



Minutes
Architectural Review Board
February 13, 2017
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

John Harris, Chair
Sabina Weitzman, Vice Chair
Susan Pates
Jon Van Zandt
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.

Mr. Van Zandt made a motion to approve the agenda as written. Ms. Weitzman seconded. The motion carried unanimously.

APPROVAL OF MINUTES

Mr. Harris asked if there were any changes or additions to the minutes. It was noted that Mr. McFarland was absent from the Supplementary Meeting on January 23, 2017.

Ms. Weitzman made a motion to approve the January 9, 2017 minutes. Mr. Van Zandt seconded. The motion carried unanimously.

Mr. Van Zandt made a motion to approve the January 23, 2017 minutes as amended. Dr. Barile 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.

Ms. Pates stated she received a call from a neighbor of 720 William Street.

Mr. Van Zandt had a brief conversation regarding COA 2017-03 with the applicant regarding general guidelines of the application.

DISCLOSURE OF CONFLICTS OF INTEREST

Mr. Harris asked if any Board member had a conflict of interest for any item before the Board. Ms. Weitzman stated she submitted the paperwork for COA 2017-05 because she provided architectural services for the application.

CONTINUED CASES

- i. **COA 2016-75 – 525 Caroline Street & 506-516 Sophia Street** – Van Perroy requests approval of the architectural details of three new structures. The new buildings include seven three-story townhomes in two structures and one four-story apartment building with seven units.

Mr. Perroy was present as well as Lee Shadbolt, the project architect. There was no public comment.

Mr. McFarland asked for verification that the bay windows would be clad in brick. Ms. Weitzman asked if this was final approval of the project in its entirety. Ms. Schwartz stated that any alterations or additional elements shown in a site plan or building permits would be referred back to the Board for additional approvals. Mr. Harris suggested a motion be made to approve the projects. Mr. Van Zandt made a motion to approve the application as recommended by staff. The motion carried 5-1 with Dr. Barile against.

PUBLIC HEARING

A. New Business

Signs

- i. **COA 2017-02 - 201 Ferdinand Street, 1 & 3 Learning Lane, and 2100 Cowan Boulevard** – Dr. John B. Gordon III, on behalf of Fredericksburg City Public Schools, requests to install new freestanding signs at Hugh Mercer Elementary School, Original Walker-Grant Center, Lafayette Upper Elementary School, and Walker-Grant Middle School.

The applicant, Dr. John Gordon, representing Fredericksburg City Public Schools, 817 Princess Anne Street, was present. He stated that his request for signs was intended to improve communication in the City school system. He is requesting the digital sign option for the schools outside the Historic District. There was no public comment.

Dr. Barile complimented the thorough application. Ms. Weitzman made a motion to table the application for the Walker-Grant Center to the March 13, 2017 meeting to allow the applicant to consider the modifications to option A as recommended by staff. Dr. Barile seconded.

Ms. Weitzman said that option A was more appropriate for Hugh Mercer Elementary School. She said the LED sign was very bright and incompatible with the neighborhood. Ms. Pates compared the sign to the existing sign at James Monroe High School and agreed.

Mr. Van Zandt made a motion to approve sign option A for Hugh Mercer Elementary School. Ms. Pates seconded. The motion carried unanimously.

Ms. Weitzman and Ms. Pates said that the LED was also incompatible in this location. Dr. Barile stated that it would not be inappropriate in this highway location. Dr. Barile made a motion to approve the sign for Lafayette Upper Elementary/Walker Grant Middle School as submitted. Mr. McFarland seconded. The motion carried 4-2 with Weitzman and Pates against.

- ii. **COA 2017-03 - 809 Caroline Street** – Wendy Young requests to remove the existing awning and install new signs, including vinyl decals and dimensional brass lettering, for the Pye & Co. business.

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

Dr. Barile said she was concerned about approving two different options. Ms. Young said she would prefer to utilize the existing sign board to attach the lettering, but could not be certain if that would work until the awning was removed. She said they would be willing to return to the ARB for additional approvals if the design as proposed was not possible.

Dr. Barile made a motion to approve the removal of the awning and attachment of the letters directly to the signboard (option A) as submitted. Consideration of alternate signage would be continued to the next regular meeting. Ms. Weitzman seconded. The motion carried unanimously.

- iii. **COA 2017-05 - 615 Caroline Street** – Anooj Patel requests to replace mechanical equipment at the rear elevation and install signs, including vinyl decals, for the Highpoint Coffee business.

The applicant, Anooj Patel, was present. There was no public comment.

Mr. Van Zandt made a motion to approve the application as submitted. Dr. Barile seconded. The motion carried 5-0-1, with Ms. Weitzman abstaining.

- iv. **COA 2017-09 - 706 Caroline Street** – The City of Fredericksburg requests to install one sign at the entry door to the Fredericksburg Visitor Center.

Bill Freehling, Director of Economic Development & Tourism for the City, was present to represent the application. He said the new sign would better direct patrons to the center. There was no public comment.

