

# Approved Minutes

JOINT MEETING  
STATE REVIEW BOARD and BOARD OF HISTORIC RESOURCES  
**8:30 a.m. June 21, 2018**  
At the Council House, Stratford Hall, 483 Great House Road, Stratford, VA 22558

## State Review Board Members Present

Dr. Elizabeth Moore, Chair  
Joseph D. Lahendro, Vice-Chair  
Dr. Sara Bon-Harper  
Dr. Gabrielle Lanier  
Dr. Laurant Lee  
Dr. Carl Lounsbury  
John Salmon

## Historic Resources Board Members Present

Dr. Ashley Atkins-Spivey, Chair  
Clyde Paul Smith, Vice-Chair  
Margaret T. Peters  
Frederick S. Fisher  
Nosuk Pak Kim  
Erin B. Ashwell

## State Review Board Members Absent

None

## Historic Resources Board Members Absent

Dr. Colita Nichols Fairfax

## Department of Historic Resources Staff Present

Julie Langan, Director  
Aubrey Von Lindern  
Marc Wagner  
Jim Hare  
Brad McDonald  
Michael Pulice  
Jennifer Loux  
Austin Walker  
Randall Jones  
Robert Watkins

Stephanie Williams, Deputy Director  
David Edwards  
Jennifer Pullen  
Blake McDonald  
Elizabeth Lipford  
Crystal Castleberry  
Gray O' Dwyer  
Casey DeHaven  
Charlotte Walters  
Preston Page

## **Guests present** (from sign-in sheet) –

Millicent N. Nash (Campbell County Training School)  
Delores Nash Hicks (Campbell County Training School)  
Lenora Ingram (Campbell County)  
Rebecca Kinney (St. John School)  
Kelvin Hawkins (St. John School)  
Michael Wildasin (Preservation Bath)  
Champe and Mary Corbin (Grace Episcopal Church)  
Zach Hatcher (White Plains)  
Mary Ruffin Hanbury (Hanbury Preservation Consulting)  
Jean Folly (Hickory Hill Slave Cemetery)  
Georgia Johnson (Hickory Hill Slave Cemetery)  
Markham L. Cash (Hickory Hill Slave Cemetery)  
Grace McKinnon Andringa (Mill Hill)  
Frank M. White (Bethlehem Church)  
Norm Schools (Bethlehem Church)  
John Peters (Richmond, VA)

**Guests from State/Federal Agencies** – Jim Gabbert (National Park Service)

## State Review Board (SRB)

Chair Elizabeth Moore called the SRB meeting to order at 8:38 a.m. and 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.

Chair Moore asked for a motion to adopt the June 21, 2018 meeting agenda. With a motion from Vice-Chair Lahendro and a second from Dr. Lee, the SRB voted unanimously to approve the agenda.

Chair Moore presented the March 2018 meeting minutes and asked for a motion to approve the minutes. With a motion from Dr. Lee and a second from Dr. Bon-Harper, the SRB voted unanimously to approve the minutes with no discussion.

**Board of Historic Resources (BHR)**

Chair Atkins-Spivey called the BHR meeting to order at 8:44 a.m. She explained the role of the BHR as an official policy-making Board of the Commonwealth, and asked each of the Board members to introduce themselves.

Chair Atkins-Spivey asked for a motion to adopt the June 21, 2018 meeting agenda. Vice-Chair Smith made the motion. It was seconded by Ms. Peters and passed unanimously with no discussion.

Chair Atkins-Spivey presented the March 2018 meeting minutes and asked for a motion to approve the minutes. Ms. Kim made the motion. It was seconded by Ms. Peters and passed unanimously with no discussion.

Chair Atkins-Spivey then presented a resolution recognizing Ms. Peters, whose term with the Board of Historic Resources is ending.

Chair Atkins-Spivey introduced DHR Director Julie Langan, who presented an honorary highway marker recognizing Ms. Peter’s career in historic preservation and years of service to the BHR. Director Langan then proceeded to deliver the Director’s Report.

