



Minutes

Architectural Review Board

Supplementary Meeting

February 26, 2018

Council Chambers, City Hall

Fredericksburg, Virginia

Members Present

Jonathan Gerlach, Chair
Sabina Weitzman, Vice Chair
Kerri S. Barile
Carthon Davis, III
Karen Irvin
James Whitman

Members Absent

Susan Pates

Staff

Kate Schwartz

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

OPENING REMARKS

Mr. Gerlach 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. Gerlach asked there were any changes or additions to the agenda. Ms. Schwartz noted that item (B) discussion of new construction in the 1100 block of Sophia Street had been withdrawn as the applicants were making changes to the design. The agenda was approved as amended.

CONTINUED ITEMS

COA 2018-04 – 306-312 Frederick Street – Michael Adams requests to make alterations to the Kenmore Coffee Warehouse building to convert it to commercial use, including installing windows, doors, metal roofing, and an ADA-accessible ramp, as well as filling in missing sections of brick and trim.

Michael Adams and Jon Van Zandt were present. Mr. Adams and Mr. Van Zandt reviewed the changes that had been made to the previously submitted drawings. Mr. Adams also noted that some parging and painting had been applied to the existing brick. They are hoping to remove some of this if possible, but will not if it causes any deterioration to the brick. The painted Kenmore sign will be restored. The screening for the rooftop mechanical equipment will be the same metal material as the roof. He noted that the drawing will be modified to showing the screening following the angle of the roof, rather than leaving a gap.

Board members discussed details of the rooftop mechanical equipment, including details of the drawings, flashing material, and the location/style of the access door. Mr. Gerlach asked about the visibility of this equipment. Mr. Adams noted that visibility was extremely limited from the street. The stair tower provides an egress route for the condos, but is being built as part of the initial phase because it is within the footprint of the historic building. Because the roof and west

wall of the historic building are missing, the construction of the tower will only result in the elimination of a small amount of brick at the rear of the building.

Ms. Weitzman asked about the details of the depths of window and door openings and requested section drawings that show these elements. She also asked for additional details on the elements that would be repaired in-kind to ensure that they will match the existing details. Mr. Van Zandt noted that they would be salvaging material from the building while construction is ongoing in order to replicate the details.

Board members discussed the location of the mechanical equipment and the detailing of the stair tower. Mr. Gerlach said he was concerned that it had not appeared on the approved site plan, mass, and scale drawings. Mr. Adams said that it had always been part of the design, but would make sure the detailing matched what had been approved. Mr. Adams also discussed restrictions on the location of the mechanical equipment due to code requirements and the separation of condo spaces from the commercial use.

The Board discussed the design of the doors. Ms. Weitzman suggested simplifying the light pattern and recommended a large single light, three-quarters of the length of the door. Dr. Barile questioned if the single lights provided a look that was too contemporary. Ms. Irvin also questioned if the proportion of the sidelight on the ground floor was too narrow. Board members discussed potentially eliminating the sidelight in favor of a single wide door. They asked Mr. Adams to evaluate this to determine if the proportions were appropriate. Board members confirmed that any door design used will fill the entire original openings.

Board members discussed concerns with drainage details at the west wall and on-site water retention. Mr. Van Zandt said there would be an internal gutter along this wall. Downspouts will direct the water underground in this area. Mr. Davis asked where the meter bank will be located. Mr. Van Zandt said it was currently at the rear of the east elevation, and would be maintained there. Mr. Adams noted that they were still in the process of determining if all the electric lines will be placed underground.

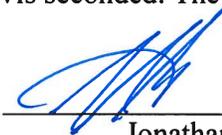
The Board requested additional details to be provided for the next meeting. Ms. Weitzman requested details for the rake trim at the front of the building and the dormer trim and flashing. Ms. Irvin asked that the elevations show all elements clearly and noted that the side access ramp should be included on the front elevation. She also asked that the notes on all drawings be expanded and that the details of the mechanical equipment and screening be clarified. Mr. Van Zandt and Mr. Adams said updated drawings would be provided by March 6.

GENERAL PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Dr. Barile made a motion to adjourn. Mr. Davis seconded. The meeting adjourned at 8:13 p.m.



Jonathan Gerlach, ARB Chair