



**Minutes**  
**Architectural Review Board**  
**Supplementary Meeting**

April 23, 2018  
1015-1017 Caroline Street and Room 218, City Hall  
Fredericksburg, Virginia

**Members Present**

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

**Members Absent**

**Staff**

Kate Schwartz  
Susanna Finn

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Mr. Gerlach called the Architectural Review Board meeting to order at 6:30 p.m. at 1015 Caroline Street. Board members toured 1015 and 1017 Caroline Street in order to view the windows on the upper floors and evaluate their condition.

The Board members returned to conference room 218 in City Hall at 7 p.m. to continue the meeting.

**OPENING REMARKS**

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

**APPROVAL OF AGENDA**

Mr. Gerlach asked if there were any changes or additions to the agenda. Dr. Barile requested to add an update on archaeology at Sophia and Hanover Streets to other business. Mr. Davis requested to add a discussion of height measurement to other business. Ms. Weitzman requested to add a discussion of window repair to other business. The agenda was approved as amended.

**NEW BUSINESS**

**i. Pre-application Site Visit: 1015 Caroline Street**

The Board discussed the site visit to 1015 Caroline Street and noted the variety of window types and profiles. Members noted that a number of the windows appear to be replacement units of a variety of ages. Ms. Schwartz said that she would attempt to find photographic evidence of the original windows.

**CONTINUED ITEMS**

**i. COA 2018-12 – 506-516 Sophia Street – Stephen DeFalco requests to demolish the existing townhomes at 506-516 Sophia Street and requests approval of the site planning, scale,**

massing, and architectural details of seven three-story townhomes, and the site planning, scale, and massing of one four-story apartment building to be constructed on the site.

Lee Shadbolt, Commonwealth Architects, and Steve DeFalco, the property owner, were present to represent the application.

Mr. Shadbolt reviewed the changes to the project. The gable-roofed half-story has been removed from the townhomes and replaced by a flat roof. A small loft area projects from the roof. Additionally, the multi-family building has been eliminated from the design. The site was reconfigured and the project now includes only the construction of 13 townhomes. The building heights now measure 34 feet 3 inches at the street and 43 feet 11 inches at the rear.

Mr. DeFalco said they were trying to respond to the ARB's comments and concerns, and realized that this could work as a simpler project. The density has been reduced, but they are hoping to keep this version of the project moving forward. Mr. DeFalco shared pictures of a similar project design in Herndon, Virginia.

Ms. Weitzman noted that the new buildings would be approximately 78 feet from the rear of the buildings along Wolfe Street, and the impact of the project on these buildings was reduced. There was some discussion of floor heights and the floodplain requirements.

Ms. Irvin said that they had done a good job of addressing the Board's concerns and presenting the new design clearly. Mr. Gerlach said he appreciated the horizontal railing element at the roofline.

Mr. Davis said he appreciated the work and supported the project. He asked if the entrances on the rear building would have porticos or another element to define the entries. Mr. DeFalco thought there may not be space, but that this could at least be included on the end units. Ms. Weitzman suggested a recessed entry. Mr. Davis also suggested reversing the position of the garage and entry door on the end unit of the rear block of townhomes so that the door is more clearly visible from Sophia Street rather than the garage.

Mr. Davis asked where mechanical units would be located. Mr. DeFalco said this had not been determined yet. Mr. Davis and Ms. Weitzman suggested shifting the loft spaces to allow room for the mechanical units. Mr. Davis also said that the loft space could likely be increased in size.

Dr. Barile thanked the applicants for their work and suggested keeping the building details simple to reflect the history of Sophia Street. Mr. DeFalco said they were interested in using one brick color, and using an alternate material for the rooftop space.

Mr. Gerlach, Ms. Pates, and Mr. Whitman all expressed support for the project and for the changes made.

#### **GENERAL PUBLIC COMMENT**

Kelly Barnes, 106 Wolfe Street, representing Ellen Ross Gibson said that she felt their concerns had been addressed by the changes to the project.

Van Perroy, 525 Caroline Street, said that he was in support of the previous design, but thinks this design is excellent, too. He said that economic viability is critical for downtown projects and that this much change to the project wasn't necessary.

### **OTHER BUSINESS**

#### **A. Archaeology on Hanover and Sophia Streets**

Dr. Barile announced that the new group working on a project at 100 Hanover Street had contracted with Dovetail Cultural Resource Group to perform Phase I and II archaeological investigation at the site. They will be looking for evidence of earlier buildings on the site and expect to complete the fieldwork between April 30 and May 9. She invited Board members to visit the site.

#### **B. Building Heights**

Mr. Davis measuring building heights in the Historic District and the potential partnership project with University of Mary Washington students to create a height database. He said he was concerned about methodology for this project. He offered to draft guidelines or a policy for measuring and recording to share with the Board.

Ms. Weitzman agreed and said that the actual measurement methodology chosen was less important than consistency. She also noted that if the focus of analysis is on absolute height, and not on grade or other factors, they may miss out on key information. Ms. Irvin said the height information is useful, but that they will need to be conscious of how it is used.

Mr. Gerlach discussed the 10% height rule included in the Handbook and asked if similar rules existed in other localities. Ms. Schwartz and Ms. Irvin noted that it was highly unusual to have such a prescriptive rule.

#### **C. Window Repair**

Ms. Weitzman noted that so many windows are repairable and asked if it was possible to create a teachable moment. She said that she had been working on her own windows and would be willing to provide some demonstration. Board members also discussed previously replaced windows and whether or not those were as important to maintain.

### **ADJOURNMENT**

The meeting adjourned at 8:16 p.m.



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Jonathan Gerlach, ARB Chair

