



Minutes
Architectural Review Board
August 8, 2016
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

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

Members Absent

Kenneth McFarland

Staff

Kate Schwartz
Chuck Johnston
Camilla Jacobs

Mr. Harris called the Architectural Review Board meeting to order at 7:00 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. Mr. Van Zandt made a motion to approve the agenda as presented. Ms. Pates seconded. Ms. Schwartz noted that a General Public Comment period has been added to the end of the meeting with a 3 minute time limit. The motion carried unanimously.

APPROVAL OF MINUTES

Mr. Harris asked if there were any changes or additions to the minutes.

Ms. Weitzman referenced page 4 of the July 11, 2016 Public Hearing minutes and said that her understanding was that the windows selected were a budgetary consideration. Ms. Schwartz added this note to the minutes.

Ms. Weitzman made a motion to approve the July 11, 2016 minutes as amended. Ms. Pates seconded. The motion carried unanimously.

Ms. Weitzman made a motion to approve June 27, 2016 Supplementary Meeting minutes as presented. 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. Ms. Weitzman said she would be abstaining from COA 2016-35 and COA 2016-42 – both at 1308 Caroline Street. Ms. Weitzman is the architect for the project.

Mr. Van Zandt said he would be abstaining from COA 2016-44 at 900 Princess Anne Street.

CONSENT AGENDA

A. COA 2016-35 - 1308 Caroline Street

Mr. Scully made a motion to approve the request on condition that the windows on the east elevation have simulated divided lites with spacer bars between the glass. Ms. Barile seconded. The motion carried 5-0-1 with Ms. Weitzman abstaining.

CONTINUED CASES

A. 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 elevations.

Melissa Colombo, 418 Bunker Hill Street, was present to represent the applicant. Lesa and Mike Carter, the property owners, were also present.

Ms. Colombo commented that the property is an eyesore to neighbors and the Carters want to convert the property back to a home versus the current apartment set-up. Ms. Colombo provided an overview of the proposed alterations to the windows.

The Board discussed their concerns about removal and alteration of the windows which are character-defining features of the house.

Chris Limerick, 803 North Robinson, Richmond, VA, the project contractor, said there were maintenance concerns with leaving the windows in place and covering or shuttering them.

Ms. Weitzman suggested revisiting the kitchen design and taking a fresh look. Ms. Carter said they had evaluated many different designs and felt that this design best accommodated the many challenges of the house.

Mr. Limerick offered comments and discussion on frosted glass being an option for the bottom sash at the kitchen sink. He also said they could keep the full height of the window in the mudroom.

Ms. Schwartz summarized the discussion and the Board's consensus on alterations to the windows. The mudroom window closest to the rear of the west elevation would shift location, but both sashes and the existing framing would be retained. The middle rear window at the cook-top would be removed and in-filled, but the framing would remain at the exterior and closed shutters would be installed. The middle front window at the kitchen sink would shift location slightly, both sashes and framing would be retained, and the lower sash would be frosted or made opaque. The upper sash of the window removed at the cook-top would be installed as a casement at the second floor as shown on the submitted drawing. The upper windows on the east elevation will be replaced with new windows as shown on the submitted documentation to meet egress requirements.

Mr. Van Zandt made a motion to approve the request as summarized by Ms. Schwartz. Mr. Scully seconded. The motion carried unanimously.

PUBLIC HEARING

A. New Business

- i. COA 2016-40 – 715 Caroline Street – Raymond Renault requests a Certificate of Appropriateness to replace two exterior light fixtures and install two new exterior light fixtures for the Legume restaurant.**

The applicant, Jessica Renault, was present. There was no public comment.

Ms. Weitzman was concerned with fixture B and the back plate. She asked if it would be wider than the pilaster where it will be mounted. Ms. Renault stated the fixture is to wash the light down the building and it will be mounted to a box. The box will not be wider than the pilaster.

Mr. Van Zandt made a motion to approve the request as presented. Ms. Weitzman seconded. The motion carried unanimously.

- ii. COA 2016-42 – 1308 Caroline Street - Charles and Susan Fennell request a Certificate of Appropriateness to relocate a portion of the existing six foot fence to the property line at the rear of this single-family residence.**

The applicants, Charles and Susan Fennell, were present. There was no public comment.

Mr. Scully made a motion to approve the request as presented. Ms. Pates seconded. The motion carried ~~unanimously~~. *5-0-1, Weitzman abstaining*

- iii. COA 2016-41 – 1213 Prince Edward Street– Bill Cole requests a Certificate of Appropriateness to construct a pergola to the rear of this single-family residence.**

The applicant, Bill Cole, was present. There was no public comment.

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

iv. COA 2016-43 – 1006 Caroline Street- Leonard Atkins requests a Certificate of Appropriateness to replace four windows at the second story of the front elevation.

The applicant, Leonard Atkins, was not present. There was no public comment.

Ms. Schwartz presented a piece of the window frame provided by the applicant so the Board could see the level of deterioration.

Mr. Van Zandt asked for clarification on the replacement window muntins since one information sheet said “GBGs – grilles between the glass.” Ms. Schwartz clarified that the windows would have simulated divided lites with spacer bars between the glass panes.

Ms. Weitzman commented that the existing windows were likely not original due to the trim details and the aluminum jamb liners. She said the replacement was appropriate and commended the applicant for choosing these windows and color. Mr. Scully commented that these particular windows did not appear to be a character-defining feature of the building.