**Director’s Report:**

Director Langan opened by thanking Stratford Hall and other property owners in Westmoreland County for hosting tours and accommodating DHR staff the previous day. Langan went on to thank Jen Pullen and Elizabeth Lipford for their tireless efforts in organizing the travel, tours, reception, dinner, and accommodations surrounding the meeting, as well as the staff of Stratford Hall for facilitating the two days’ events.

Director Langan began her report by addressing the recent controversy surrounding the Blackwell Historic District, which was removed from the June 21 meeting agenda in deference to members of the public who had requested additional time to learn more about the impacts of listing on the National Register of Historic Places and Virginia Landmarks Register. She noted the diligent work by DHR staff in recent days and weeks to engage with the public and address the community’s concerns, adding that DHR will continue to update the Boards as the situation progresses.

Director Langan announced the ongoing development of an endowment fund that will award grants for preservation projects associated with the Atlantic Coast Pipeline and Mountain Valley Pipeline projects. The fund, which is comprised of approximately \$8 million, will be managed in partnership with the Virginia Museum of History and Culture in Richmond.

The long-awaited migration of the DHR agency website to the web-hosting platform WordPress is scheduled to take place on Monday, June 25, 2018. Progress is also continuing on the development of DHR’s Highway Marker app, a project led by Jim Hare. Director Langan noted the potential opportunities for student engagement presented by the app, and asked all in attendance to consider reaching out to DHR if interested.

Director Langan concluded by noting the current priorities for the department moving forward. These include continuing work with Secretary of Natural Resources Matt Strickler to make historic preservation a part of the Governor’s land management program, as well as detailed planning for a week of agency-related events in Southwest Virginia scheduled to take place in early October. She then asked Mr. Jim Hare, Director of DHR’s Survey and Register Division, to briefly discuss a grant project associated with three Rosenwald Schools brought forward for nomination as part of the meeting’s agenda.

Mr. Hare explained that the ongoing project in collaboration with Preservation Virginia is aiming for 100% survey of Rosenwald schools in Virginia, with grant funding requiring that DHR submit a minimum of three resources for nomination to the National Register of Historic Places and Virginia Landmarks Register. Three Rosenwald School properties presented as part of the meeting agenda – St. John School, Washington School, and Campbell County Training School – satisfy this requirement.

Chair Moore invited Mr. Wagner to present the first set of nominations to be considered.

**NOMINATIONS**

The following Eastern Region nominations were presented as a block by Mr. Marc Wagner.

**Eastern Region.....presented by Marc Wagner**

- 1. Lanestville Christadelphian Church, King William County, #050-0150, Criteria A and C; Criteria Consideration A

2. §St. John School, Albemarle County, #002-1056, Criteria A and C; Criteria Consideration A

Chair Atkins-Spivey asked the Boards for questions or comments. Vice-Chair Smith asked about the current use of the Lanesville Christadelphian Church, to which Mr. Wagner replied that it currently serves as a museum. Mr. Fisher asked if the builder of the church is known; Mr. Wagner stated that little information related to the original construction of the church is currently available.

Chair Moore invited the property owners and representatives to speak about their properties. Rebecca Kinney, a former student at St. John School, spoke briefly on behalf of the property, expressing her honor and gratitude at its nomination. She went on to offer her recollections of the use of the interior space, noting that a kitchen within the front room of the school once provided meals for students who attended. Kelvin Hawkins, another former student, offered his thanks to all those who contributed to the school’s nomination.

The following Eastern Region nomination was presented by Ms. Elizabeth Lipford.

**Eastern Region.....presented by Elizabeth Lipford**

- 1. Grace Episcopal Church, Caroline County, #016-0011, Criteria A and C; Criteria Consideration A

Chair Atkins-Spivey asked the Boards for questions or comments. Vice-Chair Smith asked for more information regarding the use and preservation of Grace Episcopal Church, given how long it has remained vacant. Mary Randolph Nichols Corbin, who authored the nomination for the property, noted that she and her husband (also in attendance) are currently working with the Episcopal Diocese to establish a new use for the church building.

Chair Moore requested a motion for the SRB to approve the three Eastern Region nominations as presented. With a motion from Dr. Bon-Harper and a second from Dr. Lounsbury, the SRB voted unanimously to approve the nominations as presented.

