



Minutes
Architectural Review Board
August 13, 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

None

Staff

Kate Schwartz
Camilla Jacobs
Cathy Eckles

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

No changes or additions were made to the agenda.

Mr. Davis made a motion to approve the agenda as written. Ms. Weitzman 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 July 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 July 11, 2018. There were no changes or additions. Ms. Weitzman made a motion to approve the supplemental minutes as written. Ms. Irvin 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 COA 2018-55 at 1111-1119 Sophia Street as she has provided architectural design services for the project.

PUBLIC HEARING

A. New Business

Exterior Alterations / Additions

- i. **COA 2018-52 – 901 Prince Edward Street** - Willin Consultants, on behalf of Sprint, requests to install new antennas on the existing roof-mounted tower and install additional equipment on the roof of this commercial building. (COA 2018-52)

The applicant, Dale Finocchi, was present. Mr. Finocchi summarized what is existing on the roof and how that structure will look with the additional antennas and equipment requested. Some of the new and additional equipment will replace old equipment. He further explained how the other equipment on the roof has a stealth design. There is fiberglass faux paneling to look like the brick on the building. He said they would be willing to install stealth paneling for the new equipment.

There was no public comment.

Weitzman asked if the equipment location was at all flexible. Mr. Finocchi said the position was based on the structural frame. The Board discussed how the stealth paneling would be installed and its appearance. Mr. Finocchi noted that it would need to be open on the side facing the tower for access.

Mr. Davis made a motion to approve the application in accordance with the staff recommendation to screen the equipment. Dr. Barile seconded. Discussion followed on the type of screening to be used. Mr. Davis amended his motion to state that the screening should match the existing panels on the roof. Dr. Barile seconded. Ms. Schwartz restated the motion at Mr. Gerlach's request. The motion carried unanimously 7-0.

- ii. **COA 2018-53 – 417 William Street** - - Jodie Vaughn requests to install a metal railing along the west side of the roof at the rear of the building to meet safety requirements for HVAC equipment.

Will Dickinson, 1507 Winchester Street, was present to represent the applicant. There was no public comment.

Dr. Barile made a motion to approve the application on condition that the railing is painted to blend with the existing trim finishes. Mr. Whitman seconded. The motion carried unanimously 7-0.

- iii. **COA 2018-56 – 1100 Caroline Street** - - Roberta Sullivan requests to make alterations to the front porch of this single-family residence, including installing an ADA-accessible ramp, and install a 36-inch tall aluminum fence and stone wall at the front of the property.

Evan Lawson, 806 Daniel Street, was present to represent the applicant. Mr. Lawson distributed samples of sandstone that is present on the site, as well as brick and Boral trim. There was no public comment.

Ms. Irvin and Ms. Weitzman asked about the details of the sandstone wall design. Mr. Lawson said the wall would be assembled with mortar using reclaimed sandstone and will be approximately 10 inches wide.

Ms. Irvin requested additional detail on the design of the wood railings and columns. She asked if this information could be submitted to staff for verification. Ms. Schwartz noted that this was an option. Mr. Lawson said they would be able to source this information was a supplier was selected.

Dr. Barile complimented the design of the ramp, but noted she was concerned about creating false history with the design of the sandstone wall. She was concerned that it would not be clearly differentiated as a new feature and could create a false sense of history. After additional discussion, Mr. Lawson agreed to return to the Board with additional information or design concepts for the wall.

Dr. Barile made a motion to approve the application for the porch alterations in accordance with the staff recommendation on condition that consideration of the details of the columns, railings, and sandstone wall are continued to the next regular meeting of the Board to allow the applicant to provide additional information. Ms. Weitzman seconded. The motion carried unanimously 7-0.

- iv. **COA 2018-57 – 316-318 Charles Street**—Patrick Gay requests to construct a rooftop addition and make alterations to this commercial building, including changing windows and doors and applying stucco to wall surfaces, in order to convert it to a mixed-use property.

Keith Oster, project engineer, was present to represent the applicant. Patrick Gay was also present. Mr. Oster clarified that no changes would be made to the existing parapet at the front elevation. He noted that they were happy to discuss the recommendations from staff.

