Approved
12 JAN 09
CFN

MINUTES
ARCHITECTURAL REVIEW BOARD

December 8, 2008
7:30 P.M.
City Hall, Conference Room
Fredericksburg, Virginia

MEMBERS	MEMBERS ABSENT	CITY STAFF
Owen Lindauer, Chair	Barry Waldman	Erik Nelson, Senior Planner
Robin Wood, Vice Chair		Sheree Waddy, Recording Secretary
Lisa Peverill		
Vernon Danielsen		
Donna Chasen		

Mr. Lindauer called the Architectural Review Board to order at 7:30 p.m.

OPENING REMARKS

Mr. Lindauer determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

APPROVAL OF AGENDA

Mr. Lindauer asked if there were any changes to the agenda.

Mr. Lindauer asked to add the following items under Other Business:
Item 4: Discussion of letter of resignation from Mr. Kennard Johnson
Item 5: Discussion of annual dinner

Mr. Danielsen asked to add Item 6 under Other Business, update on sign at 317 Dixon Street.

Mr. Danielsen made a motion to accept the agenda, as amended. Ms. Chasen seconded. The motion carried unanimously.

REVIEW OF MINUTES

Mr. Lindauer asked if there were any changes to the minutes for November 10, 2008.

Ms. Wood made a motion to accept the minutes for November 10, 2008, as submitted. Ms. Chasen seconded. The motion carried unanimously.

Mr. Lindauer asked if there were any changes to the minutes for October 27, 2008.

Ms. Wood made a motion to accept the minutes for October 27, 2008, as submitted. Ms. Chasen seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Mr. Lindauer asked if any board member had participated in any *ex parte* communications on any of the agenda items. No one said that they had.

APPLICATIONS

1. 311 Fauquier Street (William Hatch) – Alterations to retaining wall

Mr. Nelson explained that the applicant had called to explain that he wanted to modify the application by changing the material from brick to a split block (a sample was provided). The applicant had also informed the staff he would not be able to attend the meeting.

The applicant was not present.

There was no public comment.

Ms. Peverill said that the split block would be very similar to the existing wall. She said she had no problem with the modification.

Mr. Lindauer asked if the wall along Fauquier Street was the only portion to be refaced.

Mr. Nelson said yes.

Mr. Danielsen said he would like additional information on how the material would be bonded to the wall. He added that he would like the opportunity to speak with the applicant about refacing the entire wall.

Mr. Danielsen made a motion to table the application for additional information on how the block would be applied to the wall and what areas would be refaced. Ms. Chasen seconded.

Mr. Lindauer asked that the motion be amended to note that the applicants had also suggested tabling the application prior to the meeting.

Mr. Lindauer called for the vote. The motion carried unanimously.

2. 907 Princess Anne Street (Fredericksburg Area Museum) – Exterior alterations

The applicant was represented by Robert Antozzi, Director of Parks, Recreation and Public Facilities for the City of Fredericksburg and Blake Giddens, project engineer, Restoration Engineering Inc.

There was no public comment.

Mr. Danielsen asked if all the windows in the building would be restored.

Mr. Giddens said no. He said that the basement windows, which he believed were added in the 1970s or 1980s, would not be replaced.

Mr. Lindauer commented that the windows to be replaced, which dated to the 1950s, had not attained historic significance and there was no reason to try to preserve them.

Ms. Wood said she found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Chasen seconded.

Mr. Lindauer asked if the motion left the choice of jambs to the owner's discretion.

Ms. Wood said yes.

Ms. Chasen stated she preferred the traditional weight and pulley balance system, but she would concur with Ms. Wood and leave that decision to the applicant.

Mr. Danielsen asked if the applicant had a preference on the window jamb to be used.

Mr. Giddens said they would prefer the historic jamb liner, but cost was a consideration. He said they also had to consider how airtight the windows would be compared to a vinyl jamb liner.

Mr. Lindauer called for the vote. The motion carried unanimously.

3. 1304 Sophia Street (James and Judy White) – Addition and exterior alterations

The applicants were present and represented by their contractor, Allen Harrison, Battlefield Homes.

There was no public comment.

Mr. Danielsen asked how the addition would be delineated from the existing home. He commented that there did not appear to be a step down from the roof and the side walls appeared to be continuous on the drawings.

Mr. Harrison explained that the proposed addition would be differentiated from the existing structure by adding a vertical trim piece at the rear of the existing second story. He said the roof would be extended continuing the plane. If the Board recommended a change in the height of the roof he said it would be more feasible to step the roof up so the interior ceiling height could be maintained.

