Approved Minutes

BOARD OF HISTORIC RESOURCES
9:00 a.m. December 12, 2019
At the Harry M. Bluford Classroom of the Virginia Museum of History and Culture,
428 N. Arthur Ashe Boulevard, Richmond, VA 23220

Board of Historic Resources Members Present:

Chair Colita Fairfax
Vice-Chair Ashley Atkins Spivey
David Ruth
Erin Ashwell
Jeffrey Harris
Karice Luck-Brimmer

Board of Historic Resources Members Absent:
Nosuk Pak Kim

Department of Historic Resources (DHR) Staff Present:
Julie Langan, Director
Stephanie Williams, Deputy Director
Jennifer Loux
Jennifer Pullen
Jim Hare
Marc Wagner
Meagan Coward
Lena McDonald

Other State Agency Staff Present:
Catherine Shankles (Office of the Attorney General

Guests Present (from sign-in sheet): Greg Hinson; Elizabeth McCall; Robert Montague; John Richards, Historic Alexandria; Gayle Rothrock

Chair Colita Fairfax called the meeting to order at 9:08 a.m., explained the purpose of the Board of Historic Resources, and asked each member to introduce him/herself. Chair Fairfax requested a motion to approve the Meeting Agenda, which was so moved by Ms. Ashwell, seconded by Dr. Atkins-Spivey, and so approved unanimously by the assembled members.

GENERAL PUBLIC COMMENT CONCERNING THE BOARD OF HISTORIC RESOURCES

Chair Fairfax read aloud the Statement Regarding Public Participation at Virginia BHR Meetings.

The following members of the public spoke during the public comment period (from sign in sheet):

1. John Richards, Historic Alexandria
2. Gayle Rothrock,
3. Greg Hinson
4. Elizabeth McCall
5. Robert Montague

BHR member David Ruth joined the meeting at 9:40 a.m.

HIGHWAY MARKERS

Jennifer Loux, Highway Marker Program Manager, introduced herself and noted that public comment regarding the new markers would be invited at the end of the presentation, which began with the following Diversity Sponsor Markers.

Sponsor Markers – Diversity

1.) Central High School

Sponsor: All School Reunion
Locality: Amherst County
Proposed Location: Route 60, 0.9 miles east of Amherst County Visitor Center

2.) The Fields Family

Sponsor: Hanover County Historical Commission subcommittee
Locality: Hanover County
Proposed Location: 7527 Library Drive

3.) Yancey House and Grasty Library

Sponsor: Alpha Phi Omega Chapter, Alpha Kappa Alpha Sorority, Inc.
Locality: Danville
Proposed Location: 320 Holbrook Street

4.) Hunton Life Saving and First Aid Crew

Sponsor: Mr. Nelson Harris
Locality: City of Roanoke
Proposed Location: 28 Wells Ave. NW

5.) Susie G. Gibson High School

Sponsor: Susie G. Gibson Legacy, Inc.
Locality: Bedford County
Proposed Location: 600 Edmund Street

6.) Spottswood Poles (1886-1962)

Sponsor: Winchester-Frederick County Historical Society
Locality: Winchester
Proposed Location: 502 North Kent St.

7.) Gothic Cottage

Sponsor: Cameron Foundation
Locality: Petersburg
Proposed Location: 223 Harrison St.

Comment Summary:
Chair Fairfax opened the floor to comment. Ms. Luck-Brimmer noted that the Yancey House was named after William Alexander Yancey, who was the first African American school principal in Danville.

Chair Fairfax requested a motion to approve Highway Markers – Diversity 1-7 as presented. With a motion by Ms. Ashwell and a second by Dr. Atkins-Spivey, the Board of Historic Resources approved Highway Markers – Diversity 1-7 as presented.

Sponsor Markers

1.) Abijah Thomas (1814-1876) and his Octagonal House

Sponsor: Octagon House Foundation
Locality: Smyth County
Proposed Location: 615 Octagon House Road

2.) Skirmish at James's Plantation

Sponsor: Christopher Pieczynski
Locality: Virginia Beach
Proposed Location: Corner of Princess Anne Road and Elson Green Avenue, Virginia Beach

3.) St. John's Church

Sponsor: St. John's Church
Locality: Portsmouth
Proposed Location: 424 Washington Street

4.) Virginia Tech Fight Song

Sponsor: Town of Blackstone
Locality: Town of Blackstone
Proposed Location: 1020 South Main Street

5.) Warm Springs Baths

Sponsor: Preservation Bath
Locality: Bath County
Proposed Location: Route 220, 400 feet south of intersection with Route 39

6.) Trissels Mennonite Church

Sponsor: Trissels Mennonite Church
Locality: Rockingham County
Proposed Location: Route 42

Comment Summary:
Chair Fairfax opened the floor to public comment; none were made.

Chair Fairfax requested a motion to approve Highway Markers – Sponsor 1-6 as presented. With a motion by Vice-Chair Atkins Spivey and a second by Mr. Harris, the Board of Historic Resources approved Highway Markers – Sponsor 1-6 as presented.

Sponsor-funded Replacement Marker
Dr. Loux presented the following proposed replacement marker.

1.) Stonewall Jackson House Q-11-a

Sponsor: Stonewall Jackson House
Locality: City of Lexington
Proposed Location: Washington Street

Comment Summary:
Chair Fairfax opened the floor to public comment; none were made.

Chair Fairfax requested a motion to approve Replacement Highway Marker 1 as presented. With a motion by Mr. Harris and a second by Vice-Chair Atkins Spivey, the Board of Historic Resources approved Replacement Highway Marker 1 as presented.

Sponsor Marker with Special Recommendations from the Marker Editorial Committee

Dr. Loux presented the following proposed marker topic along with recommendations by the Marker Editorial Committee.

1.) Myrta Harper Lockett Avary

Sponsor: Ronnie D. Vaughan
Locality: Halifax County
Proposed Location: Highway 58 at intersection with Route 732

Comment Summary:
Mr. Hare read a statement provided by the marker's applicant and another member of the public, neither of whom could attend today's meeting.

Chair Fairfax opened the floor to discussion. After discussion about the different versions of the proposed marker text, Chair Fairfax requested a motion concerning the marker. Ms. Ashwell moved that the BHR not approve any of the proposed marker texts. With a second from Vice-Chair Atkins-Spivey, the motion passed unanimously.

