

**FAUQUIER COUNTY
ARCHITECTURAL REVIEW BOARD**

Meeting Minutes

June 7, 2017

4:00 p.m.

Warren Green Building, 2nd Floor Meeting Room
10 Hotel Street, Warrenton

Attendance:

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

Absent:

Virginia Gerrish (Center District Representative)
Bryan Jacobs (Lee District Representative)

Staff:

Wendy Wheatcraft, Preservation Planner
Maureen Williamson, Staff

1. Ms. Root called the meeting to order at 4:00 p.m.
2. The May 3, 2017 meeting minutes were reviewed. Ms. Root made a motion to approve the minutes, as corrected. Mr. Toler seconded the motion. The motion carried 5 – 0.
3. Ongoing Business
 - Continued Revision of the Fauquier County Preservation Plan Sections II & III

Ms. Wheatcraft asked the ARB members to remember that the revision is a work in progress. She said that the organization of Section 3 has been challenging. She reminded the ARB that the proposed policies for implementation are in Section 4. She envisioned a broadening of the key issues that are in Chapter 2, Section B of the Comprehensive Plan to use as justification or explanation for the development of the new policies in Section 4. She does not know if it is a good plan to restate the goals, objectives and the action items that are in Chapter 2. She believes that it may be beneficial to restate the goals. She asked the ARB for their ideas on what to include in Section 3. Mr. Lee said that we would be restating what is in the adopted Comprehensive Plan. Ms. Wheatcraft said that she does not want to modify the content, but make it more detailed, which is one of the purposes of this plan.

Ms. Wheatcraft stated that the ARB cannot change the goals, but they can be further explained. She asked the ARB if they would prefer to include the goals in Section 3 as a reminder. Ms. Root said that it would be convenient to have the goals listed in Section 3 because the reader would not have to refer back to Chapter 2, Section B of the Comprehensive Plan to reference them. Ms. Wheatcraft was in agreement with Ms. Root in that the objectives and actions did not need to be restated.

Mr. Lee's believes that there is nothing that the ARB finds objectionable and so it is a matter of maybe what can we do with the goals and objectives to make some progress to achieve some of these end results. Ms. Wheatcraft believes this is justification for moving forward with the addition of Section 4, which, is the development of policies. Mr. Lee said that since Section 3 is a recitation of something that already exists and its guidance going forward will be in Section 4. He continued by saying that the advantage of keeping them in there is that Section 4 presumably relates to some of these things and they will provide a segue or rationale to the policies. Ms. Wheatcraft confirmed that many of the key issues were derived from resident responses to the survey comments, and Ms. Root believes that because of resident input, it is important to include them. However, she said that they could be represented in bullet point format.

Mr. Lee said that he believes that Section 3 does not need broadening and added that Section 4 is in concert with Section 3. He suggested that the ARB might choose to arrange the proposed policies in some informal rank order, such as according to priority of importance. Ms. Wheatcraft said that she could rank the proposed policies differently than the current order in Chapter 2. Mr. Lee feels that the Historic Building Demolition Policy is important to move up in the order on the current outline. He said it is important to get a system in place that alerts the preservation planner of an impending demolition in order to document the structure while it is in place. Ms. Wheatcraft said that she would list the Historic Building Demolition Policy first as it would probably be the easiest to implement as the ARB already has a plan in mind that has been discussed at recent meetings. Mr. Lee said that since the ARB spent some time and effort discovering that the County has two adjacent jurisdictions who have chosen to protect the integrity of their cemeteries, he suggested the Cemetery Protection Policy be ranked second within the list. He said that if the Board of Supervisors chooses to support a cemetery policy, it would be necessary for ARB members to bring the need of such a policy to their elected official to let them know that this is what the ARB is working toward.

