

Spotsylvania County Historic Preservation Commission

Holbert Building Board Room, 9104 Courthouse Road, Spotsylvania VA 22553

April 15, 2004 Minutes

Call to Order: Mr. Bond called the meeting to order at 4:00 p.m.

Members Present:

Katherine Young	Berkeley
George Bond, Chair	Livingston
Sandra Staley	Courtland
Sally Stewart	Battlefield

Members Absent:

R. Scott Lyons	Lee Hill
Ted Kamieniak	Chancellor

Staff Present:

Ric Goss, Planning Director
Brenda Schulte, Planner
Michelle Scott, Planning Technician

Determination of Quorum: A quorum was present.

Review and Approval of Minutes:

Motion and vote: Ms. Young made a motion, seconded by Ms. Stewart to approve the minutes of February 17, 2004. The motion passed 4-0. Ms. Staley made a motion, seconded by Ms. Young to approve the minutes of March 16, 2004. The motion passed 4-0.

Announcements:

CLG Workshops: Brenda Schulte announced an upcoming workshop May 21, 2004. Spotsylvania County will be sponsoring a workshop for all CLG in Virginia at the Marshall center. Registration forms are available for all staff, HPC members, as well as Board of Supervisors and Planning Commission members. Registration forms are due back to DHR May 3, 2004. There is a \$10 registration fee. The planning department will cover the fee for all of the above mentioned members. There will be four workshops. Two workshops are beginning level workshops, one in which Spotsylvania County will also be host to. The additional two workshops are an advanced level CLG workshop. Agendas for these workshops are attached to the registration forms. These are in Loudon and Smithfield counties. The dates for these workshops are May 10 and 26, 2004.

New Committee Formation: Ms. Schulte reminded the Commission of a new committee formation mentioned by Wanda Parrish at the February HPC meeting. The committee is being organized to discuss amendments and topics, ways in which we can shorten and make it more of an administrative process for some of the Certificate of Appropriatenesses that are being applied for. This is in hopes that Staff can handle these requests instead of having to come before the Historic Preservation Commission. Two volunteers from the HPC are being requested to serve on this committee.

Historic Preservation Commission Responsibilities: Ms. Young stated the need for HPC members to attend meetings and notify the Commission if participation is not possible for the purpose of timely decisions needed by the HPC for the processing of applications.

Spotsylvania County Historic Preservation Commission Minutes
April 15, 2004

Amend Bylaws:

This special meeting was called to amend the Historic Preservation Commission Bylaws to reflect a change in meeting time and day.

Motion and Vote: Ms. Young made a motion, seconded by Ms. Staley to change the HPC meetings to the third Thursday of the month at 4:00 p.m. The motion passed 4-0.

Public Hearing(s):

Mr. Bond opened the public hearing.

HP04-03 Spotsylvania County: Requests a Certificate of Appropriateness for the replacement of the roof on the Historic Courthouse/ Sheriff's Office Building, 9101 Courthouse Road. The Commercial 2 (C-2) zoned property is located in the Spotsylvania Courthouse Historic Overlay District on tax parcel 47A ((A)) 2. Berkeley Voting District.

Ms. Schulte presented the case. The case was originally presented February 17, 2004, regarding the upcoming application submittal. The case was tabled for further investigation of the type of materials originally used on the Historic Courthouse.

Ms. Schulte stated that the proposed options for repairing the Sheriff's Office Building roof would be to replace with the existing asphalt shingles. Then to replace the roof of the Courthouse with a synthetic slate shingle in a gray color. The applicant would prefer to use the synthetic shingle instead of natural slate due to structural concerns, maintenance, and the exceptional costs that the County would have to absorb. Standing-seam metal was another option mentioned at the previous presentation of the case. The applicant is willing to use this material as well, per the HPC's recommendation. The applicant recognizes the importance to maintain historical accuracy, therefore is seeking the HPC's recommendation.

