# Minutes
# Architectural Review Board
# Supplementary Meeting

April 11, 2016
Council Chambers, City Hall
Fredericksburg, Virginia

| **Members Present** | **Members Absent** | **Staff** |
|---|---|---|
| John Harris, Chair | | Kate Schwartz |
| Sabina Weitzman, Vice Chair | | Erik Nelson |
| Susan Pates | | Charles Johnston |
| John Van Zandt | | Phaun Moore |
| Jamie Scully | | |
| Kerri S. Barile | | |
| Kenneth McFarland | | |

Mr. Harris called the Architectural Review Board meeting to order at 6:00 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 none.

Ms. Weitzman made a motion to accept the agenda 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.

No one indicated they had engaged in any *ex parte* communication.

## 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 indicated they had a conflict of interest.

## APPLICATIONS – CONTINUED CASES

1. **COA 2016-12** – 100 Hanover Street – Tommy Mitchell requests a Certificate of Appropriateness to:
   - Demolish the existing structures at 106 Hanover Street, 108 Hanover Street, and 718 Sophia Street
   - Construct a new five-story masonry building. The building footprint will be 105 feet along Hanover Street and 155 feet along Sophia Street, with ground level parking.

Tommy Mitchell and project architect Cassidy Droski were present.

Ms. Droski provided handouts showing several perspective views of the building design and the streetscape.

Mr. Scully asked Mr. Mitchell if he intended to build the project. Mr. Mitchell said that he intended to sell the project and not build it.

Ms. Weitzman asked if interior plans had been developed. She stated that that ARB did not have purview over the interior elements, except as they affect the exterior of the building.

Mr. Mitchell stated that complete construction documents had been created for the project.

Ms. Weitzman asked how much change in the design Mr. Mitchell would be willing to accommodate if the ARB found the scale and massing to be incompatible with the district.

Mr. Mitchell replied that any change would impact the economic value of the project, but that he was willing to consider the Board's suggestions.

Mr. Harris stated that the Board's primary concerns were scale and massing and asked for questions or suggestions from the members.

Ms. Droski asked the Board to discuss changes in setbacks and materials, but maintain the square footage and economic viability of the project.

Ms. Weitzman stated that this design was a story taller than the parking garage and doesn't reflect the way architecture steps down to the river in Fredericksburg. She asked if there was a way the whole building could step down towards the river.

Ms. Droski suggested stepping back the front corner of the fourth story or constructing it of glass to soften the corner.

Mr. Van Zandt asked if the jewel box/glass aesthetic of the fifth floor could be used on the fourth floor as well to soften and reduce the visual impact. Ms. Droski said they could consider that.

Mr. Scully asked if Mr. Van Zandt was suggesting a setback on the fourth story as well. He agreed that it would be helpful.

Mr. Scully stated that a change in material alone would not be enough to reduce the impact of the fourth floor and that it needs to be set back as well.

Ms. Droski agreed to consider the options for stepping back the fourth floor and changing the materiality.

Mr. Scully asked Mr. Mitchell if he would be willing to eliminate a floor from the design.

Mr. Mitchell stated that he would prefer not to because it would decrease the value of the land.

Mr. Harris asked the Board if they would like to discuss the shape or detailing of the balconies.

Mr. McFarland stated that he had questions regarding the balconies, but that they should focus on the discussion of scale and massing first.

Dr. Barile stated that she liked elements of the design, and that the Hanover Street elevation was largely sympathetic to the district, but that overall it was too tall.

Mr. McFarland remarked that the view-sheds showed that the building design is out of context in terms of scale, massing, and height. He also added that he did not think the rooftop pergola was complementary to the design of the building and he was concerned about the long-term maintenance of rooftop gardens when used as a softening element of a design.

Mr. Scully clarified that the design did not include a green roof or rooftop garden, just landscaping with planters. Ms. Droski confirmed that this was correct.

Mr. Johnston suggested eliminating one of the two penthouses, specifically the one closest to Hanover Street, to reduce the impact of the fifth story.

Mr. Mitchell asked for comments from the Board regarding this idea.

Dr. Barile listed the modifications she would like to see incorporated into the project: elimination of the fifth story, a setback of the fourth story, removal of all elliptical windows on the fourth story, and reducing the size and curvature of the balconies on the Sophia Street elevation.

Ms. Droski suggested reducing the size of the fifth story, pulling it away from the edges of the building, and reducing the eave overhang on this story.

Mr. Scully agreed that it would be helpful to reduce the eave overhang. Mr. McFarland agreed that he would like to see these modifications.

Mr. Van Zandt made a motion to table this application until the next regular meeting of the ARB. Dr. Barile seconded. The motion carried unanimously.

**ADJOURN**

Meeting adjourned at 7:15pm.

John Harris, ARB Chair