

Spotsylvania County Historic Preservation Commission

10304 Spotsylvania Avenue, 4th Floor (Community Development Conference Room),
Fredericksburg, Virginia 22408

Minutes of April 16, 2009

Call to Order: Ms. King called the meeting to order at 5:00 p.m.

Members Present: Brenda King, Chair Salem
Cristine Lynch, Vice Chair Lee Hill
Betty Bazemore Berkeley
Clifton Vaughan Courtland

Members Absent: Christopher A. Ruskin Battlefield
Anne Beals Livingston
Kira Fredenburgh Chancellor

Staff Present: Wanda Parrish, Director of Planning
Paulette Mann, Commission Secretary
Andrew Deci, Planner I

Determination of Quorum: A quorum was present.

Ms. King asked that staff and the representatives from Massaponax Church introduce themselves.

Certificate(s) of Appropriateness:

Mr. Deci presented the case. He explained that the project area is located on a 2.25 acre parcel on the northwest corner of the intersection of Jefferson Davis Highway (Rt. 1) and Massaponax Church Road (Rt. 608).

The proposed project consists of the following:

1. Replacement of all windows located on rear of the 1941 education building and the 1961 education building.
2. Installation of a kitchen ventilation fan on the first floor of the rear of the 1961 education building.

The two-part proposal is a request for the replacement of windows and the installation of a kitchen ventilation fan on the Massaponax Baptist Church. The improvements are related to the renovation of the two facilities for new office and classroom space.

The applicant provided photographs and renderings which show the existing conditions and proposed modifications to the two twentieth-century wings/additions. The existing windows on the side of the 1941 building are metal, casement-style windows with a two-over-four light pattern. The

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existing windows on gable-end of the 1941 building are also metal, casement-style windows, but with a three-over-four light pattern.

In the case of Massaponax Church, the elements of the building which contribute to its historic character are those that are related to the period of significance (the nomination defines the period of significance as 1859-1864) and which make distinct this building from others. The features that define the historic structure as a classical Revival-style structure (symmetry, entablature, massing) are most important considerations, along with those that are original fabric and related to the events and people attached to the structure.

The two mid-twentieth century additions have been modified subsequent to their construction. Vinyl windows are located in several locations, along with modern entrance doors. The extant fabric on the two additions is not significant.

The proposal requests modifications to two attached additions. Both additions are on the back of the structure—not areas which characterize the property nor areas that were on the property during the period of significance. As such, the proposal appears to meet the Standards. Staff recommends approval of the Certificate of Appropriateness.

There was discussion regarding the 1941 pictures provided by the applicant and whether those had already been replaced.

The applicant stated that they misunderstood the need for a certificate of appropriateness five or six years ago. They stated that they thought if they were replacing item for item there was not a need for them to come to the Commission.

Ms. Edy Brooks stated that they applied for a renovation permit and didn't realize the need for a certificate of appropriateness at that time.

Ms. Parrish stated that window replacement does not require a permit by the County. She stated that because the church filed for a renovation permit, it was flagged this time of the need for a COA.

Mr. Greg Raines stated that the old aluminum framed steel windows are in really bad shape.

Ms. Lynch stated that in her opinion there is a very big difference in what is being proposed as replacement. She stated that the sanctuary has traditional grills in the windows. She passed out a handout regarding different grill types. She stated that the only objection she has to the replacement are the grills between the windows. She stated that that is a modern look that does not fit with the character of the sanctuary and they will look completely contemporary.

Mr. Vaughan stated that he understands but believes that both the 1941 and 1961 additions have the grills internal to the glass. He stated that it would place the new windows in concert with what is already there on the lower level.

It was discussed that the certificate of appropriateness is for replacement of all of the 1941 and 1961 windows.

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Mr. Deci reminded the Commission that they can condition the work.

Mr. Raines stated that it is important for the Commission to know that they cannot do all of the work at once that it will have to be phased, but wanted a certificate of appropriateness in place when they are ready to begin each phase. He stated that the 1941 addition would be first on the list.

Mr. Vaughan inquired if the church has ever looked into getting any grants for their restoration projects. He stated that when he visited the site they have a lot of issues that need restoration.

Mr. Deci stated that he could provide some information on Sacred Spaces/Sacred Places, a grant that he is aware of.

Ms. Edy Brooks stated that the church is well aware that they need to come to this Commission from this point forward. She stated that they have come to the Commission for COA's for the pavilion, their sign and the playground because they all were triggered by a building permit.

