

**FAUQUIER COUNTY
ARCHITECTURAL REVIEW BOARD**

Meeting Minutes

July 6, 2016

4:00 p.m.

Warren Green Building, 1st Floor Conference Room
10 Hotel Street, Warrenton

Attendance:

Virginia Gerrish (Center District Representative)
Bob Lee (Planning Commission Representative)
Reta Rodgers (Cedar Run District Representative)
Mary Root, Chair (Citizen-at-Large)
Jack LaMonica (Marshall District Representative)
Bryan Jacobs (Lee District Representative)
John Toler (Scott District Representative)

Staff:

Wendy Wheatcraft, Preservation Planner
Maureen Williamson, Staff

Visitors:

Ray Root

1. Ms. Root called the meeting to order at 4:00 p.m.
2. Ms. Root introduced and welcomed new Architectural Review Board (ARB) member John Toler, representing Scott District.
3. The June 1, 2016 meeting minutes were reviewed. Ms. Root made a motion to approve the minutes. Ms. Gerrish seconded the motion. The motion carried 6 – 0.
4. Ongoing Business
 - Update – Dominion Remington to Gordonsville Project
Ms. Wheatcraft updated the ARB regarding Dominion’s “Remington-Gordonsville Electric Transmission Project.” Citing an article published on June 22 in the *Orange County Review*, Ms. Wheatcraft said that Dominion filed for an extension with the State Corporation Commission (SCC) on June 13 to allow time for additional study, stating that “in response to the decision in the [SCC] staff report concerning structure heights, the company wishes to further evaluate and present evidence for the Commission’s consideration on the potential to utilize shorter structures, where feasible, along portions of the project route, taking into consideration the potential need to expand right-of-way to accommodate such shorter structures and to present the results of this evaluation in its rebuttal testimony.”

Ms. Root shared that at the public hearing in late April, shorter structure heights were among the top requests made by citizens. She said that citizens requested Dominion to keep the structures below the tree line in order to protect viewsheds. To accommodate lower structures, Ms. Root noted Dominion stated that they may have to widen existing right-of-way.

Mr. Lee said that in his opinion two shorter parallel structures are much less visually intrusive, but Dominion will have to widen the right-of-way, which may involve the taking of land.

Ms. Root testified at the public hearing in April stating that the project is detrimental to Remington as it will change viewshed, affect a newly built trail, and cross the Rappahannock River near Cows Ford where Civil War photographer Timothy O'Sullivan photographed slaves self-emancipating in the 1860s.

Ms. Wheatcraft noted that the public comment period for the project was extended to July 19, and the evidentiary hearing will be held on July 28. Answering Ms. Gerrish's request for the location of the July 28 hearing, Ms. Wheatcraft said that it will be held in Richmond at the SCC's headquarters at 1300 East Main Street.

5. New Business

- FY 2017 ARB Projects/Programs/Activities (July 2016-June 2017)
Ms. Wheatcraft presented a list of proposed ARB project/program ideas for fiscal year 2017. The following projects were discussed:

October Archaeology Public Program

Ms. Wheatcraft said that at a past ARB meeting, members had discussed the possibility of the October 2016 Archaeology Month program focusing on Fauquier County prehistory and the prehistoric predictive model developed by Dovetail Cultural Resources Group. Ms. Wheatcraft noted that she had received the draft model report very recently and had not had an opportunity to review it in detail but presented a printed map from the report. She explained that it was a visual representation of the model's ArcMap raster files that indicate low, medium, and high probability of prehistoric occupation in the County.

Ms. Wheatcraft suggested that if the files are downloaded into GIS by the next meeting, she could display the GIS model layer for the ARB. Members agreed to pursue this topic and requested that it be brought back as an agenda item for the next meeting to continue discussion and to firm up event details. This will also give Ms. Wheatcraft the time to review the recently received report and to work with the GIS Department to download the data.

Draft Cemetery Ordinance

Ms. Wheatcraft suggested that conducting an actual cemetery delineation study in Fauquier County would help people understand what a delineation entails and would present a visual representation of what a cemetery ordinance could produce, as this is required in the cemetery ordinances of Prince William County and Stafford County.

Ms. Rodgers said there is a cemetery located on her property that she would be willing to offer to the County for purposes of a delineation study. She described the cemetery as a rectangular area surrounded by a stone wall, approximately 30'x40' that sits on the side of a hill with mature trees. She said there appears to be no grave markers.