Chair Atkins-Spivey requested a motion for the BHR to approve the nominations as presented. With a motion from Ms. Kim and a second from Ms. Peters, the BHR voted unanimously to approve the nominations as presented.

The following Northern Region nominations were presented as a block by Ms. Aubrey Von Lindern.

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

- 1. Deerfield, Fauquier County, #030-5439, Criteria A and C
- 2. \*\*Fredericksburg City and Confederate Cemeteries, City of Fredericksburg, #111-5265, Criteria A and C, Criteria Considerations D and F
- 3. \*Midland Historic District, Fauquier County, #030-5160, Criteria A and C
- 4. Rock Hill, Frederick County, #034-0095, Criterion C
- 5. Saint George’s Episcopal Church, City of Fredericksburg, #111-0089, Criteria A and C; Criteria Consideration A
- 6. § Washington School, Rappahannock County, #078-5187, Criteria A and C
- 7. White Plains, King George County, #048-0024, Criteria A and C

Chair Atkins-Spivey asked the Boards for questions or comments. Dr. Bon-Harper clarified that Criterion B is no longer applicable to the nomination of White Plains, correcting an error in the final meeting agenda that did not reflect a last-minute change to the nomination.

Chair Moore invited property owners and representatives to speak about their properties; there were no additional comments from those in attendance.

The following Northern Region nomination was presented by Ms. Debra McClane.

**Northern Region.....presented by Debra McClane**

- 1. \*Warm Springs and West Warm Springs Historic District, Bath County, #008-5025, Criteria A and C

Chair Atkins-Spivey asked the Boards for questions or comments. Vice-Chair Lahendro commended Preservation Bath and the nomination author for their perseverance in bringing the nomination forward to listing. Chair Moore then invited representatives from Preservation Bath to speak about the nomination. Michael Wildasin expressed his gratitude, and noted Preservation Bath’s ongoing efforts to reopen the historic Warm Springs Bath Houses within the district, which closed in October 2017 due to their fragile condition.

Mr. Fisher asked Ms. McClane for more information on the current state of the bathhouses. Ms. McClane explained some of the steps currently being taken to preserve and reopen the bathhouses, including the recent completion of stabilization drawings for the buildings. She noted the importance of completing this work, given the status of the bathhouses as the historic heart of the community. Mr. Fisher asked for clarification on the ownership of the property; Ms. McClane reiterated that the Omni Hotel owns the bathhouses.

Vice-Chair Smith asked Director Langan if there was any way that DHR could organize to help complete the reopening of the bathhouses. Director Langan stated that DHR has been involved extensively throughout the process, having provided relevant information to the Omni Hotel. Ms. McClane added that Preservation Bath recently wrote a letter to the local government of Bath County urging them to utilize funds collected from the Omni Hotel as part of a new lodging tax toward the stabilization of the bathhouses. Mr. Fisher inquired about the other preservation priorities of the Omni Hotel, to which Ms. McClane responded that the Omni also owns the nearby Homestead property and is responsible for its maintenance and preservation.

Chair Moore requested a motion for the SRB to approve the nominations as presented. With a motion from Dr. Lanier and a second from Dr. Lee, the SRB voted unanimously to approve the nominations as presented.

Prior to the vote by the BHR, Ms. Peters informed the boards of her involvement in the preparation of the nomination for the Midland Historic District and offered to recuse herself from the vote on its listing. Chair Atkins-Spivey acknowledged her recusal.

Chair Atkins-Spivey requested a motion for the BHR to approve the nominations, excluding the Midland Historic District, as presented. With a motion from Vice-Chair Smith and a second from Mr. Fisher, the BHR voted unanimously to approve the nominations as presented.

Ms. Peters then recused herself to allow the BHR to vote on the nomination for the Midland Historic District.

Chair Atkins-Spivey requested a motion for the BHR to approve the nomination as presented. With a motion from Vice-Chair Smith and a second from Ms. Kim, the BHR voted unanimously to approve the final Northern Region nomination as presented.

The following Western Region nominations were presented as a block by Mr. Michael Pulice.

