

STAFFORD COUNTY ARCHITECTURAL REVIEW BOARD MINUTES
September 12, 2016

The meeting of the Stafford County Architectural Review Board of Monday, September 12, 2016, was called to order at 6:00 p.m. by Chairman Paul Eakin, in the ABC Conference Room of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Eakin, Dodgen, McAdams (6:19), Bailey, and Osborn

MEMBERS ABSENT: Range and Gossett

STAFF PRESENT: Baker and Dyson

GUESTS PRESENT: Gary Perkins, Rev. Jay Morris, and Tom Brandon (all Aquia Church)

CALL TO ORDER

Mr. Eakin called the meeting to order and asked Mr. Dodgen if he would call the roll.

ROLL CALL OF MEMBERS

Mr. Dodgen called the roll and stated there was a quorum with four of the seven members present. (Ms. McAdams joined the meeting at 6:19, which brought the number of members up to five)

PUBLIC PRESENTATIONS

NEW BUSINESS

1. Fleurries at Aquia Church, Roof Replacement

Mr. Eakin asked the applicants to give their presentation. Mr. Gary Perkins, one of the representatives for Aquia Church, explained that the church intended to put a new roof on the administration building, which was called the Fleurries. He added that the building was a composite building from the old Anne Moncure Estate which consisted partially of the house itself as well as an outbuilding which were put together in the mid-80s. Mr. Perkins explained that when the two structures were combined, the siding was replaced with cypress siding and the existing roof was covered with cypress shingles. According to Mr. Perkins the siding had been worn away and was partially replaced with cedar shake shingles. The applicant added that the roof at this time was in a serious state of disrepair and needed to be replaced. After looking at alternative types of roofing the church decided go with a standing seam roof in slate grey due to the financial aspect and the longevity of the roof. Mr. Perkins reiterated that the last time the church was before the Board for another building on the property the metal roof was denied. Mr. Perkins was uncertain what type of roofing was originally on the building back in the early 1800s and there was no record.

Mr. Eakin inquired why in 1987 the shakes were put on rather than shingles. Mr. Perkins assumed it was because of the aesthetics.

Mr. Eakin asked if the church had considered using an architectural shingle. Mr. Perkins explained that the church had looked at different options, but as far as life span, the metal roof was simply the longest lasting option. Rev. Morris added that part of the thought process was also to not have to disrupt the appearance down the road if the roof would have to be replaced again.

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Mr. Eakin was curious as to why they didn't move the entire building in 1987. Mr. Morris explained that it was due to the condition of the other buildings.

Mr. Dodgen inquired whether staff had any record of the original roofing. Ms. Baker stated that there was not.

Mr. Eakin stated that the Board was concerned about changing the look of the roof after 30+ years, although they were aware that the current roofing may not be historically accurate. Mr. Morris explained that the church was concerned that replacing the current roof with similar material would cause more maintenance cost due to rot and decay as well as the accumulation of moss.

Mr. Dodgen inquired about the roofing used on the other structures on site. Mr. Perkins stated that the church itself had copper shingles, then new building had architectural shingles, and the existing Parish House, which would need a new roof sooner or later, had 3-tab asphalt shingles.

Mr. Osborn inquired what the time frame was for the roof work. Mr. Perkins explained that work would commence as soon as the church got approval from the Architectural Review Board.

Mr. Osborn stated that he would have to recuse himself from this decision since he was a trustee of Aquia Church, but did, however, state that he understood that the metal roof would fit best into the church's long term plan and had no issues with that.

Mr. Dodgen felt that since all other structures had shingles it was hard to go away from that type of material and inquired about the pitch of the roof, which, according to Mr. Perkins, was 45 degrees. Mr. Dodgen felt that the roof would really stand out since it was very pronounced.

Mr. Osborn suggested the item be deferred so the church would be able to discuss the future build out of the other structures.

Rev. Morris stated that he welcomed Mr. Osborn's suggestion and asked for guidance from the Architectural Review Board regarding what they might allow for the Parish House.

Mr. Eakin stated that the Architectural Review Board was looking for continuity between the subordinate structures. He felt that the Board was leaning towards wanting to stay with shake singles. Mr. Eakin stated that he would like to see the cost for each option as he understood that was a factor.

Mr. Dodgen inquired whether the condition of the roof allowed for enough time for the Board to do a site visit. Rev. Morris explained that it was the church's wish to get the roof done before winter so there would not be any interior damage.

Mr. Dodgen made a motion to defer the item to the next meeting with the understanding that the Architectural Review Board would visit the site as a group to look at the existing conditions. Ms. McAdams seconded the motion.

Mr. Eakin inquired whether the COA would have to be resubmitted. Ms. Baker explained that the applicant simply needed to come back with some proposed samples. Mr. Eakin added that he would like to see the cost of the different options.

The motion passed 4-0 (Mr. Osborn abstained; Mr. Range and Ms. Bailey were absent).

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The Board scheduled the site visit for September 26th, 2016 at 6:00 pm.

UNFINISHED BUSINESS

2. Aquia Church Lighting

Ms. Baker reiterated that the Board was waiting to get some input from Ms. Gossett.

Mr. Eakin deferred the item due to Ms. Gossett not being present.

REPORTS BY ARB MEMBERS

No reports.

APPROVAL OF MINUTES

May 2, 2016

Mr. Osborn made a motion to approve the minutes as presented. Ms. McAdams seconded the motion. The motion passed 5-0 (Mr. Range and Ms. Bailey were absent).

August 1, 2016

Mr. Dodgen made a motion to approve the minutes as presented. Mr. Osborn seconded the motion. The motion passed 5-0 (Mr. Range and Ms. Bailey were absent).

ADJOURNMENT

Mr. Osborn made a motion to adjourn.

Mr. Dodgen seconded.

The motion passed 5-0 (Mr. Range and Ms. Bailey were absent)

With no further business to discuss the meeting was adjourned at 6:44 p.m.