Minutes
Architectural Review Board
May 9, 2016
Council Chambers, City Hall
Fredericksburg, Virginia

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

Mr. Harris called the Architectural Review Board meeting to order at 7:34 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. Mr. Van Zandt made a motion to accept the agenda as presented. Ms. Weitzman seconded. The motion carried unanimously.

REVIEW OF MINUTES

Mr. Harris asked if there were changes to the meeting minutes from April 11, 2016. There were no changes. Mr. Van Zandt made a motion to approve the minutes as presented. Ms. Pates seconded. The motion carried unanimously.

Mr. Harris asked if there were changes to the supplementary meeting minutes from April 11, 2016. There were no changes. Mr. Scully made a motion to approve the minutes as presented. Ms. Weitzman 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.

Dr. Barile said she had a brief conversation with Dana Herlong in reference to New Business, Item #2 – 425 William Street. She said Ms. Herlong had said she would be sending in a letter, but they did not discuss any details about the case.

Mr. Scully said he had a brief conversation with Dana Herlong in reference to New Business, Item #2 – 425 William Street. He said he had encouraged Ms. Herlong to provide written comments and attend the public hearing at the ARB meeting.

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 that they had a conflict of interest.

PUBLIC HEARING

I. Continued Cases

i. 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.**

Ms. Schwartz informed the Board that Mr. Mitchell had requested that the item be continued. Mr. Van Zandt made a motion to table the application until the June 13, 2016 meeting. Ms. Pates seconded. The motion carried unanimously.

ii. COA 2016-16 – 1109 Caroline Street – Pamela McLeod Giegerich requests a Certificate of Appropriateness to construct a five feet six inch brick and block wall along the south side of the rear yard.

The applicant was not present. There was no public comment.

The Board briefly discussed the application.

Mr. Van Zandt made a motion to table the application until June 13, 2016 with the Board's recommendation to use brick rather than a stone composite material, and requested that the applicant provide a sample of the material to be used. Dr. Barile seconded. The motion carried unanimously.

II. New Business

i. COA 2016-17 – 1107 Caroline Street – Francis and Lois Carter request a Certificate of Appropriateness to retain a chain link fence, four feet in height, along the north side of the rear yard.

The applicants, Lois and Jeff Carter, were present. There was no public comment.
Mr. Scully asked why they chose chain-link for the material of the fence.

Mr. Carter said that due to the demolition of the wall at 1109 Caroline Street, the fence was a necessity to create a barrier.

Ms. Carter said the fence company had suggested the chain-link, black-coated fence. She said they felt the material was appropriate for the parking lot.

Ms. Pates asked if the fence would stay in place if the wall at 1109 Caroline Street was constructed.

Mr. Harris asked if the chain-link fence and the brick wall were compatible.

Mr. Carter said they could coexist and that if the wall were rebuilt, the fence would help protect it from cars.

The Board discussed the application.

Mr. Scully advised the applicants to work with the neighbors to come up with a compromise and suggested the installation of curb-stops to help protect the wall.

Ms. Weitzman made a motion to approve the existing chain-link fence at the rear of 1109 Caroline Street. Dr. Barile seconded. The motion carried unanimously.

ii. COA 2016-18 – 425 William Street – Michael Adams requests a Certificate of Appropriateness to install a wood fence, six feet in height, along the north property line.

Ms. Schwartz informed the Board that the applicant had requested to table the application until the June 13, 2016 meeting.

Mr. McFarland made a motion to table the application. Ms. Weitzman seconded. The motion carried unanimously.

iii. COA 2016-20 – 1317 Charles Street – Mario and LaVonne Alberti request a Certificate of Appropriateness to install a brick wall, four feet in height, along the north property line behind the house.

The applicant was present. There was no public comment.

Mr. Scully asked if there was a setback requirement.

Ms. Schwartz said there was not.

Mr. Scully made a motion to approve the brick wall as presented. Ms. Weitzman seconded. The motion carried unanimously.

iv. **COA 2016-19 – 201-203 William Street – Dan Hebron requests a Certificate of Appropriateness for exterior alterations including:**

- **Replacement of one window with a wood entry door on the William Street façade**
- **Replacement of the aluminum corner entry door with a wood door, sidelights, and transom**
- **Installation of new fabric awnings under the ground floor cornice overhang**
- **Replacement of the roof with synthetic slate roof shingles**

The applicant was present. There was no public comment.

Ms. Schwartz recommended that the Board discuss each item separately.

Roof

Mr. Scully made a motion to table the roof discussion until June 13, 2016. Ms. Weitzman seconded. The motion carried unanimously.

Mr. Scully complimented the applicant and made a motion to approve all other items as recommended by staff. Mr. Van Zandt seconded.

Dr. Barile expressed concern with the replacement of the corner entry door. She said that if the current aluminum doors were actually late 1940s, they would be character-defining features because they were directly related to the post-World War II modifications.

Mr. Scully withdrew his motion to approve all other items.

