



Minutes
Architectural Review Board
July 8, 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

Mr. Davis motioned to approve the agenda as written. 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 June 3, 2019.

Mr. Davis requested a change in wording on page three of the minutes, for item COA 2019-25 at 607-719 Sophia Street. In the fourth paragraph, Mr. Davis asked that "content" be replaced with "selection" as the overall design has not yet been determined.

Ms. Weitzman requested removal of the second sentence under item COA 2019-17 at 312 William Street on page three of the minutes as it was a typo not relevant to that item.

Mr. Davis made a motion to approve the minutes as amended. 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.

Dr. Barile noted that she had a conflict with COA 2019-37, 719 and 721 Caroline Street, as she had provided archaeological services for the property owner and project. She said she would not participate in the discussion or vote. There were no further conflicts of interest reported.

CONSENT AGENDA

- i. **COA 2019-33** – 1015 Caroline Street – Signs
- ii. **COA 2019-34** – 200 Lafayette Boulevard – Signs
- iii. **COA 2019-35** – 807 Caroline Street – Signs
- iv. **COA 2019-36** – 806 Caroline Street - Signs

Mr. Gerlach asked the members of the Board if there were any items on the Consent Agenda that they wished to have removed. Hearing none, Mr. Gerlach asked if there were any members of the public who wished to speak to any item on the Consent Agenda. There were none. Ms. Schwartz presented a brief review of the items.

Ms. Weitzman made a motion to approve the consent agenda. Mr. Davis seconded. The motion carried 7-0.

PUBLIC HEARING

- i. **COA 2019-37** – 719 and 721 Caroline Street – Thomas Mitchell requests to demolish the concrete block garages attached to the rear of the commercial building at 721 Caroline Street.

The applicant, Thomas Mitchell, was present. Mr. Mitchell said he was working through financing for the One Hanover mixed-use project and that it would aid the marketability of the project to provide additional parking. The demolition of the garages will allow for the creation of approximately seven additional spaces.

There were no public comments.

Ms. Weitzman asked about the finish on the 1935 addition. Ms. Schwartz said that it was stucco, which was intact on the existing rear wall. Mr. Gerlach asked what additional ARB review would be required for treatment of the rear wall exposed by demolition. Ms. Schwartz noted that cleaning and repairing would not require any further review. For relocating HVAC equipment, the applicant would only need to return to the ARB if the equipment is visible from a public right-of-way.

Ms. Weitzman noted that demolitions were often difficult to approve, but that a clear case has been made. In this case, a later addition would be removed, opening up the visibility of earlier structures. Mr. Gerlach asked Mr. Mitchell to consult with staff on the repair work at the exposed rear walls.

Ms. Weitzman made a motion to approve the application as submitted on condition that the property owner consult with staff on the repair and rehabilitation of the rear walls to determine if further ARB review is required. Ms. Irvin seconded. The motion carried 6-0-1, with Dr. Barile abstaining.

GENERAL PUBLIC COMMENT

None.

OTHER BUSINESS

None.

STAFF UPDATE

Ms. Schwartz provided several updates to the Board:

- Aubrey Von Lindern, the state CLG Coordinator with DHR, will attend the August meeting as part of a four-year CLG evaluation process.
- A briefing on the proposed archaeology ordinance and program will be provided at the August meeting as public hearings with the City Council and Planning Commission will begin on this topic soon.
- Several land use applications have been submitted for the rehabilitation of the Janney-Marshall building at 401 Princess Anne Street, including a rezoning, special exception, and special use permit. The property owner plans to use federal and state historic tax credits for the rehabilitation, so few alterations to the historic building are planned.

COMMITTEE REPORT

None.

CHAIRMAN'S REPORT

None.

ADJOURNMENT

The meeting adjourned at 7:31 p.m.



Jonathan Gerlach, ARB Chair

