



**Minutes**  
**Architectural Review Board**  
**Supplementary Meeting**  
September 26, 2016  
Room 214 & Council Chambers, City Hall  
Fredericksburg, Virginia

**Members Present**

John Harris, Chair (arrived 7:00 p.m.)  
Sabina Weitzman, Vice Chair  
Susan Pates  
Jon Van Zandt (arrived 7:00 p.m.)  
Jamie Scully  
Kerri S. Barile  
Kenneth McFarland

**Members Absent**

**Staff**

Kate Schwartz

---

Ms. Weitzman called the Architectural Review Board meeting to order at 6:05 p.m.

**OPENING REMARKS**

Ms. Weitzman determined that a quorum was present and asked if public notice requirements had been met. Ms. Schwartz stated that they had.

**APPROVAL OF AGENDA**

Dr. Barile made a motion to approve the agenda as submitted. Mr. Scully seconded. The motion carried 5-0.

**CLOSED SESSION**

Mr. Scully made a motion for a closed meeting to discuss legal matters related to *City Council of the City of Fredericksburg v. Architectural Review Board*, as allowed under the Virginia Freedom of Information Act, Code of Virginia § 2.2-3711(A)(7). Mr. McFarland seconded. The motion carried 5-0. Ms. Schwartz exited the meeting at this time.

Upon conclusion of the closed meeting, Mr. Scully made a motion to adopt a resolution certifying that the closed session had been properly conducted. Mr. McFarland seconded. The motion carried 5-0.

**CONTINUED CASES**

The Board reconvened in open session in Council Chambers at 7:00 pm. Mr. Harris and Mr. Van Zandt arrived at 7:00 p.m.

- a. **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 mixed-use masonry building. The building footprint will be 105 feet along Hanover Street and 155 feet along Sophia Street, with ground level parking.

James McGhee, the project architect, was present.

Mr. McGhee presented a digital 3D model of the project, showing the mass and scale from a variety of perspectives.

Mr. Scully and Ms. Weitzman stated concerns about the massing of the Hanover Street elevation. They said the divisions of the façade did not seem to align with typical patterns in the district and suggested that some vertical elements should continue all the way to ground level. The Board agreed that the façade should not present the false appearance that it is made of multiple adjoining buildings; however, the form of the building should still reflect the general dimensions of these divisions.

Mr. McGhee adjusted one of the bays on the Hanover Street elevation to show that this could be accomplished. Mr. Scully agreed that the alteration was helpful.

Mr. McFarland requested that approval of the demolition of the existing buildings on site be contingent on approval of the full project. The Board agreed.

Mr. Van Zandt said that he felt comfortable approving the scale and massing knowing there is still much work to be done on the details. He said he believed the details would clarify any questions the Board still had moving forward.

Ms. Pates stated that she believed the building was still out of scale with the district and would not support approval.

Mr. Van Zandt made a motion to approve the site planning, scale, and massing as shown in the model presented, and to approve demolition of the existing structures contingent on approval of the full project on consent at the Board's October 17, 2016 meeting.

Dr. Barile seconded the motion and commented that much had been done to minimize the scale of the building through various architectural elements. The motion carried 6-1, with Ms. Pates voting against.

## **NEW BUSINESS**

### **a. Pre-Application Discussion: 209 Hanover Street**

The property owner, Jaime Ibarra, was present to discuss several proposed alterations and repairs to the building. These include replacement of the slate roof with synthetic slates, repairs or alterations to several leaning chimneys, and painting of the rear masonry wall on the alley.

The Board recommended the information that Mr. Ibarra should include with an application to consider these items:

- Structural assessment of the chimneys in need of repair
- Condition assessment of the existing slate roof to determine that replacement is necessary
- Detailed information on the material content of the proposed synthetic slate
- Detailed information on the type of paint used for the masonry wall

Additionally, the Board recommended the use of interior caps to cap the chimneys. Mr. Harris recommended reviewing the Board's discussion on types of paint from their consideration of the mural

at 106 George Street.

**b. Pre-Application Discussion: 319 Prince Edward Street**

The property owners, Hamilton Palmer and Matt Revell, were present.

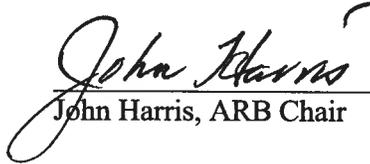
Mr. Palmer explained that the current temporary roof covering needs to be replaced before winter. They are proposing to install a new metal or EPDM roof on the existing structure. Additionally, Mr. Palmer presented a concept for the scale and massing of a new rear addition.

Mr. Scully said that the design concept was right on track and he supported the new addition. The Board offered some additional comments and suggestions to improve the design.

Mr. McFarland commented that a standing seam metal roof would be appropriate for the time period. The Board also discussed other metal roofing products that might be appropriate for the property. Mr. Palmer thanked the Board for their comments.

**ADJOURNMENT**

Mr. Scully made a motion to adjourn the meeting. Mr. McFarland seconded. The meeting adjourned at 8:30 p.m.

  
\_\_\_\_\_  
John Harris, ARB Chair



**MOTION:** Scully

**SECOND:** McFarland



**September 26, 2016  
Supplementary Meeting  
ARB Resolution 16-05**

**RE: CERTIFICATION OF CLOSED MEETING**

**ACTION: APPROVED: Ayes: 5 ; Nays: 0**

**WHEREAS**, the Architectural Review Board of the City of Fredericksburg has this day adjourned into a Closed Meeting in accordance with a formal vote of the Board, and in accordance with the provisions of the Virginia Freedom of Information Act; and

**WHEREAS**, the Freedom of Information Act requires the Architectural Review Board to reconvene in open session and to certify that such a Closed Meeting was conducted in conformity with the law;

**NOW, THEREFORE, BE IT RESOLVED** that the Architectural Review Board of the City of Fredericksburg does hereby certify that to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act were discussed in the Closed Meeting to which this certification applies, and (ii) only such public business matters as were identified in the Motion by which the said Closed Meeting was convened were heard, discussed, or considered by the Architectural Review Board.

-Adjourned into Closed Meeting at 6:05 p.m.  
-Adjourned out from Closed Meeting at 6:36 p.m.

**Votes:**

**Ayes:** Weitzman, Pates, Scully, Barile, McFarland

**Nays:** None

**Absent from Vote:** Harris, Van Zandt

**Absent from Meeting:** Harris, Van Zandt

\*\*\*\*\*

***Staff's Certificate***

*I, Kathryn S. Schwartz the undersigned, certify that I am the Historic Resources Planner for the City of Fredericksburg, Virginia, and that the foregoing is a true copy of ARB Resolution 16-05 duly adopted at the Architectural Review Board meeting held September 26, 2016 at which a quorum was present and voted.*

\_\_\_\_\_  
**Kathryn S. Schwartz**





**Motion for Closed Meeting Under  
The Virginia Freedom Of Information Act**

I move that the Architectural Review Board convene a closed meeting under the Virginia Freedom of Information Act, Code of Virginia Section 2.2-3711(A)(7) in order to discuss:

□ **Legal Matters**

- Consultation with legal counsel pertaining to actual or probable litigation, where such consultation in open session would adversely affect the negotiating or litigating posture of the Architectural Review Board, **OR**
- Briefing by staff members or consultants, pertaining to actual or probable litigation, where such briefing or consultation in open session would adversely affect the negotiating or litigating posture of the Architectural Review Board.

The legal action is as follows: City Council of the City of Fredericksburg v. Architectural Review Board and NBB LLC

