

**FAUQUIER COUNTY
ARCHITECTURAL REVIEW BOARD**

Meeting Minutes

June 6, 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)
Bryan Jacobs (Lee District Representative)
Reta Rodgers (Cedar Run District Representative)

Absent:

Bob Lee (Planning Commission Representative)
John Toler (Scott District Representative)
Virginia Gerrish (Center District Representative)

Staff:

Wendy Wheatcraft, Staff
Maureen Williamson, Staff

1. Ms. Root called the meeting to order at 4:00 p.m.
2. The May 2, 2018 meeting minutes were reviewed.

Ms. Root made a motion to approve the minutes. Mr. Jacobs seconded the motion. The motion carried 4 – 0.

3. Ongoing Business
Rattlesnake Mountain cemetery disturbance – update and recommendations

Ms. Wheatcraft reminded the ARB of the recent cemetery disturbance that was discussed at the May meeting. During the documentation cemetery survey on Rattlesnake Mountain, the intern found displaced fieldstone and burial home plate markers. Ms. Wheatcraft told the ARB that it appeared the owners started to clear the parcel, possibly for the construction of a house. County SWM & LDP Program (stormwater management) staff has visited the site and estimated that the disturbance was more than 10,000 square feet. Ms. Wheatcraft presented photographs of the disturbance.

Also discussed at the May meeting, Ms. Wheatcraft explained that when speaking with Community Development Environmental Program Manager Kerry Wharton regarding the initiation of a possible violation for land disturbance without a permit, it was discovered that the owner had submitted an Agricultural Affidavit, which allows certain agricultural-related land disturbing activities to be exempt from the requirements of the Fauquier County Erosion and Sediment Control Ordinance.

Ms. Wheatcraft told the ARB that before the parcel was cleared, she and another staff member had a discussion with the owner (at that time, a prospective property buyer) about the cemetery, which occurred in 2016. The discussion transpired after the prospective owner

inquired about a possible Major Home Occupation permit for the property. During the discussion, the prospective owner told staff that she was aware of the cemetery. A plat was produced that inaccurately displayed two discontinuous cemeteries on the property, when in fact, it was then explained that it is one large cemetery that continues onto the adjacent parcel. Ms. Wheatcraft gave her two specific recommendations that would allow development to occur while still protecting the burials—(1) establish a 100 foot buffer area of no disturbance beyond the discernible burials or (2) go forward with a professional cemetery boundary delineation study conducted by a qualified archaeologist, which would determine a precise extent of the unmarked burials. The state cemetery laws were explained to her at that time. Because a physical structure must precede the issuance of a Major Home Occupation permit and there was no existing structure on the property, the prospective owner did not submit a permit application at that time.

Ms. Wheatcraft informed the ARB that she was advised to craft an instructional letter to the property owners to explain that the County is aware of the disturbance, to cite the relevant State law section and provide additional recommendations. Ms. Wheatcraft said that she was in the process of writing this letter.

The ARB discussed the property's probable affiliation with the Mount Paran Baptist Church, located directly to the east. ARB members recommended copying the church trustees on the letter, as well as the County District Supervisor, the Department of Historic Resources, and adding a copy to the case file.

Ms. Root commented on the success of the May Historic Preservation Month Public Workshop and thanked Ms. Wheatcraft for creating the walking tour brochure. Ms. Wheatcraft said that approximately twenty five attended the historic tax credits presentation, a little less for the stucco presentation; some participated in the walking tour. Ms. Root asked that the walking tour brochure be posted to the Architectural Review Board's Past Projects webpage.

4. New Business

No new business was discussed.

5. Announcements

- August 3, 2018 – DHR CLG Training, Winchester, Location TBD
Ms. Wheatcraft told the ARB that she will be attend this meeting. The meeting is free of charge.
- June 21, 2018 – Virginia Board of Historic Resources and the State Review Board Meeting
At this meeting, the Midland Historic District Nomination will be reviewed. Ms. Wheatcraft is confident the nomination will be approved. She said that once approved, staff will send the nomination to the National Park's Service where a ninety day review period will begin.
- NEW ACHP Policy Statement on Controversial Works
Ms. Wheatcraft provided the ARB with a copy of the new policy statement.

6. The next ARB meeting is scheduled for Wednesday, July 11, 2018.

7. There being no further business, the meeting was adjourned at 5:30 p.m.