



**Minutes**  
**Architectural Review Board**  
September 27, 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  
Laura Galke  
Adriana Moss  
Helen P. Ross

**Members Absent**

Sabina Weitzman  
James Whitman

**Staff**

Chuck Johnston  
Taylor Owen

---

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

**OPENING REMARKS** [00:00:55]

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.

**APPROVAL OF AGENDA** [00:01:57]

No additions or changes for the agenda; agenda approved as written.

**DISCLOSURE OF EX PARTE COMMUNICATIONS**

None

**DISCLOSURE OF CONFLICTS OF INTEREST**

None

**GENERAL PUBLIC COMMENT** [00:03:55]

A written comment was submitted by the Historic Fredericksburg Foundation, Inc. (HFFI) stating that they respectfully disagree with the staff's recommendation, and that both items, 823 Caroline Street and 525 Caroline Street, are not consistent with City Code's Historic District Criteria and the Historic District Guidelines.

**OTHER BUSINESS** [00:09:45]

Discussion of Potential Applications

- A. 823 Caroline Street (owner: James & Joanne Nikitakis) – James McGhee proposes the construction of a three-story residential building on this vacant lot.

Mr. Johnston gave an overview and played a video of the 3D model. The architect, James McGhee, was present and gave the board handouts on the project. The applicant stated that his personal criteria were visible setbacks and LEED certification. He purposely designed levels of the proposed building to align with the existing historical buildings. There was a discussion on the ground floor parking and the ventilation shaft.

Mr. Joel Cropley was present to answer questions regarding LEED certification. He clarified that many of the multi-pane historic windows in older buildings are not as energy efficient as modern buildings. Chairman Gerlach asked where the planters would be on the building. Mr. McGhee answered that they would be on the curve and they will be self-watering. Chairman Gerlach asked what motivated him to do such a modern design in Historic Downtown Fredericksburg. Mr. McGhee was inspired by architecture in Chicago and Savannah, stating that they succeeded in assimilating different eras together.

Ms. Moss said she approves of the sustainability element in the plans and believed that they should add sustainability as something to consider in the official guidelines. She thinks it may be too tall and wants more exact measurement on the neighboring and surrounding buildings. Additionally, she requested street level views and said there may be too many windows. She asked about the types of windows on the second and third floors. Mr. McGhee said they haven't determined those details yet, but they will be flush with the wall and inset. There was a discussion on the side elevations and the recessed portions, designed to account for sunlight.

Chairman Gerlach noted that unfortunately the design is not in accordance with the guidelines and cited a section on page 94, noting that the design is not simple enough. The design must also have a form and mass consistent with the surrounding properties. Chairman Gerlach suggested that they simplify the design which may help the building form fit the defined guidelines. Ms. Ross agreed and added that they should tone down the vertical elements and believes that the rear elevation is very abrupt. She told them to work on symmetry. Mr. McGhee said that they will work on a street view perspective of their plans.

Ms. Irvin agreed that it needs to be simpler, and recommended that they incorporate architectural details that are influenced by the downtown Fredericksburg building traditions and that abstract contemporary interpretations are allowed. She advised them to be mindful of modulation. Ms. Galke was concerned that the mass and height was too large. She also believes that it is too contemporary for downtown Fredericksburg. There was a discussion on the Zoning approval process, the use and color of the brick, the windows, and the amount of units planned. Mr. McGhee clarified that they plan to have four units.

- B. 525 Caroline Street (owner: Timbernest LTD) – Water's End Brewery proposes the construction of an 1840 sq. ft. brewery building in the rear yard of the Fredericksburg Square building.

The owners and architect were all present. The board agreed that they favored the design and had no major concerns. They approved of the proposed materials and believe that there was minimal visibility from the public right-of-way. Ms. Irvin inquired if the CMU would have a finish and the applicant confirmed they would. Chairman Gerlach said that the next step is to submit an application for them to vote on it.

#### **STAFF UPDATE** [\[01:16:57\]](#)

There will be no public hearing items for the October meeting; however, there will be four items on the consent agenda. Ms. Moss had a question regarding the plans for the 525 Caroline Street property.

#### **ANNOUNCEMENTS AND REPORTS**

None

**ADJOURNMENT**

Chairman Gerlach adjourned the meeting at 8:21 p.m.

---

Karen Irvin, Chair

DRAFT