Break, 10:05 a.m. – Board of Historic Resources Meeting

JOINT MEETING
STATE REVIEW BOARD and BOARD OF HISTORIC RESOURCES
December 19, 2019
At the Harry M. Bluford Classroom of the Virginia Museum of History and Culture,
428 N. Arthur Ashe Boulevard, Richmond, VA 23220

State Review Board Members Present
Vice-Chair Sara Bon-Harper
Dr. Lauranett Lee
Dr. Carl Lounsbury
John Salmon

Historic Resources Board Members Present
Chair Colita Fairfax
Vice-Chair Ashley Atkins Spivey
Erin Ashwell
Jeffrey Harris
Karice Luck-Brimmer
David Ruth

State Review Board Members Absent
Chair Jody Lahendro
Dr. Jody L. Allen
Dr. Brian C. Bates

Historic Resources Board Members Absent
Nosuk Pak Kim

Department of Historic Resources Staff Present
Julie Langan, Director
David Edwards
Jim Hare
Elizabeth Lipford
Wendy Musumeci
Lena McDonald
Randy Jones
Blake McDonald
Stephanie Williams, Deputy Director
Jennifer Pullen
Michael Pulice
Aubrey Von Lindern
Marc Wagner
Meagan Coward
Amber Cox

Other State Agency Staff Present:
Catherine Shankles, Office of the Attorney General

Guests present: Michael Asip (Pine Grove School); Leslie Baskin-Asip (Pine Grove School); Muriel M. Branch (Pine Grove School); Sonja Branch-Wilson (Pine Grove School); Madeline Clites; Vonda Delawie (Fleetwood House); Greg Delawie (Fleetwood House); Ina Dixon (Doctors Building); Matt Dunleavy (Norfolk Fire Station No. 12); Theresa Dunleavy (Norfolk Fire Station No. 12); Samantha Ellis (Christ & Grace Episcopal Church); Kayla Halberg (Norfolk Fire Station No. 12 and Sylvania Plant HD); Tom and Judy Hale (Mt. Gideon); Mary Ruffin Hanbury (Courtland HD); Vesta Kimble (Fleetwood House); Patti Loughridge; Bill Obrochta (Pine Grove School); Carol Obrochta (Pine Grove School); Christian Osborn; Clyde Parker (Franklin High School Gymnasium); Justin Patton; Michael D. Scales (Pine Grove School); Mary Ann Soldano (Dabbs House); Annie Templeton (Norfolk Fire Station No. 12);

State Review Board (SRB)
Vice-Chair Sara Bon-Harper called the meeting to order at 10:23 a.m. She explained the role of the SRB and the process of Register designation. She invited the SRB members to introduce themselves, and welcomed everyone in attendance.

Vice-Chair Bon-Harper asked for a motion to approve the agenda for the meeting at hand. With a motion from Dr. Lee and a second from Dr. Lounsbury, the SRB voted unanimously to approve the agenda.

Vice-Chair Bon-Harper asked for a motion to adopt the September 18, 2019, meeting minutes. With a motion from Mr. Salmon and a second from Dr. Lounsbury, the SRB voted unanimously to approve the minutes with no discussion.

Vice-Chair Bon-Harper asked for a motion to adopt the September 19, 2019, meeting minutes. Dr. Lounsbury noted that the minutes placed SRB member Dr. Jody Allen in two places and requested the duplicate entry's removal. With a motion from Dr. Lee and a second from Dr. Lounsbury, the SRB voted unanimously to approve the minutes as corrected.

Board of Historic Resources (BHR)

BHR Chair Fairfax introduced the BHR and its members, and requested a motion to approve the meeting agenda. With a motion from Ms. Ashwell and a second from Vice-Chair Atkins-Spivey, the SRB voted unanimously to approve the agenda as presented.

Chair Fairfax asked for a motion to approve the September 18, 2019, meeting minutes. With a motion from Vice-Chair Atkins-Spivey and a second from Ms. Ashwell, the SRB voted unanimously to approve the minutes with no discussion.

Chair Fairfax asked for a motion to adopt the September 19, 2019, meeting minutes. With a motion from Vice-Chair Atkins-Spivey and a second from Mr. Harris, the SRB voted unanimously to approve the minutes with no discussion.

Chair Fairfax asked for a motion to adopt the November 14, 2019, meeting minutes. With a motion from Vice-Chair Atkins-Spivey and a second from Ms. Ashwell, the SRB voted unanimously to approve the minutes with no discussion.

Director's Report:

Director Langan informed the board members that the Governor's budget for the upcoming biennial will be released to the public early next week. She said that DHR has several funding requests, but the budget must proceed through the General Assembly's legislative process before it is known if any of the requests will be met. Director Langan also spoke about a bill concerning relic hunting on state property that will be considered at the upcoming legislative session of the General Assembly. She said the date of the legislative reception hosted by Preservation Virginia on February 5, 2020. She noted this week's unveiling of the new public art sculpture, "Rumors of War," by Kehinde Wiley on the grounds of the Virginia Museum of Fine Arts. The topic of Confederate memorials is anticipated to be a subject of discussion at the 2020 General Assembly legislative session. She announced that Dr. Lauranett Lee will be retiring from the State Review Board after today's meeting. Members of the BHR asked about the relic hunting bill and how its enforcement will be handled, and noted the importance of equitable enforcement, noting that relic hunting on federal property is considered a misdemeanor or felony, depending on the level of damage that has occurred.

NOMINATIONS

Ms. Elizabeth Lipford presented the following nominations as a block.

Eastern Region

1. Courtland Historic District, Town of Courtland, Southampton County, DHR No. 201-5001, Criteria A and C
2. Franklin High School Gymnasium and Agricultural & Shop Building, City of Franklin, DHR No. 145-5033, Criteria A and C
3. Mount Gideon, Caroline County, DHR No. 016-0020, Criterion C
4. Norfolk Fire Department Station No. 12, City of Norfolk, DHR No. 122-1010, Criterion A
5. Pine Grove Elementary School, Cumberland County, DHR No. 024-5082, Criteria A and C

Comment Summary:
Ms. Lipford noted that the nomination for the Courtland Historic District was paid for through the Cost Share program.

Ms. Lipford invited Clive Parker, co-author of the nomination for the Franklin High School Gymnasium, to comment. Mr. Parker provided additional background information on the historic property.

A representative of the property owner of Pine Grove School offered comments about their nomination project, including community support, the property's significance in the local community, and recent preservation efforts. She noted the presence of several school alumni in the audience. The nomination's co-author also spoke about his experience working on this project. He noted the school's 1917 construction date makes it among the oldest such schools in Virginia.

Vice-Chair Bon-Harper asked for a motion to approve the Eastern Region nominations 1-5 as presented. With a motion from Dr. Lounsbury and a second from Dr. Lee, the SRB voted unanimously to approve the Eastern Region nominations 1-5 as presented.

Chair Fairfax asked for a motion to approve the Eastern Region nominations 1-5 as presented. With a motion from Ms. Ashwell and a second from Mr. Ruth, the BHR voted unanimously to approve the Eastern Region nominations 1-5 as presented.

Mr. Marc Wagner presented the following nominations as a block.

Eastern Region

1. Campbell Hall, University of Virginia, Albemarle County, DHR No. 104-0133-0077, Criteria A and C
2. Christ and Grace Episcopal Church, City of Petersburg, DHR No. 123-5506, Criterion C and Criteria Consideration A
3. Dabbs House, Henrico County, DHR No. 043-0016, Criteria A and C
4. Fleetwood, Purnell, House, Town of Waverly, Sussex County, DHR No. 323-5031, Criteria B and C
5. Gardner House, Albemarle County, DHR No. 002-5310, Criterion C
6. Old Jail of Caroline County, Caroline County, DHR No. 171-0010, Criteria A and C

Comment Summary:
Vice-Chair opened the floor to comment; none were made.

Vice-Chair Bon-Harper asked for a motion to approve the Eastern Region nominations 1-6 as presented. With a motion from Dr. Lounsbury and a second from Dr. Lee, the SRB voted unanimously to approve the Eastern Region nominations 1-6 as presented.

Chair Fairfax asked for a motion to approve the Eastern Region nominations 1-6 as presented. With a motion from Mr. Harris and a second from Mr. Ruth, the BHR voted unanimously to approve the Eastern Region nominations 1-6 as presented.

