



Minutes
Architectural Review Board
January 10, 2022
Council Chambers

You may view and listen to the Architectural Review Board meeting in its entirety [here](#). The time of each presentation is in brackets below [00:00:00].

Members Present

Karen Irvin, Chair
Laura Galke
Helen P. Ross, Vice Chair
Adriana Moss
Sabina Weitzman
James Jarrell

Members Absent

Staff

Kate Schwartz
Taylor Owen

Chair Irvin called the Architectural Review Board meeting to order at 7:00 p.m.

OPENING REMARKS

Chair Irvin determined that a quorum of 6 members was present and asked if public notice requirements had been met. Ms. Schwartz confirmed that they had and that a copy of the notice was provided to the Board.

APPROVAL OF AGENDA [00:01:29]

Ms. Moss motioned to approve the agenda as submitted. Ms. Weitzman seconded. The motion carried 6-0.

ELECTIONS [00:02:13]

Ms. Galke made a motion to nominate Ms. Ross to be the Vice Chair. Ms. Weitzman seconded. The motion carried 6-0.

Ms. Moss made a motion to nominate Ms. Irvin as the Chair. Ms. Galke seconded. The motion carried 6-0.

ANNOUNCEMENTS AND REPORTS [00:02:24]

A. Window Replacement Webinar

Ms. Moss provided the second half of a presentation on a window replacement webinar held as part of the National Trust for Historic Preservation PastForward Online – 2021 Conference, continued from the December 13, 2021 meeting. The webinar focused on identifying appropriate details for new windows in historic buildings when windows need to be replaced due to condition or other circumstances.

REVIEW OF MINUTES OF PREVIOUS MEETINGS [00:17:08]

Ms. Ross motioned to approve the minutes of December 13, 2021 as written, and Ms. Moss seconded. The motion carried 6-0.

DISCLOSURE OF EX PARTE COMMUNICATIONS [00:17:48]

None.

DISCLOSURE OF CONFLICTS OF INTEREST [00:18:42]

None.

CONSENT AGENDA

A. COA FY-22-0033 – 703 Caroline Street – Sign Installation

Ms. Schwartz confirmed that there was no written comment from the public regarding the consent agenda item. Chair Irvin inquired if anyone present in person had a public comment, and there was no comment. Ms. Weitzman motioned to approve the consent agenda as submitted, and Ms. Moss seconded. The motion carried 6-0.

PUBLIC HEARING

A. COA FY22-0029 – 406 Lafayette Boulevard – Paul Janney requests approval of the site planning, scale, and massing of a new three-story multi-family residential building on a portion of this parcel adjacent to the Colonial Tavern restaurant.

Paul Janney was present. Mr. Janney described a historic photo that was used to influence the design and noted that the building had been scaled down one story from preliminary drawings that were reviewed informally by the Board. He said the existing buildings at 500 Lafayette Boulevard and 315 Lafayette Boulevard were 30 to 32 feet in height and this building was proposed to be 35 feet.

A written comment was submitted by the Historic Fredericksburg Foundation, Inc. (HFFI) requesting additional views of the project to determine the impact on the street.

Ms. Moss said she appreciated the incorporation of the history of the site and recommended removing Colonial Revival details and using the industrial character of the area as a stronger reference. Ms. Weitzman said that the scale, massing, and location seem appropriate, but that the modulation of the front wall may be too much. She and Mr. Janney discussed the pattern of offsets and she recommended using the width of neighboring buildings as a reference for the offsets.

Mr. Jarrell asked Mr. Janney to provide details on the parapet heights and confirmed with staff that the site layout provided was up to date. Ms. Galke and Ms. Ross spoke in support of the scale and massing. Ms. Ross recommended simplifying some details to be more in line with the neighborhood. Chair Irvin said the length of the building had been a concern, but the drone perspectives demonstrate that it fits in context and is appropriately spaced.

Board members agreed that a street view from Prince Edward Street would be important to evaluate the project and asked Mr. Janney to evaluate reducing the façade modulation or number of bays. Mr. Janney agreed to return to a working session with the ARB on January 24, 2022. Ms. Moss made a motion to continue the public hearing to the February 14, 2022 meeting and hold a work session on January 24, 2022. Ms. Galke seconded. The motion carried 6-0.

