



**Minutes**  
**Architectural Review Board**  
May 14, 2018  
Council Chambers, City Hall  
Fredericksburg, Virginia

**Members Present**

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

**Members Absent**

**Staff**

Kate Schwartz  
Camilla Jacobs

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

**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**

Ms. Weitzman made a motion to approve the agenda as submitted. Ms. Pates seconded. The motion carried 7-0.

**APPROVAL OF MINUTES**

Mr. Gerlach asked if there were any changes or additions to the minutes of the regular meeting dated April 9, 2018. There were no changes or additions. Ms. Weitzman made a motion to approve the minutes as written. Ms. Irvin seconded. The motion carried 7-0.

Mr. Gerlach asked if there were any changes or additions to the minutes of the supplementary meeting dated April 23, 2018. There were no changes or additions. Mr. Davis made a motion to approve the minutes as written. Ms. Weitzman seconded. The motion carried 7-0.

**DISCLOSURE OF EX PARTE COMMUNICATIONS**

Mr. Gerlach 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**

Mr. Gerlach asked if any Board member had a conflict of interest for any item before the Board. Ms. Weitzman stated she would not participate in any discussions regarding Item C under Other Business due to involvement with the project. Dr. Barile stated she would not participate in any discussion regarding Item A under Other Business as she is part of the team providing archaeological services for the Riverfront Park project.

## **PUBLIC HEARING**

### **A. Continued Items**

- i. **COA 2018-14 – 2800 Princess Anne Street** – Hope Reents requests to install signs, including one freestanding monument sign and one wall-mounted sign, for the Edward Jones Investments business.

Ms. Schwartz noted that the applicant has revised the application and has eliminated the freestanding sign. Instead, two additional building mounted signs will be installed.

The applicant was not present. There was no public comment.

Dr. Barile asked for confirmation that there is no maximum sign allowance for this property. Ms. Schwartz commented that there is no maximum size allowance in the CH (Commercial Highway) zoning district for this property.

Ms. Weitzman asked for clarification of the height issue with the freestanding monument sign. Ms. Schwartz stated that because the property is located in the Princess Anne Corridor Overlay District which limits the height of any sign to five feet, measured from grade, and because this was on top of the brick planter base, the applicant didn't feel there was a way to make a readable sign that stayed within the size limit. Ms. Pates asked for clarification of the total number of signs. There will be 3 building-mounted signs total.

Ms. Weitzman made a motion to approve the application in accordance with the staff recommendations:

1. On the front elevation, the sign should fit between the second floor brick window sills and first floor brick lintels to ensure that these architectural features are not obscured.
2. On the side elevation, the sign should align with the second floor window.
3. The signs must be attached through the building's mortar joints rather than through the historic brick.

Ms. Irvin seconded. The motion carried 7-0.

- ii. **COA 2018-19 – 1108 Caroline Street** – Josh Mosser requests to make alterations to doors, including changing the installation details of the main entry door and installing a larger exit door on the north side elevation, for the Pimenta restaurant.

The applicant was not present. There was no public comment.

Ms. Schwartz reported that in working with the Building Department, the applicant had identified a solution that would not require altering the main entry door. Board members clarified that the side door to be widened was only minimally visible from a public right-of-way.

Mr. Davis made a motion to approve the widening of the side door. Dr. Barile suggested a friendly amendment that staff would verify the details of the selected door. Mr. Davis accepted the amendment. Dr. Barile seconded the motion. The motion carried 7-0.

### **New Business Signs**

- iii. **COA 2018-27 – 417 William Street** – Joshua Bethka requests to install signs, including vinyl decals and one projecting sign, for the Joshua Lawrence Salon.

The applicant, Joshua Bethka, was present. There was no public comment.

Dr. Barile made a motion to approve the application as presented. Ms. Weitzman seconded. The motion carried 7-0.

