

**FAUQUIER COUNTY
ARCHITECTURAL REVIEW BOARD**

Meeting Minutes

January 3, 2018 p.m.
Warren Green Building, 2nd Floor Meeting Room
10 Hotel Street, Warrenton

Attendance:

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

Absent:

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 December 6, 2017 meeting minutes were reviewed.

Ms. Root made a motion to approve the minutes. Ms. Gerrish seconded the motion. The motion carried 6 – 0.

3. Ongoing Business

- Internship for cemetery documentation project
Ms. Wheatcraft shared the news of her receipt of six applications for the cemetery internship. She told the ARB that she will select the two applications she received first simply because all six show strong qualifications. The first application received was from a candidate who worked for the Shenandoah National Park Service identifying cemeteries. The second candidate is a student at the University of Mary Washington in the Historic Preservation Program. Considering the number of undocumented cemeteries in the county, this is hoped to be the first installment of a continuing, possibly multi-year, project.

Ms. Root asked about the starting date of the internship and Ms. Wheatcraft replied that the internships were to begin in February, weather permitting, and continue through April. She added that the work schedule could be extended into May, as she wishes to be flexible.

Ms. Gerrish asked if a buddy system could be considered so that the interns could work together, as their safety while on private cemetery properties is an important consideration. Ms. Wheatcraft agreed and said that it could be suggested to the interns to co-ordinate schedules in order to conduct the field work together. Mr. Lee suggested the interns could start out working together so as to establish best

practices. Ms. Wheatcraft said that she may go out on the first cemetery identification to reinforce to the interns what to record while out on site.

Ms. Wheatcraft said that she will attempt to contact property owners in advance of the interns stepping onto private property to perform the field work as this may provide easier entry onto the property for the interns. Mr. Lee asked if County identification badges would be issued to the interns, and Ms. Wheatcraft confirmed that the interns would be issued County identification cards as they will be considered part-time employees. However, they will have no “after-hour” access to County buildings. Ms. Wheatcraft confirmed that the County would be required to provide a vehicle for the interns. She is finalizing details about which County vehicle will be available.

- Midland Historic District National Register Nomination Grant Project
Ms. Wheatcraft told the ARB that Midland is the last community on a long list of county villages to be designated as a historic district in the National Register of Historic Places. She explained further that the Midland Historic District nomination began about seven years ago in 2010 but was never submitted to the State Review Board as an official nomination.

Ms. Rodgers asked Ms. Wheatcraft for an explanation of National Register listing and its meaning. Ms. Wheatcraft said that it is an honorific designation and added that it does not change existing or add new zoning regulations to a property. She explained that the National Register nomination is more about documenting the history of the area and the buildings. Sometimes, she said, it means being able to take advantage of historic tax credits for rehabilitation for those properties listed as “contributing” to a historic district. Mr. Lee added that survey work would also be conducted on Midland buildings to record architectural descriptions and to determine if structures are contributing or noncontributing to the district. He continued that when the State Review Board reviews the nomination and finds the district eligible, the Review Board has the authority to list it automatically in the Virginia Landmarks Register and then forward the National Register nomination to the National Park Service. He said that once a building is listed in the National Register, an owner can purchase a plaque for display on the building noting this designation.

Ms. Rodgers asked if a property is accepted onto the National Register, are the owners required to rehabilitate or maintain the building. Ms. Wheatcraft said no.

Ms. Wheatcraft pointed out that a public meeting is scheduled for Tuesday, January 23, 2018 at 6:00 p.m. at the Midland Church of the Brethren. She said the meeting is being held to inform residents about the Midland Historic District grant project and to explain its purpose. She told the ARB that someone from the Department of Historic Resources will be in attendance, as well as the consultant. She added that the second public meeting will be scheduled about two weeks before the nomination goes to the State Review Board. The second meeting is anticipated to be held in June.

