



Minutes
Architectural Review Board
June 13, 2016
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

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

Members Absent

Staff

Kate Schwartz
Charles Johnston
Phaun Moore

Mr. Harris called the Architectural Review Board meeting to order at 7:35 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. McFarland added a discussion of the rooftop mechanical equipment at Parkview. Dr. Barile added a discussion of interior storm windows. Mr. Van Zandt made a motion to accept the agenda as amended. Ms. Pates seconded. The motion carried unanimously.

REVIEW OF MINUTES

Mr. Harris asked if there were changes to the meeting minutes from May 9, 2016. Mr. McFarland said that on page 7, his comment should have been in bold to express his fervor. Mr. Scully made a motion to approve the minutes as amended. Dr. Barile seconded. The motion carried unanimously.

Mr. Harris asked if there were changes to the supplementary meeting minutes from May 9, 2016. There were no changes. Mr. Scully made a motion to approve the minutes as presented. Dr. Barile seconded. The motion carried unanimously.

Mr. Harris asked if there were changes to the supplementary meeting minutes from April 25, 2016. There were no changes. Mr. Scully made a motion to approve the minutes as presented. Mr. McFarland 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.

Holloway Mr. McFarland said that after the May 9, 2016 meeting, he had a brief conversation with Mr. Hebron about the slate roof at 201-203 William Street (COA 2016-19) and suggested that he approach a qualified roofing contractor about repair of the historic slate. He also communicated with a contractor who had submitted a bid for the slate roof repair.

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 said she would be abstaining from COA 2016-28 at 704 Prince Edward Street. She said she was the architect for the project.

Mr. Van Zandt said he would be abstaining from COA 2016-26 at 900 Princess Anne Street due to a conflict of interest.

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.**

The architect, James McGhee, was present. There was no public comment.

Mr. McGhee stated that he was the new architect for the project and had changed everything on the project and had started over. He had new drawings and models to present to the Board.

Mr. Scully suggested that the application be tabled to later in the meeting. Mr. McGhee agreed.

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

The applicant, Pamela McLeod Giegerich, was present. There was no public comment.

Ms. Giegerich stated that she had spoken with a mason and would be able to use a rusticated block on the side of the wall abutting the chain-link fence.

Dr. Barile asked for clarification of staff's recommendation regarding construction of the wall with rusticated concrete block.

Ms. Weitzman clarified the Board's reasoning for not recommending the use of stone composite for the wall surface. True stone is used throughout the District and the composite may present a false sense of history.

Mr. Van Zandt made a motion to approve the wall as recommended by staff. Ms. Weitzman seconded. The motion carried unanimously.

iii. 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 roof with synthetic slate roof shingles**

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

Ms. Schwartz informed the Board that the applicant had withdrawn the request for roof replacement. She said he was looking into other options.

Ms. Weitzman thanked the applicant for providing additional information to clarify how the door would fit into the existing opening.

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

PUBLIC HEARING

New Business

- i. COA 2016-26 – 900 Princess Anne Street – Michael Adams requests a Certificate of Appropriateness to modify two existing signs, install one new sign, and install exterior lighting.**

The applicants, Joy Crump and Beth Black, were present. There was no public comment.

Mr. Scully asked why the applicants were proposing to replace the existing lights at the side entrance on George Street.

Ms. Black said it was primarily a design decision. One of the existing lights on George Street is damaged, so they planned to replace all the lights to be consistent.

Ms. Weitzman commented that there were never previously lights at the Princess Anne Street entrance. She asked why the style of the sconce was altered from the existing.

Ms. Black restated that it was a design choice for consistency.

Ms. Weitzman stated that she thought it was reasonable to install consistent lighting at both entrances.

Ms. Pates suggested that the glass in the fixtures should be clear rather than wavy.

Dr. Barile stated that she discussed the application with the ARB's attorneys because the building is part of an ongoing lawsuit. They suggested that the ARB table the application due to the suit.

Mr. Johnston requested that the ARB consult with their attorneys further to clarify whether the application could be considered. The attorneys have already agreed that work on the building could proceed because the lawsuit concerns the new construction on the site.

Mr. McFarland made a motion to table the application until a supplementary meeting on June 27, 2016 to allow for additional consultation with the ARB's attorneys. The applicants agreed.