**Western Region.....presented by Michael Pulice**

1. § Campbell County Training School, Campbell County, #015-5200, Criteria A and C
2. Mill Hill, Nelson County, #062-0045, Criteria A and C
3. \*North Broad Street Historic District, City of Salem, #129-5050, Criteria A and C
4. Peacock Salem Launderers, City of Salem, #129-5143, Criteria A and C
5. Valleydale Meats Packing Plant, City of Salem, #129-5051, Criteria A and C
6. Vaughan House, Town of South Boston, Halifax County, #130-0006-0395, Criterion C

Chair Moore asked the Boards for questions or comments.

Chair Moore invited other questions or public comment regarding the nominations. Representatives for the Campbell County Training School offered more information on the current state of preservation of the school, stating that the original windows, while currently boarded, could be put back into place as part of ongoing restoration work. Vice-Chair Smith asked for further information regarding the intended future use of the property. Ms. Nash replied that the current plan is to use the main auditorium as a community meeting place, something that is currently lacking in the Rustburg area. She added that the H-building will be repurposed as a small business incubator, while the classroom space will be used as an educational space and museum for the community.

Ms. Peters inquired about the intended use for the two industrial properties in Salem (Peacock-Salem Launderers and Valleydale Meats Packing Plant). Mr. Pulice replied that Ed Walker, a developer from Roanoke, had purchased the two properties (as well as one other) for use as tax credit rehabilitation projects. Ms. Ashwell noted that Ed Walker is noted for his work with revitalization efforts in downtown Roanoke. Ms. Peters further noted that recent tax credit projects involving industrial properties in Richmond could offer guidance.

Chair Moore requested a motion for the SRB to approve the nominations as presented. With a motion from Mr. Salmon and a second from Dr. Lounsbury, the SRB voted unanimously to approve the nominations as presented.

Chair Atkins-Spivey requested a motion for the BHR to approve the nominations as presented. With a motion from Vice-Chair Smith and a second from Ms. Peters, the BHR voted unanimously to approve the nominations as presented.

**The Joint Session of the Boards adjourned at 11:00 a.m.**

**Register Summary of Resources Listed:** Historic Districts: 3  
Buildings: 13  
Structures: 0  
Sites: 1  
Objects: 0  
MPDs: 0

BOARD OF HISTORIC RESOURCES

Council House, Stratford Hall, 483 Great House Road, Stratford, VA 22558

**Board of Historic Resources Members Present:**

Dr. Ashley Atkins-Spivey, Chair  
Clyde Paul Smith, Vice-Chair  
Erin Ashwell  
Fred Fisher  
Margaret Peters  
Nosuk Pak Kim

**Department of Historic Resources (DHR) Staff Present:**

Julie Langan, Director  
Stephanie Williams, Deputy Director  
Jennifer Loux  
Jennifer Pullen  
Karri Richardson

**Board of Historic Resources Members Absent:**

Dr. Colita Nichols Fairfax

**Other State Agency Staff Present:**

**Guests Present (from sign-in sheet):**

Adam Gillenwater (American Battlefield Trust)  
Tom Gilmore (American Battlefield Trust)  
Frank White (Bethlehem Church)  
Norman Schools (Bethlehem Church)

Chair Atkins-Spivey called the meeting to order at 11:20 am, explained the purpose of the Board of Historic Resources, and asked each member to introduce him/herself.

**HIGHWAY MARKERS**

Jennifer Loux, Highway Marker Program Manager, introduced herself and began her presentation with the Diversity Sponsor Markers.

