



Minutes
Architectural Review Board
April 26, 2021
Electronic Meeting

Members Present

Jonathan Gerlach, Chair
Karen Irvin, Vice Chair
Adriana Moss
Helen P. Ross
Sabina Weitzman
James Whitman (arrived 7:04 p.m.)

Members Absent

Staff

Kate Schwartz

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

OPENING REMARKS

Chairman Gerlach stated that the meeting was being held electronically through the “GoTo Meeting” application, pursuant to City Council Ordinance 20-05, An Ordinance to Address Continuity of City Government during the Pendency of a Pandemic Disaster. The members participating were Jonathan Gerlach, Karen Irvin, Adriana Moss, Helen P. Ross, Sabina Weitzman, and James Whitman. Members of the public have been invited to access this meeting by public access television Cox Channel 84, Verizon Channel 42, online at www.regionalwebtv.com, or on Facebook Live at www.facebook.com/FXBGgov.

Chairman Gerlach determined that a quorum of 5 members was present, and asked if public notice requirements had been met. Ms. Schwartz confirmed that they had.

APPROVAL OF AGENDA

Ms. Weitzman made a motion to approve the agenda as submitted. Ms. Moss seconded. The motion carried 5-0.

Mr. Whitman arrived at 7:04 p.m.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Chairman 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

Chairman Gerlach asked if any Board member had a conflict of interest for any item before the Board. Ms. Weitzman noted that she had a conflict for COA 2021-17 at 401 Hanover Street and had submitted the form to Ms. Schwartz.

PUBLIC HEARING

Continued Applications

- A. COA 2021-16 – 922-924 Caroline Street – James Newton requests to remove the molded cornice from the façade of this commercial building due to its deteriorated condition.

The applicant was present. Mr. Newton stated that the trim was not historically significant and that its removal would make his building more compatible with neighboring buildings. He said the cost of repairing the trim would prevent him from being able to spend money on or improve the interior. There was no public comment.

Chairman Gerlach noted that an ARB denial of the request to remove the cornice would not mandate the owner to restore it to the 1973 appearance. It would only require Mr. Newton to maintain the trim that still remains on the building.

Ms. Ross said she understood Mr. Newton's challenges and noted that his family had cared for the building for a long time, but she was in support of repairing the trim that is still in place. Ms. Weitzman agreed and noted that part of the ARB's responsibility is to ensure that buildings can continue to tell their stories over time. She said she was in favor of retaining the trim unless a full effort is made to restore the building to a previous point in history. She also noted that the quotes the applicant has received to work on the façade seem exorbitant given that contractors work on downtown facades regularly. She made a friendly recommendation to seek additional estimates.

Mr. Whitman said he disagreed and that this is an undue hardship on the applicant. He said he was in support of the removal.

Ms. Irvin and Ms. Moss said they understood the hardship, but that removal of the cornice without restoration of the façade was not appropriate. Chairman Gerlach said that the Colonial Revival elements should be addressed together as they do have some significance. He said he was in support of repairing the remaining elements.

Mr. Whitman made a motion to approve the removal of the cornice. Chairman Gerlach seconded. The motion failed on a 1-5 vote, with Ms. Ross, Ms. Weitzman, Ms. Irvin, Ms. Moss, and Chairman Gerlach against.

Ms. Weitzman made a motion to deny the request to remove the cornice because it does not meet the standards and guidelines for the district, as outlined by staff. Ms. Moss seconded. The motion carried 5-1 with Mr. Whitman against.

- B. COA 2021-17 – 401 Hanover Street – Anna Mitsis-Mozena requests to replace the porch decking on the front and side porches at this commercial property with new IPE wood decking.

The applicant was present. There was no public comment.

Ms. Ross thanked the applicant for the additional information submitted regarding in-kind repairs to the porches and use of oil as the finishing treatment for the Ipe. All Board members said they were in support of the application and that it met the standards and guidelines for the district.

Ms. Ross made a motion to approve the application as submitted. Ms. Moss seconded. The motion carried 5-0-1, with Ms. Weitzman abstaining.

- C. COA 2021-18 – 200 Hanover Street – JFH Fredericksburg III, LLC requests to make alterations to the exterior of this commercial building including replacing two exterior doors, reconfiguring a rear courtyard entry, and installing exterior lighting.

The applicant was not present. There were no public comments.

Ms. Moss made a motion to approve the application with two conditions as recommended by staff: the new fiberglass doors will have a smooth, painted finish and option 1 would be selected for the lighting fixtures. Ms. Weitzman seconded. The motion carried 6-0.

- D. COA 2021-19 – 1305 Sophia Street – James E. Jarrell IV requests to make alterations to this single-family residence as a component of a larger repair and rehabilitation project including reconfiguration of the front entry porch, replacing gutters and downspouts, alteration to window and door openings on the side porch, and replacing shutters.

The applicant was not present. There were no public comments.

Ms. Schwartz noted that one update had been made from the previous meeting. The applicant requested that standing-seam metal roofing be approved as an option to replace all asphalt shingle roofing. Board members said they were in support of this option.

Ms. Ross made a motion to approve the application as submitted with the option to use standing-seam metal on all roof surfaces, with the exception of the portico, and on condition that the metal roofing would have seams mechanically crimped on site. Ms. Weitzman seconded. The motion carried 6-0.

GENERAL PUBLIC COMMENT

There was no public comment.

OTHER BUSINESS

There was no other business.

STAFF UPDATE

Ms. Schwartz reported that the City Council is expected to make an appointment to the vacant ARB seat at its next meeting. The City Council will take action on the archaeology ordinance at the same meeting. The preservation plan is still under consideration by the Planning Commission and will be on its next meeting agenda. Additionally, the revised historic district design guidelines will be brought to the ARB at a public hearing in May.

ADJOURNMENT

Chairman Gerlach adjourned the meeting at 7:59 p.m.

Jonathan Gerlach, Chair