

**FAUQUIER COUNTY
ARCHITECTURAL REVIEW BOARD**

Meeting Minutes

February 5, 2020

4:00 p.m.

Warren Green Building, 2nd Floor Meeting Room

10 Hotel Street, Warrenton

Attendance:

Jack LaMonica, Chair (Marshall District Representative)

Mary Root, Vice Chair (Citizen-at-Large)

Kristie Kendall (Cedar Run District Representative)

John Toler (Scott District Representative)

Bob Lee (Planning Commission Representative)

Members not in Attendance:

Virginia Gerrish (Center District Representative)

Bryan Jacobs (Lee District Representative)

Staff:

Wendy Wheatcraft, Staff

Maureen Williamson, Staff

1. Chair Jack LaMonica called the meeting to order at 4:00 p.m.
2. The January 8, 2020 meeting minutes were reviewed. Mr. Lee made a motion to approve the minutes as presented. The motion carried 5 – 0.
3. Ongoing Business

Ms. Wheatcraft presented the ARB with the flyer for the upcoming public workshop, "Researching Your Historic Property." ARB members asked that she send the flyer to them electronically so that they may post and distribute it in their communities.

Ms. Wheatcraft said her role in the workshop will be to display a slide presentation that conveys the process of conducting a chain of title. She expressed concern about dendrochronologist's lack of response to her email regarding his participation at the workshop. She will place a follow up call to him in the next days.

Ms. Wheatcraft said the workshop is currently posted on Community Development's Facebook page. The Facebook event has experienced activity in that it has received several "likes" and notification from those planning on attending. She added that since the event is being presented in partnership with the Fauquier Historical Society, the organization will "share" the event on their Facebook page as a co-organizer.

Ms. Wheatcraft asked the ARB about the flow and lineup of the workshop. Ms. Kendall believes it would be best for her presentation regarding the Peter Hill property history to follow

Ms. Wheatcraft's presentation regarding general sources. Ms. Kendall said she will speak about how those sources were used to pursue the history of the Hitt House. She believes that Mr. Worthington may want to end the program with a more-detailed description of dendrochronology and how the technology is used to date historic building materials. This would make the workshop beginning at a broad point with each subsequent speaker narrowing focus. The ARB agreed.

Ms. Wheatcraft mentioned creating the diagram of the Circuit Court Records Room, as proposed during the last meeting. She said she has a pamphlet that lists the various resources found in the Records Room, so the diagram would be helpful to researchers. Mr. LaMonica expressed an interest in the possibility of making a sketch of the room including where each of the resources are located. Ms. Root offered her assistance. Ms. Wheatcraft said she did not think that Gail Barb, Circuit Court Clerk, would mind the ARB developing a room diagram showing locations of source material, but would ask for permission.

Ms. Root suggested if the Deed Room is mapped, it may be an interesting touch to include the historical items that are in the room, such as the painting of John S. Mosby by noted artist, Wesley Dennis. If a sketch is prepared, she said that a legend could be added describing the Deed Room Historical Treasurers.

Ms. Wheatcraft reminded the ARB that the educational program will be held on Saturday, March 28, 2020 at the Warrenton Visitor Center. The event will begin at 10:00 a.m. and end approximately at 1:00 p.m. Various refreshment options are being considered.

In regard to the current workshop flyer, Ms. Root told the ARB that that she feels that there is a disconnect between the illustrative matter and the description of the workshop's topic. She suggested a graphic of the Hitt House or an illustration of tree rings, which are often associated with dendrochronology. Ms. Wheatcraft said she included graphics providing research material for a specific property, the Warren Green Building, since she already had the images. Mr. LaMonica noted having a dead chestnut tree that, if cut down, he may be able to provide a slice of the tree, which would illustrate rings showing growing seasons. Ms. Root told the ARB that she has a slice of a walnut tree that the wind blew down in the backyard of her childhood home. The home was built approximately two hundred and forty years ago.

In the event that Mr. Worthington is not able to attend the workshop, Mr. LaMonica noted that Ed Ashby is excellent at dating structures and he may be able to talk about dating houses using building materials. Ms. Kendall added that Mr. Ashby was one of the first craftsmen to document the Hitt House, thereby providing a tie with the workshop presentations.

4. New Business - Current Review of Development Plans Marshall – Carter's Crossing

Mr. Lee said that in the near future a developer's proposal to reuse a 1920s two-story stone-faced house in Marshall as a community center will come before the Planning Commission. He said the structure is not in the Marshall Historic District and the proposal is to restore the stone structure to its original circa 1920s appearance by removing an addition and adding an ADA compliant ramp. Ms. Wheatcraft added that due to the intended use as a community center, the interior will probably be gutted; however, staff has yet to see a plan for this. She

said she certainly supports the adaptive use of the structure and hopes that they can be persuaded to use the *Secretary of Interior's Standards for the Treatment of Historic Properties*.