**Sponsor Markers – Diversity**

**1.) School for Black Children**

**Sponsor:** College of William & Mary

**Locality:** Williamsburg

**Proposed Location:** 107 North Boundary St. on the campus of William & Mary

**2.) Bethlehem Primitive Baptist Church and Cemetery**

**Sponsor:** Mr. Norman Schools

**Locality:** Stafford County

**Proposed Location:** 135 Chapel Green Road

**3.) First State Bank**

**Sponsor:** Movement Mortgage

**Locality:** Danville

**Proposed Location:** 201 N. Union St.

**4.) McDowell Delaney (1844-1926)**

**Sponsor:** Emanuel's Production

**Locality:** Amelia County

**Proposed Location:** 12535 Fowlkes Bridge Road

**5.) Mt. Zion Methodist Church**

**Sponsor:** Mt. Zion Methodist Church

**Locality:** Town of Woodstock

**Proposed Location:** 158 N. Church St.

Comment Summary:

After her presentation, the Chair asked if there was anyone in the audience who wished to speak. Hearing none, she called for a motion. A motion was made to approve the markers as presented in a block by Ms. Ashwell and seconded by Mr. Fisher, and the markers were approved unanimously. Ms. Loux then presented the second block of markers, the Sponsor Markers.

**Sponsor Markers**

**1.) Shoeless Wonders Football Team**

**Sponsor:** HumanKind—Presbyterian Homes Campus  
**Locality:** Lynchburg  
**Proposed Location:** intersection of Linden Avenue and Peakland Place

**2.) Camp Ashby**

**Sponsor:** Ms. Julie Spivey  
**Locality:** Virginia Beach  
**Proposed Location:** north side of 4200 block of Virginia Beach Boulevard

**3.) Virginia Blue Ridge Railway**

**Sponsor:** Massies Mill Ruritan Club  
**Locality:** Nelson County  
**Proposed Location:** 3136 Patrick Henry Highway, Piney River

**4.) Meeting of Three Commanders**

**Sponsor:** Ms. Jorja Jean  
**Locality:** Virginia Beach  
**Proposed Location:** 3125 Shore Drive

**5.) ChildSavers' WRVA Building**

**Sponsor:** ChildSavers—Memorial Child Guidance Clinic  
**Locality:** City of Richmond  
**Proposed Location:** 200 North 22nd St.

Comment Summary:

After Ms. Loux's presentation, Ms. Peters asked if thought had been given to the marker title "ChildSavers' WRVA Building." She questioned the use of the current building owner's name on the marker, "ChildSavers'," and stated that it could be misleading and not representative of the historic significance of the use of the building. Ms. Loux stated that this was discussed at the editorial meeting. Ms. Peters was satisfied that the issue had been raised and discussed. The Chair then asked if there were other comments or questions or anyone from the audience wishing to speak; hearing none, a motion was called for; Mr. Smith made a motion to approve the markers as presented in a block and was seconded by Mr. Fisher, and the markers were approved unanimously.

Ms. Loux then presented the Replacement markers.

**Consideration of Replacement Marker Texts (VDOT project)**

- |                                     |                 |
|-------------------------------------|-----------------|
| 1.) Mosby's Rangers B-25            | Fauquier County |
| 2.) Fluvanna County Courthouse F-49 | Fluvanna County |
| 3.) Point of Fork GA-32             | Fluvanna County |
| 4.) Mine Run Campaign JJ-10         | Orange County   |
| 5.) John Clayton, Botanist NN-3     | Mathews County  |

- |   |                     |
|---|---------------------|
| 6.) Gaspard Tochman JJ-25                               | Spotsylvania County |
| 7.) Arlington WY-5                                      | Northampton County  |
| 8.) Red House FR-3                                      | Charlotte County    |
| 9.) Lincoln Reviews Troops at Bailey's Cross Roads T-40 | Fairfax County      |
| 10.) Prestwoud Plantation F-95                          | Mecklenburg County  |
| 11.) Old Carolina Road AK-81                            | Botetourt County    |

The condition of these markers were identified by the Virginia Department of Transportation (VDOT) as beyond repair and thus present DHR with an opportunity to update their respective texts. The Chair called for questions or comments; hearing none, she then called for a motion. Ms. Peters made a motion to approve the markers as presented in a block and was seconded by Mr. Smith, and the markers were approved unanimously.

The Chair adjourned this portion of the session at 11:43 a.m. to reconvene at 12:30 p.m.

