



**Minutes**  
**Architectural Review Board**  
June 27, 2016  
Council Chambers, City Hall  
Fredericksburg, Virginia

**Members Present**

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

**Members Absent**

Jon Van Zandt

**Staff**

Kate Schwartz  
Mark Whitley

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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. Mr. McFarland added a discussion of the concept of "like with like" replacement of materials in the Historic District. Mr. Harris also noted the addition of a discussion of the structures at 1208 and 1210 Sophia Street. Mr. McFarland made a motion to accept the agenda 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. 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.

**CONTINUED CASES**

- 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.**

Beth Black and Joy Crump were present to represent the applicant.

Mr. McFarland asked for clarification from staff about why the existing light fixtures were determined not to be historically significant. Ms. Schwartz explained that no fixtures were present on the building in historic photographs and the current fixtures appear to be a recent addition.

Dr. Barile asked for clarification on the Board's potential motion, asking if they would be approving all components of the application at once. Ms. Schwartz presented the draft Record of Decision clarifying all components of the application and recommended action.

Dr. Barile made a motion to adopt the Record of Decision for COA application 2016-26 approving all components of the application defined therein. Ms. Weitzman seconded.

Mr. Scully commented that he supported the motion, but that there may be sconces pictured in the 1983 photograph by the George Street entrance to the building.

The motion carried unanimously.

## **NEW BUSINESS**

- i. **Discussion: Potential demolition or relocation of 1208 and 1210 Sophia Street for expanded library parking and use**

Assistant City Manager Mark Whitley introduced the matter to the Board, stating that he had been contacted by the Director of the Central Rappahannock Regional Library about their desire to relieve parking pressure at the library and begin work on their long-range plan for the site. He stated that the two properties behind the library were acquired a number of years ago with the intention of using that land for additional library parking and eventually for expansion of the library. The library currently owns 1208 Sophia Street and the City of Fredericksburg owns 1210 Sophia Street. A formal COA application has not been submitted at this time, but the City is looking for initial thoughts on what should be done with the structures and whether demolition would be appropriate.

Ms. Schwartz made a brief presentation summarizing the history of the two properties at 1208 and 1210 Sophia Street.

Dr. Barile asked when the City acquired 1210 Sophia Street. Mr. Whitley stated that he thought it was acquired in the early 2000s, but would confirm the date.

Dr. Barile asked when it was last occupied. Mr. Whitley stated that he was not certain. The library previously used 1208 for storage, but not 1210. Dr. Barile stated that she was dismayed that this City-owned property had not been maintained properly, especially

since it is a contributing structure in the District. She stated that it might have been considered for a spot blight designation if owned by a different entity.

Dr. Barile asked if the rafter tails were removed. Ms. Schwartz clarified that they had been boxed in by a fascia board, but not removed. Dr. Barile commented that the building retains its character-defining features, appears to be structurally sound, and continues to be a contributing structure in the District. She said she did not see how it could meet the ARB's criteria for demolition.

Mr. McFarland agreed and stated that he would not vote for the demolition of the structure or to move it off the site. He thought it had potential as office space for the library or other uses.

Mr. Scully stated that he knew this building was owned by the City and was disappointed by its ongoing neglect. He said this case showed the City leading by example in a negative way and was glad to hear that it is still in relatively good condition.

Ms. Pates stated that as a real estate broker, she felt this property was valuable due to its partial river view and its location downtown. It could be fixed up and used as a residence. She stated that if the City could not take on the project, they could look to other communities, such as Petersburg, where properties are offered at low prices to be rehabilitated. She would not support demolition and thinks another solution is possible.

Ms. Weitzman stated that the function of the library in Fredericksburg's downtown is an absolute gem and she sympathizes with the library and those that live in the surrounding neighborhood regarding parking. She understands the need to look for parking, but hopes that 1210 could remain where it is. She stated that perhaps 1208 could be demolished to increase parking, but not 1210. She said that she is keeping an open mind about that need.

Mr. Harris asked if there was any concern about safety at 1210. Mr. Whitley commented that the staircase on the south side of 1210 could be dangerous. Ms. Schwartz stated that there were no immediate concerns at the interior. Mr. Harris agreed that this house could be saved.

Mr. Whitley thanked the Board for their input and discussion.

**ii. Discussion: Concept of "like with like" replacement in the Historic District**

Mr. McFarland discussed his concerns about the concept of in-kind replacement of materials in the Historic District. He stated that replacement of like with like materials may need to be analyzed more closely, especially for the rehabilitation or repair of highly significant historic structures. The replacement of slate roofing with new slate roofing, for example, may not be accurate enough because of the color, qualities, and historic significance of the material being replaced. For example, all slate does not have the same qualities. He recommended the Board more fully examine what "like with like" means.

Ms. Weitzman stated that the Board does not typically look at these kinds of replacements. Mr. McFarland agreed that this was his concern. He recommended that the Board and staff more closely analyze replacement materials.

Mr. Scully stated that he agreed with Mr. McFarland and said that there had been concern in the past that the Board would not have the opportunity to assess some of these replacements if a project did not require a building permit.

Ms. Schwartz said that building permits were not the only trigger for ARB review and that she was working closely with applicants and the building department to ensure that projects are carefully monitored and that the full scope of work for any project, including in-kind repair and replacement was understood.

Mr. Scully said it would be a learning process for applicants and the Board to catch these projects and look at them more closely.

Mr. McFarland stated that it was important to be much more cognizant of these materials especially if it is a highly significant historic building. He asked if the Historic District was being degraded by the allowance for in-kind replacement.

Dr. Barile said she could where there were instances of inconsistency, especially since the Board might review the replacement of wood windows, but not other materials. She agreed that it would be important to look more closely at these situations.

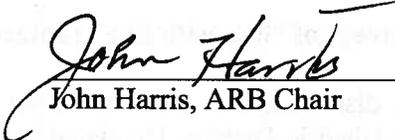
#### **GENERAL PUBLIC COMMENT**

Danae Peckler, 1410 Prince Edward Street, said she appreciated the Board's discussion of like materials, especially with regard to Aquia sandstone, and its use throughout the area.

#### **ADJOURN**

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

Meeting adjourned at 7:46 p.m.

  
John Harris, ARB Chair