Hamilton Palmer, 401 Charles Street, said he is glad someone is willing to do something with this building and has no concerns about changes to the front elevation or adding a second floor. He said that a flat roof or alternate design might be a better fit with the neighborhood.

Ms. Weitzman asked for clarification on the setback of the upper story. Mr. Gay said there would be no change to the existing parapet wall and the upper story would be set back. He also noted that he would be willing to use only stucco as cladding on the ground floor and was willing to discuss the roof design at the second story. He said he would provide a roof plan and updated drawings to clearly show all roof elements. The Board also requested that the neighboring house on Frederick Street be shown in drawings for context and scale.

Ms. Pates requested that the finished height be provided in the drawings. Mr. Davis said his only concern was the alignment of the gable at the front elevation. Otherwise he supports the project as designed. Dr. Barile voiced concerns about the elimination of all existing windows and doors. She recommended finding a way to incorporate the existing fenestration pattern into the design. Ms. Weitzman noted that the new design reinforces the symmetry of the building and the stepped parapet.

Ms. Irvin made a motion to continue the application to the September 10, 2018 meeting to allow the applicant to provide additional information. Ms. Weitzman seconded. The motion passed unanimously 7-0.

- v. **COA 2018-55 – 1111-1119 Sophia Street**—Claude Rackley requests approval of the site plan, scale, and massing of three new single family residences to be constructed on these vacant parcels.

Jamie Scully, 1309 Prince Edward Street, was present to represent the applicant. Mr. Scully noted that the applicant had held a meeting with National Park Service staff that had gone well and pointed out that one goal of the design was to preserve visibility through the lots to the river. He also noted that the design was a reduction in the density that would be allowed here because they were consolidating lots, that they were able to avoid front-loading garages, and that they were only looking at a four-and-a-half foot height increase at the street to accommodate the floodplain requirements.

Ed Sandtner, 132 Caroline Street, stated that he had no issues with the site planning, scale, and massing proposed, but was concerned that the foundation arches are an architectural cliché. He recommended squaring these off or otherwise altering this detail.

Ms. Irvin asked for clarification on the bracket shown on the north elevation of the houses. Mr. Scully said this was for elevating the HVAC units and noted that screening had not yet been determined.

There was some discussion regarding the design of the cantilevered section. Mr. Scully noted that this was intended to provide additional square footage, eliminate obstacles in the driveway area, and allow for the potential flow-through of flood waters.

Mr. Davis made a motion for approval of the site planning, scale, and massing as submitted. Ms. Irvin seconded. Dr. Barile asked for clarification that the arches could be addressed during consideration of design details. Ms. Schwartz confirmed that this was the case. The motion carried 6-0-1, with Ms. Weitzman abstaining.

GENERAL PUBLIC COMMENT

There was no general public comment.

OTHER BUSINESS

- A. Transmittal of Planning Commission Agenda – August 8, 2018
There were no comments.
- B. Pre-Application Discussions
The latest draft of a statement to be read before pre-application discussions was presented by Mr. Gerlach who then asked for any other edits. Ms. Weitzman stated that she was in support of the statement, but said she cannot overemphasize the value of comments in these sessions and encouraged the Board to speak freely. Ms. Weitzman made a motion to approve the prepared statement to be read prior to informal reviews. Mr. Davis seconded. The motion passed unanimously 7-0.

STAFF UPDATE

There was no staff update.

COMMITTEE UPDATE

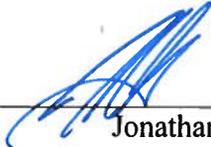
There were no committee updates.

CHAIRMAN'S REPORT

Mr. Gerlach noted that he and Ms. Irvin attended a Certified Local Government training session put on by the Department of Historic Resources in Winchester in August.

ADJOURNMENT

Mr. Davis made a motion to adjourn the meeting. Ms. Weitzman seconded. The meeting adjourned at 8:32 p.m.



Jonathan Gerlach, ARB Chair