Ms. Wheatcraft commented on the Development Plan Review Policy saying that part of this policy could address recommended archaeological study for certain development plans, but she asked the ARB if they thought archaeology should be a separate policy. Mr. Lee said that one of the most valuable things we can do, as a Board, since we have a full time preservation planner, is to make sure that we put forward policies that ask that Ms. Wheatcraft be consulted on anything that might result in the loss of significant cultural heritage sites. Ms. Root said that she feels that an archaeology policy should be included within the Development Plan Review Policy.

Ms. Root discussed her continued work on Appendix B: Historic Settlements, Hamlets, and Villages. She discussed the Appendix and its subsections including: listed National Register historic districts; hamlets and villages that are eligible to be listed in the National Register; villages that are historically known with not much to left but they're history should be provided; and rural historic districts (those listed and those determined eligible for listing).

In regard to Section 2, the ARB suggested renaming the second bullet point to read: Prehistoric & Historic Development Overview.

4. New Business

- Farm Building Workshop in October 2017
Ms. Root referenced having provided Ms. Wheatcraft with two lists of County farms, including farms listed in the National Register and Fauquier County Century Farms.

Mr. Lee referenced a new 501c3 run by Ms. Suzanne Obitz, who he feels will be offering a cost effective option for county residents to obtain assistance with listing a property in the National Register of Historic Places and Virginia Landmarks Register. Mr. Lee mentioned the possibility of inviting Ms. Obitz to a future meeting of the ARB to discuss her expertise.

Ms. Wheatcraft said that the introduction of this workshop is all about helping people to be mindful of their historic buildings on a working farm. Ms. Wheatcraft mentioned the possibility of contacting the Virginia Department of Agriculture and Consumer Services, as it is the state office that coordinates the Century Farm Program. Ms. Root mentioned that there are a number of farms that may be eligible for the century farm designation, but have not applied.

Ms. Root expressed an interest in doing something on how to save or preserve and repurpose farm buildings. Ms. Wheatcraft mentioned the use of historic tax credits for the rehabilitation of barns for new purposes. She proposed a short session on this topic and would ask DHR staff to speak on the subject.

The ARB discussed having a conversation with Ray Pickering with the County Agricultural Development office to address some sort of partnership with the annual Farm Tour and Field Day. Ms. Wheatcraft said she would contact Mr. Pickering to establish a meeting date and time. She suggested Ms. Root attend the meeting as the request to partner is coming from the ARB and not simply the Community Development Dept. Mr. Lee feels that Mr. Pickering is always looking to enhance the event and if we can get a farming unit that represents our cultural heritage, it could be part of an educational session.

Mr. LaMonica suggested perhaps tying an ARB event in with a specific structure where a lunch stop is scheduled.

- Next Meeting – Scheduled for July 5, 2017
The ARB agreed to meet during the regularly scheduled meeting date of July 5, 2017.

5. Announcements

- Warrenton Training Center MOA Finalized by May 16
Ms. Wheatcraft told the ARB that the Memorandum of Agreement regarding the demolition of historic buildings at the Warrenton Training Center was finalized on May 16. Unfortunately, she felt her comments and recommendations for mitigation efforts, given as a consulting party, were not considered. She received a letter in response from the Director of the Warrenton Training Center outlining efforts made which they feel are sufficient to documenting the buildings. However, the Training Center did invite the County to sign the MOA after it was finalized, which Ms. Wheatcraft declined.

Mr. Lee requested that Ms. Wheatcraft scan the response letter and send the PDF version to the ARB.

- Waterloo Bridge Comment Letter Sent May 24
Ms. Wheatcraft informed the ARB that she sent a comment letter to VDOT on May 24.

- Ms. Wheatcraft said that she felt that the May Preservation Month Event: "History of Virginia Bridges," went very well. She said that she has Mr. Holth's presentation and would be willing to forward a copy to anyone who would like it.

6. Adjournment

There being no further business, the meeting was adjourned at 5:41 p.m.

7. The next meeting is scheduled for Wednesday, July 5, 2017.