



Minutes
Architectural Review Board
June 10, 2019
Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

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

Members Absent

Staff

Kate Schwartz
Allison Martin

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 confirmed that all requirements had been met.

APPROVAL OF AGENDA

Ms. Irvin motioned to approve the agenda as written. Ms. Weitzman 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. Dr. Barile noted that she had a conflict with COA 2019-31 at 133 Caroline Street as the applicant is a client of hers and would not participate in the discussion or vote. There were no further conflicts of interest reported.

CONTINUED ITEMS

- i. **COA 2019-14** – 802-804 Princess Anne Street – Joseph Peter Drennan requests to make alterations to this commercial building, including replacing the iron railings at the front steps with new steel railings and installing a wall-mounted clock, building-mounted signage, and a steel bike rack.

The applicant, Joseph Peter Drennan, 10502 Ni River Drive, was present and spoke regarding the redesign of the building's iron railings as requested previously by the Board. He believes the proposal preserves the historic significance of the posts while bringing the railings up to current code.

There were no public comments.

Ms. Weitzman thanked the applicant for working to find a solution, for reusing the historic materials, and for replacing the damaged elements.

Dr. Barile stated that she supported the reuse of the posts, but noted that the introduction of vertical pickets changes the appearance of the railing and would have recommended the use of horizontal supports.

Ms. Weitzman made a motion to approve the revised proposal for the railings as presented. Mr. Davis seconded. The motion carried 6-1, with Dr. Barile against.

PUBLIC HEARING

A. New Business

Signs

- i. **COA 2019-27** – 918 Caroline Street – Kathleen Propes requests to install signs, including one building-mounted sign, for the Oldies but Goodies antiques business.

The applicant, Kathleen Propes, was present and stated that the size and location of the sign would not be changing, only the name.

There were no public comments.

Dr. Barile made a motion to approve the application as submitted. Ms. Weitzman seconded. The motion carried 7-0.

- ii. **COA 2019-32** – 1008 Prince Edward Street – Jay Greene, Jr. requests to install signs, including one freestanding sign, in the front yard of this commercial building.

The applicant, Jay Greene, Jr., was present.

There were no public comments.

Ms. Weitzman made a motion to approve the application as submitted. Mr. Whitman seconded. The motion carried 7-0.

Exterior Alterations

- i. **COA 2019-28** – 315 Princess Anne Street – Charles Bumbrey and Arleatha Copeland-Bumbrey request to make alterations to the front porch of this single-family residence, including replacing roofing and porch decking with alternate materials.

The applicant, Charles Bumbrey, was present. He noted that they would work with their contractor to rebuild the internal gutter system rather than installing external gutters.

There were no public comments.

Questions were raised concerning the pitch of the porch roof and the use of dimensional shingles. Mr. Bumbrey said the contractor had confirmed that shingles would work on the shallow slope, but that if the slope isn't sufficient, they'll replace the roof in-kind with metal. Ms. Weitzman encouraged the applicant to check with the manufacturer, especially to ensure that the roofing warranty would apply.

Ms. Weitzman suggested when replacing the porch to lay the decking perpendicular to the front elevation, stating this proposed change would help with runoff and could be beneficial for the longevity of the materials.

Ms. Irvin made a motion to approve the application in accordance with the staff recommendation which provided the following conditions for the use of synthetic porch decking: tongue-and-groove installation, board thickness matching the original material, a smooth surface finish (without extreme faux graining), a finished edge, and a paintable surface. The Board additionally made the friendly recommendation to run the porch decking perpendicular to the front elevation and to ensure that the roofing material can be warrantied on this low-pitched roof. Ms. Weitzman seconded. The motion carried 7-0.

- ii. **COA 2019-26** – 118-120 Caroline Street – Roshni Mathur requests to replace the wood columns supporting the front porch at this duplex residence.

Jerry Groves, Roseville, VA, was present to represent the applicant and spoke regarding the history of the project. Mr. Groves described the existing columns as 4x4 wooden posts with plywood and trim, stating they are impossible to repair and the existing trim can't be replicated.

There were no public comments.

Dr. Barile concurred with staff evaluation that the columns are character-defining features of the property. She suggested that Mr. Groves work with Ms. Schwartz to identify a replacement product that matches the original design.

Mr. Davis made a motion to approve the application in accordance with the staff recommendation that the replacement columns must match the material and design of the existing; they must be tapered, square, wood columns with recessed panels, matching the dimensions of the original columns. Dr. Barile seconded. The motion carried 7-0.

- iii. **COA 2019-29** – 513 Dunmore Street – Benjamin McDavid requests to install a vent on the front roof slope of this attached single-family residence.

The applicant was not present.

There were no public comments.

Mr. Davis made a motion to approve the application as submitted. Dr. Barile seconded. The motion carried 7-0.

- iv. **COA 2019-30** – 1201 Caroline Street – The City of Fredericksburg Public Facilities Division requests to install building-mounted security cameras at the Central Rappahannock Regional Library Headquarters building.

Ray Regan, Public Facilities Division Manager for the City of Fredericksburg, was present to represent the application. He spoke regarding the need for the cameras based on numerous disturbance complaints, seeing them as a deterrent to curtail unlawful activities in and around the library.

Mary Ellen Wheeler, 1201 Princess Anne Street, spoke in support of the application, stating the library area is overwhelmed with the presence of homeless individuals, and asking for action to be taken to stop criminal activity.

Mr. Regan responded to questions from the Board and clarified that the mounting brackets for the cameras will all be white and signs will be displayed stating the property is under surveillance.

Ms. Weitzman made a motion to approve the application as submitted. Ms. Irvin seconded. The motion carried 7-0.

- v. **COA 2019-31** – 133 Caroline Street – James McGhee requests to replace three fixed windows on the existing rear addition with new aluminum-clad wood windows at the Sentry Box residence.

The applicant and project architect, James McGhee, was present. Mr. McGhee stated that this request had come up while attempting to repair the existing windows. The windows were rotten and had failing seals, so the concept for these windows was altered to match the rest of the design. He noted that the proposed windows would be uniform with the rest of the addition design and would create continuity.

There were no public comments.

Mr. Davis confirmed with Mr. McGhee that the wall around the windows would be repaired with new wood siding to match the existing.

Mr. Davis made a motion to approve the application as submitted. Ms. Irvin seconded. The motion carried 6-0-1, with Dr. Barile abstaining.

GENERAL PUBLIC COMMENT

There was no general public comment.

OTHER BUSINESS

None.

STAFF UPDATE

A. Procedural Updates

Ms. Schwartz provided an update on changes in ARB procedures that will result from the UDO text amendments scheduled to be approved on second read by the City Council on June 11.

Board members recommended several edits to the draft COA application form. Ms. Schwartz noted that these would be incorporated. Updates to the Procedures Manual would be made later in the summer or early fall.

COMMITTEE REPORT

None.

CHAIRMAN'S REPORT

None.

ADJOURNMENT

Mr. Davis made a motion to adjourn and Ms. Irvin seconded. The motion carried unanimously and the meeting adjourned at 8:08 p.m.



Jonathan Gerlach, ARB Chair

