

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
D.D. Lecky
Adriana Moss
Laura Galke
Kelly Penick

Members Absent

D.D. Lecky

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 [00:01:26]

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

ANNOUCEMENTS & REPORTS [00:02:26]

Ms. Penick and Ms. Ross provided a presentation on Modern architecture – *Fredericksburg’s Modern Commercial Architecture: A Brief History* and highlighted several unique properties in Fredericksburg.

APPROVAL OF MINUTES [00:14:23]

Ms. Galke motioned to approve the October 10, 2022 minutes as written, Ms. Ross seconded. The motion carried 6-0.

Ms. Ross noted an error on the last page of the October 24, 2022 minutes. Vice Chair Ross adjourned the meeting, not Chair Irvin. Ms. Galke motioned to approve the October 24, 2022 minutes as amended. Ms. Moss seconded. The motion carried 6-0.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None

DISCLOSURE OF CONFLICTS OF INTEREST

None

CONSENT AGENDA [\[00:17:30\]](#)

A. COA FY23-0028 – 1205 Charles Street – Fence Installation

Ms. Moss motioned to approve the consent agenda as submitted. Ms. Galke seconded and the motion carried 6-0.

PUBLIC HEARING [\[00:19:33\]](#)

Continued Applications

A. COA FY23-0022 – 503 Sophia Street – William LaPointe requests to replace the rear patio roof covering with a new wood structure with polycarbonate roof panels.

The representative, Michael Adams, was present to address the Board's previous comments. He summarized the changes made to the application. The height of the structure and the slope of the roof have been lowered. They will no longer infill the arched windows and will meet the fire rating on the inside of the building. The PVC wrap will be removed from the existing structure.

Ms. Schwartz read the public comment from the Historic Fredericksburg Foundation, Inc. (HFFI) into the record [see attached].

Ms. Ross thanked them for the changes and said that she is willing to approve the application with the condition that the PVC wrap be removed. Ms. Galke agreed with Ms. Ross. Ms. Penick agreed. Mr. Jarrell asked the applicant if the new structure will sit below the garage roofline. Mr. Adams confirmed it would. Ms. Moss and Chair Irvin agreed with the Board's comments.

Ms. Galke made a motion to approve the application in accordance with the revised design with the following conditions:

1. All PVC wrap will be removed from the previously constructed structure.
2. The windows will be retained in place and cannot be removed or filled in.
3. Minor modifications to the flashing, framing, or gutters shown on the submitted plans may be made to ensure the windows can remain in place.
4. The Board recommended that the wood framing and rafters should have a dark, smooth painted or stained finish.

Ms. Penick seconded and the motion carried 6-0.

New Applications

B. COA FY23-0029 – 804 Prince Edward Street – John and Sharon Fick request to demolish the screened porch on the north side of this single-family residence and construct a new sunroom on the same footprint.

Ms. Schwartz provided an overview of the application. Melissa Colombo, project architect, was present to represent the application.

There were no public comments.

Ms. Ross said the application was thorough and was prepared to support approval. Ms. Galke and Ms. Penick agreed. Mr. Jarrell asked Ms. Colombo to clarify what kind of brick will be used. Ms. Colombo said that they will use a new brick that looks similar to the original because there is not enough old brick to salvage for this project. Ms. Moss said the application meets their guidelines and is in favor of approval.

Ms. Moss motioned to approve the application with the condition that the metal roofing uses mechanically crimped seams. Ms. Ross seconded and the motion carried 6-0.

- C. COA FY23-0030 – 400 Princess Anne Street – James Whitman requests approval of the site planning, scale, and massing of five new three-story townhomes to be constructed on the property behind the existing commercial building.

Ms. Schwartz provided an overview of the application. The representative Michael Adams was present to answer questions. He noted that the project would require a multi-step process and he wanted to start with the ARB and receive feedback. He spoke on several elements of the project including height and parking access.

Ms. Schwartz read the public comment from the Historic Fredericksburg Foundation, Inc. (HFFI) into the record [see attached].

David James, 213 Princess Anne Street, spoke in opposition to the project, stating the mass and scaling was much too large for the narrow lot and the proposed building was not compatible with the surrounding area.

Ed Sandtner, 132 Caroline Street, spoke in opposition to the project, stating that the proposed building is incompatible with the Historic District and the applicant needs to completely start over with the design. He recommended that the applicant should continue the application to a later public meeting and schedule a work session with the Board.

Beatrice Paolucci, 1500 Caroline Street, spoke in opposition to the project [see attached]. She voiced multiple concerns including the orientation of the proposed building, the setbacks, parking accessibility, and the impact to the nearby bus stop.

Marty Miller, 216 Caroline Street, spoke in opposition of the project stating that the project is inappropriate in both appearance and use for the area. The current design is too large for the space and the applicant will need to submit alternative plans.

Mo Deadman, 214 Princess Anne Street, spoke in opposition to the project and was concerned that the applicant was not considering the impact on the nearby commercial building and the residential units on the second floor.