Ms. Aubrey Von Lindern presented the following nominations as a block.

Northern Region

1. McDowell Presbyterian Church, Highland County, DHR No. 045-0005, Criteria A and C and Criteria Consideration A
2. Rose Hill, Culpeper County, DHR No. 023-0018, Criteria A and C
3. Sylvania Plant Historic District, Spotsylvania County, DHR No. 088-5545, Criteria A and C

Comment Summary:
Mr. John Salmon, SRB member and co-author of the nomination for Rose Hill, recused himself from the discussion and vote concerning this property.

Vice-Chair Bon-Harper said that the SRB is deferring a vote on Northern Region nomination 2 (Rose Hill) because the board lacks a quorum due to Mr. Salmon having to recuse himself.

Vice-Chair Bon-Harper asked for a motion to approve the Northern Region nominations 1 and 3 as presented. With a motion from Dr. Lee and a second from Dr. Lounsbury, the SRB voted unanimously to approve the Northern Region nominations 1 and 3 as presented.

Mr. Salmon left the meeting room at 12:03 p.m.

Chair Fairfax asked for a motion to approve the Northern Region nominations 1-3 as presented. With a motion from Vice-Chair Atkins Spivey and a second from Mr. Harris, the BHR voted unanimously to approve the Northern Region nominations 1-3 as presented.

Mr. Salmon returned to the meeting room at 12:04 p.m.

Mr. Michael Pulice presented the following nominations as a block.

Western Region

1. Doctors Building, City of Danville, DHR No. 108-0056-0161, Criteria A and C
2. Draper Historic District, Pulaski County, DHR No. 077-0169, Criteria A and C

Comment Summary:
Vice-Chair Bon-Harper opened the floor to public comment. None were made.

Vice-Chair Bon-Harper asked for a motion to approve the Western Region nominations 1-2 as presented. With a motion from Dr. Lee and a second from Dr. Lounsbury, the SRB voted unanimously to approve the Western Region nominations 1-2 as presented.

Chair Fairfax asked for a motion to approve the Western Region nominations 1-2 as presented. With a motion from Mr. Harris and a second from Ms. Luck-Brimmer, the BHR voted unanimously to approve the Western Region nominations 1-2 as presented.

Following completion of the nominations portion of the joint session, Director Langan and Chair Fairfax recognized Fred S. Fisher, who retired from the BHR after the June 2019 board meeting. Mr. Fisher spoke briefly about his appreciation for the BHR's work.

The Joint Session of the Boards was adjourned at 12:17 p.m.

Register Summary of Resources Listed:
Historic Districts: 3
Buildings: 13
Structures: 0
Sites: 0
Objects: 0
MPDs: 0

BOARD OF HISTORIC RESOURCES

At Harry M. Bluford Classroom, Virginia Museum of History & Culture
428 N. Arthur Ashe Boulevard, Richmond, VA 23220

Board of Historic Resources Members Present:

Dr. Colita Nichols Fairfax, Chair
Dr. Ashley Atkins-Spivey, Vice Chair
Erin Ashwell
Karice Luck-Brimmer
Jeffrey "Free" A. Harris
David Ruth

Board of Historic Resources Members Absent:
Nosuk Pak Kim

Department of Historic Resources (DHR) Staff Present:
Julie Langan, Director
Stephanie Williams, Deputy Director
Brad McDonald
Megan Melinat
Wendy Musumeci
Karri Richardson
Elizabeth Tune
Joanna Wilson Green

Other State Agency Staff Present:
Catherine Shankles (Office of the Attorney General)

Guests Present (from sign-in sheet):
Tom Gilmore – American Battlefield Trust
Adam Gillenwater – American Battlefield Trust
Nicholas Picerno – Shenandoah Valley Battlefields Foundation
Hugh B. Sproof III - Shenandoah Valley Battlefields Foundation
Mark Perreault - Shenandoah Valley Battlefields Foundation
Keven M. Walker - Shenandoah Valley Battlefields Foundation

EASEMENTS

These minutes summarize the activities that took place at this meeting. Chair Fairfax called the meeting to order at 1:04 p.m., explained the purpose of the Board of Historic Resources ("Board"), and asked each member to introduce him/herself.

Chair Fairfax called for a motion to modify the posted agenda to include a staff update on the Vowell Snowden Black House property in the City of Alexandria. The motion made by Mr. Harris and seconded by Ms. Ashwell passed unanimously.

Violations

Ms. Musumeci presented the following remediation and reconsideration of an easement offer:

1. **Pardue Tract, Second Manassas Battlefield, Prince William County**
   Property Owner: American Battlefield Trust ("The Trust")
   Acreage: 5.89 acres
   Grant Funding: American Battlefield Protection Program, Virginia Battlefield Preservation Fund

The Board approved the Pardue Tract easement offer at its June 15, 2017 meeting, subject to specific conditions regarding rehabilitation of the battlefield landscape, demolition and removal of non-historic buildings and structures,

subordination of leases, and rights of access and privilege over privately owned and maintained roads within the Zouave Hills subdivision.

Project update:

- Board approval for the Pardue Tract easement offer expired in June 2019. Per *Easement Program Policy #2: Criteria for Acceptance of Easements*, standard approvals given by the Board are valid for two calendar years from the date of the Board's approval.
- A tenant currently occupies the dwelling, subject to a residential lease agreement that contains DHR's approved subordination language.
- Easement Program Staff made a site visit to the property on 06/13/19 to obtain baseline documentation information. During the visit, staff discovered that a substantial amount of unauthorized ground disturbance had occurred.

On June 13, 2019, Easement Program staff made a site visit to the property to compile baseline documentation in preparation for recordation of the easement. During the visit, staff discovered that a substantial amount of ground disturbance had recently occurred without prior review and approval by DHR. These activities included clear-cutting of a large area of wooded cover, removal of all tree stumps and brush in the area of disturbance, and installation of underground pipes. Staff also noted the installation of a new septic tank, septic pump, and tire tracks/ruts in the lawn area to the rear of the dwelling on the property.

When contacted that day, the Trust indicated a new drainfield and septic system were installed as an emergency repair due to a failing septic tank. DHR requested that the Trust provide a detailed scope of work for the project, including all plans and specifications produced by the contractor, estimates indicating the immediate need for the new system, methodology for installation, and the dates the work occurred. Despite multiple requests for this information, the Trust did not provide the material to DHR until October 3, 2019.

After reviewing the information, DHR responded via letter signed by Director Langan and dated October 4, 2019. The letter contained the following conclusions:

- The project *was not* an emergency repair. According to the timeline provided by the Trust, the inspection of the existing septic system occurred in October 2018 after the tenant had vacated the premises. The Trust made the decision to replace the system in November 2018, primarily due to concerns about public health issues related to a failing septic and the impact the existing system would have on the Trust's ability to rent the dwelling.
- At no time between October 2018 and January 2019 when the new septic system and drainfield were installed did the Trust notify DHR and/or coordinate any review of the proposal. DHR was only made aware of the project because Easement Program staff made a site visit to the property and discovered the ground disturbing activities. Just under four months passed before the Trust provided DHR with a scope of work for the project.
- Any determination of whether archaeological resources were impacted during the course of work could not have been made by the contractor installing the new drainfield and septic system. This monitoring could only be done by a professionally qualified archaeologist who meets the *Secretary of the Interior's Professional Qualification Standards for Archaeology*.
- The scope of work provided indicated 16 trees were removed or cut off at ground. Based on observations made by DHR staff during their June 2019 site visit, however, the stumps of all trees and other vegetation were also completely removed, resulting in significant ground disturbance.
- The total area of ground disturbance for installation of the new drainfield and septic system far exceeds the 1% cap on collective footprint permitted in the easement. While the new drainfield and septic system are not considered impervious surface coverage, the significance of the overall impact of the ground disturbance is evident.

