



**Minutes**  
**Architectural Review Board**  
Supplementary Meeting  
July 25, 2016  
Council Chambers, City Hall  
Fredericksburg, Virginia

**Members Present**

John Harris, Chair  
John Van Zandt  
Jamie Scully  
Kerri S. Barile  
Kenneth McFarland

**Members Absent**

Sabina Weitzman, Vice Chair  
Susan Pates

**Staff**

Kate Schwartz

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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. There were none. Mr. Van Zandt made a motion to approve the agenda as written. Mr. Scully 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 2016-35 – 1308 Caroline Street – Susan and Charles Fennell request a Certificate of Appropriateness to construct a new detached garage to the rear of this single-family residence.**

The applicants, Susan and Charles Fennell, were present.

Mr. Fennell provided samples of the windows selected for the garage as well as brochures on the products for the Board.

Mr. Scully commented that he was in support of the application at the Board's last meeting. He asked the applicants if there had been any additional communication with the neighbors at 1310 Caroline Street about delaying the application for a resolution. Mr. Fennell said the neighbors had not communicated with them since the last meeting.

Mr. Harris asked for clarification on the approval process for continued cases. Ms. Schwartz said that if the Board and applicants were able to agree on design details during the current meeting, the application could be included on a consent agenda at the next regular hearing of the ARB.

The Board looked at the sample windows provided by the Fennells. Dr. Barile asked why they had chosen a window with interior muntins. Mrs. Fennell said they were chosen because of ease of maintenance and the lack of visibility from the street. Mr. Van Zandt asked if the different window designs chosen were made of different materials. Mr. Fennell clarified that all windows would be fiberglass construction.

Mr. Scully recommended the use of windows with simulated divided lites and spacer bars between the glass panes on the east street-facing elevation. He said he had no concerns about the materials chosen. Mr. McFarland recommended the use of simulated divided lite windows for all elevations, but concurred with Mr. Scully that they should at least be used on the east elevation. The Fennells agreed to the recommendation to use the recommended windows on the east elevation.

Dr. Barile complimented the design of the garage and said it was sympathetic to the historic house. Ms. Schwartz restated the motion to be included on the consent agenda at the August 8 hearing: approval of the request as submitted on condition that simulated divided lite windows with a spacer bar between the glass panes be used on the east elevation of the garage.

**ii. COA 2016-34 – 203 Princess Elizabeth Street – Lesa and Mike Carter request a Certificate of Appropriateness for exterior alterations to this single-family residence including removal and alteration of windows on the side and rear elevations.**

The applicant was not present.

Ms. Schwartz reviewed the changes made to the application in response to the July 11 public hearing.

Dr. Barile commented that it would not look appropriate to replace some of the historic sashes on the west elevation with Hardie panel. The Board discussed alternate options that the applicant might consider, including creating window wells in the kitchen space, or covering the windows, but retaining the sash in place. Mr. McFarland commented that these would be better solutions than removing window sashes and replacing them with Hardie panel.

Mr. Van Zandt suggested tabling the application until the Board's next meeting. Mr. Van Zandt also asked if City staff had confirmed that the request to replace the upper window on the east elevation was due to code requirements. Ms. Schwartz confirmed that the change in size was due to the need to meet egress requirements in the building code.

**iii. COA 2016-12 – 100 Hanover Street – Tommy Mitchell requests a Certificate of Appropriateness to:**

- **Demolish the existing structures at 106-108 Hanover Street and 718 Sophia Street**
- **Construct a new four-story masonry building. The building footprint will be 105 feet along Hanover Street and 155 feet along Sophia Street, with ground level parking.**

The applicant, Tommy Mitchell, and James McGhee, the project architect, were present.

Mr. McGhee presented changes in the design of the project to the Board. He said he had evaluated the heights and dimensions of existing structures, especially the City parking garage. He said he was looking conceptually at including a taller element at the corners of the new building to echo the precedent seen at the parking garage, Shiloh Baptist Church—Old Site, and other structures in Fredericksburg. The design included the use of clerestories, inset balconies, and glass on the corners to break up the levels.

Dr. Barile commented that the corner windows were reminiscent of the Heflin apartment building. Mr. Van Zandt asked about the use of the roof area. Mr. McGhee said that the corner belvederes provide access to private roof decks for four units.

Mr. Van Zandt said the community's primary concern with the design had been the building's scale and massing. He asked about the potential of moving the belvederes in from the corners towards the center of the building to limit the mass at street level and reduce the visibility of these tallest elements.

Dr. Barile asked about the height of Shiloh Baptist Church—Old Site in comparison to this new structure. Mr. McGhee said he was working on a model to compare the heights.

Dr. Barile and Mr. Van Zandt agreed that their primary concern was still the height at the corners. Mr. Mitchell commented that these changes would affect the interior layout as well.

Mr. McFarland said the corners would not need to be set in very far to make a difference. Mr. Van Zandt agreed and said 10 to 15 feet would be enough to limit sightlines.

Dr. Barile said she liked the overall direction of the project, with one foot in modernity and another in historic character.

Mr. McGhee asked the Board what he would need to provide to them to move forward with a public hearing on the scale and massing. Dr. Barile said views of the streetscape would be needed. Mr. McFarland agreed and said that views of how the design relates to neighboring structures would be very helpful. Mr. Scully asked for some elements of the elevations to be shown in a clearer way, including shadows, windows, and balconies.

Mr. Van Zandt and Dr. Barile suggested including additional details, especially on the windows, for the next review. Mr. Scully said he was still concerned about the mass of the four-story corners. Mr. Van Zandt asked if there was a way to step back the corners at the fourth story as well.

Mr. Harris thanked Mr. McGhee and Mr. Mitchell for continuing to work on this project with the Board.

**GENERAL PUBLIC COMMENT**

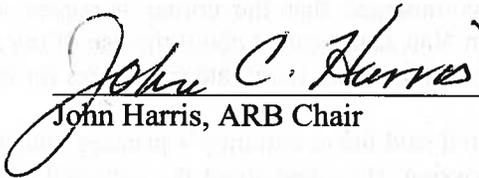
Emily Taggart-Schricker, representing Historic Fredericksburg Foundation, Inc., commented that perspectives showing other buildings in relation to the One Hanover design would be very helpful to see.

Danae Peckler, 1410 Prince Edward Street, also commented on the One Hanover project design and said she would like to see indications of colors and materials for the building as well as more detail on the configuration of the ground floor.

**ADJOURN**

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

Meeting adjourned at 8:15 p.m.

  
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John Harris, ARB Chair