



Minutes Architectural Review Board

March 25, 2019
Room 218, City Hall
Fredericksburg, Virginia

Members Present

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

Members Absent

James Whitman

Staff

Kate Schwartz
Kathleen Dooley

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

The agenda was approved as written.

CONTINUED ITEMS

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

Ms. Schwartz noted that several members of the Historic Preservation Working Group were present, including Christine Henry, Councilman Matt Kelly, Councilman Dr. Tim Duffy, Jon Van Zandt, and David James. Ms. Schwartz reviewed the proposed text amendments for the group.

Mr. Gerlach recommended several specific edits to the language of the ordinances, including defining the administrative review procedures, references to the Virginia Uniform Statewide Building Code, and internal references.

The group discussed the period of validity for COAs and how it might be revised. Some members noted that the goal was simplification of processes and that creating different terms for different project types would add complication. The group asked for perspectives from Jon Van Zandt and Mike Adams, who said that one year was not enough time to get through all development approval processes before a COA would expire. Ms. Pates said she believed the one year time frame had worked successfully. The majority of the group agreed to extend the period of validity to two years, with the option to extend the approval by one year two times.

There was some discussion of the use of infill calculations throughout the historic district. Ms. Pates said she did not think this encouraged compatible infill development. Ms. Schwartz noted

that the amendments also made it clear that the standards of compatibility in the historic district would have primacy over any base zoning.

The group also discussed demolition-by-neglect and the provisions for demolishing unsafe structures. ARB members noted that provisions to guarantee safety were vital, but asked about emergency meeting procedures or other measures that would keep the ARB involved in any potential demolitions in the historic district. Ms. Schwartz recommended inviting the Building Official to a meeting of the Historic Preservation Working Group to discuss this in more detail.

There was some discussion of providing the details of notice procedures for administrative applications in the amendments. Ms. Dooley and Ms. Schwartz agreed to work together on this and bring an updated draft back to the ARB for review.

GENERAL PUBLIC COMMENT

There was no general public comment.

ADJOURNMENT

The meeting adjourned at 8:18 p.m.



Jonathan Gerlach, ARB Chair