BOARD OF HISTORIC RESOURCES

At the Council House, Stratford Hall, 483 Great House Road, Montross, VA 22558

**Board of Historic Resources Members Present:**

Dr. Ashley Atkins-Spivey, Chair  
 Clyde Paul Smith, Vice-Chair  
 Erin Ashwell  
 Fred Fisher  
 Margaret Peters

**Department of Historic Resources (DHR) Staff Present:**

Julie Langan, Director  
 Stephanie Williams, Deputy Director  
 Brad McDonald  
 Gray O'Dwyer  
 Jennifer Pullen  
 Karri Richardson  
 Elizabeth Tune  
 Charlotte Walters  
 Robert Watkins  
 Joanna Wilson Green

**Board of Historic Resources Members Not Present:**

Dr. Colita Nichols Fairfax  
 Nosuk Pak Kim

**Other State Agency Staff Present:**

Catherine Shankles (Office of the Attorney General)

**Guests Present (from sign-in sheet):**

John Peters  
 Thomas Gilmore, Chief Real Estate Officer, American Battlefield Trust  
 Adam Gillenwater, State and Local Relations Manager, American Battlefield Trust

Chair Atkins-Spivey called the meeting back to order at 12:33 p.m.

**EASEMENTS**

**Easement Amendment for Consideration**

Ms. Tune presented the proposal for amendment and restatement of easement:

**1. Josephine School, Town of Berryville, Clarke County**

Property Owner: Clarke County  
 Acreage: 0.12 ± acres

The Josephine School listed on the National Register of Historic Places and the Virginia Landmarks Register under Criterion A as a historic rare example of a late nineteenth century black schoolhouse constructed as part of the self-contained Josephine City community. The building is currently used as a museum. The Clarke County Historic Preservation Commission has been awarded an African American Civil Rights grant by the National Park Service in the amount of \$19,000 for replacement of the existing non-historic deteriorated metal roof. As a condition of the grant, the National Park Service is requiring that the existing 2002 easement be amended to

include additional protections for the property and require minimum public access of 12 days per year. Currently, the 2002 easement protects the exterior and interior but has no provisions for archaeological resources and no public access requirement. Pursuant to Easement Program Policy #6, the Easement Acceptance Committee recommended approval for the amendment and restatement of the easement, which would address the NPS's stipulations. The EAC also recommended that the 2002 easement language be restated to be consistent with the current template and provide protections for archaeological resources, and public access, as well as to correct legal citations. Clarke County has agreed to the proposal for amendment and restatement of the easement.

Comments Summary:

None.

Vice-Chair Clyde Paul Smith made a motion to approve the proposal for amendment and restatement of the easement as recommended by the Easement Acceptance Committee. Margaret Peters seconded the motion. The Board voted unanimously to approve the amendment and restatement of the easement for Josephine School as presented.

### **Easement Offer for Reconsideration**

Ms. Tune presented the request to remove condition of approval related to existing utility corridor:

**1. Boyer Tract, Deep Bottom II, Glendale, and Savage's Station Battlefields, Henrico County**

Property Owner: American Battlefield Trust (formerly "Civil War Trust")

Acreage: 35.945±

Grant Funding: American Battlefield Protection Program, Virginia Battlefield Preservation Fund

*Request to remove condition of approval related to existing utility corridor*

Ms. Tune summarized the easement application as presented at the March 15, 2018 Board meeting and reminded the Board of their approval of the easement offer with several conditions, including one condition to exclude the existing 200 foot transmission line corridor bisecting the property from the proposed easement. Ms. Tune informed the Board that the American Battlefield Trust is seeking the Board's reconsideration of an approval condition relating to the removal of the existing utility corridor from the proposed easement.

Thomas Gilmore, Chief Real Estate Officer at American Battlefield Trust, gave a short presentation on the history of transmission lines in Virginia. This presentation outlined the American Battlefield Trust's reasons for why the Board should reconsider its March 15, 2018 conditional approval and take the easement over the entire Boyer Tract, therefore keeping the utility corridor within the eased area (please see handout provided by American Battlefield Trust).