<u>Determination:</u>

DHR determined that had this easement been recorded, DHR would have cited the Trust with a major violation of the easement. Section II, Paragraphs 2.5 (Grantor's Maintenance Obligation), 2.11 (Archaeology), and 2.14 (Ground

Disturbing Activities) of the draft easement, require that Easement Program staff review and approve alterations to the property prior to initiating work. The Board's Easement Program Policy #7: *Violations* defines a major violation as "a violation that results in irreversible damage to the historic resources, features, or conservation values of the property that are protected by the easement." The conservation values recited in the draft Deed of Historic Preservation and Open-Space Easement for the Pardue Tract specifically state "*the historic battlefield and battlefield landscape, as well as the archaeological and open-space values*" of the property are to be protected in perpetuity through the easement.

The Trust met all conditions requested by DHR in its October 4, 2019 letter to remediate the installation of a new septic system and drainfield on the property that occurred without prior approval by DHR. The Easement Acceptance Committee subsequently reviewed the violation and steps taken to address it, reconsidered the Pardue Tract easement offer, and recommends acceptance of the easement offer, subject to the following conditions:

1. The Trust shall provide a title insurance policy insuring the Board's interest in the property.
    a. The Commitment/policy should specifically insure DHR/Board's access to the property.
    b. Modifications will need to be made to the legal property description to clarify what the Board's easement actually covers.
2. The easement document shall contain a provision ensuring that:
    a. The Board, DHR, their agents, and the public have access to the property.
    b. The Board and DHR are not responsible for any fees or maintenance associated with the private roads in the Zouave Hills residential neighborhood, or any other costs or claims made by the Zouave Hills Roadusers Association, that the Trust will be responsible for all such fees/maintenance/costs/claims, and that the Trust will indemnify DHR/Board for any costs/claims assessed against them.
3. The easement shall be redrafted on DHR's current battlefield easement template.
4. Demolition and removal of existing non-historic buildings and structures shall be completed within five (5) years of the date of easement recordation.
5. Rehabilitation or restoration of the landscape shall be conducted according to a written management plan negotiated jointly by the Trust and DHR, and such plan shall be incorporated into the easement either directly or by reference.
6. Any lease in effect at the time of easement recordation shall contain subordination language approved by DHR.

The EAC's recommendation for approval replaces any prior conditions for approval set by the Board for the Pardue Tract.

Comments Summary:
Dr. Atkins-Spivey asked about the shovel test interval. Ms. Wilson Green replied that it was 50 feet. Chair Fairfax confirmed that staff was satisfied with the internal ABT form. Ms. Ashwell expressed dismay that this was the second consecutive meeting where unapproved work was discussed at this property, and acknowledged that the corrective measures seem reasonable. Dr. Atkins-Spivey observed that this project also disregarded the federal Section 106 process and inquired as to how DHR is handling that aspect. Ms. Musumeci replied that the American Battlefield Protection Program has been copied on all correspondence, but has yet to respond. Mr. Ruth expressed appreciation for the development of the internal tracking process at ABT. Mr. Harris asked if five years is the standard for removal of structures. Ms. Musumeci replied that it depended on the property and the impact of the existing structures to the battlefield. Mr. Harris clarified which buildings needed to be removed and the rehabilitation agreement component.

A motion to acknowledge the new conditions and approve the reconsideration offered by Ms. Ashwell and seconded by Mr. Harris passed unanimously.

Ms. Wilson Green presented the following easement violation update:

2. Kirby Tract, Third Winchester (Opequon) Battlefield, Frederick County

Property Owner: Shenandoah Valley Battlefields Foundation ("SVBF")
Easement Recorded: March 9, 2017

On Monday, April 1, Easement Program staff received a series of photographs of the Kirby Tract taken by a concerned citizen. These photographs document significant mechanical ground disturbance between the existing dwelling and barn and the adjacent Redbud Road (VA Route 661). Upon review of files associated with this property, staff confirmed that this ground disturbance took place without prior review or approval by the Department. Director Langan specifically requested that all ground disturbance cease until the review process was complete, however attempts to contact and work with the SVBF were unsuccessful. SVBF was notified of the violation by letter dated April 10, 2019 and sent by certified mail, and the Board was notified at its June 20, 2019 meeting.

On June 25, 2019, SVBF responded to DHR's April 10 letter with an email to Director Langan stating that construction would proceed "in the absence of the benefit of DHR staff support." Director Langan again responded with a request that all work cease until project review was complete. Shortly thereafter, Easement Program staff received one email requesting a telephone conference. Although staff responded with a request to schedule the call for a later date, no response was received and there was no further communication from SVBF. On August 19, staff visited the property and confirmed that the construction project was nearly complete. The Chief Executive Officer and Chair of the SVBF Board of Trustees were notified of the continuing violation by email and certified mail on September 5, 2019. The Board was apprised of the violation at its September 19, 2019 meeting and established the following requirements:

1. SVBF shall respond to all communication from DHR within 48 business hours;
2. SVBF shall have a qualified archaeological consultant (approved by DHR) conduct a damage assessment of the areas affected by the unauthorized ground disturbance, and shall further have the remainder of the property archaeologically surveyed at the Phase I level. The results shall be provided to DHR in the form of a technical report no later than December 1, 2019;
3. The results of this assessment and survey shall be presented to the Board at its December 12, 2019 meeting;
4. The Board will consider no further easement applications from SVBF until the existing violation is resolved.

DHR informed SVBF of the Board's requirements in a letter dated September 26, 2019. The letter further requested written documentation regarding alterations to the interior and exterior of the buildings on the property. This request followed staff's receipt of a September 23, 2019 *Winchester Star* article referencing said alterations, none of which were reported to DHR during the previous discussion of the existing violation. The information was requested by close of business on September 30, 2019.

Update:

- SVBF has responded to most DHR communication within the requested 48 business hours.
- During review of the scope of work for Phase I archaeological investigation, DHR noted that the document included references to additional unauthorized ground disturbance in the form of a drainage trench extending from the dwelling northward into the upper portion of the property. The trench contains septic lines and a pump station, the installation of which did not receive DHR approval. A large area was cleared of trees and understory to accommodate a drainfield, which has also not been reviewed or approved by DHR. These areas were added to the scope of the damage assessment.
- A November 19 staff site visit confirmed the presence of an open trench for the septic line and associated infrastructure as well as a cleared area for the newly installed drainfield. Staff further noted removal of two chimneys from the existing historic dwelling and replacement of two windows with an entry door. None of these alterations received the review or approval of DHR. A third window was obscured by recently-applied siding and it is unclear whether it remains in place beneath this cladding.
- DHR has not received the requested information regarding alterations to the existing buildings and structures.

- The Phase I archaeological survey was completed according to a DHR-approved scope of work and was found to be generally acceptable. DHR was not afforded an opportunity to review a scope of work for the damage assessment. The technical report was not received until Monday, December 9 and the damage assessment was received the following day. Staff has not had an opportunity to review this material, but report its receipt to the Board on Dec. 12.