Mr. Van Zandt made a motion to approve replacement of the windows on condition that windows with simulated divided lites and a spacer bar between the glass be used. Ms. Weitzman seconded. The motion carried unanimously.

v. COA 2016-44 – 900 Princess Anne Street– Michael Adams requests a Certificate of Appropriateness to construct a 12 foot by 13 foot brick dumpster enclosure to the rear of the National Bank Building.

Beth Black, of the Foode restaurant, was present to represent the applicant. There was no public comment.

Ms. Weitzman was concerned about the choice of material for the front of the gate. She said she was concerned that the hardie panel would deteriorate quickly because it is very thin. Ms. Schwartz commented that the gate is reinforced with steel.

Ms. Weitzman made a motion to approve the request as submitted with the recommendation that the owner consider an alternate material for the gate. Ms. Barile seconded. The motion carried 5-0-1 with Mr. Van Zandt abstaining.

vi. COA 2016-46 – Corner of Frederick Street & Caroline Street– The Fredericksburg Arts Commission requests a Certificate of Appropriateness to install a concrete pad to be used for the display of artwork.

Preston Thayer was present representing the Fredericksburg Arts Commission.

Ed Whelan, 1707 Princess Anne Street, spoke in support of the application. He said he applauded the efforts of the Arts Commission and asked the Board to support this project.

Ms. Weitzman asked if the area of the art display, the concrete pad, would be lit. Mr. Thayer stated that it would not be lit.

Dr. Barile said that if any ground disturbance deeper than six inches would be required, she recommended that archaeological excavation or observation be considered by the City.

Dr. Barile made a motion to approve the request as submitted with the recommendation that archaeological investigation be considered for any disturbance greater than six inches. Ms. Pates seconded. The motion passed 6-0.

vii. COA 2016-47 – 401 Charles Street – Hamilton Palmer requests a Certificate of Appropriateness to construct an entrance into the basement of the Purina Tower and construct a 16 by 20 foot garage at the northeast corner of the site.

The applicant, Hamilton Palmer, was present. There was no public comment.

Dr. Barile asked to confirm that there would be no alterations to the casement windows at the basement of the tower. Ms. Schwartz confirmed that the windows would not be changed.

Ms. Weitzman asked what the basement would be used for and cited concerns with the property's location in the 100-year floodplain. Mr. Palmer stated he would be using the space for storage. In the near future, he would possibly use it as a commercial space. Mr. Van Zandt stated he appreciated the wonderful detail in the application. Dr. Barile agreed.

Mr. Van Zandt made a motion to approve the request as submitted. Ms. Pates seconded. The motion carried unanimously.

GENERAL PUBLIC COMMENT

Emily Taggart-Schricker, 801 Marye Street, representing Historic Fredericksburg Foundation, thanked staff for including the public comment period. Ms. Taggart-Schricker stated that she was happy with the direction the One Hanover project was going, but felt more work was needed on the top floors and the belvederes. She asked the Board to evaluate whether the recesses on the elevations were deep enough to reduce the massing. She said she did not support the use of Art Deco details on the traditionally warehouse-lined Sophia Street.

Ed Santner, 231 Caroline Street, stated that he was a member of the Historic Fredericksburg Foundation Board of Directors. Mr. Santner said he had been concerned about the One Hanover project during the initial application and was still concerned about maintaining the historic character and historic surroundings. He said he thought the idea of "compatible but different" for infill construction was a contradictory philosophy. He said he feels that the design is too contemporary, and would prefer that the building look more historically compatible.

OTHER BUSINESS

A. Transmittal of Planning Commission agenda- *Rescheduled for August 31, 2016.*

B. Discussion: Informal review of alterations at 1010 Caroline Street.

Sean Haynes, 1016 Charles Street, representing Lifecycle Construction said they were considering purchasing and rehabilitating the current Tim's Mart building at 1010 Caroline Street. Mr. Haynes discussed potential uses of the building for restaurants, retail, office space, and residential units.

He discussed the concept of removing the current façade and creating a new design based on the original structure located at this site for the Spotless Store. Dr. Barile said that this building's mid-century Modern design was significant and that it was considered a contributing structure to the Historic District. She said she would not support removal of the façade. The Board concurred.

The Board discussed the use of the space and indicated their support for reuse of the building. They suggested that Mr. Haynes explore ways to use the existing façade.

C. Discussion: COA 2016-12 –100 Hanover Street – Tommy Mitchell

James McGhee, the project architect, set up a model for perspective view of property at street level. The Board gathered to view the model and see the perspective of the building in relation to surrounding structures.

Ms. Weitzman asked about other building elevations up Hanover Street. Mr. McGhee referenced different buildings to show relative size. The Board discussed the depth of balconies which are 8 feet deep on the front of the building.

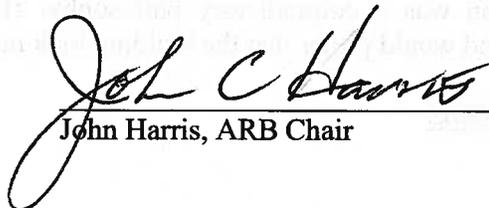
The Board made several recommendations for Mr. McGhee to consider:

- Consider adding a cornice at the third story to de-emphasize top stories
- Reverse the "saw tooth" feature, consider turning it into a gable to echo surrounding buildings
- Consider incorporating a third belvedere at the rear wall
- Soften or simplify the stepped profile at the fourth story corners
- Show railings on future drawings
- Look at the symmetry of the center tower/make it more symmetrical
- Show the cornice at the top of the belvederes
- Indicate materials

ADJOURN

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

Meeting adjourned at 9:36 p.m.


John Harris, ARB Chair