



Minutes
Architectural Review Board
August 23, 2021
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 [0:00].

Members Present

Jonathan Gerlach, Chair
Karen Irvin, Vice Chair
Adriana Moss
Helen P. Ross
Sabina Weitzman

Members Absent

James Whitman
Laura Galke

Staff

Chuck Johnston
Cathy Eckles
Taylor Owen

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

OPENING REMARKS

Chairman Gerlach determined that a quorum of 5 members was present, and asked if public notice requirements had been met. Mr. Johnston confirmed that they had and clarified that this is not a hearing but instead a supplementary meeting.

APPROVAL OF AGENDA [1:57]

No additions or changes for the agenda; agenda approved.

REVIEW OF MINUTES OF PREVIOUS MEETINGS

None

DISCLOSURE OF EX PARTE COMMUNICATIONS [2:09]

Ms. Weitzman received a phone call from a member of the public regarding the application for the parcel next to the Colonial Tavern (400-406 Lafayette). Mr. Gerlach asked if Ms. Weitzman had any personal interest in the project, and Ms. Weitzman confirmed that she did not.

DISCLOSURE OF CONFLICTS OF INTEREST [3:03]

None

GENERAL PUBLIC COMMENT [4:15]

There were no general public comments for items that were not on the agenda.

OTHER BUSINESS [6:04]

Discussion of Potential Applications

- A. Pre-App Discussion – C&F Bank Application – 400 William Street – C&F Bank requests replacing the doors and windows in the storefront of the existing building at this address, the additions of an ATM machine, replacing the existing awning in-kind, and the signage.

The 2008 Historic Resources Reconnaissance Survey describes the building as a circa 1920 commercial building and highlights the architectural details of the building. Nancy Moore, the manager of the Virginia Room, found photos indicating that the building had Victorian roots and was significantly renovated, maybe in the 1920s.

There was a comment regarding the historic appearance of the building and storefront from Ms. Peckler, who was opposed to the item and argued that the application does not meet the district guidelines

The applicant's representative William Crabs, the regional president for C&F Bank, was present, as well as several other individuals working on this project. Maureen Medlin, Director of Marketing, stated that the proposed signage was within the requirements and the awning would be dark green. Their plans include changing the two front doors and windows to be solid glass planes to increase visibility in the event of an emergency. They also request approval for a lock down feature at their desks to secure the building in the event of an emergency. They also desire a single motion egress in case of a fire. They want to paint the double doors on Charles Street to match the side of the building because they do not plan to use them.

Chairman Gerlach asked if the star shaped washers are going to still be there and if the windows would be composed of bullet resistant glass. Ms. Medlin confirmed they would keep them and the glass would be bullet resistant. Ms. Weitzman stated that she appreciated the difficulty of putting a bank in a building that's so open but it is difficult to support so many drastic changes to the storefront. She suggested that they investigate other means of preservation that would provide security. Additionally, she was concerned about the location of the ATM and says the rendering doesn't reflect the existence of the panel. Ms. Medlin said that they were looking for ways to retain the windows, and shared their intentions with the panels.

Ms. Irvin asked if they plan to tear out the panel. Medlin confirmed they would because they need to accommodate the ATM; however, they want to keep as much of the original material as possible. Ms. Irvin said to include exact dimensions and to be more clear what they intend to do with that section of the storefront. Mr. Johnston said they thought it was trim on top of brick.

Ms. Moss agreed with Ms. Weitzman and asked if they could explore other ways to address the storefront. Ms. Medlin expressed concerned about robberies and says it's important to lock the door when they see a possible attempted robbery. Chairman Gerlach suggested that they should explore what methods the jewelry stores and banks in the area utilized as defensive measures to protect their business.

Ms. Ross said she can see how the natural daylight can be obscured by the awning (which is not original to the building). Ms. Ross agreed with comments from the rest of the board. Ms. Medlin said they will enhance the lighting inside the building. Ms. Medlin said they are excited about the awning and think that it provides an ambiance they believe aligns with the envisioned brand of their organization.

- B. Pre-App Discussion – 406 Lafayette Blvd – Paul Janney requests the construction of a new three-story residential building in the parking lot east of the Colonial Tavern/Freight Station building on the south side of Lafayette Boulevard across from the intersection with Kenmore Avenue.

There was a comment regarding the project from Ms. Peckler, who was opposed to the item and argued that the application does not meet Historic Fredericksburg guidelines.

The applicant Paul Janney was present as well as Jay Brown, the designer of the building. There was a discussion about the parking available and the process they would have to follow.

Chairman Gerlach thinks the building is too tall and doesn't fit the guidelines and he clarified that it must be no greater than one story taller than neighboring buildings. The Colonial Tavern is a story and a half. The building height should be a maximum of two and a half stories unless they expand and consider other buildings on the block face which includes two and three-story buildings. Chairman Gerlach said the exact number should be up to the Board, but he said it is absolutely too high and the mass is too large as well when comparing it to other buildings in the area. He would support it if they broke it up into two separate buildings or potentially make it appear as two separate buildings.

Ms. Moss agreed with Chairman Gerlach and couldn't support anything over three stories. She also suggested to take the context of the surrounding area into account when designing the building to match the industrial area. Ms. Irvin suggested that they utilized modulation in the facade. Ms. Ross said that this is an ambitious project and they need to be considering the use of appropriate materials for the area when moving forward with the project. The Board requested that the applicant provide drawings of the building next to the Colonial Tavern and a view looking down the street. Ms. Weitzman also agreed that they need to decrease the height and width and utilize modulation. She also stated that she believes that this is a prime location to increase density in the district.

Ms. Kerri Barile introduced a historical photograph of the area as a resource to assist in providing inspiration when designing the building.

Mr. Brown asked for them to clarify how many stories they are allowed. The Board agreed they can do a two story with a third story setback, but they would need to see the proposed plans before giving approval and suggested they present their revised plans during another supplementary meeting.

Discussion of Deferred Application

- C. 1408 Sophia Street – Paul Janney requests modifications and reconstruction of the brick wall along Sophia Street.

There was a written comment regarding the historic appearance of the building from Ms. Peckler, who was opposed to the item and argued that the application does not meet the district guidelines. [Attachment]

The concrete finials on top of the brick wall are round. Mr. Janney stated that he will keep the finials after they are replaced by lanterns. Weitzman said that he should continue to search for matching brick and that nothing is needed other than repair and stabilization, repairing the right side of the wall to make them even is unnecessary. She also disapproved of the idea of the use of gas and drilling. Ms. Irvin agreed that repair and stabilization is needed but it's not necessary to make them to be the same height. Paul Janney asked if he could repair and replace the right side up to its original height instead of transferring brick from the other side of the wall to make it even. The board said it was acceptable and showed a good faith effort to maintain the structure, even though it would be an obvious patch job due to not being able to find the exact brick material that was used previously. Ms. Moss said he could reach out to organizations that salvage brick in order to find something similar to the existing

materials. Chairman Gerlach said not to use mortar harder than the brick because it could cause damage.

STAFF UPDATE

None

ANNOUNCEMENTS AND REPORTS [\[1:35:45\]](#)

Ms. Moss made a note that links to the Historic District Handbook may be outdated and the Board suggested that she could fix that by checking her browser and cookies on her computer. Ms. Ross wanted to confirm the NACP course registration and they discussed email correspondence. Chairman Gerlach requested hardcopies of the new guidelines. There was a discussion on distribution to the public in the future.

ADJOURNMENT

Chairman Gerlach adjourned the meeting at 8:43 p.m.



Caren Irvin, Chair