Ms. Weitzman made a motion to approve the application as submitted. Ms. Pates seconded. The motion carried unanimously.

Mr. McFarland commented that they should consider re-wording the ‘No Trespassing after Closing’ language on the existing Frejus sign as it implies that trespassing before closing is acceptable.

- v. **COA 2017-10 - 709 Caroline Street** – Sandra Cook requests to retain signs for the Lord & Lilly’s business, including one hanging sign and two building-mounted signs.

The applicant, Sandra Cook, was not present. There was no public comment.

Dr. Barile stated that she agreed with the staff recommendation. The Board concurred.

Ms. Weitzman made a motion to approve the rectangular building-mounted sign and hanging sign. Ms. Pates seconded. The motion carried unanimously.

Dr. Barile made a motion to approve the oval building-mounted sign on condition that it is resized to fit between the door and window frames. Ms. Weitzman seconded. The motion carried unanimously.

Ms. Weitzman made a motion to deny flag mount attached to the window frame. Ms. Pates seconded. The motion carried unanimously.

Accessory Structures

- vi. **COA 2017-01 - 1509 Caroline Street** – David and Karen Primmer request to remove the existing wood-framed shed at the rear northeast corner of this residential property and construct a new wood shed at the same location.

The applicant, David Primmer, was not present. There was no public comment.

Mr. Van Zandt made a motion to approve the application in accordance with the staff recommendation to require horizontally-oriented siding. Dr. Barile seconded. Ms. Weitzman said she was not certain that the direction of the siding would have an impact in this location. Mr. Van Zandt and Dr. Barile said they believed it was important to be consistent in the requirements for accessory structures. The motion carried unanimously.

- vii. **COA 2017-06- 623 Caroline Street** – Greg Shalawylo requests to install a gazebo at the rear northeast corner and a smokehouse accessory structure along the north side of the Chimneys property.

The applicant was not present.

Emily Taggart-Schricker, representing Historic Fredericksburg Foundation, Inc. commented on project. She said she had communicated with the applicants regarding the easement held by HFFI, but they had not fully reviewed the project.

Ms. Pates inquired as to whether these were temporary structures. Mr. Van Zandt said the footers indicated they would be permanent. Mr. McFarland said he agreed with staff recommendation that exposed pressure-treated lumber would not be appropriate on this site.

Mr. Van Zandt made a motion to table the application until the next regular meeting to allow the applicant to provide more information. Ms. Weitzman seconded. Dr. Barile stated that the project

would have an archaeological impact and recommended that monitoring be suggested. The motion carried unanimously.

Exterior Alterations / Additions

- viii. COA 2017-04 - 108-112 Wolfe Street** – Kelly Barnes requests to install metal handrails along one side of each set of entry steps for these residential properties.

The applicant, Kelly Barnes, was present. She agreed with staff and stated that the railings would be attached at both the top and bottom of the steps. There was no public comment.

Dr. Barile made a motion to approve the simpler handrail design in accordance with the staff recommendation. Ms. Weitzman seconded. The motion carried unanimously.

- ix. COA 2017-11 - 115 Caroline Street** – Mark Eitt requests to make exterior alterations including enclosing a porch and constructing a rooftop deck at the rear of this single-family residence.

The applicant, Mark Eitt, was present. There was no public comment.

Mr. McFarland made a motion to approve the application as submitted. Mr. Van Zandt seconded. The motion carried unanimously.

- x. COA 2017-07 - 720 William Street** – Jason and Heather Cohen request to construct a new 2,860 square foot, two-story addition attached to the rear and west side of the existing residence.

The applicants, Jason and Heather Cohen, 1601 Sunken Road, were present, as well as the project architect, Charles Aquino. Mr. Cohen said he recognized that this was a large project, but they wanted to be good stewards of this home and return it to use as a single-family home. He said this was one of only nine designated properties not contiguous to the rest of the district and they were working on a design that would last their lifetime. He said they were working closely with the neighbors.

Public Comment: Jeremy Harrison, Maury Commons. Mr. Harrison said he lives on the third floor of his building and all ten of his windows face this property. He said the design is beautiful and will enhance this gateway into the community.

James Scully, 1309 Prince Edward Street, said he supports this project. He said the architect has done a marvelous job of respecting the Queen Anne style of the house and its details.

Charles Aquino said he has tried very hard to stay back behind the side of the house. He said he worked to maintain the integrity of the view from the front. He said there was a variety of window styles existing on the house and hoped to bring continuity with the new windows. He also discussed challenges with reducing the height due to the need for a stairway to the attic and needing another gable for head space in the attic.

Dr. Barile asked about holding a work session for this project. Dr. Barile also asked about the existing rear wall and if any material would be retained. She said the original architect, Frank Stearns, was one of two most noted local architects and said that any historic materials that could be preserved would be valuable for future study. She complimented the architect's blending of old and new in the design.

