



Minutes
Architectural Review Board
October 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)
Helen P. Ross (Vice Chair)
James Jarrell IV (arrived 7:08 p.m.)
D.D. Lecky
Adriana Moss
Laura Galke
Kelly Penick

Members Absent

Staff

Kate Schwartz
Caroline Hieber

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.

APPROVAL OF AGENDA [00:01:36]

Ms. Lecky made a motion to approve the agenda. Ms. Moss seconded and the motion carried 6-0.

ANNOUNCEMENTS & REPORTS

Ms. Schwartz provided a brief update and overview on the City’s Archaeological Ordinance as it relates to the planning review process. Ms. Galke announced that October is Virginia’s Archaeology Month and presented a poster provided by the Virginia Department of Historic Resources. She encouraged everyone to review the calendar of special events on the DHR website.

APPROVAL OF MINUTES [00:09:13]

Ms. Moss motioned to approve the August 8, 2022 minutes as written, and Ms. Galke seconded. The motion carried 7-0.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None

DISCLOSURE OF CONFLICTS OF INTEREST

None

CONSENT AGENDA [00:11:16]

- A. COA FY23-0014 – 710 Princess Anne Street – Lighting Installation
- B. COA FY23-0016 – 619 Caroline Street – Sign Installation & Minor Alteration
- C. COA FY23-0017 – 1015 Prince Edward Street – Minor Alteration
- D. COA FY23-0018 – 1304 Caroline Street – Minor Alteration

- E. COA FY23-0019 – 717 Caroline Street – Sign Installation
- COA FY23-0020 – 101 William Street – Lighting Installation

Ms. Schwartz reviewed the applications. There were no public comments. Ms. Lecky motioned to approve the consent agenda as submitted. Ms. Moss seconded and the motion carried 7-0.

PUBLIC HEARING [00:13:26]

Continued Applications

- A. COA FY23-0001 – 1301 Prince Edward Street – Robert and Julia Lang request to alter the masonry railing surrounding the rooftop patio over the garage.

Ms. Schwartz provided an overview of the application. The applicant’s representative, architect John Burger, was present to answer questions. Ms. Ross commended the applicant and Mr. Burger for delivering a viable solution on a perplexing challenge. Board members noted that the application meets the design and material requirements listed in the guidelines, and complimented the mix of contemporary and historic elements. Ms. Penick asked if the height was up to code and Mr. Burger confirmed it was. Mr. Jarrell and Chair Irvin both voiced support of approval.

Ms. Lecky motioned to approve the revised design as submitted. Ms. Galke seconded and the motion carried 7-0.

- B. COA FY23-0010 – 301-303 Hanover Street – Kitty Wafle and Jay Holloway request to replace all the windows and demolish the rear additions at this residential structure.

The applicant was not present. Ms. Schwartz recommended a continuation of this application because the applicant has not submitted the additional supporting information as discussed.

One written comment was submitted by the Historic Fredericksburg Foundation, Inc. (HFFI) voicing concerns that the application was in violation of the Historic District Guidelines. They are opposed to approval at this time and requested that a window inventory be submitted. [Attached]

Ms. Moss motioned to continue the application to the November 14, 2022 meeting. Ms. Lecky seconded and the motion carried 7-0.

New Applications

- A. COA FY23-0015 – 312 William Street – Jeff Morin requests to modify the previously approved kitchen addition and construct another one-story addition at the rear of this commercial building.

Ms. Schwartz provided an overview of the application. The applicant’s representative, architect John Burger, was present to answer any questions.

One written comment was submitted by HFFI. The comment voiced concerns that the application was incomplete and they were opposed to approval at this time. [Attached]

Ms. Ross asked if the toilet room in the addition of the new shed would be vented. Mr. Burger confirmed that it would. It will be a 6x6 vent facing toward the existing area way and not visible from the street. Ms. Galke said that the additions are subordinate and there is limited visibility from the public right of way.

She confirmed with Mr. Burger that the hardie siding would have a smooth finish and the mechanical equipment would be screened.

Ms. Lecky asked for further clarification regarding the flashings and attachments to the historic outbuilding to address HFFI's comments for the record. Mr. Burger said that the flashing would be the only attachment to the outbuilding, which would be done via an attachment bar into the mortar joint. This is entirely reversible. There is no structural attachment to the building as there will be a bearing wall built adjacent to the outbuilding. Ms. Lecky asked if there would be a piece of flashing between the two bearing walls. Mr. Burger said that it will extend up beyond the roof surface with a little piece of metal counter flashing back in where the coping meets the wall. This is to prevent water penetration and buildup. Ms. Lecky inquired about the opening that exists on the primary building for the bathroom. When installing a door to create the bathroom, the applicant plans to build out that wall to create an opening for a single passage door instead of a double passage door. The door is reversible with wood framing.

Ms. Penick asked what material they plan to use for the roof for the kitchen addition. Mr. Burger said that it will be a membrane roof. Ms. Penick asked where the storm water will go. Mr. Burger said that there was a gutter along the rear and the roof will be pitched slightly to carry water that way. The mechanical equipment on the roof is hidden by a three-foot-tall parapet. Mr. Jarrell asked if they had considered joining the new toilet room to the other addition in order to simplify the design. Mr. Burger said that this design was the simplest solution and the applicant doesn't believe it appears busy. Ms. Moss had no questions or comments. Chair Irvin asked two clarifying questions for the record. One of the changes made to the kitchen addition was to take out a door and add a pass-through window in its place. The window will be wood with a projecting wooden sill for food service. The standing seam roof over the toilet room will be field crimped.

Ms. Moss motioned to approve the application as presented on condition that the siding has a smooth finish and that all mechanical equipment must be fully screened. Ms. Galke seconded and the motion carried 7-0.

GENERAL PUBLIC COMMENT

None

OTHER BUSINESS [00:38:00]

Mike Ward, Assistant Director of Parks, Recreation, and Events was present to receive preliminary thoughts on the architectural design for a new Riverfront Park Restroom Building. He presented several design, material, and texture options to the Board for their consideration and requested feedback. He noted that the utilities are already installed.

Board members voiced support for the following design considerations:

- Using an exposed aggregate or split face texture (ensuring truth in materials if it is to be constructed of concrete)
- A shed style roof (single slope)
- A natural color (gray or khaki referencing concrete/stone)
- Consider looking at a different style door that is not just steel slab
- Board members highlighted examples with moderate to steeply pitched single slope roofs where the ventilation/framed openings were located at the top of the wall surface.
- The colors/materials should make clear reference to the elements already constructed in the park.

that a site visit to better understand the existing conditions would be helpful and asked the architect to clarify a number of elements prior to the public hearing, including:

- Documentation of the consideration of other alternatives for the proposed alterations
- Detailed plan for removal of stained glass and historic brick to understand how this might be reversible
- Cemetery management plan during construction
- Discussion of balance between archaeological and architectural impacts
- Consideration of programmatic design that would allow the central addition to be smaller
- Estimate of the number of burials impacted

Ms. Schwartz will work with the applicant to schedule a site visit for further discussion.

OTHER BUSINESS

The Board discussed forming a committee on National Register nominations. Ms. Moss and Ms. Galke agreed to work with Ms. Schwartz on methods to encourage nominations, either by identifying supportive programs or collaborative project opportunities.

ADJOURNMENT

Vice Chair Ross adjourned the meeting at 7:27 p.m.



Karen Irvin, Chair