Awnings

Mr. Scully made a motion to approve the awnings as presented. Mr. McFarland seconded. The motion carried unanimously.

Façade

The Board discussed the 203 William Street façade. They questioned whether there was enough room for the door and sidelights as presented in the application.

The Board advised Mr. Hebron to verify the measurements and return with the proposal for the façade.

Mr. Scully made a motion to table the 203 William Street façade changes. Ms. Weitzman seconded. The motion carried unanimously.

Corner Entry Door

Mr. Scully said that he did not consider the corner entry a character-defining feature and made a motion to approve the replacement of the corner entryway as proposed. Mr. Van Zandt seconded.

Ms. Weitzman referenced Dr. Barile's earlier comments and said the corner entry was unique. She commented that it would be nice to retain the corner entry if practical.

The Board discussed possible accessibility issues.

Mr. Van Zandt said the new door configuration would be more favorable to ADA compliance.

The Board voted on Mr. Scully's motion to approve the replacement of the corner entryway. The motion carried 5-2 with Ms. Weitzman and Dr. Barile opposed.

v. COA 2016-21 – 400-402 William Street – Raymond Freeland requests a Certificate of Appropriateness to install 13 wall washers under the cornice on the William Street elevation for structural reinforcement.

The applicant was present. There was no public comment.

Mr. Freeland and the Board had a brief discussion about the project.

Ms. Weitzman made a motion to approve the installation of the wall washers as presented. Ms. Pates seconded.

Dr. Barile suggested that the wall washers be painted to match the building.

Ms. Weitzman accepted the friendly amendment. Ms. Pates seconded. The motion carried unanimously.

vi. COA 2016-22 – 209 Prince Edward – Jay Lewis requests a Certificate of Appropriateness for exterior alterations including:

- **Replacement of the exterior siding, windows, doors, and porch roof**
- **Construction of a one-story addition on the east side of the house**
- **Expansion of the front porch deck**
- **Installation of a four foot wood fence in front of the house and a six foot wood fence behind the house**

The applicant and contractor, Jay Lewis, and the property owner, Amy Ebitz, were present. There was no public comment.

Mr. Van Zandt advised the applicant to use smooth hardiplank. He said it was more appropriate for the neighborhood.

Ms. Weitzman suggested that they bring the walls in on the addition so that the roof overhang does not extend past the original roof.

Ms. Pates asked if they had considered replacing the siding on the original structure with wood rather than hardiplank.

Mr. Lewis replied that replacing the siding with wood would be considerably more expensive than the hardiplank. He said they were trying to keep the siding on the structure and addition consistent.

Mr. McFarland said the original siding was wood and referred to the ARB guidelines of replacing with original materials. He said he supported the rest of the application, but not the use of hardiplank siding on the original structure.

Mr. Scully made a motion to approve the application in accordance with the staff report and with the following recommendations: consider a picket fence in the front rather than a vertical board fence, pull the side walls of the addition in, and use smooth hardiplank siding on the entire structure. Dr. Barile seconded. The motion carried 5-2 with Mr. McFarland and Ms. Pates opposed.

vii. COA 2016-23 – 106 George Street – Shawn Phillips requests a Certificate of Appropriateness to paint a mural on the northeast corner of the Spencer Devon Brewery building.

The applicant was present.

Theron Keller, of 1108 Winchester Street, spoke in favor of the mural.

Mr. Phillips presented a sample of the brick. The brick had been painted and a portion of the paint had been removed.

Mr. Phillips and the Board briefly discussed the application.

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

OTHER BUSINESS

I. Transmittal of Planning Commission agenda.

Ms. Schwartz distributed the Planning Commission agenda to the Board.

II. Recommendation to the Planning Commission for Van Perroy's Special Exception Application.

Ms. Schwartz reviewed staff's recommendation to the Planning Commission.

Mr. Perroy reviewed the changes to the application that had been made after consideration of the ARB's previous comments.

After discussion, the ARB members stated that:

- The membership was generally in favor of the density special exception as long as the architecture could be made to fit into the surrounding context.
- The main architectural concern was about the mass and scale of the townhomes along Sophia.
- The site layout is generally acceptable. Adding units mid-block is an accepted way to add density in the downtown.
- Mr. McFarland was not in favor of permitting the demolition of the existing apartment buildings. Dr. Barile said she would consider demolition if the conditions were appropriate. Ms. Pates said she wanted more information before making a decision on the demolition. However, it was noted that the ARB previously approved demolition of the buildings in 2009. - Bold with Favor

III. Review of draft changes to the ARB bylaws.

Ms. Schwartz reviewed the draft changes to the bylaws.

The following items were suggested:
- Supplemental meetings are held <u>as needed</u> on the 4th Monday of the month.
- Change to an earlier time for the ARB meeting.
- Add that during a vote, abstaining would count as a negative vote (Robert's Rules of Order).

<u>ADJOURN</u>

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

Meeting adjourned at 9:50 p.m.

John C Harris

John Harris, ARB Chair