Comments Summary:

Vice-Chair Smith clarified American's Battlefield Trust's request and requested more information as to why the Board decided in March to remove the utility area from the easement. Mr. Fisher said that he thought the American Battlefield Trust was right to want the VBHR easement over the whole property. Mr. Fisher went on to theorize that perhaps this was a public relations issue in that VBHR did not want to be criticized for taking an easement over utility lines, which he thought was short-sighted. Ms. Tune responded that Easement Program staff were concerned that the VEPCO easement severely limits DHR's ability to steward historic resources in the utility corridor, and that the visual aspect of transmission lines running through an eased property is a problem, although it is not a public relations issue. Mr. Smith asked for confirmation as to whether the power company has the right to build larger and higher transmission lines per the way the easement is proposed. Mr. Fisher responded that the power company either has the rights or not, and if they don't have the rights they can go back to the landowner to ask for additional rights. Ms. Ashwell questioned if carving out a section of an easement over a property renders the property ineligible for grant funding. Mr. Gilmore responded that it may eliminate or reduce the amount of federal grant funding. Ms. Ashwell questioned what would happen if the utility company destroyed earthworks or other historic resources present in the utility corridor. She further questioned what would happen if Dominion abandoned the transmission lines at some point in the future (comparing this to the abandonment of railroad lines), would American Battlefield Trust and VBHR then be left with a large swath of unprotected land running through the middle of the property? Mr. Gilmore responded that if the lines are abandoned in the future, American Battlefield Trust would be left with a large unprotected area. Ms. Tune agreed that although this would be a possibility, the power company can conduct work without any control by DHR. She further stated that utility easements run across every easement property that the Board holds and that staff reviews each easement on a case-by-case basis, and she referenced a similar case where utility lines were excluded in Dinwiddie County. Ms. Tune also stated that Kathy Robertson, Deputy Director for Real Estate, American Battlefield Trust, outlined the Trust's legal points for including the utility corridor within the easement area via email. However, Easement Program staff has not had an opportunity to confer with our title examiner and the Office of the Attorney General concerning these points. Mr. Fisher responded to Ms. Ashwell's earlier question about what happens to historic resources in the utility corridor that are damaged by the utility company, stating that the power company should be responsible for damage to the property outside the utility easement. He further stated that he does not see how this is difficult for DHR and that VBHR should take as many rights as possible from the landowner. Chair Atkins-Spivey asked about the integrity of the 200 foot utility corridor. Ms. Wilson Green responded that Dominion keeps the area clear and that staff did not know whether the right-of-way included a gas line. Mr. Gilmore stated that there is not a gas line in the utility corridor. Mr. Smith stated that the Board would be better off in the long run taking the easement because the Board cannot



anticipate the future. Chair Atkins-Spivey asked if the American Battlefields Trust had any plans to give the property to the National Park Service (“NPS”). Mr. Gilmore stated that there are no plans to give it to the NPS because it is not near a national battlefield park. Mr. Gilmore went on to state that who knows what would happen to this land if the lines were abandoned – could a highway or buildings be built in this corridor if there are no protections in place? Ms. Ashwell stated that she was nervous about this issue because this property is in an area where property is very valuable. Mr. Smith was concerned that if the power company abandons the utility lines, this strip of land could be developed. Ms. Wilson Green noted that even if Dominion decides to abandon the transmission lines in the future, it doesn’t mean that they will give up their easement on this land – they are not likely to give up their foothold. Ms. Ashwell asked if DHR has eased properties with similar utility corridors in the past. Ms. Wilson Green responded that DHR has taken easements on utility corridors in the past, but DHR staff cannot steward these areas. Mr. Fisher said the Board is better off taking all available rights at the time of the easement offer. Mr. Gilmore stated that the VEPCO easement is very vague. Ms. Ashwell asked if there are any earthworks in the utility corridor. Mr. Gilmore responded that he was unsure but that earthworks are predominant throughout this area. Mr. Smith stated that this is a policy decision that could affect future easements. Ms. Tune reminded the Board that DHR staff and OAG staff have not had time to respond to Ms. Robertson’s legal points concerning the VEPCO easements. Mr. Smith asked how much time would be required to research this issue. Ms. Tune stated that DHR staff would have more information at the September Board meeting. Ms. Ashwell asked Mr. Gilmore if waiting until September for an answer on this would be too burdensome. Mr. Gilmore stated that American Battlefield Trust has completed purchase of the property. Mr. Smith made a motion that the Board defer reconsidering its March 15, 2018 approval condition regarding the exclusion of the utility corridor from land included in the Boyer Tract easement until the September VBHR meeting. Ms. Ashwell seconded the motion. The Board voted unanimously to defer reconsideration of its March 15, 2018 approval condition regarding the removal of the utility corridor from the Boyer Tract easement until the September VBHR meeting.

