



**Minutes**  
**Architectural Review Board**  
**Supplementary Meeting**  
February 27, 2017  
Council Chambers, City Hall  
Fredericksburg, Virginia

**Members Present**

John Harris, Chair  
Susan Pates  
Jon Van Zandt  
Ken McFarland  
Kerri S. Barile  
Jonathan Gerlach

**Members Absent**

Sabina Weitzman, Vice Chair

**Staff**

Kate Schwartz

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Mr. Harris called the Architectural Review Board meeting to order at 6:00 p.m.

**OPENING REMARKS**

Mr. Harris determined that a quorum of six members was present and asked if public notice requirements had been met. Ms. Schwartz stated that they had.

**APPROVAL OF AGENDA**

Mr. Van Zandt made a motion to approve the agenda as submitted. Mr. McFarland seconded. The motion carried 6-0.

Mr. Harris determined that no members had engaged in any ex parte communication and that no members had a conflict of interest to report.

**INTRODUCTION OF NEW MEMBER**

Ms. Schwartz introduced new appointee to the Board Jonathan Gerlach, and said that Ms. Pates had been reappointed by City Council for a second term. Mr. Gerlach said he was a practicing attorney and a former archaeologist and was pleased to join the Board.

**CONTINUED CASES**

- i. **COA 2017-07 – 720 William Street** – Jason and Heather Cohen request to construct a new 2,860 square foot, two-story addition attached to the rear and west side of the existing residence.

Jason and Heather Cohen were present as well as Charles Aquino, the project architect.

Mr. Aquino summarized the changes to the project for the Board, which include reduction of the new roof pitches from 12/12 to 10/12 and removal of the window muntin divisions.

Ms. Schwartz shared email comments from Ms. Weitzman requesting consideration of changes to the roof forms and clearer delineation between old and new construction. Mr. Van Zandt asked which elevations were of the greatest concern. Ms. Schwartz said the east/side and north/front elevations were the most visible due to heavy tree cover at the rear and west side.

Dr. Barile asked for clarification on what materials would be removed from the existing rear and side elevations. Ms. Pates asked if the new addition could be separated from the residence by a hyphen. Mr. Aquino said that the rear yard was not large enough to allow for that. Dr. Barile asked the applicants if they were willing to enclose portions of the rear existing walls within the new walls to preserve them for future study. Mr. Aquino said they would save much of the material rather than demolish it. Dr. Barile commented that this would also make the addition more reversible.

The Board discussed roofing materials, and Mr. Aquino asked the applicants if they would be willing to use standing seam copper on all roof areas of the one-story addition. He said this would clearly differentiate it. The applicants said they were willing to make the change.

The Board discussed the massing of the roof sections on the east elevation. Mr. Aquino said he had not included additional elements on this roof area to avoid drawing attention. Board members said that breaking the visual mass of the roof would make it more compatible. Dr. Barile suggested including a chimney stack matching the existing ones. Mr. Aquino and the Board agreed that including a chimney stack and increasing the pitch of the shed-roofed dormer would meet the goal of breaking up the roof surface.

Mr. Aquino also specified that the windows proposed were four-light casement windows rather than two-over-two double-hung windows. The Board agreed that this was a compatible design. The group agreed to the following modifications to the design for consideration at the March 13 meeting:

- Use a standing seam copper roof for all new one-story sections.
- Add an inset chimney to the rear roof surface on the east elevation.
- Increase the pitch of the shed-roofed dormer on the east elevation.
- Maintain the shallower roof pitch on the one-story section shown in the work session.
- Retain as much historic material on the rear and side elevations as possible.

- ii. **COA 2017-08 – 1010 Caroline Street** – Sean Haynes requests to make exterior alterations to this former department store building including adding windows at the second floor, altering the storefront entrances, adding a full-length metal awning, and installing signage and lighting.

Ty Crowder and David Carrithers were present to represent the applicant along with project architect Lee Shadbolt.

Mr. Shadbolt summarized the changes to the project, including the use of translucent glass in the window above the entry and spandrel glass to mark the height of the existing brick on the

storefront doors. He also specified that an anodized finish would be used for all metal. All the glass is proposed to be low-e insulated glass with limited reflectivity.

Ms. Pates said she supported the indoor/outdoor use of the building and the ability to use the sidewalk for seating.

Mr. McFarland suggested that if the wall above the entry is open with no glass, it may be an issue in inclement weather. Mr. Shadbolt said they had not considered that and agreed that it was a good point.

There was some confusion over whether or not any brick would be visible at the base of the new glass doors. Mr. Shadbolt clarified that no brick would be visible, but an additional muntin, spandrel glass, or other element could provide a horizontal break at the height of the current brick below the windows. Dr. Barile asked if the floor inside the building could be raised in order to maintain the brick. The applicants said this would not be ADA accessible or desirable to the potential businesses.

Mr. Shadbolt clarified that the brick would be maintained at the side walls in the recessed entry. He suggested that they could use a metal panel at the base of the door system instead of a muntin or spandrel glass. Dr. Barile said this would be better, but she still saw value in retaining the brick surrounds as character-defining features.

Ms. Pates said she believed they were making this building useful again and didn't see tremendous value in preserving this band of brick.

The applicants and Mr. Shadbolt agreed to further evaluate the Board's suggestions in advance of the March 13 meeting.

### **ADJOURNMENT**

Mr. McFarland made a motion to adjourn the meeting. Mr. Van Zandt seconded. The meeting adjourned at 7:54 p.m.

  
John Harris, ARB Chair