Shenandoah Valley Battlefields Foundation Project Updates on Board-Approved Easement Proposals

a. **Levien Tract, McDowell Battlefield, Highland County**
Acreage: 22.78 acres
Board Approval: April 20, 2016; extended September 21, 2017; expired September 21, 2019
Grant Funding: American Battlefield Protection Program, Virginia Battlefield Preservation Fund

b. **Star Fort II, Third Winchester (Opequon) Battlefield, Frederick County**
Acreage: 10.17 acres
Board Approval: September 20, 2018
Grant Funding: American Battlefield Protection Program

c. **West Woods Additional Acreage, Third Winchester (Opequon) Battlefield, Frederick County**
Acreage: 4.5 acres
Board Approval: March 15, 2018
Grant Funding: American Battlefield Protection Program

d. **River Road Tract, New Market Battlefield, Shenandoah County**
Acreage: 13.39 acres
Board Approval: September 20, 2018
Grant Funding: American Battlefield Protection Program

Comments Summary:
Ms. Ashwell asked if alterations to the house were addressed by the easement provisions. Staff replied that all exterior modifications require prior DHR review and approval. Mr. Harris asked if the owners would have to reconstruct the chimneys. Ms. Wilson Green replied that the mitigation measures have not yet been determined, as additional information remains outstanding. Ms. Ashwell confirmed that there is a mutual understanding of roles and responsibilities between DHR and SVBF. Director Langan reminded the Board that the two-day training was a condition placed by the Board at its September meeting. Ms. Ashwell added that the conditions also included that the Board was not comfortable moving forward with other projects until an understanding between the entities was reached. Director Langan expressed her belief that SVBF is acting in good faith and that the training was very helpful in that regard. Mr. Ruth observed that SVBF's presence at the meeting appeared to be a sincere statement and expressed his gratitude for the path to a resolution. Ms. Wilson Green reminded the Board that no action was required unless they wanted to issue staff directives. Dr. Atkins-Spivey asked if DHR was given reasonable explanations for delays in the receipt of information. Ms. Wilson Green confirmed that no explanations for the delay have been provided. Ms. Ashwell recalled that at its September meeting, the Board passed a resolution prohibiting new considerations of easement offers, and indicated her comfort with lifting that prohibition. Dr. Atkins-Spivey expressed a preference for waiting for the March 2020 meeting when DHR staff could report on the complete information. Chair Fairfax agreed with Dr. Atkins-Spivey. Mr. Ruth noted his preference for lifting the prohibition now. Ms. Musumeci reminded the board that the resolution would only hold up one easement offer in private ownership. Ms. Ashwell expressed a preference for the opportunity to review that easement offer in March. Ms. Wilson Green confirmed that work has not stopped on any pending easement offer in the queue. Following the project updates, Ms. Ashwell observed that the summaries were encouraging, and that all outstanding aspects require a third party involvement. Chair Fairfax clarified the term "mothballing".

Ms. Ashwell made a motion to consider easement offers from the Shenandoah Valley Battlefields Foundation and request an update on the Kirby property before the consideration of new easement offers at the March 2020 meeting. Mr. Harris seconded the motion. Mr. Ruth clarified that the motion implied that the review work would continue. The motion passed unanimously.

Ms. Melinat presented the following notification of violation:

3. **Poor House Farm, Northampton County**
   Property Owner: Eastern Shore of Virginia Barrier Islands Center
   Easement Recorded: July 1, 2002

Also known as the Almshouse Farm at Machipongo, the Barrier Island Center consists of a complex of three historic buildings (Main Almshouse, African-American Almshouse, and Quarter Kitchen) prominently situated on flat, open agricultural fields off U.S. Route 13/Lankford Highway in Northampton County. It is individually listed on the Virginia Landmarks Register and the National Register of Historic Places for its architectural significance, recognized as a notable complex of vernacular buildings. It was also recognized under Criterion A for its association with African-American social history as well as early care for the indigent. The Main Almshouse was constructed in 1840 as a two and one-half story frame building of a simple Greek Revival style. The main floor is used as office space and the upper floors for museum displays. The 1910 African American Almshouse is a single story frame building with a T-cross hall plan comprised of ten guestrooms and a day room. The Quarter Kitchen is the earliest extant building on the property, dating to circa 1725, and consists of two small joined structures: one wood frame and one brick masonry. Each section has a one room with an attic. Although no firm documentation exists, the Kitchen Quarter is thought to be associated with either the late 17th century Powell Plantation or the subsequent Hungar's Plantation, acreage from which was donated to Northampton County in 1803 for construction of an almshouse.

In the September 2016 monitoring report, Easement staff noted the property owner's desire to rehabilitate the Quarter Kitchen. A proposed scope of work was submitted, and a review meeting held at DHR in August 2017. Following the meeting, staff responded to the proposal in writing, noting several concerns (inaccurate documentation provided; additional documentation necessary to substantiate changes in material; retention of attic floorboards; proposed ground level flooring and inclusion of a "curtain wall"). The owner submitted revised drawings in November 2017 for conceptual approval. Staff again provided comments, approving the rehabilitation in concept (but not detail) and asked for additional information. That approval letter included sunset language and expired November 29, 2018. Staff continued to correspond with the property owner on other aspects of the property. In late August of this year, DHR received a copy of the Barrier Islands Center newsletter, promoting the completed work at the Quarter Kitchen. Staff quickly requested additional information from the property owner and, upon receipt of the initial information, conducted a site visit on October 17, 2019. At the site visit, after noting what appeared to be considerable alteration to both the Kitchen Quarter and the surrounding landscape, comprehensive information documenting all construction and other activity associated with the completed work was requested within 30 days. The owner requested an extension, and the information was received by DHR on December 6, 2019.

At this time, Easement Staff is still collecting information about the work that occurred. It is clear that a violation of the easement has occurred, however the extent is yet to be determined. Staff will review the materials submitted by the property owner, and assess the information before making a full report and providing recommendations to the Board at its March 2020 meeting.

Comments Summary:
Mr. Harris expressed disapproval of the completed work. Ms. Ashwell clarified that a high-end range was installed adjacent to the fireplace.

Easement Offers for Consideration

Ms. Musumeci and Ms. Wilson Green presented the following easement offers for consideration.

1. **Wyoming Farm, King William County**
   Property Owner: Estate of Dorothy Atkinson
   Acreage: 458.3 acres

Wyoming Farm (the "Property) occupies a single 458.3-acre parcel along the Pamunkey River in King William County. Wyoming Farm features a circa 1800 two-story, five-bay frame dwelling with a clipped side-gable roof. A twentieth-century one-story, two-bay kitchen wing replaced an earlier wing at the northwestern end of the house. Two modern gabled porches are located at the front and rear entrances to the house. Wyoming is unusual in its large size and generous interior dimensions, and may be the largest traditional center-passage plantation dwelling in eastern Virginia. Although few interior photographs were submitted with the application, DHR Archives photographs indicate that the original wainscoting and carved chimneypieces were still largely intact through the 1970s. No original outbuildings survive, but there are several mid-twentieth century sheds and silos to the northwest of the house. The National Register nominations notes that the foundations of the original kitchen outbuilding are located northwest of the house. The house and outbuildings are sited on a plateau overlooking the bottomlands of the Pamunkey River. The current nine-acre National Register Boundary includes the curtilage around the house and all but one of the existing outbuildings. The Property includes frontage along the Pamunkey River as well as wetlands along the river and to the northwest of the house. Wyoming Farm is currently used for agricultural (farming and cattle), residential and open space purposes. The northern end of the property includes approximately 160 acres of forested cover. Nelson's Bridge Road bisects the property. A Virginia Civil War Trail marker providing interpretation for the Battles of Totopotomoy Creek and Haw's Shop is located along Nelson's Bridge Road below the house. Only three families (Hoomes, Brockenbrough/Nelson, and Atkinson) have owned Wyoming over its 220-year existence. The last owner, Dorothy Francis Atkinson, left instructions in her will that a VBHR easement must be placed on the property prior to the land being conveyed to her heirs. Following conveyance of the easement, the property will be subdivided into five parcels and conveyed to her heirs.

