

STAFFORD COUNTY ARCHITECTURAL REVIEW BOARD MINUTES
August 7, 2017

The meeting of the Stafford County Architectural Review Board of Monday, August 7, 2017, was called to order at 6:03 p.m. by Chairman Jeromy Range, in the ABC Conference Room of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Charles Dodgen, Paul Eakin, Tanya Gossett, and Jeromy Range

MEMBERS ABSENT: Sherry Bailey, Doris McAdams, and Mark Osborn

STAFF PRESENT: Kathy Baker and Melannie Egan

GUEST PRESENT: Norman Schools

CALL TO ORDER

Mr. Range called the meeting to order and asked Mr. Dodgen to call roll.

ROLL CALL OF MEMBERS

Mr. Dodgen called roll and stated there was a quorum present.

PUBLIC PRESENTATIONS

Mr. Range opened the floor for public presentations. Seeing none he moved on to new business.

NEW BUSINESS

1. Certificate of Appropriateness – COA17151949, Moncure Conway Civil War Trails Sign

Mr. Range stated item 1 was a Certificate of Appropriateness for Moncure Conway Civil War Trail sign. He asked Mr. Norman Schools to give the details.

Mr. Schools stated the County was actually the applicant, but he lives in the Moncure Conway house in Falmouth. He stated he wanted to thank Lisa Logan, Tourism Manager with Economic Development for initiating the project and the Board of Supervisors for funding the project. He also wanted to thank Drew Gruber for his work on the process. He stated he was in favor of the sign and thanked the members for their consideration but had one concern regarding the placement of the sign. It appears it would be located where the electrical lines are located and the travel way for the large trucks to service the lines. He said he was not sure of the distance the sign had to be away from the electrical poles. He suggested placing the sign directly in front of the house opposite of the front door.

Mr. Dodgen stated he felt the concern was the possibility of damage to the sign because of maintenance and operations.

Mr. Range stated looking at the overview, the sign would be close to the electric lines.

Ms. Baker stated utilities lines and things as such would have to be marked before placement. The staff report just showed a general location.

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Mr. Range suggested a caveat stating it would be located far enough away from electric lines to prevent future damage. He asked the other members if they had any comments.

Mr. Eakin stated he liked the idea and was in favor. He agreed with Mr. Schools concerning the location. He asked if the highway marker located at the entrance of the park was in addition to or was it a replacement sign.

Mr. Dodgen stated in addition.

Ms. Baker stated the signs at the entrance were highway markers. There would now be a total of four, including two highway markers and two interpretative signs.

Ms. Gossett stated she wanted to make sure the sign location was within the right-of-way for the trail project.

Mr. Schools stated yes.

Mr. Eakin asked what material was used for the sign.

Mr. Schools stated metal/aluminum.

Mr. Eakin stated it would be similar to the existing signage and resistant to flooding.

Mr. Dodgen made a motion to approve the Certificate of Appropriateness.

Mr. Range asked if he would like to add to the motion if approved it would not be within the utility easement.

Mr. Dodgen stated yes.

Mr. Range stated there was a motion to approve with a caveat the marker is not placed within the utility easement and explained not to be within 30 feet of either side of the utility lines.

Mr. Dodgen stated he felt it should be placed in a location to help prevent it from damage by service vehicles working in the utility easement.

Mr. Eakin stated he felt that the placement falls within the safety of the utility lines. He stated he wanted to add that it be placed where it would not be damaged by vehicles parking on the side of the road.

Ms. Gossett asked if Parks and Rec had seen the sign and if they were aware.

Mr. Schools stated they were aware, but the sign had not been made.

Mrs. Gossett asked if they have approved the sign being placed on parkland. She asked if the project should come before the ARB before it goes to the initial agency.

Ms. Baker stated Lisa Logan, the Tourism Manger, was coordinating with Parks and Rec about this and she was not aware if they have a definite location. She stated the location is a general location, but when it was installed they would have to check with Miss Utility and ensure its location would meet all requirements for installation.

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Mr. Dodgen stated we just want to make them aware wherever it is set that it would somehow be protected.

Mr. Range suggested stating for the record the concern about it being close to the electric utility easement as well as a concern about overflow parking endangering the sign.

Mr. Dodgen agreed.

Ms. Gossett seconded.

Mr. Range called for the vote.

The motion passed 4-0 (Mrs. Bailey, Ms. McAdams and Mr. Osborn were absent).

Mr. Range stated the Certificate of Appropriateness passed the ARB for the Moncure Conway Civil War Trail Sign. Let it be known the ARB does have some concern about danger to the sign from overflow parking as well as the sign being too close to the electrical utility easement.

Ms. Baker stated they would be working with Mr. Schools when it was time to install the sign to make sure he was comfortable with the location.

Mr. Range asked Mr. Schools if he would like to speak on Yankee's in Falmouth.

Mr. Schools stated it would be the weekend of September 9th and 10th and the same reenactors and personalities, such as Abraham Lincoln, General Grant, and General Lee were expected. There would also be a medical display which may include a mock amputation, as well as period music and a blacksmith portraying a Confederate Sailor to hopefully educate the public about the Navy presence in the Fredericksburg area.

UNFINISHED BUSINESS

2. Aquia Church Lighting

Mr. Range asked for an update concerning the Aquia Church lighting.

Mr. Dodgen stated his recollection was they were going to refer back to the Planning, Building and Inspections regarding the concerns questioning the condition of where we are today with lighting that does not seem to be appropriate and also restate that it was lighting that was outside the original review and added to a plan following the ARB review. He stated Ms. Gossett was going to prepare and he was going to review and wordsmith if necessary and bring it back. He stated there was a concern but it was outside of the decision made by the ARB and so it was hard to express concern except that it is now an existing condition.

