



Minutes

Architectural Review Board

January 13, 2020

Council Chambers, City Hall
Fredericksburg, Virginia

Members Present

Carthon Davis, III, Chair
Karen Irvin, Vice Chair
Jonathan Gerlach
Adriana Moss
Susan Pates
Sabina Weitzman

Members Absent

James Whitman

Staff

Kate Schwartz
Tammy Guseman

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

OPENING REMARKS

Chairman Gerlach determined that a quorum was present, and asked if public notice requirements had been met. Ms. Schwartz confirmed that they had.

APPROVAL OF AGENDA

Ms. Pates requested that two items be added to Other Business: an update on the Slave Auction Block, and an update on the Mary Washington Caretaker's Lodge. Mr. Davis motioned to approve the agenda as amended. Ms. Weitzman seconded. The motion carried 6-0.

ELECTION OF OFFICERS

Chairman Gerlach opened the floor for nominations for Chair of the Architectural Review Board. Ms. Weitzman made a motion to nominate Mr. Davis as the Chair. Ms. Irvin seconded. The motion carried 6-0.

Chairman Gerlach then opened the floor for nominations for Vice Chair. Ms. Weitzman made a motion to nominate Karen Irvin as the Vice Chair. Ms. Pates seconded. The motion carried 6-0.

Chairman Davis welcomed new member Adriana Moss to the ARB.

APPROVAL OF MINUTES

Chairman Davis asked if there were any changes or additions to the minutes of the regular meeting dated December 9, 2019. Mr. Gerlach motioned to approve the minutes as written. Ms. Weitzman seconded. The motion carried 6-0.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Chairman Davis asked if any Board member had engaged in any *ex parte* communication on any item before the Board. No Board members had any *ex parte* communication to report.

DISCLOSURE OF CONFLICTS OF INTEREST

Chairman Davis asked if any Board member had a conflict of interest for any item before the Board. There were no conflicts of interest reported.

CONSENT AGENDA

- i. **COA 2019-71** – 1002 Caroline Street – Signs
- ii. **COA 2020-01** – 501 William Street – Signs

Mr. Gerlach made a motion to approve the consent agenda as submitted. Ms. Weitzman seconded. The motion carried 6-0.

PUBLIC HEARING

- i. **COA 2019-70** – 1311 Caroline Street - Richard Crickenberger requests to alter the entry steps at this residential property by adding an additional sandstone step.

The applicant, Richard Crickenberger, was present and provided samples of the sandstone he is requesting to use to the Board.

There were no comments from the public.

Ms. Weitzman asked if a handrail will be part of this application. Ms. Schwartz noted that one would not be required by the building code.

Mr. Gerlach asked if the existing step is original to the house. Mr. Crickenberger replied that he was unsure, but that he would try to remove it without damaging it and would save it on the property, possibly in the garden. Mr. Gerlach stated that he would recommend saving the step due to its historical significance.

Ms. Irvin made a motion to approve the request as submitted. Ms. Weitzman seconded. The motion carried 6-0.

- ii. **COA 2019-72** – 1114-1118 Caroline Street – Jon Van Zandt Jason Gallant requests to construct a new retaining wall to stabilize the existing failed retaining wall at the rear of these residential properties.

Ms. Schwartz noted the unusual nature of this application as work has already begun due to the emergency nature of the wall failure. Ms. Schwartz stated that Mr. John Schaffer, the City's Building Official, was present and able to answer questions the Board may have on this application.

The applicant was not present and there were no comments from the public.

Ms. Moss asked if the original wall was of coursed or rubble stone construction. Ms. Schwartz stated that it was rubble stone and confirmed this with Mr. Schaffer. Ms. Moss noted that other retaining walls nearby were of parged brick or block construction and asked if a similar, historically-appropriate finish could have been achieved for this wall. Mr. Schaffer stated that due to the age and failure of the wall and the imminent danger it presented, the engineer chose the design as the best possible option.

Ms. Weitzman asked if the property lines would be impacted. Ms. Schwartz stated that the two property owners had worked together on the project and would make the boundary line adjustment as needed.

Ms. Irvin asked what material is being used on top of the wall. Mr. Schaffer stated that it is natural stone rip-rap that is a structural component of the design. There was some discussion about maintenance of the wall and how the property owners would share the responsibility.

Mr. Gerlach made a motion to approve the application as submitted. Ms. Irvin seconded. The motion carried 6-0.

GENERAL PUBLIC COMMENT

There were no speakers.

OTHER BUSINESS

A. Transmittal of Planning Commission Notice for January 15, 2020

Ms. Schwartz noted that there will be a Public Hearing on the UDO amendments for infill construction on Wednesday evening.

B. CLG Workshop

Ms. Schwartz announced that one of DHR's annual CLG training workshops for board members would be held in Fredericksburg this year, on March 24, from 9 a.m. to 4:30 p.m. All ARB members are encouraged to attend. Chairman Davis asked if the location had been set and Ms. Schwartz replied that this is still being decided. Mr. Gerlach asked if this would meet the ARB training requirement and Ms. Schwartz confirmed that it would.

C. Slave Auction Block

Ms. Schwartz stated that the appeal of the City Council's decision has been scheduled for a hearing in the Circuit Court on February 10, 2020. Mr. Gerlach reviewed the details of the lawsuit and the City Attorney's brief.

D. Caretaker's Lodge

Ms. Schwartz stated that the City Attorney has been seeking feedback from City Council members on the proposal from an anonymous donor for alternate treatment of the property.

STAFF UPDATE

Ms. Schwartz noted that the first Public Hearing on the Archaeology Ordinance will take place during the City Council meeting on January 14. Ms. Schwartz also informed the board that work on the Historic District Handbook update project will begin soon. The contract with Commonwealth Architects of Richmond will be executed this week and work started within the next 2 weeks.

Mr. Gerlach requested a future discussion on amending the ordinance to specify what the effect would be should the ARB take no action on an application. Ms. Schwartz stated that she would check with the City Attorney's office.

COMMITTEE REPORT

There were no updates.

CHAIRMAN'S REPORT

There were no updates.

ADJOURNMENT

Chairman Davis adjourned the meeting at 7:32 p.m.



Carthon Davis III, Chair