Wyoming is individually listed on the Virginia Landmarks Register and the National Register of Historic Places under Criterion C as it embodies "the distinctive characteristics of a type, period or method of construction". Wyoming is an important example of post-Revolutionary War residential architecture that retained the Georgian style but with notable modifications including considerably larger exterior and interior dimensions.

Wyoming Farm is partially (approximately 76 acres) within the study area for the Totopotomoy Creek Battlefield, which has been given a Preservation Priority Rating of IV.1, Class B by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a priority rating of IV are those that considered fragmented with poor integrity. Battlefields sites rated Class B are those that had a direct and decisive influence on their campaign, in this case Grant's Overland Campaign from May to June 1864. Wyoming Farm is partially (approximately 15 acres) within the study area for Haw's Shop Battlefield, which has been given a Preservation Priority Rating of II.3 Class C by the CWSAC. Sites with a priority rating of II are those that are in relatively good condition with opportunities for "comprehensive preservation". Battlefields sites rated Class C are those that had an "observable influence" on their campaign, in this case Grant's Overland Campaign from May to June 1864.

Staff recommended acceptance of the easement offer on Wyoming Farm subject to the satisfactory review and resolution of title matters and review of final easement draft by the Office of the Attorney General.

Comments Summary:
Chair Fairfax inquired if the cemetery on the property is a family cemetery. Staff replied that detail was not yet known. Mr. Ruth noted that he spent a considerable amount of time with the late Mrs. Atkinson at the property and underlined the importance of the Pamunkey River history and the self-emancipation story connected to the property. Dr. Atkins-Spivey agreed and noted the Totopotomoy River and tribes were also important to the area.

1. **Rock Tract, Chaffin's Farm/New Market Heights Battlefield, Henrico County**
   Property Owner: American Battlefield Trust

Acreage: 33.9 acres
Grant Funding: American Battlefield Protection Program, Virginia Battlefield Preservation Fund

Fronting Kingsland Road in eastern Henrico County, the Rock Tract contains 33.872 acres of land. A 33.814 ± acre portion of the property is proposed to be placed under easement with the Virginia Board of Historic Resources ("Board"). This irregularly shaped parcel contains a long, narrow arm with gravel drive that stretches from Kingsland Road north into the parcel. The topography of the property is rolling and slopes toward and unnamed branch of Four Mile Creek which bisects the property from its northeast to northwest corners. An unnamed perennial stream winds through the property from Four Mile Creek in a south-southwesterly direction. Comprised primarily of wooded cover, the property adjoins the County-owned Rock Creek Park on its northern boundary. Existing residential improvements include a circa 1986 dwelling, shed, and other related amenities. The American Battlefield Trust (the "Trust") acquired the property in 2018 with assistance from American Battlefield Protection Program and Virginia Battlefield Preservation Fund grants. Conveyance of an easement is a requirement of both grant programs. The Trust intends to demolish any non-historic structures within three years of easement recordation, and use the property for battlefield interpretation and open-space purposes.

The property contains land within the core area of the Chaffin's Farm/New Market Heights Battlefield, which has been given a Preservation Priority Rating of I.3 Class B by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a priority rating of I.3 are those that have a critical need for action and face the greatest threats. Battlefield sites rated Class B are those that had a direct and decisive influence on their campaigns, in this case the Richmond-Petersburg Campaign from June 1864 to March 1865.

The property contains land within the core area of the Deep Bottom I Battlefield as determined by CWSAC, which has given the Deep Bottom II Battlefield a Preservation Priority II.3 Class C Rating. The CWSAC defines Priority II battlefields as those with opportunities for comprehensive preservation. Battlefield sites rated Class C are for those battles having an observable influence on the outcome of a campaign, in this case the Richmond-Petersburg Campaign of June 1864 to March 1865.

The property contains land within the core area of the Deep Bottom II Battlefield as determined by the CWSAC, which has given the Deep Bottom II Battlefield a Preservation Priority I.3 Class B Rating. The CWSAC defines Priority I battlefields as those that have a critical need for action and face the greatest threats. Battlefield sites rated class B are those that had a direct and decisive influence on their campaign, in this case the Richmond-Petersburg Campaign from June 1864 to March 1865.

Complexity: Henrico County Planning Department letter dated February 22, 2018 identified the potential need for future water-sewer corridors and road improvements that would impact the property if constructed. A portion of the property's frontage along Kingsland Road will be excluded from the easement boundaries to accommodate future widening. Language will be included in the easement that (i) recognizes possible construction and extension of the existing water-sewer line and (ii) does not prohibit extension of the existing water-sewer line across the property in service of other properties. Any such construction or extension would still be subject to the terms and provisions of the easement.

Staff recommends acceptance of the easement offer, subject to the following conditions:
1. Any lease in effect at the time of easement recordation shall contain subordination language approved by DHR.
2. Demolition and removal of existing non-historic buildings and structures shall be completed within three (3) years of the date of easement recordation.
3. Any change to the time frame for demolition or removal of existing non-historic buildings and structures as determined by the Board shall be negotiated in advance of recordation of the easement with DHR.
4. Rehabilitation or restoration of the landscape shall be conducted according to a written management plan negotiated jointly by the Trust and the DHR, and such plan shall be incorporated into the easement either directly or by reference.

The easement shall contain a provision for a Riparian Protection Zone, to include a minimum 35' foot riparian buffer along the edge of Four Mile Creek and 35' on both sides of the unnamed perennial stream on the property.

2. **Myer's Hill Tract, Spotsylvania Court House Battlefield, Spotsylvania County**
   Property Owner: Central Virginia Battlefields Trust
   Acreage: 70.3228 acres
   Grant Funding: American Battlefield Protection Program

The Myer's Hill Tract is comprised of six parcels totaling approximately 73.34 acres. The property is located east of Spotsylvania Courthouse in Spotsylvania County. The Myer's Hill Tract is currently used for open space purposes and includes two DHR-recorded archaeological sites. The first site is a line of Civil War earthworks running along the southeastern boundary of the property. The second archaeological site includes the brick and limestone foundations of a nineteenth century dwelling, icehouse and well. During the Civil War, John Henry Myer and his family lived at "Myer's Hill" until the Union troops captured the property and burned the buildings in May 1864. Following the war, the property remained in agricultural use until the early twentieth century when it was reforested. The Myer's Hill Tract has been timbered at least twice in the last century, in the 1950's and again in 2008. The property also includes a portion of a transmission corridor along its western boundary (3.5 to 4 acres or approximately 5% of the entire acreage). Threats to the Myer's Hill Tract include residential subdivisions to the east and west and a quarry to the north. In 2005, a previous owner subdivided the property into six large parcels in anticipation of residential development. Central Virginia Battlefields Trust ("CVBT") purchased the landlocked property in 2018. Currently, the only legal means of access to the property is a 60' ingress/egress easement over an adjacent parcel. In order to comply with DHR's public accessibility requirement, CVBT has agreed to construct a trail through this ingress/egress easement to provide access to the property. CVBT has further agreed to exclude the transmission corridor leaving a proposed easement area of 70.3228 acres. CVBT has applied for an American Battlefield Protection Program ("ABPP") grant, and a Virginia Battlefield Preservation Fund ("VBPF") grant to assist with the fee-simple purchase of the property. After conveying an easement on the property, CVBT plans to use it for open space and battlefield interpretation purposes. CVBT has reserved the right to add trails and interpretive signage.