#### **Fences**

- iv. **COA 2018-22 – 1006 Prince Edward Street** – Kaye Pegelow requests to install a six-foot wood privacy fence surrounding the rear yard of this single-family residence.

The applicant, Kaye Pegelow, was present. There was no public comment.

Ms. Weitzman asked if this fence was visible from the public right-of-way. Ms. Schwartz said the visibility would be extremely limited.

Ms. Weitzman made a motion to approve the fence at 1006 Prince Edward Street as presented with the recommendation that the applicant consider painting or staining the fence once the wood has weathered sufficiently. Mr. Davis seconded. The motion carried 7-0.

- v. **COA 2018-26 – 704 Prince Edward Street** – Shannon Lee requests to install a six-foot painted wood privacy fence along the north side property line for this single-family residence.

The applicant, Shannon Lee, was present. Ms. Schwartz distributed a letter received from the neighboring property owner, Michael Corrigan, at 706 Prince Edward Street. There was no other public comment.

Ms. Weitzman asked about the type of fencing the church was proposing. Ms. Schwartz commented that both fences would be six-foot wood privacy fences, constructed of either pressure-treated pine or fir.

Dr. Barile asked for clarification of the letter. Ms. Schwartz explained that there is an existing chain link fence at 706 Prince Edward Street that would need to be removed before a fence could be constructed on the property line. The property owners at 704 Prince Edward would prefer to build a single fence in cooperation with their neighbors, but they have requested to build a fence further onto their property if they are not able to work together.

Ms. Schwartz noted that an application has been submitted for a fence for 706 Prince Edward Street that will be on the June agenda. Ms. Lee noted that this request was their plan B.

Dr. Barile made a motion to approve the request as presented. Ms. Weitzman seconded. The motion carried 7-0.

#### **Exterior Alterations**

- vi. **COA 2018-21 – 1308 Charles Street** – Frank Vitiello requests to remove the existing asbestos siding on this single-family residence in order to restore the original wood siding underneath.

The applicant, Frank Vitiello, was present. There was no public comment.

Dr. Barile thanked the applicant for all the hard work on this house and said she is in favor of the project. She noted that the Board should be careful to consider the significance of mid-century materials like asbestos in other situations or future applications.

Ms. Weitzman said she appreciated the applicant's work and investigation and recommended seeking good advice on prepping and repainting the wood siding to ensure durability.

Ms. Weitzman made a motion to approve the application as submitted. Ms. Pates seconded. The motion carried 7-0.

- vii. **COA 2018-23 – 400-406 Lafayette Boulevard** – Mona Albertine requests to replace the damaged multi-light wood windows at the Colonial Tavern with new multi-light wood windows.

The applicant, Mona Albertine, was present. There was no public comment.

Ms. Weitzman asked if the applicant had considered insulated windows. Ms. Schwartz noted that on the end elevation, the new window would need to match the existing one. Discussion continued regarding benefits of utilizing insulated windows and matching the profiles of existing windows.

Ms. Weitzman made a motion to approve the replacement of the damaged multi-light wood windows with the option that insulated glass may be used on condition that the exterior profiles match the submitted drawings. Dr. Barile seconded. The motion carried 7-0.

- viii. **COA 2018-24 – 1015 Prince Edward Street** – Mark Steele requests to replace the existing copper gutters and downspouts with new aluminum gutters and downspouts at this commercial property.

The applicant, Mark Steele, was present. There was no public comment.

Ms. Weitzman commented that the guidelines state that materials should be replaced in kind. She said that she understands it is more expensive, but the requirement seems clear.

Mr. Davis noted that composition was one of several factors and he supports moving the application forward as submitted. Ms. Pates said she supports the use of aluminum.

Mr. Steele commented that neighboring homes have a variety of gutters along the street. He said this was a busy corner and he was concerned about theft.

Mr. Gerlach said that he thinks the final appearance will be very similar to the existing copper. Ms. Weitzman suggested that the bronze finish would be a better match than brown. Dr. Barile

noted that she understood Ms. Weitzman's concerns, but that the gutters were not a character-defining feature and she thought the use of aluminum was appropriate.