Linda Coker, 308 Caroline Street, spoke in opposition to the project and stated that the design was incompatible with the Historic district and would negatively impact the aura of Downtown.

Andre Pineda, 230 Princess Anne Street, spoke to the Board stating that he understands that this is the very beginning stages of this project but asks that the other comments be taken under serious consideration when moving forward.

Ms. Ross thanked everyone for their productive feedback and said the application will need to be continued for additional review and revision. Ms. Galke requested more information regarding the flat roof. Mr. Adams said it will have both an HVAC system on top as well as a living space for the residents. Ms. Galke was concerned about the scale and massing of the proposed building which does not harmonize

with the surrounding area. The building has a tall and narrow character which seems incompatible with the neighborhood.

Ms. Penick agreed with the previous comments and requested elevations of both the proposed building and the adjacent buildings so they could understand the relationship to neighboring historic buildings. Discussion was held on the choice of lapped siding and Mr. Adams said they were referring to historic buildings. Ms. Penick inquired if he had considered expanding the building facade on Frederick Street and providing access through/under the building. Mr. Adams discussed the need for ground floor space and the use of the existing building. Ms. Penick said more information was needed to understand the human/pedestrian scale of the project.

Mr. Jarrell asked if they had collaborated with the Technical Review Committee and City staff. Mr. Adams said he had started this process and received feedback. Mr. Jarrell said he would like to ensure that the project takes those considerations into account. Ms. Moss provided feedback regarding the mixed industrial and residential design and recommended using masonry if the design precedent is industrial or wood if it is residential. Chair Irvin requested new drawings to show the relationship to other buildings and reflect the human scale. The Board will be able to provide better feedback with additional information. Chair Irvin noted that there is a weak presence on Princess Anne Street and recommended a redesign that includes entrances on the street. She suggested a continuation and a work session on January 23, 2023.

Ms. Ross motioned to continue the application to the January 23, 2023 supplementary meeting. Ms. Galke proposed an amendment to the motion. Ms. Galke motioned to continue the application to the February 13, 2023 public meeting with a work session planned for January 23, 2023. Ms. Moss seconded and the motion carried 6-0.

D. COA FY23-0031 – 1309 Prince Edward Street – Christian Baughman and Alyssa Budoff request to construct a new deck and screened porch attached to the rear wall of this single-family residence.

Ms. Schwartz provided an overview of the application. The applicant clarified the use of PVC for the project. The PVC will be used in a limited capacity to cover a portion of the trim of the deck. They selected this material because it wears better over time compared to wood and are requesting approval of the application as submitted. There were no public comments.

Ms. Ross didn't object to the limited use of the proposed materials because of the low visibility. Ms. Galke noted that the visibility from Hawke Street was very clear. She supported the design but was concerned with the use of vinyl and PVC materials. Ms. Penick said the vinyl and PVC seems to cover all the surfaces and not appear that limited. She said she supported the staff recommendations to use wood and composite and recommended the use of wood lattice to prevent unwanted animals from crawling underneath the deck.

Mr. Jarrell asked Ms. Budoff to clarify what "F.G. screen" was short for on the plans. Chair Irvin clarified it refers to fiber glass as listed in the application. Mr. Jarrell recommended using a cementitious material or Boral over vinyl. He agreed with Ms. Penick that the PVC was not being used in a limited capacity. Ms. Moss agreed that wood or a composite with a smooth finish should be used. Chair Irvin agreed and stated that the guidelines are very clear in regards to materials.

Ms. Moss motioned to approve the application on condition that the railings and trim are constructed of wood or a composite material with a smooth, painted finish rather than vinyl or PVC. Ms. Galke seconded and the motion carried 6-0.

- E. COA FY23-0032 – 905 Princess Anne Street – Laurel Loch on behalf of St. George’s Episcopal Church requests approval of exterior alterations and additions including the construction of an accessible entry ramp and alteration to the narthex, alteration of an entrance to McGuire Hall to accommodate a new interior elevator, and an addition to McGuire Hall within the cemetery courtyard.

Rector Joe Hensley and Chief of Staff Laurel Loch from St. George’s were present along with architect Stephen Koenig and Kerri Barile of Dovetail Cultural Resource Group. They provided a brief presentation of the revised plans and noted that a goal is to minimize disturbance and impact to the site.

Ms. Schwartz read the public comment from the Historic Fredericksburg Foundation, Inc. (HFFI) into the record [see attached].

Danae Peckler, 1410 Prince Edward Street, spoke on the history of the property and stated that the proposed construction would diminish the integrity of the buildings and gravesite.

David James, 213 Princess Anne Street, spoke in opposition to this application on behalf of the HFFI. He was concerned that there could be a lot more specimens laid to rest on this site than expected.

Ms. Ross spoke on the long history of cemetery removals in town and noted that preservationists rely on the National Historic Preservation Act which tells us to avoid, minimize, and mitigate. She voiced several concerns regarding the disturbance of the human remains.

