

**FAUQUIER COUNTY
ARCHITECTURAL REVIEW BOARD**

Meeting Minutes

September 5, 2018

4:00 p.m.

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

Attendance:

Reta Rodgers (Cedar Run District Representative)
Virginia Gerrish (Center District Representative)
John Toler (Scott District Representative)
Bob Lee (Planning Commission Representative)

Absent:

Mary Root, Chair (Citizen-at-Large)
Jack LaMonica (Marshall District Representative)
Bryan Jacobs (Lee District Representative)

Staff:

Wendy Wheatcraft, Staff
Maureen Williamson, Staff

1. Ms. Gerrish called the meeting to order at 4:15 p.m.

Architectural Review Board (ARB) Chair, Mary Root, was absent. Ms. Gerrish, as the ARB officer present, assumed the responsibility of Chair and called the meeting to order.

2. The August 1, 2018 meeting minutes were reviewed.

Ms. Gerrish made a motion to approve the minutes. Ms. Rodgers seconded the motion. The motion carried 3 – 0. Mr. Lee abstained, as he was not in attendance at the August meeting.

3. Ongoing Business – Section 4-300 of the Zoning Ordinance (preservation ordinance)

Ms. Wheatcraft stated that Section 4-300 of the Zoning Ordinance, Historic Area Districts, (the County's preservation ordinance) was adopted by the Board of Supervisors in 1976. She noted that there has been at least one amendment to the ordinance (1981), but the majority of the text is the same as it was when adopted. She commented that it was written as a fairly strong ordinance and it was important to the county because without it, there would have no preservation law. However, this ordinance is now out-of-date and does not currently comply with State Code provisions. It has become necessary to amend it.

Ms. Wheatcraft explained that she brought the proposed amendment to the attention of the ARB as, if the ordinance is enacted by the establishment of a historic area district in the future, the ARB would act as a reviewing body for such a district.

Mr. Lee asked if Virginia State Code set specific requirements for the professional and/or technical composition of an architectural review board. Ms. Wheatcraft said that the State Code allows a locality to establish a citizens' review board for this type of district; however,

she knew of no provision that requires a locality to establish a board of architectural review with a specific professional makeup. She stated that the initial 1976 version of the County preservation ordinance did include a different required composition of the architectural review board, but through amendment, the requirements have become less precise. Mr. Lee believed the composition listed in the 1976 version was taken from State Code so that the local ordinance complied with the Code at that time.

Mr. Lee requested that Ms. Wheatcraft bring the working draft amendment to the ARB so that the ARB could provide comment before the draft went to the Planning Commission for review and recommendation. He said that because the ARB would be greatly impacted by the amendment, he felt that the board's recommendations would provide insight and benefit the Planning Commission's consideration. Ms. Wheatcraft suggested that perhaps the working draft could be added to the next ARB meeting agenda, if Zoning and Planning staff felt that it was ready for public assessment.

4. New Business

Ms. Wheatcraft explained some of the basic requirements and benefits of the Certified Local Government (CLG) program, a program administered jointly by the National Park Service and the State Historic Preservation Offices. Virginia currently has 34 CLGs, including 8 counties.

Addition to Agenda –
Southeastern Trail Expansion Project / Transcontinental Gas Pipeline Company LLC

As was initially discussed at the January 2018 ARB meeting, the Transcontinental Gas Pipeline Company LLC (Transco) has proposed the Southeastern Trail Project, which will take place partially in southeastern 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 follow and expand the existing gas pipeline in that vicinity. Ms. Wheatcraft said that the proposed project required a Section 106 review due to a necessary FERC (the Federal Energy Regulatory Commission) permit.

Ms. Wheatcraft told the ARB that the environmental firm conducting the cultural resource study found a potential adverse effect to a historic property outside of Calverton determined to be potentially contributing to the Elk Run Rural Historic District (not listed). Ms. Wheatcraft said that she was contacted by the consultant to recommend projects that would mitigate this effect. As mitigation must be associated with the adverse effort and particular to the resource, and off-site mitigation is permissible, she suggested a historic context centered on the history of agricultural outbuildings (i.e., granary, machine shop, and corncrib) in the County. As another option, she also suggested survey of additional historic resources within the district.

5. Announcements

Ms. Gerrish announced that the Town of Warrenton may be hiring a preservation planner in the near future.

6. The next ARB meeting is scheduled for Wednesday, October 3, 2018.

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