The Myer's Hill Tract is entirely within the core and study areas of the Spotsylvania Court House Battlefield, which has been given a Preservation Priority Rating of I.2 Class A by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a priority rating of I are those that have a critical need for action. Battlefield sites rated Class A had a decisive influence on a campaign and a direct impact on the course of the war, in this instance, the Grant's Overland Campaign from May to June 1864.

The property contains two previously DHR-recorded archaeological sites: 1) a line of earthworks; and 2) a former nineteenth century domestic site including well and brick and limestone foundations of a house and icehouse. It is possible that there are additional features and or deposits associated with the Battle of Spotsylvania Court House, as well as the domestic site.

Complexities:
1. CVBT has agreed to construct and maintain a public access trail through their existing 60' ingress/egress easement.
2. CVBT will convey to DHR an easement over the existing ingress/egress area and over a small area of the transmission corridor to provide permanent legal access to the property.
3. Review of all title work by the Office of the Attorney General.

Staff recommends acceptance of an easement on the Myer's Hill Tract subject to the following conditions:
1. Completion of the access trail prior to DHR's baseline site visit and subsequent recordation of the historic preservation and open-space easement.

2. In order to provide staff with legal access to the property, CVBT agrees to convey access easements to the Board and DHR over the proposed trail area (CVBT's current 60' ingress/egress easement) and the transmission corridor. Pending review of the Office of the Attorney General, these easements may be included in the historic preservation and open-space easement, or recorded as separate easements.
3. Review of all title work by the Office of the Attorney General.

Comments Summary:
Ms. Ashwell inquired if the Myer's Hill Tract was being considered for transfer to the National Park Service. Ms. Musumeci replied that this property is not included in the congressional boundaries. Ms. Ashwell noted her apprehension in excluding the areas of the utility easement because if the utility easements were abandoned in the future, large swaths of land would be unprotected. Ms. Wilson Green explained that the anticipated negotiations with the utilities would exceed the capacity of the current staff, particularly when they have no teeth within the public right of way. Ms. Ashwell explained her concern is not getting in line for the utility easement area and suggested reversion language be considered. Ms. Wilson Green agreed to discuss the topic during the next easement acceptance committee meeting. Ms. Tune added that the location of the utility line within the parcel would affect the recommendation. Ms. Ashwell asked if the Trust could get reversionary interest in the utility easement corridors and then offer an easement to the Board. Ms. Shankles concluded such a process would be complicated. Mr. Ruth asked if DHR establishes the building removal time line. Ms. Musumeci replied that three years is optimal, but that in some instances, five years is negotiated.

A motion to acknowledge the new conditions and approve the reconsideration offers was made by Mr. Harris, and seconded by Dr. Atkins-Spivey and passed unanimously.

Easement Offer for Reconsideration

Ms. Wilson Green presented the following easement offer for reconsideration. The item was presented as a Consent Agenda due to expiration of prior Board approval, with only minor changes to the proposed easement offer, per Easement Program Policy #2: *Criteria for Acceptance of Easements*.

1. **Currier Tract (a.k.a. Culpeper Crossing Tract), Rappahannock I & II Battlefields, Culpeper County**
   Property Owner: American Battlefield Trust
   Acreage: ±12.3656 acres
   Grant Funding: American Battlefield Protection Program, Virginia Battlefield Preservation Fund, and Virginia Land Conservation Fund

The Culpeper Crossing Tract is comprised of three contiguous tax parcels measuring approximately 12.37 acres. Located between James Madison Highway (U.S. Route 15 & 29) and Remington Road (U.S. Business Route 15 & 29) in the eastern portion of Culpeper County, the property is currently used for open space purposes. There is one non-historic structure (carport) on the property. The Culpeper Crossing Tract is visible from Remington Road, a designated Virginia Scenic Road, and U.S. Route 15 & 29 (James Madison Highway), a designated America's Byway. The property is also located within the Journey Through Hallowed Ground National Heritage area. The property fronts on the Rappahannock River (a designated Virginia Scenic River) on its northern border and includes an existing riparian buffer at least 35' in width as well as a natural beach used by local canoeists. The property is accessible via a dirt driveway leading from Remington Road. The American Battlefield Trust has received grants from Virginia Land Conservation Fund ("VLCF"), Virginia Battlefield Preservation Fund ("VBPF") and Virginia Outdoors Foundation's Open Space Lands Preservation Trust Fund ("PTF") to assist with the fee-simple purchase of the property. The current owners will also donate a portion of the land value. After conveying an easement on the property, the Trust plans to use it for open space and battlefield interpretation purposes.

The VBHR approved the offer of an easement over the Culpeper Crossing Tract at its December 13, 2018 meeting, subject to the following requirements:
1. Review and necessary revisions to an ALTA survey prior to closing

2. Review of title commitment in favor of the VBHR
3. Receipt of documentation for the release of an existing judgment
4. Receipt of certificates of satisfaction for three deeds of trust
5. Final review of all legal documentation by the OAG
6. Submittal of four missing deeds and associated highway plats for review

Project Update:
In October 2019, staff became aware that funding through the Virginia Outdoors Foundation's trust fund involved a promise to allow a canoe put-in on the Culpeper Crossing Tract as well as donation of an easement to VOF. Further discussion with ABT and representatives of VOF confirmed that the existing beach is the preferred location, and that no major improvements to the property are proposed. Staff has made it clear that no significant infrastructure additions (road, parking area, formal watercraft-related structures, etc.) will be allowed under the terms of the VBHR easement, but that erosion control measures would be acceptable with appropriate review. The parties have agreed that the VBHR easement will be recorded first and will take precedence, while VOF will later record an overlay easement specific to natural resource protection.

Items received from ABT pursuant to the December 13, 2018 VBHR requirements:
- Revised ALTA survey (currently in review)
- Title commitment insuring the VBHR (currently in review)
- Documentation of release of judgment
- Certificates of satisfaction for three deeds of trust
- Four missing deeds and associated plats (currently in review)

Staff recommends acceptance of an easement on the Culpeper Crossing Tract, subject to the following conditions:
1. Agreement on terms regarding the proposed canoe put-in.
2. Any necessary revisions to the ALTA survey and title commitment.
3. Final review of all title work by the Office of the Attorney General.

A motion to approve the reconsideration offer was made by Mr. Harris, and seconded by Ms. Luck-Brimmer and passed unanimously.

New Easement Recorded Since the September 2019 HRB Meeting

Ms. Musumeci then briefed the Board about the following recently recorded easements.