Board members discussed appropriate finish colors, but Ms. Schwartz noted that paint colors were not within the Board's purview.

Mr. Davis made a motion to approve the application as submitted. Mr. Whitman seconded. The motion carried 6-1, with Ms. Weitzman against.

- ix. **COA 2018-25 – 215 Prince Edward Street** – Amber Collins requests to make exterior alterations including replacing the front doors, adding a railing surrounding the front porch, installing trim surrounding the windows, and replacing the shutters for this duplex residence.

The applicant, Amber Collins, was present. Ms. Collins said that she thought the front doors were made of metal. She said she was concerned with the function and security of the doors. There was no public comment.

Ms. Pates asked the applicant if they have looked under the aluminum siding. Ms. Collins said she has not yet.

Ms. Weitzman said the proposed doors look appropriate for this location. She also said she agrees with the staff report that attempting to change the appearance by adding to the existing trim should wait until the siding has been assessed. She said she was in support of the balustrade and the addition of shutters and provided several recommendations on the design of the porch and the shutters.

Dr. Barile recommended the use of square pickets for the railing rather than turned in order to keep it simple and in keeping with the character of the house.

Ms. Weitzman made a motion to approve the replacement of the two front doors with solid wood doors as shown in the submitted documentation. Mr. Whitman seconded. Dr. Barile said she concurred with staff that not enough information was known about the doors to warrant replacement. The motion carried 6-1, with Dr. Barile against.

Ms. Irvin made a motion to remove the existing shutters and install new shutters as recommended by staff. Ms. Weitzman seconded. The motion carried 7-0.

Ms. Weitzman made a motion to approve the installation of a painted wood balustrade surrounding the front porch on condition that it includes a top rail, bottom rail, and simple square pickets. Ms. Pates seconded. The motion carried 7-0.

Mr. Davis made a motion to deny the installation of additional trim surrounding the windows. Ms. Weitzman seconded. The motion carried 7-0.

- x. **COA 2018-28 – 319 Prince Edward Street** – Matt Revell and Hamilton Palmer request to repair and make alterations to the foundation of this single-family residence, including elevating the structure approximately one foot.

The applicants, Matt Revell and Hamilton Palmer, were present. Mr. Palmer stated that the flood elevation is 38 feet and that the house is not in the flood plain. He said that if flood vents are required, they will include them.

Ms. Irvin asked if elevating the structure would change the alignment of the structure with the approved rear addition. Mr. Revell replied that the rear addition should stay the same and will actually align better. An interior step was required previously.

Mr. Davis asked if there would be a brick veneer on the outside to mimic the existing look. Mr. Revell said that the salvaged bricks will be used as a veneer on the reconstructed foundation.

Mr. Gerlach commented that if they were to approve the application as staff recommends it would be with a recommendation for the flood vents, not a requirement. The Building Department will determine if they are required.

Ms. Weitzman said she appreciates the applicants' willingness to raise the building up and add a proper foundation under it.

Ms. Weitzman made a motion to approve the exterior alterations at 319 Prince Edward Street as submitted with the recommendation that flood vents be added to the foundation walls if required. Mr. Davis seconded. The motion carried 7-0.

- xi. **COA 2018-30 – 314 William Street** – Aby Bethem requests to install a wood and metal roof structure over a portion of the roof deck for the Vivify restaurant.

The applicant, Abby Bethem, was present. Ms. Bethem addressed her concerns regarding the recommended condition to avoid attaching into the parapet wall. She said this design had been selected and engineered in order to avoid unnecessary roof penetrations and to take advantage of the existing structural steel elements. She also said changing this would impact the seating areas.

Jamie Scully, 1309 Prince Edward Street, provided public comment regarding this application. He stated that the visual impact would be the same regardless of the post location.

