

STAFFORD COUNTY ARCHITECTURAL REVIEW BOARD MINUTES
December 3, 2018

The meeting of the Stafford County Architectural Review Board of Monday, December 3, 2018, was called to order at 6:01 pm by Chairman Jeromy Range, in the ABC Conference Room of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Jeromy Range, Charles Dodgen, Doris McAdams, Fillmore McPherson, Mark Osborn

MEMBERS ABSENT: None

STAFF PRESENT: Lindsey Marr, Kathy Baker

GUEST PRESENT: Jerrilynn MacGregor

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. Union Church Restoration – Certificate of Appropriateness

Ms. MacGregor gave the ARB a brief history and background of the Union Church. She stated the ARB application required a letter from the building owner in order to proceed with the restoration process. She stated technically the Episcopal Diocese was the owner of the church, so she was waiting on the letter from them. She stated she was one of four court-appointed trustees of the Union Church, and that the building was in extreme disrepair when she joined the project. She stated Stafford County had helped with this project in the past when the roof was repaired. She stated the current project is to remove the roof and belfry in order to repair the timber frame. She stated the restoration will use as much of the old material as possible and that the brick in the northeast corner will be the only visible change to the exterior of the building. She stated the donor of the project had requested wooden shingles for the roof, which is what the building would have had originally. She stated it was her knowledge that wooden shingles would not have a very long life, and that she was trying to steer the donor to a more practical and long-term material for the shingles. She asked if she needed to come back before the ARB if she was not able to change the donor's mind about the wooden shingles.

Mr. Range stated that he agreed with her that wooden shingles were not a good idea. He stated they could make a contingency to their approval so that she would not need to return to the ARB. He mentioned asphalt and slate being two other historic and more long-term options.

Ms. MacGregor stated the building had asphalt shingles when they inherited the building. She stated Hobby School, located right next to the Union Church, has concrete shingles and new ones were just put on the back, so concrete shingles could also be a possibility for the church.

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Mr. McPherson stated he was confused by the ownership of the Church. Ms. MacGregor mentioned previously that the Episcopal Church owned the building but on the application the Trustees are named as the owners.

Ms. MacGregor stated she doesn't fill out a lot of applications, and that she may have filled it out incorrectly. She stated she would be happy to redo it if needed. She stated the Episcopal Diocese has claimed ownership since the 1720s, but it has not been a place of worship since the 1930s. She stated Lenetta Schools checked with the Diocese the first time they were doing repairs to the building and the Diocese said it was fine. She stated she received that same response from them this time.

Ms. Baker stated the Commissioner of the Revenue recognizes the Trustees of Union Church as the owner of that property.

Mr. Osborn asked if they had considered what was done at Aquia Church as something that might be possible to be done at Union Church.

Ms. MacGregor stated she was not happy about what was done at Aquia Church. She stated a sheet metal roof was the most practical choice, but she wasn't sure that was in the donor's budget. She stated she wasn't opposed to it.

Mr. Range stated when they vote on the issue they will add a contingency for their preferred roof materials.

Ms. MacGregor stated having their preferences would be helpful for her to present to the donor.

Mr. Dodgen stated he did not feel listing the preferred roof materials was a wise thing to do. He stated he felt they should make it clear that all the roof types they've discussed would be acceptable.

Ms. Baker asked what had been officially documented as roof material on that building.

Ms. MacGregor replied asphalt was the only one that was officially known.

Mr. Range suggested they automatically approve the asphalt, and approve other types of roofing as a contingency.

The ARB members agreed to come up with a list of the three roof materials they feel would be best suited for this project.

Mr. Dodgen asked if the letter from the Episcopal Diocese was really necessary for this application.

Ms. Baker replied no, from the County's standpoint the Trustees of Union Church are the owners.

Mr. Osborn asked what the budget for the project was.

Ms. MacGregor replied they had a ceiling of \$200,000 and the estimate came in slightly over that so they met on Friday to look at some options to reduce that estimate.

Mr. Dodgen stated everything she just described was means and methods, not materials.

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Ms. MacGregor replied that was correct. She stated they were currently on the lookout for old bricks to match the current bricks of the building.

Mr. Dodgen stated the structural integrity was more important than how the building looked.

Mr. Range asked Ms. Baker if they could approve the request with a list of acceptable materials to use for the roof.

Ms. Baker replied they could.

Mr. Dodgen stated he would like to approve the work and not put any restraints on it. He made a motion to approve the application with alternates for the roof to be used with materials that are appropriate for the era of the structure.

Ms. McAdams seconded the motion.

The motion passed 5-0.

Ms. MacGregor stated she had the VDHR report for Ms. Baker.

2. Discuss Change of Meeting Location

Ms. Baker stated they wanted to discuss moving their meeting location to the Board of Supervisors Chambers, as the recording equipment there is more reliable.

The ARB members gave concurrence to move their meetings to the Board Chambers, beginning on January 7, 2019.

REPORTS BY ARB MEMBERS

Mr. Range stated this was his last meeting as an ARB member.

Ms. McAdams stated she attended a conference in Charlottesville and it was not what she expected it to be. She stated it was more about funding and she thought it was going to be more about preservation.

APPROVAL OF MINUTES

September 10, 2018

Mr. McPherson made a motion to approve the minutes from September 10, 2018.

Ms. McAdams seconded the motion.

The motion passed 5-0.

ADJOURNMENT

Mr. Osborn made a motion to adjourn the meeting.

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Mr. McPherson seconded the motion.

The motion passed 5-0.

With no further items to discuss, the meeting was adjourned at 6:41 p.m.