



Minutes
Architectural Review Board
March 11, 2019
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

Jonathan Gerlach, Chair
Sabina Weitzman, Vice Chair
Kerri S. Barile
Carthon Davis, III
Karen Irvin
Susan Pates
James Whitman

Members Absent

Staff

Kate Schwartz
Camilla Jacobs

Mr. Gerlach called the Architectural Review Board meeting to order at 7:00 p.m.

OPENING REMARKS

Mr. Gerlach determined that a quorum was present, and asked if public notice requirements had been met. Ms. Schwartz noted that they had.

APPROVAL OF AGENDA

Dr. Barile motioned to approve the agenda as submitted. Mr. Whitman seconded. The motion carried 7-0.

APPROVAL OF MINUTES

Mr. Gerlach asked if there were any changes or additions to the minutes of the regular meeting dated February 11, 2019. Ms. Weitzman motioned to approve the minutes as written. Ms. Irvin seconded. The motion carried 7-0.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Mr. Gerlach asked if any Board member had engaged in any *ex parte* communication on any item before the Board. No Board members had any *ex parte* communication to report.

DISCLOSURE OF CONFLICTS OF INTEREST

Mr. Gerlach asked if any Board member had a conflict of interest for any item before the Board. There were no conflicts of interest reported.

PUBLIC HEARING

A. New Business

Signs

- i. **COA 2019-08 – 819 Caroline Street** – Matthew Rossi requests to install signs, including one building-mounted sign, for the Backdoor Gallery business.

The applicant was not present and there were no public comments. Mr. Davis motioned to approve as recommended by staff. Ms. Weitzman seconded. Motion carried 7-0.

- ii. **COA 2019-09 – 601 Caroline Street** – Lani Weiss requests to install signs, including vinyl window decals, for the Potomac Nationals sales office to be located in Executive Plaza.

Theresa Coffey, Business Operations Manager for the Potomac Nationals, was present to represent the applicant. There were no public comments. Mr. Whitman motioned to approve the application as submitted. Dr. Barile seconded. The motion carried 7-0.

The applicant commented that the team name had not been determined yet, but would include “Fredericksburg” in the name.

- iii. **COA 2019-12 – 317 Dixon Street** – Pamela Hill requests to install signs, including one building-mounted sign, for the Healthy Hair business.

The applicant was not present and there were no public comments.

Ms. Pates asked if the sign was a lighted sign. Ms. Schwartz replied that it was not.

Ms. Weitzman motioned to approve the application as submitted. Mr. Davis seconded. The motion carried 7-0.

Accessory Structures

- iv. **COA 2019-11 – 623 Caroline Street** - Gregory Shalawylo requests to relocate the existing six-foot privacy fence near the rear of the property to the rear property line.

The applicant, Gregory Shalawylo, was present.

Danae Peckler, 1410 Prince Edward Street, representing HFFI, said that the organization and the Virginia Department of Historic Resources held easements on the property and had coordinated with Mr. Shalawylo to approve the fence.

Ms. Irvin asked for clarification on the portion of fence to be removed and asked if the language needed to be modified in the application to better reflect the proposal. Ms. Schwartz commented that the language did not need to be modified.

Mr. Gerlach asked if the materials would match the existing fence and the applicant replied yes. The applicant stated that he has plenty of the original fence. Ms. Pates asked about an access easement on the property and the applicant commented that it is a utility easement located on the neighboring property and would not be impacted.

Mr. Davis motioned to approve the application as recommended by staff. Ms. Irvin seconded. The motion carried 7-0.

Exterior Alterations/Additions

- v. **COA 2019-10 – 1216 Caroline Street** – Frans and Karen Vossenberg request approval after the fact to construct a rear egress staircase from the second floor.

The applicant, Frans Vossenberg, was present and there were no public comments. Mr. Vossenberg apologized for misunderstanding the deadlines and approvals. He said the project had been approved five years ago and was just now brought to completion. He explained that they had waited to build the steps due to grading and drainage issues in the rear yard, but that the construction matches what was approved and constructed earlier.