Ms. Wheatcraft said that the bulk of the cost for the study with an archaeological or CRM (cultural resource management) firm would involve renting the equipment needed for the delineation. Ms. Rodgers reports that she has a Bobcat and would be willing to donate the use of it for the study. (The equipment is used in the delineation process to remove topsoil in order to identify the soil coloration.)

Mr. Lee stated that he felt that the ARB should work toward a draft cemetery ordinance as the County has a new Board of Supervisors (BOS) and part of the ARB's role as advisors to the BOS is to make them aware of preservation issues. He also feels that since two neighboring counties have gone forward and adopted this type of ordinance, it makes sense for Fauquier County to pursue a cemetery ordinance.

Ms. Wheatcraft reminded members that the creation of a cemetery ordinance was established as a proposed action item in the historic preservation section of Chapter 2 of the Comprehensive Plan.

Ms. Root felt that it would be more effective to present a delineation study for appointed and elected officials and Community Development senior staff, as opposed to making it a public event.

Ms. Wheatcraft stated that the best time for a delineation study would be late fall or early spring. She said as this project will take time to plan well, it would probably be best to organize the delineation for the spring. The ARB will begin planning for this project after work on the October archaeology program is finalized.

At this point in the meeting, Ms. Root, the ARB Chair, excused herself from the meeting to attend a previous engagement, and the Vice Chair, Mr. LaMonica, began to preside over the meeting.

ARB By-laws

Ms. Wheatcraft stated that the ARB appears to have never established a set of by-laws and suggested that perhaps the ARB wished to write by-laws during FY2017. Mr. Lee expressed his opinion that that by-laws are not needed, as the ARB is not currently engaged in the public hearing process.

Starting the Revision of the Fauquier County Historic Resources Plan

Ms. Wheatcraft noted that the original Historic Resources Plan was written by a citizen group and adopted by the BOS in 2001. A good portion of this plan is now obsolete and in need of update. She asked the ARB who they felt should be involved in its revision. Ms. Wheatcraft noted that this plan was recently adopted by the BOS as Appendix I of the Comprehensive Plan Chapter 2 revision. Comparing the old Historic Resources Plan to the goals, objectives, and actions of Section 2B of the Comprehensive Plan would probably be the first step in the revision of the document. The ARB agreed to discuss this project again after the October public program is completed.

Cemetery Surveys in the Late Fall

Ms. Wheatcraft said that fall is the perfect time to survey cemeteries, and the County has numerous cemeteries left to document. She noted this will be an opportunity to use the newly revised cemetery recordation form. She mentioned a particular cemetery located on Rattlesnake Mountain in the western part of the County close to the old community of Africa that is extremely significant and in need of documentation. She thought that this may be a good project for the ARB.

The Virginia Code allows access to private property to document cemeteries; however, it is necessary to notify property owners when access is needed. While discussing access to cemeteries on private property, Mr. Jacobs asked Ms. Wheatcraft about the possibility of the ARB obtaining Fauquier County ID badges to lend credibility when accessing properties. Ms. Wheatcraft said that she would look into the possibility of obtaining County ID badges for ARB members.

May Historic Preservation Workshop/Program

The ARB briefly discussed May program ideas including a hands-on stucco workshop. The ARB will start planning for the May event in December.

6. Announcements

- September 9-11, 2016 – Preservation Trades Network (PTN) will present the 20th Annual International Preservation Trades Workshop at Clermont Farm in Berryville, Virginia. Ms. Wheatcraft noted that it is unusual to see this international workshop in Virginia and noted this year's event was close to Fauquier County. Ms. Wheatcraft said that she is waiting for the workshop fee to be published and will update the ARB when it is posted. Mr. Lee suggested that Ms. Wheatcraft inquire about the Community Development Department's budget for allowance of staff/committee professional education and ask for funds in order for ARB members to attend this event.
- Two community meetings are planned to discuss the historic component of the Marshall Code in detail. The meetings are scheduled for July 13 and July 27 from 6:00 p.m.-8:00 p.m. at the Marshall Community Center.

6. The next meeting is scheduled for Wednesday, August 3, 2016.

7. There being no further business, the meeting was adjourned at 5:40 p.m.