

STAFFORD COUNTY ARCHITECTURAL REVIEW BOARD MINUTES
August 6, 2018

The meeting of the Stafford County Architectural Review Board of Monday, August 6, 2018, was called to order at 6:37 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, Jeromy Range, and Mark Osborn

MEMBERS ABSENT: Fillmore McPherson and Doris McAdams

STAFF PRESENT: Kathy Baker and Lindsey Marr

GUEST PRESENT: Les Bullock and Jay Holloway

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 Mr. Range stated that there was a quorum present.

PUBLIC PRESENTATIONS

NEW BUSINESS

1. COA18152387; 107 Carter Street, Handicapped Ramp

Mr. Bullock explained he was applying for a Certificate of Appropriateness for a handicapped ramp that was already partially installed on the Dunbar Kitchen building on 107 Carter St. He explained that it was difficult to see the ramp from any of the roads and viewpoints surrounding the building.

Mr. Dodgen asked whether he would need to get a permit for the work or if he already had one if he went from residential to commercial.

Mr. Bullock replied everything had been turned in to Public Works and the only thing they were waiting on was an engineer's report.

Mr. Dodgen asked if the County was looking at the ADA requirements for the handicapped ramp.

Mr. Bullock replied that was correct.

Mr. Dodgen made a motion to take no exception to the appropriateness of the handicapped ramp.

Mr. Eakin asked what the ramp would lead to when it ended.

Mr. Bullock replied that they were open to suggestions and they could connect the ramp to the asphalt with whatever material the ARB preferred.

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Mr. Dodgen stated the ADA has requirements regarding the change of elevation, material, and slope and those requirements will need to be met.

Mr. Range stated he had seen the ramp and the materials looked appropriate for the time period and the zone the building was in.

Mr. Osborn seconded Mr. Dodgen's motion.

Ms. Baker made the comment that there was an existing proffer on the property requiring them to use exposed aggregate.

Mr. Dodgen asked for clarification on the exposed aggregate.

Ms. Baker provided clarification, indicating it was concrete base with the gravel mix exposed so it looked like gravel. They have used similar material at Belmont.

The motion passed 4-0 (Mr. McPherson and Mrs. McAdams were absent).

2. COA18152437; Barnes House Addition

Mr. Range stated the ARB had viewed documents regarding the Barnes House Addition in 2015.

Mr. Holloway stated the ARB did view and approved the documents in 2015 but a few small changes had been made to the plans since then. He wanted to bring these changes to the ARB's attention to make sure there were no problems. He stated the DHR has not given him final approval for the easement, even though they had also approved these plans in the past. The DHR is waiting on Mr. Holloway to give them a complete site plan. He asked the ARB if they were okay with the changes to his plans, if they could give him their approval "pursuant to the approval of the DHR". He stated he was hoping to break ground in the fall and he wanted to get any issues out of the way so that he could do that.

Mr. Range asked Mr. Holloway about the model of the Barnes House Addition he had brought with him.

Mr. Holloway showed the ARB the model and described each part of the house and the new addition.

Mr. Dodgen asked if the addition was more complicated than the original building.

Mr. Holloway explained the history of the building and described what they were doing to build the addition.

Mr. Range asked him to describe the changes they were making to the plans since the ARB viewed them in 2015.

Mr. Holloway described all the changes he had made to the plans since they last viewed them.

Mr. Eakin asked if there was a projected end date for the project.

Mr. Holloway responded that he was hoping to have it finished by November 2020.

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Mrs. Baker asked if he had submitted the reports from the archaeological digs that had been done on the property to the ARB.

Mr. Holloway replied he had not, and that one of the reports had not been written yet.

Mr. Range asked how many pipes they found.

Mr. Holloway replied they found many pipes and pieces of pipe stems. They also found some Native American artifacts, a bullet shell, and some other interesting artifacts.

Mr. Dodgen asked if the DHR had required another archaeological study for their approval.

Mr. Holloway replied he was pushing back a little on that subject. He said the DHR wanted him to put the retaining wall they are building on the official site plan. He said if they do require another archaeological dig, they will do it as quickly as possible.

Mr. Dodgen stated the ARB's approval would then be contingent on the project successfully passing through the DHR and their requirements.

Mr. Holloway agreed. He stated he would send the approval letter from the DHR to the ARB once he received it. He stated he would also be happy to come back to the ARB after he receives approval from the DHR.

Mr. Dodgen made a motion to approve the COA contingent upon approval from the DHR.

Mr. Eakin seconded the motion.

The motion passed 4-0 (Mr. McPherson and Mrs. McAdams were absent).

3. Handicapped Ramps in Historic Districts

Mr. Range stated he had an idea about handicapped ramps he wanted to share with the ARB. Three years ago the ARB modified restrictions so that you could make minor changes without the approval of the ARB. He suggested a discussion about making handicapped ramps that have all the proper permits "pre-approved" which meant you wouldn't need to go through the ARB to install them.

Mr. Dodgen replied his recommendation would be that handicapped ramps be built according to the NPS standard and building code.

Mr. Range stated the purpose of the ARB was to prevent someone from building something that doesn't match the historical aesthetics of that area. Since most buildings in the Falmouth area have been rezoned to be either commercial or private residences, he does not think the ARB needs to approve handicapped ramps, especially if it's made of wood.

Ms. Baker stated that it might be an issue if the ramp was installed on the front of a building, making it visible from the road and most viewpoints. In the past that's been a big concern of the ARB.

Mr. Range replied if the building has already been approved to be commercial and there's no appropriate spot for a ramp in the back, they have to put it in the front regardless of what the ARB thinks.

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Mr. Dodgen stated they could add language regarding handicapped ramps and make it similar to the language used regarding minor changes that no longer need ARB approval. He stated he did not feel comfortable taking the ARB approval of ramps away altogether.

Mr. Range suggested they modify the requirements in the Zoning Ordinance, that handicapped ramps can be added without ARB approval as long as the design is complimentary to the building and according to NPS standards.

Mr. Dodgen asked Mr. Range if that meant only non-compliant ramps would come before the ARB. He stated he felt that was problematic.

The members of the ARB continued to discuss the positives and negatives of implementing this policy. They agreed to table the discussion for another time.

Mr. Osborn suggested the discussion be brought to an ARB meeting when all the members are in attendance.

REPORTS BY ARB MEMBERS

Mr. Range stated that he moved to Spotsylvania due to major flooding at his previous home in Stafford. He said he was not sure if he was still eligible to be a member of the ARB since he was no longer a resident of Stafford. He will still own the property in Stafford, but he will no longer live there.

Ms. Baker stated that he could remain on the ARB as long as he still owned property in Stafford, as he is an at-large member.

APPROVAL OF MINUTES

June 4, 2018

Mr. Dodgen made a motion to approve the minutes from June 4, 2018.

Mr. Eakin seconded the motion.

The motion passed 4-0 (Mr. McPherson and Mrs. McAdams were absent).

ADJOURNMENT

Mr. Eakin made a motion to adjourn the meeting.

Mr. Dodgen seconded the motion.

The motion passed 4-0 (Mr. McPherson and Mrs. McAdams were absent).

With no further items to discuss, the meeting was adjourned at 7:17 p.m.