Mr. Eakin agreed.

Mr. Dodgen stated it could have been done through due process but now there are a lot of dynamics involved.

Mr. Eakin stated the church was not averse to changing, it just who is going to pay for it and what is the change.

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Mr. Range reminded the members a lighting survey was done and one pole in front of the church could be removed and would still meet the standards.

Ms. Gossett stated she would be out of town for the next week, but would send Mr. Dodgen something before she leaves.

Mr. Range stated that item would remain on the agenda for follow-up.

STAFF UPDATE

Ms. Baker stated Parks and Rec has money in their budget to attempt to add electrical service and climate control to Shelton's Cottage. She reminded them they would have to come before this Board before starting that process. Also the Historical Commission has an interest in prioritizing County owned properties that have historical resources and give recommendations concerning what should be done to those properties to County Administration and Parks and Rec so they could include funds in their annual budget to take care of some of the items. She stated a prime example is the Slave Quarters at Lake Mooney; they would like to see something happen there before it's too late because it is not scheduled in the short term plan.

Ms. Gossett asked if the County accepted donations.

Ms. Baker stated it would depend. She stated that was part of the Historical Commission charge, instead of just saying to do something, they are going to make recommendations on funding to help. She stated she would forward the information from the Historical Commission to the ARB members.

Mr. Eakin stated he was all for ADA accessibility for Shelton's Cottage, but at what point does the temporary ramp become permanent?

Ms. Baker stated currently was there was no place to store the ramp so it was left up.

Mr. Eakin asked if they had something in future budgets to make something more conforming.

Ms. Baker stated they did not and that is something that could be added to the list.

Ms. Gossett asked if that came before the ARB.

Mr. Eakin stated it did not because it was temporary.

A brief discussion ensued concerning the free standing temporary metal ramp and the fact that it was behind the house but still visible from the road.

Ms. Baker stated she did not think there would be any money in the future budgets to make it permanent. She stated the temporary ramp was very expensive. They also had to pay to have it installed and if they removed it, someone would have to pay for installation every time.

Ms. Gossett stated she wanted to make sure access was available, and asked if the temporary metal structure could be painted without compromising the warranty.

Mr. Dodgen stated perhaps install plantings to shield it.

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Additional discussion ensued. It was agreed that some type of camouflage would work at this time.

Ms. Baker stated she would contact Parks and Rec to let them know the discussion and ask if they had any future plans.

Ms. Gossett asked if there were updates on Ferry Farm, the Counting House and Dunbar Kitchen.

Ms. Baker stated she has not heard anything from new owner of the Counting House. She stated agreements are in place and he would apply for tax credits.

Mr. Range stated he spoke with him recently and it was indicated he plans to move forward very soon.

Ms. Gossett asked the status of progress was at Ferry Farm.

Ms. Baker stated the entrance road was still under construction and she was not sure of the timeframe. The house looks finished on the outside.

Mr. Range stated there was still some scaffolding there.

Ms. Baker stated Dunbar Kitchen was approved for the rezoning in June.

Ms. Gossett asked about the Barnes House.

Mr. Eakin stated the chimney on the east end was almost complete.

Mr. Range stated the foundation looks complete, the siding has been replaced or restored and window sills are all installed.

Ms. Gossett asked if the new addition had been started.

Mr. Range stated no, if his memory is correct when it was presented before the ARB the owner stated he was going to finish restoring the historic house first and then do the addition.

Mr. Eakin stated there were a couple of businesses that opted out of the Falmouth Overlay District. He asked if the County had to legally offer that option.

Ms. Baker stated that was an offer made by the Board of Supervisors, because they were the applicant for the rezoning. The idea was to keep individual owners from having to pay the rezoning fees.

Mr. Range asked since it was passed, could owners rezone their house to commercial for an appropriate business with no fee.

Ms. Baker explained they probably would not have to rezone if it were something within those allowable uses within the overlay. She stated they could rezone their property, but if they wanted to do something permissible under the overlay zoning, they would not have to rezone. She explained rezoning was separate from the overlay zoning and fees would have to be paid.

Mr. Dodgen asked about the house Mr. Osborn owned at one time.

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Ms. Baker explained the house was not in the Historic District but is now in the Overlay which has to comply with ARB regulations. She stated it also includes the properties north of Butler Road.

She explained there were primarily residential uses in the R-1 Zoning District, B-1, B-2 and B-3 are commercial zones and it is still restricted to those uses.

Mr. Range stated R-1 was not affected.

Ms. Baker stated R-1 can allow things such as commercial apartments or bed and breakfast.

Mr. Dodgen stated if you go outside the permitted uses, you would have to apply.

Ms. Baker stated you would still have to apply for a building permit and meet all the existing codes, and it would still have to come before the ARB if exterior changes would be made.

Ms. Gossett stated if it was just a change of use to make it an office and not live there any longer then you were good.

Ms. Baker agreed.

REPORTS BY ARB MEMBERS

Mr. Range asked if there were any reports by ARB members. Hearing none he moved on to approval of minutes.

APPROVAL OF MINUTES

February 6, 2017

Ms. Gossett stated she did not remember getting the February 6, 2017, minutes.

Mr. Range asked staff to resend the February 6, 2017, minutes for the next meeting.

Mr. Eakin asked about the next meeting date.

Mr. Range stated it was changed to September 11th. After that the meeting dates are October 2nd, November 6th, and December 4th.

ADJOURNMENT

Mr. Eakin made a motion to adjourn.

Mr. Dodgen seconded.

The motion passed 4-0 (Mrs. Bailey, Ms. McAdams, and Mr. Osborn were absent).

With no further business to discuss, the meeting adjourned at 6:46 p.m.