Mr. Scully also requested that the applicants provide additional information on the proposed lighting fixtures at the supplementary meeting.

Dr. Barile complimented the applicants on the sympathetic design of their sign.

Mr. McFarland restated the motion. Ms. Pates seconded. The motion carried 4-2-1 with Mr. Harris and Mr. Scully opposed and Mr. Van Zandt abstaining.

- ii. COA 2016-27 – 909 Caroline Street – James Fallon requests a Certificate of Appropriateness to install one building-mounted sign for the Cork & Table business.**

The applicant, James Fallon, was present.

Mr. Fallon stated that he was willing to reduce the height of the sign to 16 inches to fit within the entablature area.

There was no public comment.

Ms. Weitzman commended the applicant for submitting a very clear application.

Ms. Weitzman made a motion to approve the sign on condition that the height of the sign be reduced to fit within the entablature. Ms. Pates seconded. The motion carried unanimously.

- iii. COA 2016-25 – 1101 Sophia Street – Neverette Eggleston requests a Certificate of Appropriateness to remove two existing signs, install one new sign, replace the existing six foot wood fence, and cover the tile on the front façade for the Croaker's Spot restaurant.**

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

Mr. McFarland questioned when the tile on the front façade was installed.

Dr. Barile asked for clarification on where the reclaimed wood would be installed. Ms. Owens said that it would be installed over all of the gray tile on the front of the building.

Mr. Scully asked if the sign would be illuminated. Ms. Owens stated that there were no current plans to illuminate the sign. Mr. Scully also asked for additional information about the depth and look of the letters. Ms. Owens clarified the style of the letters.

Dr. Barile asked if the reclaimed wood over the tile could be installed in such a way as to be reversible. James McGhee, 600 Caroline Street, spoke for the applicant and stated that the tile was a 1990s addition to the building and was of poor quality.

Ms Weitzman made a motion to approve the application according to the staff recommendation with the following stipulation: include an 8-foot wood fence to screen the mechanical equipment and cooler. Mr. McFarland seconded. The motion carried unanimously.

iv. COA 2016-24 – 213 Caroline Street – Charles Aquino requests a Certificate of Appropriateness to construct an exterior brick chimney on the south elevation.

The applicant, Charles Aquino, was present. There was no public comment.

Ms. Weitzman clarified that there was a typo in the staff report regarding the dimensions of the chimney. Mr. Aquino stated that the chimney would be 32 inches square

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

v. COA 2016-28 – 704 Prince Edward Street – Shannon Lee and Jon Goldstein request a Certificate of Appropriateness to relocate an exterior wall section within the side porch area.

The applicant, Shannon Lee, was present.

James McGhee of 600 Caroline Street commended the applicant because the structure has long been neglected. He stated that he supports the retention of the former side entry steps.

Dr. Barile commended the applicant for the sympathetic design.

Mr. McFarland made a motion to approve the application as presented. Mr. Scully seconded. The motion carried 6-0-1 with Ms. Weitzman abstained.

vi. COA 2016-29 – 1716 Caroline Street – Ed Whelan requests a Certificate of Appropriateness to demolish the one-story addition on the west end of the historic silk mill structure.

The applicant, Ed Whelan, was present. There was no public comment.

Mr. McFarland suggested that requests for demolition should require more substantial rationale and that proof of inordinate hardship should be included with such requests. He stated that demolishing the structure to make more space on the site does not seem to be substantial enough rationale.

Mr. Whelan stated that he would like to create additional parking and landscaping on the site. His future revitalization plans include reconstructing the original silk mill building on the site.

Mr. McFarland stated that he felt this request did not qualify as a hardship. Mr. Van Zandt responded that Mr. Whelan's need for parking at the site demonstrates a hardship.

Dr. Barile suggested that demolition applications are not required to meet all seven criteria for demolition, but that it is a concern for Board members to approve a demolition without an accompanying plan for new construction. She stated that she voted to approve the demolition of this building previously because of the structure's loss of integrity.

Mr. Van Zandt made a motion to approve the demolition.

Ms. Weitzman suggested to amend the motion with staff's recommendation that the Historic Fredericksburg Foundation (HFFI) document the structure prior to demolition and that the three-foot section abutting the mill building be retained.

Mr. Van Zandt accepted the friendly amendment. Mr. Scully seconded. The motion carried 5-2 with Ms. Pates and Mr. McFarland opposed.