Mr. Danielsen said he did not consider the vertical trim piece sufficient delineation between the old and new structure. He said that a differentiation in roof height would also add architectural interest.

Mr. Lindauer asked Mr. Danielsen if all his concerns about the application would be mitigated if the applicant adjusted the height of the roof.

Mr. Danielsen said yes.

Ms. Peverill said that adding a piece of trim was typical when differentiating between old and new. She said that making the roof continuous and using a wider seam on the metal roof would show enough differentiation between old and new and that stepping the roof up or down would not be necessary.

Mr. Lindauer clarified that Ms. Peverill was suggesting that a wider width seam be used on the new metal roof.

Ms. Peverill explained that her suggestion was to use of a wider width piece at the point where the addition starts, similar to what was proposed for the siding.

Mr. Harrison said that could be done.

Ms. Peverill said she found the proposed addition and exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness with the condition that a vertical trim piece be added between the existing structure and the proposed addition.

Ms. Chasen seconded and asked to amend the motion to include that the standing seam metal roof between the existing structure and the proposed addition have a different width.

Mr. Harrison asked if the standing seam width was to be carried throughout the entire length of the new roof or just at the juncture of the existing structure and new addition.

Ms. Peverill said it only needed to be at the juncture.

Mr. Lindauer called for the vote. The motion carried unanimously.

4. 1108 Princess Anne Street (Nelson Cole) – Exterior alterations

The applicant was present. He noted that the door downstairs had previously been replaced.

There was no public comment.

Mr. Lindauer clarified that the downstairs door was approved in 2006 as a new door.

Mr. Cole said that was correct.

Mr. Lindauer asked if the door was custom made and how it would be distinguished from the new door.

Mr. Cole said the door was custom made to be consistent with the other doors in the house but was still new.

Ms. Wood said she found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Danielsen seconded. The motion carried unanimously.

5. 528 Caroline Street (Raymond L. Herlong) – Exterior alterations

The applicant was present. Mr. Herlong clarified that painting the CMU on one side of the building was an option. He said it was approved for wood siding, but that just painting was an option the property owners wanted to have available.

There was no public comment.

Mr. Lindauer said he visited the property and complimented Mr. Herlong on the work that had been done and thanked him returning to the Board with the forensic analysis of the vertical stratigraphy of the siding of the house.

Mr. Danielsen asked if the garage doors would be overhead doors.

Mr. Herlong said the doors would be installed as though they were operable units, but the area behind them would actually be a solid wall.

Mr. Danielsen said that sheet A5R indicated that the chimney below the roofline would be removed. He asked how the chimney above the roofline would be supported.

Mr. Herlong said they would add a suitable wood frame underneath.

Ms. Wood said she found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Danielsen seconded. The motion carried unanimously.

<u>Other Business</u>

1. Planning Commission agenda – Mr. Nelson said that 1200 Prince Edward Street was on the agenda and he expected the Planning Commission to recommend approval.
2. Update on 1407 Caroline Street – Mr. Nelson said the roof was finally restored to its original configuration. He commented that it was a major victory for preservation but that the preservation community had declined to be involved.
3. Code Amendment –Mr. Lindauer said the Council wants to expand the pool of people who can bring a request for Council to review ARB decisions. Mr. Lindauer said that the proposal did two things. First, it distinguishes review from appeal and second, it broadens the pool of individuals who can request that Council review an ARB decision by creating the review process. Mr. Lindauer suggested that the Board discuss what recitals should be included in a proposed resolution that will be forwarded to Council. The Board then

discussed and agreed on the recitals that would be included in a resolution for the Board's review at the next the meeting.

4. Letter of Resignation – Mr. Nelson transmitted Mr. Johnson's resignation letter. Mr. Danielsen said he was very sorry that Mr. Johnson had resigned and that the manner in which he left was unfortunate. He said Mr. Johnson was a very talented individual and the Board would miss his input. Mr. Lindauer agreed. Mr. Nelson said that Mr. Johnson's resignation would be referenced in the annual report.
5. Annual dinner – The Board decided they would meet at Castiglia's on December 17th at 7:00 p.m. for an end-of-year dinner together.
6. Update on 317 Dixon Street (sign) – Mr. Nelson said he will ensure this case is on the January agenda.

Meeting adjourned at 8:53 p.m.

Owen Lindauer, Chair