B. COA FY22-0030 – 1207 Prince Edward Street – Robert and Carole Bishop request to alter the existing shed in the rear yard including installing new siding, roofing, windows, and doors.

The applicant was present. Mr. Bishop noted that the existing shed was rusted, not waterproof, and not functional in its current state.

One written comment was submitted by HFFI recommending that garage doors be retained on the alley side as this was an early automotive structure in the city.

Mr. Jarrell asked staff about the visibility of the structure. Ms. Schwartz noted that the structure has very minimal visibility from the street. He said he supported retaining the corrugated metal siding, but believed the proposal met the guidelines as submitted. Ms. Ross noted that the corrugated metal would be retained on the roof.

Ms. Weitzman made a motion to approve the application as submitted. Ms. Galke seconded. The motion carried 6-0.

C. COA FY22-0031 – 1323 Caroline Street – Ann and Ted Sniffin request to install solar panels on the roof of this single-family residence.

The applicant was present as well as Leandro Mateus representing IPSUN Solar. There was no public comment.

Mr. Jarrell and Mr. Mateus discussed the conduit material, which is standardized galvanized metal held by clips. Ms. Ross asked about alternative locations and Mr. Mateus said the location was selected to avoid substantial impacts on the interior of the house. Ms. Weitzman suggested that the conduit could be painted or hidden in a downspout to lessen the impact on the street-facing side of the house.

Ms. Weitzman made a motion to approve the application as submitted with the recommendation that the conduit be painted to match the siding or placed in a downspout. Ms. Ross seconded. The motion carried 6-0.

D. COA FY22-0032 – 400-402 William Street – LaMacchia Group requests to modify the previously approved ATM design for C&F Bank at this location and install exterior lighting.

Matthew Steilberg of C&F Bank was present to represent the application. He said the interior floor was nine inches higher than the outside, so the area had been redesigned to ensure the ATM and night drop were ADA accessible from both the interior and exterior.

One written comment from HFFI was received recommending that the existing wood paneling was historic as a component of the storefront and should be retained as-is.

Ms. Weitzman said she was concerned about the color temperature of the under-awning lights and said they should be warm white in the 2700-3000K range. Discussion was held on alternative locations for the new elements. Mr. Steilberg said all areas of the building had been assessed as potential locations and all other areas would require more substantial alteration or had security issues. Mr. Steilberg said the brick was not being entirely removed behind the new panel, only covered. The Board and applicant discussed potential alterations to the adjacent window, horizontal positioning of the two units, removal of the metal cabinet paneling, and the condition and appropriateness of alterations to the existing storefront paneling.

The Board encouraged the applicant to retain and show as much of the historic brick wall as feasible and asked for more details on the construction details of existing elements. The applicant and Board agreed to hold a working session on January 24, 2022. Ms. Moss made a motion to continue the public hearing to the February 14, 2022 meeting and to hold a work session on January 24, 2022 to discuss the project details. Ms. Galke seconded. The motion carried 6-0.

E. COA FY22-0034 – 721 Caroline Street – 721 Caroline LLC requests to remove the warehouse doors at the rear of this commercial structure and install fencing within the existing opening.

The applicant was not present.

One written comment was submitted by HFFI asking for additional information about the potential reuse of the garage doors.

Ms. Moss said she would recommend retaining and storing the doors to allow for potential reinstallation after construction is completed. The remainder of the Board agreed and discussed potential mitigation strategies, including documentation of the doors, retaining hardware, and recording all details to allow for future reconstruction or reuse.

Ms. Galke made a motion to approve the removal of the doors on condition that they are fully documented prior to removal and the hardware and some panels are salvaged and retained so that the doors could be accurately rebuilt. Ms. Moss seconded. The motion carried 6-0.

GENERAL PUBLIC COMMENT

None.

OTHER BUSINESS [00:24:29]


None.

STAFF UPDATE [00:57:36]

Ms. Schwartz requested that the ARB provide details on training activities for the CLG annual report and noted that the two vacancies on the ARB were expected to be filled by City Council on January 25.

ADJOURNMENT

Chair Irvin adjourned the meeting at 8:47 p.m.



Karen Irvin, Chair