- vii. COA 2016-30 – 319 Prince Edward Street – Matt Revell requests a Certificate of Appropriateness to demolish the one-story rear addition, construct a new two-story rear addition, alter the roofline, and install a new front porch.**

The applicant, Matt Revell, was present.

Emily Taggart-Schricker, president of HFFI, thanked the applicant for working on this structure, complimented the applicant's proposal, and asked that any information regarding the restaurant be provided to HFFI.

Ms. Weitzman thanked the applicant for taking on this project and stated that she is in favor of removing the addition due to its deteriorated condition. She asked if the applicant would be willing to work with the Board in a supplementary meeting or work session on the massing and design of the new addition.

Mr. Revell agreed to return for an additional meeting to discuss the design.

Ms. Pates said that she would like to see the applicants keep the rear addition in spite of its condition because of its historic use.

Mr. McFarland stated that he felt the historic character of the building was not retained in the proposed design drawing and felt the design did not meet the District's standards. He stated that he felt the addition could still be preserved.

Mr. Van Zandt made a motion to approve the demolition of the addition with the condition that HFFI be able to document the structure prior to demolition. Ms. Weitzman seconded. The motion carried 5-2 with Ms. Pates and Mr. McFarland opposed.

Mr. Scully made a motion to continue the remainder of the application to the June 27, 2016 supplementary meeting and the July 11, 2016 hearing of the ARB. Ms. Weitzman seconded. The motion carried unanimously.

viii. COA 2016-31 – 500 William Street – City of Fredericksburg Parks, Recreation, and Public Facilities Department requests a Certificate of Appropriateness to install a prefabricated concrete restroom building in Hurkamp Park.

Mike Ward, City of Fredericksburg - Parks and Recreation, was present. There was no public comment.

Ms. Pates asked why the Janitor room needed to be so large.

Mr. Ward responded that it was a prefabricated design and the room would contain supplies as well as mechanical, heating, and air-conditioning equipment.

Ms. Pates asked why the building would be set three feet off the brick wall? Mr. Scully stated that it was a setback requirement.

Ms. Pates asked why the materials were chosen.

Mr. Ward responded that the materials met standards for fire-rating and were part of a state-supported model for restroom facilities.

Dr. Barile stated she understood the need for the materials chosen, but suggested specifying colors that would help the building blend.

Ms. Weitzman recommended avoiding the color red as it would not be likely to match the surrounding structures. She suggested choosing colors more true to the concrete material.

Mr. Van Zandt said he favors the use of the “Skip Trowel” texture as a way to help the building blend in to the surroundings of the District. He said the block finish would be an obvious new finish.

Ms. Weitzman made a motion to approve the restroom building with the following conditions: that the structure has the “Skip Trowel” finish in a color sympathetic to the tans in the adjacent masonry, and that archaeological survey be conducted on site. Mr. Van Zandt seconded. The motion carried unanimously.

Continued Case:

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.**

Mr. McGhee and the Board gathered around the table to review and discuss Mr. McGhee's new proposals.

Mr. McGhee agreed to return on June 27, 2016 for a work session.

OTHER BUSINESS

I. Distribution of 2015 Comprehensive Plan.

II. Review of draft changes to ARB bylaws.

Mr. Harris advised the Board to review the bylaws closely and let Ms. Schwartz know if there were any changes.

Ms. Weitzman suggested the meeting time be changed to 7:00 p.m. The other Board members agreed.

III. Brief discussion of the rooftop mechanical equipment at Parkview.

Mr. McFarland passed out pictures of the rooftop mechanical equipment at Parkview. He advised the Board to be more attentive to the visibility of the equipment for future proposals.

IV. Brief discussion of interior storm windows.

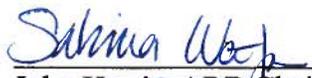
Dr. Barile said she had attended a preservation conference and a vendor had inner glass storm windows. She said the windows were based on compression. Dr. Barile said they were efficient. The Board had a brief discussion on the windows.

ADJOURN

Dr. Barile suggested the work session on June 27, 2016 be held at 7:00 p.m. The Board agreed.

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

Meeting adjourned at 10:16 p.m.



 John Harris, ARB Chair

Sabina Weitzman, Vice Chair