1. **Turner Tract, North Anna Battlefield, Hanover County**
   Easement Donor: American Battlefield Trust
   Acreage: 123.16 acres
   Date Recorded: November 1, 2019
   Grant Funding: American Battlefield Protection Program, Virginia Land Conservation Foundation, and Virginia Battlefield Preservation Fund

Ms. Tune provided a project status update at the request of the Board.

1. **Vowell Snowden Black House, 619 S. Lee Street, Alexandria**
   Property Owner: Ffestiniog Company LLC
   Easement recorded: 1969; amended in 1973

Ms. Tune clarified the accurate name of the easement property, as well as the program policy that limits communication with others outside of the easement agreement regarding easement properties. Ms. Tune added that

the schematic design approval for the property was recently extended, and that more detailed information is expected before final approval is granted.

Comments Summary:
Ms. Ashwell asked if DHR was aware of the local approval status. It is staff understanding that the Alexandria Board of Architectural Review has issued project approval. Mr. Harris inquired about the members of the public that spoke and indicated a perceived violation. Ms. Tune reiterated that DHR's relationship is with the Board and the owners of the property, and that staff has a productive working relationship with the property owners. Director Langan added that the local residents believe that they should have been consulted or notified about the proposed project, but those individuals and organizations have no legal standing.

Chair Fairfax adjourned the December 2019 meeting of the Board of Historic Resources at 3:03 p.m.

Chair Fairfax adjourned the Board of Historic Resources meeting at 3:18 p.m.

STATE REVIEW BOARD

At the Harry M. Bluford Classroom of the Virginia Museum of History and Culture,
428 N. Arthur Ashe Boulevard, Richmond, VA 23220

State Review Board Members Present
Vice-Chair Sara Bon-Harper
Dr. Lauranett Lee
Dr. Carl Lounsbury
John Salmon

State Review Board Members Absent
Chair Jody Lahendro
Dr. Jody L. Allen
Dr. Brian C. Bates

Department of Historic Resources Staff Present
David Edwards
Meagan Coward
Amber Cox
Elizabeth Lipford
Lena McDonald
Michael Pulice
Aubrey Von Lindern
Marc Wagner

Guests (from sign-in sheet): Madeline Clites (Carr-Greer Farmhouse); Chris Collins (St. Bede Catholic Church); Ina Dixon (Schoolfield HD); Kayla Halberg (Walker-Wilkins-Bloxom Warehouse HD); Christian Osborn (Carr-Greer Farmhouse); Justin Patton; Sam Samorian (St. Bede Catholic Church);

Vice-Chair Bon-Harper called the meeting to order at 1:10 p.m. for discussion and consideration of the Preliminary Information Forms (informal guidance session).

The following proposals were *endorsed*, unless otherwise noted, with the following comments:

Western Region……presented by Michael Pulice

1. **Carnegie Hall, University of Lynchburg, City of Lynchburg, DHR No. 118-5470-0002, Criteria A and C
   The SRB endorsed the PIF without additional comment.

2. Clarkton, Halifax County, DHR No. 041-0048, Criteria A and C
   Dr. Lounsbury pointed out circular sawn lath in the ceiling of one of the house's rooms, which can be used to help establish a construction date for that part of the house.

3. **Industrial Building at 1701 12th Street, City of L:ynchburg, DHR No. 118-0103, Criteria A and C
   The SRB endorsed the PIF without additional comment.

4. Oakwood, Town of Bedford, Bedford County, DHR No. 141-0063, Criteria B and C
   Dr. Lounsbury and Mr. Pulice agreed that the likely construction date for the primary dwelling is c. 1840, but likely not much earlier.

5. Roberson Mill/Epperly Mill, Floyd County, DHR No. 031-0001, Criteria A and C
   The SRB endorsed the PIF without additional comment.

6. **Schoolfield Historic District, City of Danville, DHR No. 108-5065, Criteria A and C
   Historic boundary is still being evaluated. An unrelated shopping center is likely to be removed from the boundary as long as its removal does not cause a donut hole. Dr. Lee noted that Virginia Humanities is conducting research into segregationist practices (such as those of the Dan River Mills) and may have information pertinent to how that played out in the historic district.

Northern Region…….……..……presented by Aubrey Von Lindern

1. Basic City Historic District, City of Waynesboro, DHR No. 136-0007, Criteria A and C
   The SRB recommended the historic district is eligible for the VLR and NRHP. The SRB endorsed the PIF without additional comment.

2. Coates Farm-Cebula Barn, Madison County, DHR No. 056-5050, Criterion C
   Justin Patton, archaeologist for Prince William County, said several examples of dairy barns with similar designs have been found in his county.

3. River Bend, Warren County, DHR No. 093-0010, Criteria A and C
   Dr. Lounsbury suspected that the extensive paneling in the main dwelling is likely early 20th century.

Eastern Region……..…presented by Marc Wagner and Elizabeth Lipford

1. Boy Scout Troop 111 Cabin, Gloucester County, DHR No. 036-5179, Criteria A and C
   Mr. Pulice mentioned a very similar cabin in the Western region for which he has photographs; the building has been demolished.

2. Carr-Greer Farmhouse, Albemarle County, DHR No. 002-1229, Criteria A and C
   Dr. Lee suggested that the historic owner's work with the agricultural extension office may be related to programs at Virginia State University. A check of the program records can help flesh out a regional perspective for extension agents' work.

3. **L&J Gardens Historic District, City of Virginia Beach, DHR No. 134-5608, Criteria A and C

Dr. Lee suggested that the historic funeral home might have records from the Riddick family's ownership.

4. **St. Bede Catholic Church, City of Williamsburg, DHR No. 137-0218, Criteria A and C and Criteria Consideration A
   The SRB endorsed the PIF without additional comment.

5. **Seatack Historic District, City of Virginia Beach, DHR No. 134-0969, Criterion A
   Dr. Lee noted that this historic district has more of a working class history compared to the L&J Gardens historic district. Dr. Lounsbury suggested historic maps could be useful for tracing the earliest development in the neighborhood's area. The ways that the area's built environment evolved over time can speak to how it attained its current appearance.

6. Stone Gate, Albemarle County, DHR No. 002-0506, Criterion C
   Mr. Pulice mentioned a log house with a similar treatment in Roanoke County that has been listed in the VLR and NRHP for its architectural significance. The SRB agreed that the property's early 1960s restoration by architect Floyd Johnson is its period of significance.

7. Sugar Hollow School, Albemarle County, DHR No. 002-1134, Criteria A and C
   The SRB agreed that Criterion C (Architecture) also applies to the property based on its design, construction materials, and level of integrity.

8. Trinity Presbyterian Church, Buckingham County, DHR No. 014-0025, Criterion C and Criteria Consideration A
   Dr. Lounsbury suggested that the basement may have been intended to be a Sunday school room as the church dates to an era when building Sunday schools was common. The basement is lit with windows along the side and rear elevations, and originally had basement-level windows on the façade as well. Access to the basement is only via an exterior entry.

9. Walker-Wilkins-Bloxom Warehouse Historic District, City of Newport News, DHR No. 121-0076, Criteria A and C
   The SRB endorsed the PIF without additional comment.

The SRB meeting was adjourned at 4:00 p.m.

* Cost Share Sponsored Project
** Certified Local Government
*** Certified Local Government Sponsored Project