchell requests a Certificate of Appropriateness to:

- Demolish the existing structure at 106-108 Hanover Street and 718 Sophia Street
- Construct a new four-story mixed-use masonry building. The building footprint will be 155 feet along Sophia Street, with ground level parking.

Tommy Mitchell, applicant, and James McGhee, the project architect, were present. Mr. McGhee distributed handouts to the Board.

Mr. McFarland asked that applicant please point out current changes to the project. Mr. McGhee presented examples of other buildings of a similar size and height in the Historic District for comparison. He also highlighted what has changed: the sawtooth element is removed from the façade; stepped walls at corners are removed; parapet edges are defined differently.

Mr. Harris reminded that Board that the public hearing was for potential approval of the site planning, scale, and massing, as well as demolition of the existing buildings. He recommended avoiding discussion of materials and design details and opened the public hearing.

Danae Peckler, 1410 Prince Edward Street, commented that she agreed with the staff recommendations for moving forward. She recommended incorporating elements of a gable roof design into the building to better relate to the surrounding context.

Jay Brown, 725 Jackson Street, commented that he was on the ARB in 2013. He said this was a totally different design from the previous approval and that the comments from staff were well-founded. He said computer-generated models make the building look plain and don't include texture. He commented that the rear elevation with convex windows and rear or alley elevations are improved. He's in favor of the building with a 4-story format and said these details are very important to this design and building.

Mr. Johnston asked about the setbacks on Sophia Street and discussion ensued regarding fire vehicle access and alley way.

Mr. Scully thanked Mr. McGhee for the change to the V-shape in the parapet and other stepped profiles, but is still concerned about the design. The small, square windows appear to give it a southwestern feel. He said that tall, narrow massing of sections of the building doesn't seem typical of other buildings in the district.

Ms. Weitzman mentioned concerns about the height and form of all the parts. She said the variation in materials and massing is too much.

Mr. Van Zandt commented on height consideration and said the stepped features should be minimized or eliminated completely. Dr. Barile commented that she was having a hard time seeing past all the different materials. She recommended simplifying either the materials or the massing.

Ms. Schwartz redirected the Board on what to consider during the first public hearing. Dr. Barile said she was comfortable with the footprint and the massing, but not details. Ms. Weitzman said she thought the height could be approved, but additional details were needed.

Mr. Scully made a motion to consider height; Mr. Van Zandt requested an additional meeting. Ms. Weitzman requested a simple drawing to show height without the distraction of other details. Mr. Scully withdrew his motion and made a new motion to table the

application to a work session on September 26. Mr. Van Zandt seconded. The motion passed unanimously.

GENERAL PUBLIC COMMENT

There was no public comment.

OTHER BUSINESS

A. Transmittal of Planning Commission agenda

The agenda for the September 14, 2016 Planning Commission meeting was distributed.

B. Discussion: Informal Review of Alterations at 1010 Caroline Street

Sean Haynes, Lifecycle Construction, presented a new design for rehabilitation of the structure maintaining the current roof design. Mr. Haynes requested feedback from the Board in advance of a formal submission. The proposal included maintaining the existing roof, extending the height of the storefront windows, and adding residential units to the roof. Dr. Barile thanked Mr. Haynes for maintaining the historic features of the building. The Board made several suggestions to consider for moving forward with the current design.

C. Discussion: Brownstones

Ms. Schwartz distributed new elevations for the George Street Brownstones project and stated that they would be considered by City Council on September 27, 2016.

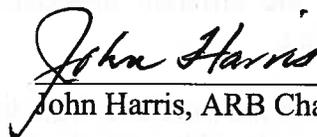
D. 623 Caroline Street (2014)

Mr. McGhee said that he would soon be submitting an application for renewal of the Certificate of Appropriateness for exterior alterations at this property, the Chimneys. He asked if the Board had any major concerns about the project. The Board said they did not see any immediate concerns, but would need to evaluate the project in a public hearing.

ADJOURNMENT

Ms. Weitzman made a motion to adjourn. Dr. Barile seconded. The motion carried unanimously.

Meeting adjourned at 9:55 p.m.



John Harris, ARB Chair