Ms. Galke said she appreciated the applicant’s careful consideration of the impact to the architecture and the archaeology of the site. She said she was in support of the site planning, scale, and massing of the elevator addition. However, she was concerned with the cemetery, which has been significantly encroached upon over the centuries. McGuire and Faulkner Hall likely both sit over multiple remains. She said she would like to continue exploring alternatives to the meeting space footprint. Ms. Penick agreed with her colleagues and discussed if any further interior renovations could accommodate the need. She expressed her concerns regarding both the construction footprint and potential erosion during construction. It would be beneficial to provide an alternative design of the ramp which places it outside of the graveyard and onto the sidewalk.

Mr. Jarrell said he appreciated the detailed views of the project and asked clarifying question regarding the two-foot bump out for the elevator shown on page 6. Mr. Koenig explained that the goal is to surgically insert the elevator and keep the existing fire stairway intact. Mr. Jarrell and Mr. Koenig discussed the code specifications for life safety requirements and how this design used the minimum footprint necessary. Mr. Jarrell said the proposed roof of the meeting room addition is much more complex in comparison to the McGuire Hall roof. There was a discussion regarding alternative designs of the meeting room roof. Mr. Jarrell said that if the encroachment into the graveyard is deemed warranted by the board, he would recommend an alternative roof design that matches the simple design of McGuire Hall. There was a discussion about altering the footprint of the meeting room, but Mr. Koenig said that wouldn’t be practical for the needs of the space or the interior circulation. Mr. Koenig stated it was his understanding that McGuire Hall’s architectural elements were not listed as contributing character-defining features in the National Register nomination and don’t warrant the

same level of protection as the original historic structure. The arch motif was deemed not significant enough to include in it the new addition. Mr. Jarrell asked if they would be willing to reduce the ceiling height of the addition. Mr. Koenig the nine-foot height was a critical detail. He also explained that the current design is a simple solution. There was a discussion on the functionality of the ramp which will lead into the Narthex.

Ms. Moss didn't have any concerns regarding the Faulkner Hall addition. Ms. Moss agreed with Mr. Jarrell regarding the central meeting room addition and suggested simplifying the roof form or exploring a two-story option with an ell off the existing gable roof. She suggested carrying the arch motif forward. She is interested in exploring the construction of an access ramp in the public right of way and would like to understand better why a mechanical lift is not being considered. Mr. Koenig explained that they did not pursue the installation of a lift because it would appear as a temporary solution as opposed to architectural accommodation. There was also concern that the mechanical lift would require a screen or another form of camouflage.

Chair Irvin said she supports the staff recommendation to approve the site planning, scale, and massing of the McGuire Hall elevator addition and to continue the consideration of materials and details to a subsequent hearing. Chair Irvin asked if they plan to eliminate the existing arches and Mr. Koenig confirmed. She said they will need a clear understanding of how many graves are impacted by each alternative, including the full limits of disturbance. Chair Irvin asked if they had considered the installation of a mechanical lift into Narthex instead of a ramp to minimize the potential disturbance to the graveyard. Ms. Moss stated that the arches on McGuire Hall were likely included to reference the contributing windows of the original church. Further discussion was held on the arches and the design of the meeting room.

Ms. Moss motioned to approve the site planning, scale, and massing of the McGuire Hall elevator addition and to continue the consideration of materials and details to a subsequent hearing. Mr. Jarrell seconded and the motion carried 6-0.

Ms. Moss motioned to continue the consideration of the meeting space addition and entry ramp components to the January 9, 2023 meeting to allow the applicant to provide alternative designs that reduce the impacts on archaeological resources and address the additional concerns expressed by the Board. Mr. Jarrell seconded and the motion carried 6-0.

GENERAL PUBLIC COMMENT

None

OTHER BUSINESS [\[03:02:40\]](#)

Ms. Schwartz noted that ARB elections will take place at the January 9, 2023 meeting and there will be a quick discussion to see if anyone is interested in continuing their roles or if there is other interest. Board members spoke in support of Chair Irvin continuing in that role. Ms. Ross said she was happy to allow someone else the opportunity to become Vice Chair and to expand their skill set. Ms. Moss expressed interest in being nominated for Vice Chair.

Ms. Schwartz provided an update on the Idlewild Site. There was a productive public meeting on December 8 about some ongoing work at the Downman House on the Idlewild Site. The consultants provided a presentation on landscape planning and interpretation opportunities for the outbuildings exploring the lifeways of African American residents of the site. There is a wonderful opportunity to create

a learning laboratory or an outdoor classroom. It's the very beginning of a process and Ms. Schwartz will be looking for grant opportunities. A final report will be presented soon.

STAFF UPDATE

Ms. Schwartz provided an update on the transfer of the Mary Washington Monument property to the Washington Heritage Museums, which is planned for the end of the year.

ADJOURNMENT

Chair Irvin adjourned the meeting at 10:09 p.m.

Karen Irvin, Chair

DRAFT