Staff reviewed the application by looking at the existing historical architectural guidelines, as well as the Secretary of Interior's Standards for Rehabilitation and preservation briefs 4, 16 and 17. In addition, Ms. Schulte had also consulted with DHR on the proposed use of substitute materials. After reviewing those sources, staff summarizes some of the concerns. One being institutional buildings are visually common structures that provide a unique community identity and should retain their distinctive features. When replacement is required, new features shall match the old in design, color, texture, and when possible, materials. Replacement of missing features shall be substantiated by documentary physical or pictorial evidence. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a sense of false history or historical development shall not be an undertaking. In general poor circumstances could warrant the consideration of substitute materials. The first being the unavailability of historic materials. The second, unavailability of skilled craftsmen. Third, poor original building materials. Fourth, code related changes that have taken place since the original construction of the structure. Substitute materials must meet three basic guidelines before being considered: to match the appearance of the historic materials, to match the physical properties of the material, and to meet the basic performance expectations over the extended period of time. The cost may or may not be a determining factor in considering the use of substitute materials.

Staff recommends replacement of the Sheriff's addition with like-materials, as originally proposed due to it not being a contributing historic feature. A definite type of material used on the original Courthouse roof is not known at this time by either physical or pictorial sources. Mrs. Caroline Hayden provided pictorial documentation that shows the original Historic Courthouse roof appearing to be slate. Mr. Bond contacted the Historical Director of Augusta County. The Augusta County Courthouse was constructed in 1901, the same time-period that the Spotsylvania Courthouse was constructed. The Historic Director stated that Spotsylvania had a slate roof. His source of information was not known.

Mr. Beavon from General Services addressed the Commission to answer questions regarding the

Spotsylvania County Historic Preservation Commission Minutes
April 15, 2004

replacement of the two roofs. It would be recommended that a constructional engineer be hired to determine the capability of the Courthouse sustaining the weight of a slate roof due to the leaking and sagging of the existing roof, if natural slate be chosen as the replacement material. This would be an additional cost to the County, as well as any reinforcement work to bring the structure up to current code requirements. Ecostar is recommended by DHR as a synthetic slate roof material if the structural integrity would be compromised. Mr. Beavon addressed the positive aspects of choosing the Ecostar synthetic slate as the replacement material used on the Historic Courthouse due to the light weight, least expensive replacement option, closest match to natural slate and the longest warranty. A Standing-seam metal roof was not recommended, due to the uneven structure of the roof; making an "oil can" appearance as the roof weathers.

The HPC determined that the Ecostar synthetic slate would be an appropriate replacement material for the Courthouse roof due to the slate-type look being congruous to the time period; it would be to the benefit to the building for structural purposes and to stop the current leaking, as well as being the most cost-effective.

Motion and Vote: Ms. Young made a motion, seconded by Ms. Stewart to approve the Ecostar Majestic Slate shingles for the roof replacement for the Historic Courthouse and to replace the Sheriff's addition with like materials. The vote passed 4-0.

Mr. Bond closed the public hearing.

Cemetery Report: Ms. Heidi Carlson, a senior at Mary Washington College stated that she has been interning with the Planning department since January and working with them since August 2003. The project has been to conduct a cemetery inventory of the historic cemeteries within Spotsylvania County. This is to be both a planning and a preservation tool. Ms. Carlson started by looking at both local and State surveys that had previously identified sites. Then she worked with the Free Lance Star to raise awareness within the County of the existence of the project and notify residents that the Cemetery Inventory Form, approved by the HCP was available to them to record information on historic grave sites for submission to the Planning Department. Two-hundred, twenty-two cemeteries were identified by tax map numbers. One-hundred, ninety-three cemeteries were identified by general area and will require a site visit to determine exact tax map number. A total of 415 cemeteries were identified. The information has been put into a computer database. The cemeteries locations have been marked on a GIS tax parcel overlay map. For the inventory portion of the project, Ms. Carlson stated she is working with the Department of Historic Resources to get this information in a State-wide database called the Data Share System, DSS. Ms. Young asked where Ms. Carlson's report will be upon completion and Ms. Carlson stated that a copy will be left with the Planning department in the form of an Excel spreadsheet, Ms. Carlson will have a copy, as well as, Mary Washington College.

Adjournment: The meeting adjourned about 5:00 p.m.

Michelle Scott
Michelle Scott, Planning Technician

Approved: _____

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