Ms. Weitzman asked Ms. Schwartz to clarify what materials had been initially approved. Ms. Schwartz noted that all the material specifications had not been clearly defined, but were discussed in the meeting minutes. Ms. Weitzman and Mr. Vossenberg discussed the use of Azek composite.

Dr. Barile said that she remembered the earlier application and doesn't believe the use of vinyl was approved by the ARB. The use on this project may be in violation of the approved certificate of appropriateness. Mr. Gerlach and Mr. Vossenberg discussed which elements of the porch and steps were constructed of vinyl or PVC. Mr. Gerlach noted that this material would not be approved by the ARB today, and asked Mr. Vossenberg about the cost to replace these elements with wood. Mr. Vossenberg estimated \$2000 to deconstruct the existing elements and \$5000 to rebuild.

Mr. Davis noted that the Historic District Handbook clearly addresses the use of vinyl, and as a new application, this would be denied. He said he believes the railings should be replaced with wood. The Board and Mr. Vossenberg discussed which elements of the construction this application addressed. Ms. Weitzman noted the limited visibility and whether the material selection could be assessed from a distance, though she did say that these materials would not be approved by the ARB today.

The Board took a brief recess to allow staff to review past ARB meeting minutes. Once reconvened, Board members said they would be in favor of continuation in order to review the records. Ms. Irvin made a motion to continue the application to the next regular meeting of the ARB. Ms. Weitzman seconded. The motion carried 7-0.

GENERAL PUBLIC COMMENT

Danae Peckler, 1410 Prince Edward Street, spoke about the proposed UDO text amendments related to the historic district and ARB processes. She asked if the records of the Historic Preservation Working Group were available to the public and said that the proposed amendments did not fully address issues in the historic district, including demolition-by-neglect, context-driven development, and other elements. She highlighted a number of specific concerns in the proposed text, including references to the zoning administrator, submittal requirements, the language of the Secretary of the Interior's Standards for Rehabilitation, and the standards for new construction. She noted that HFFI would submit written comments.

Ed Sandtner, 132 Caroline Street, spoke about the proposed UDO text amendments and expressed concerns about the language in the Secretary of the Interior's Standards for Rehabilitation that are included in the ARB's review criteria. He specifically addressed standard 3, which discourages false historical elements, and standard 9, which encourages compatible contemporary design. Mr. Sandtner said he feels that the ARB does not take public comments and concerns into account when making their decisions.

OTHER BUSINESS

A. UDOTA 2019-01 – Amending the Old and Historic Fredericksburg overlay district standards and Architectural Review Board procedures

Ms. Schwartz provided a presentation outlining a series of amendments to the UDO intended to address some issues and concerns in the Historic District and ARB procedures identified by the ARB, City Council, and Historic Preservation Working Group.

Mr. Gerlach noted a number of concerns with specific elements of the text and said he would provide notes to staff on these items. The Board discussed several elements of the proposed amendments, including potential conflicts between the building code and the historic district ordinance, references to the Secretary of the Interior’s Standards for Rehabilitation, and the length of the period of validity for certificates of appropriateness. The Board discussed whether the period of validity should be different for different types of applications.

Mr. Gerlach requested that the Board hold a work session on the proposal and asked if the City Attorney could be present. The Board agreed and Ms. Schwartz noted that the meeting would be scheduled for March 25 at 7 p.m.

UPDATE

A. Transmittal of Planning Commission Notice – March 13, 2019 and March 27, 2019

B. Update on the Old Stone Warehouse/Chatham Bridge Reconstruction

Ms. Schwartz reported that the Chatham Bridge Reconstruction project timeline had been accelerated due to deterioration of the bridge. By the fall, work would be performed to stabilize the Old Stone Warehouse structure so that the bridge construction could begin in early 2020.

COMMITTEE UPDATE

Mr. Gerlach said that the liaison committee would be meeting soon with representatives from HFFI.

CHAIRMAN’S REPORT

Mr. Gerlach commented that the City Council upheld the ARB decision for the appeal at 129 Caroline Street.

ADJOURNMENT

The meeting adjourned at 8:57 p.m.



Jonathan Gerlach, ARB Chair