Mr. Van Zandt also said that the blending of old and new was well done and complimented the design. Mr. McFarland asked about the size of the existing house and how much square footage would be added. Mr. Cohen said the original house was about 3300 square feet and approximately 2800 would be added. He said he appreciated the color drawing of the main elevation, but said other views, including perspectives would help him understand the project better.

Ms. Weitzman said she was concerned about the footprint of the new construction and that it may overwhelm the original structure. She said the differentiation works well in many places, but had concerns about the very steep pitch of the roofs on the one-story section. Mr. Aquino said he had matched the pitch of the existing gambrel, but could continue to evaluate this.

Ms., Pates asked about the former Free Lance Star parking lot and if there were any future plans for it. Ms. Schwartz said no plans had been made public at this time. Ms. Pates said she was concerned about doubling the size of an already large, well-designed house. She said she was not prepared to support the application at this time.

Mr. Cohen said that the size of the home had already been increased by fifty percent about ten years after construction. He said that the existing house does not have a kitchen or family room and only one bedroom. He said that in spite of its square footage, the house does not meet a family's needs. Mrs. Cohen added that they would be restoring the original house at the same time.

Mr. McFarland and Dr. Barile suggested considering the staff recommendations and holding a work session on the project. Ms. Weitzman requested a 2D roof plan to better understand the structure. Mr. McFarland said he would like to see an oblique view or perspective rendering. Mr. Aquino said he would be happy to participate in a work session and would be willing to work on and draw modifications during the session.

Mr. Van Zandt made a motion to table the application to a work session on February 27, 2017 at 6 p.m. Ms. Weitzman seconded. The motion carried unanimously.

- xi. COA 2017-08 - 1010 Caroline Street** – Sean Haynes requests to make exterior alterations to this former department store building including adding windows at the second floor, altering the storefront entrances, adding a full-length metal awning, and installing signage and lighting.

The applicant, Sean Haynes, was present as well as the project architect, Lee Shadbolt.

Public Comment: James Scully, 1309 Prince Edward Street, commented that the scale and massing of the building has not changed. He said the awning was as minimal as possible and

works well with the existing features. He said it maintains the mid-century character of the building.

Dr. Barile clarified that there was no need for a separate vote on scale and massing at this time. Ms. Schwartz said that was accurate as the project scale had been reduced. Ms. Weitzman asked if there was a change in the setback of the entry. She said the major challenge was the addition of windows, but said she supports the horizontal banding. She asked why there were three in the center.

Mr. Shadbolt said that all the existing openings were different sizes and splitting the opening into three windows was the best way to balance the design. Ms. Weitzman asked why the opening was taller at the entry. Mr. Haynes said it was to allow additional light into the central courtyard. Ms. Weitzman suggested considering using smoked/translucent glass in the opening. Mr. Haynes was considered that the opening might be more obvious that way, but said they were willing to render it.

Mr. McFarland commented on converting the plate glass windows to doorways and said he was concerned that this contradicted the guidelines. Mr. Van Zandt said there were challenges with keeping the existing material due to the period of construction and construction techniques.

Dr. Barile said that the design was sympathetic to the building's character and finds the design of the awning and second-floor windows to be compatible. She said she considered the plate glass windows to be character-defining features and could not support their removal. She said she was concerned about the change in functionality from windows to doors. Mr. Haynes and Dr. Barile discussed the window design at Capital Ale House where brick was maintained at the bottom, but the windows are able to open.

Ms. Weitzman commented that part of the beauty of the design is that it takes a very closed façade and makes it open and dynamic. Ms. Weitzman asked if the doors could be paneled to maintain the original line of demarcation where the brick currently ends. Ms. Pates said she believed the doors maintained the original rhythm of openings and were compatible. Ms. Weitzman also said that they could consider the treatment of the brick edges where bricks will be removed.

Mr. McFarland said he would be interested to see how the doors look with a panel at the bottom. Mr. Harris complimented the design and said he supported the project.

Mr. Van Zandt made a motion to table the application to a work session on February 27, 2017 at 6 p.m. Ms. Weitzman seconded. The motion carried unanimously.

GENERAL PUBLIC COMMENT

There was no public comment.

OTHER BUSINESS

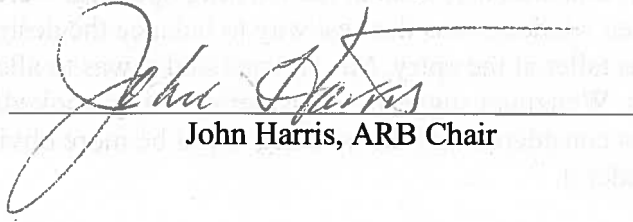
A. 1107 Princess Anne Street

Charles Aquino and Brian McDermott discussed preliminary plans for alterations to the Charles Dick House at 1107 Princess Anne Street with the Board.

ADJOURN

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

Meeting adjourned at 9:45 p.m.


John Harris, ARB Chair