Ms. Wheatcraft shared the draft of the public meeting invitation with the ARB and asked for comments. Mr. LaMonica commented that the invitation should include language that speaks to the fact that the nomination allows the owner the right to take historic tax credits for contributing buildings.

Mathew Smith’s idea of a Midland history day was mentioned. Ms. Wheatcraft said that Mr. Smith may need assistance in interviewing long-term Midland residents through oral histories, since this work is generally long and time-consuming. Having oral histories would also assist consultant in writing the National Register nomination,

as well. Ms. Gerrish said that she might be willing to do one of the interviews. Ms. Root offered to conduct research, if needed.

Mr. Toler mentioned that a special section on Midland ran in the Fauquier Times in 1959. He said he would research the availability of a copy of this special section and would pass it along to Ms. Wheatcraft if located.

- May Historic Preservation Month Public Education Workshop – May 12, 2018
Ms. Wheatcraft asked the ARB if there is still interest in moving forward with the public education workshop on stucco/plaster in May. The ARB expressed its continued interest in the event. Mr. LaMonica noted having a stucco contact and plaster contact, and he said he would contact each.

Venues for the event were discussed including the Warrenton Visitor's Center with its proximity to examples of homes clad in stucco, which could prove conducive to a potential walking tour.

4. New Business

- Adopted BOS Changes to Adaptive Use Ordinance (Section 5-700)

Ms. Wheatcraft told the ARB about a Zoning Ordinance text amendment, which changed the standards to include reconstruction of historic buildings placed on a property eligible for adaptive use. Ms. Wheatcraft stated that if a property does qualify for adaptive use, it is permissible to reconstruct a dismantled historic building on the same property, according to the Secretary of the Interior's Standards for Reconstruction. Mr. Lee said that he noticed that the ARB was conspicuously absent from the ordinance, as the ARB could provide counsel to the Board for Special Exception applications submitted for this purpose.

- July 2018 ARB Meeting

Due to this year's July meeting date falling on the Wednesday, July 4 holiday, the ARB agreed to move the July meeting to the second Wednesday of July. The ARB will therefore hold its July meeting on July 11, 2018.

5. Announcements

- Two potential development projects were discussed, the Transcontinental Gas Pipeline Company (Transco) project in Cedar Run District and the Remington Technology Park rezoning application. Transcontinental Gas Pipeline Company (Transco) is proposing the Southeastern Trail Project which will take place partially in eastern Fauquier County, approximately five miles in the Cedar Run District, and extending into Prince William County for about two miles. The project is proposed to start in the Calverton Historic District, run northeast across battlefields, over a scenic byway and through the Elk Run Rural Historic District. Ms. Wheatcraft said that the proposed project may require a Section 106 review; a permit from FERC (the Federal Energy Regulatory Commission) may be necessary, which would start this process. She said she received information about the project through the firm that is conducting the cultural resource study, which will determine project impacts to cultural resources.

Ms. Gerrish asked if it was possible for the ARB to express themselves in a letter in order to document the group's concern over the project. She felt it important to make the ARB's voice known on issues that may adversely affect cultural resources. While Mr. Lee agreed with writing a letter, he said that if Transco is proposing to stay within the existing right-of-way, there may not be much the ARB can do to stop impact to resources. However, he said that if Transco is expanding the right of way, then perhaps something can be suggested so the project creates as little impact to cultural resources as possible. Ms. Wheatcraft said that the County would have to provide comment before the next ARB

meeting, which is February 7. Mr. LaMonica made a motion to authorize the ARB Chair to draft a letter on behalf of its membership regarding concerns for cultural impact if any right-of-way excavation is required. Ms. Gerrish seconded the motion. The motion passed 6-0.

The ARB also briefly discussed the Remington Technology Park pre-application, which involves a data center project on a 230 acre parcel located in the Remington Service District. They also discussed the project's probable impacts to cultural resources, like the Rappahannock Station II Battlefield.

6. The next ARB meeting is scheduled for Wednesday, February 7, 2018.
7. There being no further business, the meeting was adjourned at 5:35 p.m.