Mr. Lee made note of the same developer's interest in purchasing a house on Main Street in Marshall to aid their project. He said they are proposing on fixing it up and reselling it. Ms. Wheatcraft is concerned about "the fix," but made note that the owner would have to do the project according to regulations in the Marshall Code since it is a contributing property within the Marshall Historic District. No official proposal or submission has been received by the County as of this week.

Royal Farms – Gas Station & Convenience Store

Proposed gas station and convenience store, Royal Farms, will replace Pete's Park-N-Eat in Opal. Ms. Wheatcraft noted that the Pete's Park-N-Eat structure is the only Atomic style building in the county, perhaps in the region. Ms. Wheatcraft has given recommendations that the building be documented before demolition and went so far as to request a Phase II architectural study, the cost of such a study being minimal. However, her recommendations have not been acknowledged, as the applicant is not mandated through ordinance to do so.

Mr. Lee remembers that the Pete's Park-N-Eat structure won an award from a statewide group sometime in the 1990s and an article was written about it in the *Fauquier Times*. Mr. Toler said that he would research the *Fauquier Times* archives for such an article. Ms. Kendall asked if it could have been an APVA award. Mr. Lee said it could have been. Ms. Wheatcraft performed a chain of title but could not pinpoint the built date. She suspects the building evolved and perhaps began as a smaller roadside business during the 1950s.

Ms. Wheatcraft said there is a cemetery on the southern edge of the parcel and the burials extend beyond the property line. The owners of the parcel do not intend to develop the south side of the property at this time but have indicated that this is to come next. Ms. Root asked if there was a chance of perhaps getting a Mary Washington University preservation student interested in documenting this cemetery before the impending development occurs. Ms. Wheatcraft said that MWU is at most times selective of which projects they take on and prefer to do class group projects. Ms. Wheatcraft said she would consult VCRIS, the state cultural resource database, to determine the current level of property documentation that a DHR staff person may have added last year.

Ms. Wheatcraft told the ARB that the Vint Hill Rezoning application has been received.

Mr. Lee noted that a former Board of Supervisor attended the last Planning Commission meeting to speak at "citizen's time" on the need for the County to adopt a cemetery ordinance. She mentioned the cemetery ordinance that was adopted by Stafford County. Ms. Root believes that this may have been the impetus for Lee District Supervisor, Chris Butler, in showing recent interest in Fauquier cemeteries. Ms. Wheatcraft stated that she hoped this was the beginning of genuine, longstanding interest in adopting such an ordinance, which is so desperately needed. Mr. Lee said there is always an opportunity to speak to the people that appointed you.

Announcements

- 1/27 Times Article – Contract for Waterloo Bridge Rehab, Construction to Begin this Year and be Completed by April 30, 2021

A \$3.6 million contract has been signed for the rehabilitation of the Waterloo Bridge. A Maryland company, who may have been the sole bidder, Corman Kokosing, received the contract. Ms. Kendall commented that Piedmont Environmental Council researched the contractor and found that they have completed new truss bridges as well as historic stone bridges, but they have not rehabilitated historic truss bridges.

- Fauquier County Preservation Award Program. Nominations Accepted Through 3/31/2020.

Ms. Wheatcraft said that no nominations have been submitted as of today. Mr. LaMonica noted trying to contact the First Baptist Church in regards to a potential nomination from that organization.

Ms. Root spoke about the Remington Train Depot project. The current memorandum of agreement (MOA) is in the process of being amended. The revised MOA will be routed for eighteen consulting party signatures.

- DHR staff is offering a Certified Local Government (CLG) training workshop in Fredericksburg on March 24, 9:00-4:30, 718 Caroline Street, Fredericksburg. If interested, register at <https://www.dhr.virginia.gov/>.

Ms. Wheatcraft has sent an email to the ARB about this upcoming training. Ms. Wheatcraft wondered if everyone wanted to ride together. She commented that the County SUV will hold four plus a driver. No decision was made on vehicles to be driven to the training.

- John Toler told the ARB that in a recent edition of Novec's magazine mailed to customers, there was an informative article on Vint Hill. He said he would drop off the publication to Ms. Wheatcraft

5. The next ARB meeting is scheduled for Wednesday, March 4, 2020

6. There being no further business, the meeting was adjourned at 5:20 p.m.