Mr. Vaughan discussed the slave entrance and the graffiti on the walls and how he would love to see the structure brought back.

Ms. Lynch referred the church members to contact DHR, specifically Camille Bowman. She stated that she could help them by telling them of correct ways to rehab their building.

Mr. Raines stated that they received an estimate of \$90K to repoint the brick.

Ms. Lynch stated that it is important that they repoint and not use mortar with concrete.

Mr. Vaughan stated that they should open the church up for tours and have a basket out for donations for rehabbing the building.

Ms. King agreed and stated that they should tell their story.

The church representatives referred the Commission to their website www.massaponaxbaptist.org

Ms. Lynch inquired how long the COA would be good for.

Mr. Deci stated it would be in perpetuity.

Motion and vote: Mr. Vaughan made a motion, seconded by Ms. Bazemore to approve the Certificate of Appropriateness for replacement of all remaining windows on the 1941 and 1961 additions. The motion passed 4-0.

Mr. Vaughan stated that it is important that the building be baselined. He stated that it is deteriorating around them.

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Approval of minutes: Mr. Vaughan made a motion, seconded by Ms. Bazemore to approve the minutes of March 19, 2009. The motion passed 4-0.

Announcements:

Ms. Parrish stated that she has received materials on preservation workshops that are available; however we do not have money to send anyone at this time.

Ms. Lynch stated that she likes the way Ms. King rearranged the agenda for the Commission to take care of their business after the applicants left. She suggested we continue to do so in the future if we have a COA scheduled.

Ms. Parrish stated that we may have to look at our bylaws to see if it is okay to do so.

Unfinished Business:

Ms. Parrish inquired if anyone has been in contact with Ms. Hayden in regard to her being honored next month.

Ms. Parrish stated that she would make contact with Ms. Hayden.

Ms. Lynch suggested that we revise our bylaws if necessary to run the meeting as was done for this meeting.

Ms. King stated that she believes we should do so.

The Commission directed staff to look at this for the next meeting.

Ms. King also inquired about the non-compliance issue at the Spotswood Inn. She stated that last she heard, the County Attorney's office was handling this and she asked for an update or status report.

Discussion Item(s):

Ms. Parrish stated that based on the discussion from last month's meeting, she contacted Rachel DeLooze in Tourism regarding the Preserve America Grant. Ms. Parrish read the project summary to the Commission.

Ms. King stated thank you very much for looking into this and it's as though they were reading her mind when she brought this up last month. She stated that we shouldn't reinvent the wheel. She stated that she would like for them to know that the HPC is very interested in this information.

Ms. Parrish stated that Ms. Delooze is trying to push Preserve America to get a decision on the consultant since they are a bit behind schedule but she is following it very closely. Ms. Parrish also stated that Preserve America is a fairly young program.

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There was discussion about members who want to pursue working on this on an ad hoc basis should let us know.

Ms. Bazemore inquired about what kind of time it would entail. She stated that she is very interested but would like to know what would be expected of her in regard to time.

Ms. Parrish stated that she doesn't know specifically how much time it would entail.

Mr. Vaughan also stated he may be interested

Ms. King asked Ms. Parrish to let them know that there are three possible members of this Commission that would be interested in helping.

New Business

Ms. King stated that in regard to Massaponax Church she does feel it important to baseline the building. She stated that the mere fact that this has happened proves that there is an issue. She stated that we need to communicate to these property owners annually perhaps, reminding them of their designation. She stated that there appears to be a gap in the system.

Mr. Vaughan stated that he agrees, but the only way we found out was that they applied for a renovation permit.

Ms. King stated that it is incumbent on us as a Commission to let them know.

Mr. Deci stated that over the years there is a transition of people, power and institutional knowledge and that may be part of the problem, both within the County and those property owners. He stated that the yearly letter may be a good idea.

Ms. Parrish stated that staff would draft a letter for all of those included in the historic overlays.

The Commission reminded Mr. Deci that they too would like information on Sacred Spaces/Sacred Places.

Mr. Deci stated that he would get that information to the Commission.

Adjournment

Motion and vote: Ms. Bazemore made a motion, seconded by Mr. Vaughan to adjourn. The motion passed 4-0.

Action List for staff:

- Look into revising HPC bylaws to allow for modification of the agenda when a COA is scheduled.
- Non Compliance at the Spotswood Inn report

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- Draft letter to property owners included in the Historic Overlay
- Provide Information on Scared Spaces/Sacred Places

___ *Paulette Mann* ___

Paulette L. Mann Commission Secretary

Approved: _ *July 16, 2009* _

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