Mr. Gerlach asked about the construction of the parapet wall and if it was metal. Ms. Bethem said it was concrete and brick. She said the proposed design took advantage of existing structural steel that is visible inside the restaurant.

Ms. Weitzman discussed concerns with the reinforcement of the wall and ensuring that the new structure did not create too much wind load on the wall. Ms. Bethem agreed that further engineered drawings would come after the initial design to ensure safety. Ms. Schwartz noted that Building Services would address those concerns in their review.

Mr. Gerlach asked if the lighting fixtures would be visible from the public right of way. Ms. Schwartz commented that the visibility would likely be extremely limited. She recommended that the Board allow staff to review the final details of the lighting.

Dr. Barile thanked the applicant for the simple design of the structure itself. She said she was also concerned about installing the post in or on top of the parapet, which is a character-defining feature of the building.

Dr. Barile made a motion to approve the application with the conditions presented by staff:

1. While the roof covering may extend to the front parapet wall, the posts should be set in from the parapet wall, rather than attaching directly to the top of the wall.
2. Use Western Red Cedar or other similar wood species, rather than pressure-treated lumber, or paint or stain the framing members to ensure the durability of the structure.
3. Coordinate with staff on the details of the pendant lighting fixtures.

Ms. Weitzman seconded. The motion carried 7-0

### **Demolition /New Construction**

- xii. **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 13 new townhomes to be constructed on the site.

The applicant, Stephen DeFalco, was present.

Kelly Barnes, 106 Wolfe Street, spoke on behalf of property owner Ellen Ross Gibson. She said Ms. Gibson was very pleased with the changes to the project.

Dr. Barile asked for clarification of the changes to the project since the April 23 work session. Mr. DeFalco said they had eliminated the inset balconies on the second story, added a cladding material to the loft spaces, and worked to clean up the drawings. Ms. Schwartz also noted that the garage and entry doors had been reversed on unit 13. She also confirmed that the building heights match those that were presented at the work session.

Board members expressed their appreciation for the changes to the project including the use of the flat roof, and the clear blend of modern and historic design details.

Ms. Weitzman made a motion to approve the demolition of the existing structures on site contingent upon approval of the site planning, scale, and massing of the proposed new construction. Mr. Davis seconded. Ms. Pates stated that she would not support the demolition of a contributing structure in the Historic District. The motion carried 6-1, with Ms. Pates against.

Ms. Weitzman made a motion to approve the site planning, scale, and massing of 13 new townhomes in accordance with the drawings dated May 7, 2018. Mr. Davis seconded. The motion carried 7-0.

Mr. Davis made a motion to table consideration of the architectural details to the June 11, 2018 meeting to allow the applicant to provide additional information. Ms. Irvin seconded. The motion carried 7-0.

Ms. Pates noted that she would like to see brick construction on all sides of the new buildings.

### **GENERAL PUBLIC COMMENT**

There was no public comment.

**OTHER BUSINESS**

A. Pre-Application Discussion: Riverfront Park

Derek Wohlbaum, of Rhodeside and Harwell, and Doug Fawcett, Assistant City Manager presented designs for Riverfront Park to the ARB.

B. Pre-Application Discussion: 207 Caroline Street

Charles Aquino, architect, presented designs for an addition and poolhouse to be constructed at this single-family residence.

C. Pre-Application Discussion: New Residences in the 1100 Block of Sophia Street

Jamie Scully presented initial designs for three new residences to be constructed in the 1100 block of Sophia Street.

**STAFF UPDATE**

There was no staff update.

**COMMITTEE UPDATE**

There were no committee updates.

**CHAIRMAN'S REPORT**

Mr. Gerlach had nothing additional to report.

**ADJOURNMENT**

Dr. Barile made a motion to adjourn. Ms. Pates seconded. The motion carried 7-0. The meeting adjourned at 9:32 p.m.



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Jonathan Gerlach, ARB Chair