### **Easement Program Updates**

Ms. Tune presented the following Easement Program updates:

1. Easement Program staff has nearly completed revisions to the new battlefield easement template for nonprofit projects. The objectives of the new template are to make the easement more user-friendly and easier for applicants to understand. The template has also been reorganized to include specific sections on landscape and archaeology. The Office of the Attorney General, the American Battlefield Trust, the Shenandoah Valley Battlefield Foundation and the American Battlefield Preservation Program have commented on the proposed revisions.
2. Easement Program staff has implemented a two-step approach to Easement Acceptance Committee (“EAC”) meetings. Easement applications will be presented at two EAC meetings. The objective of the first EAC meeting is to determine if an easement application meets the threshold requirements of the program and to introduce any project issues. By the time the application is presented at a second EAC meeting, all major project issues should be identified and resolved so that the EAC may make a clean recommendation for approval of the easement to the Board.
3. Effective July 1, 2018, DHR will be instituting a fee schedule for easement applications (please see Historic Preservation Easement Program Policy #12, Administrative Fees).

Comments Summary:  
None.

Ms. Tune stated that this concluded her presentation.

### **Project Review**

Ms. Wilson Green presented the update on a proposal to plant portions of the easement property in native hardwoods for conservation purposes:

1. **Reforestation Proposal, Madden’s Tavern, Culpeper County**

Property Owner: H&T Land and Grain, LLC

*Update on proposal to plant portions of the easement property in native hardwoods for conservation purposes*

Ms. Wilson Green updated the Board on the reforestation project at Madden’s Tavern in Culpeper County. This project was presented at the March 15, 2018 Board Meeting. At that time, Easement Program staff determined that the proposed reforestation plan was inconsistent with the easement, as it would result in significant alterations to the historic setting and public view of the Tavern. Following a presentation by the property owners and closed session deliberations, the Board directed Easement Program staff to continue to negotiate the proposed reforestation plan with the owners.

Ms. Wilson Green reported that Easement Program staff visited and walked the property, photo-documenting views of the property from the public right-of-way and assessing the possibility that existing topography might assist in minimizing the visual impact of forest

conversion. Using this information, Easement Program staff proposed a revised plan that limits reforestation to areas less visible due to topography and/or existing forest cover. The Easement Acceptance Committee recommended acceptance of the revised proposal at its April 23, 2018 meeting. The property owners also approved the revised reforestation plan.

Comments Summary:  
None.

Vice-Chair Smith made a motion that the Board (1) approve the proposed reforestation project at Madden's Tavern as revised to preserve the views of the tavern and surrounding agricultural views and (2) ratify and approve the actions previously taken by the Director and staff of the Department of Historic Resources in connection with this project. Margaret Peters seconded the motion. The Board voted unanimously to approve the revised reforestation plan for Madden's Tavern.

Ms. Wilson Green thanked the Board for their assistance with this project.

### **New Easements Recorded Since the March 2018 HRB Meeting**

Ms. Wilson Green then briefed the Board about the following recently recorded easements.

**1. Murray-Dick-Fawcett House, City of Alexandria**

Easement Donor: City of Alexandria

Acreage: 0.15

Date Recorded: June 13, 2018

**2. Godsey Tract, Appomattox Court House Battlefield, Appomattox County**

Easement Donor: Civil War Trust

Acreage: 3.67 acres

Date Recorded: May 17, 2018

Grant Funding: American Battlefield Protection Program, Virginia Battlefield Preservation Fund

**3. Hunter Tract, Appomattox Court House Battlefield, Appomattox County**

Easement Donor: Civil War Trust

Acreage: 58.68 acres

Date Recorded: May 17, 2018

Grant Funding: American Battlefield Protection Program, Virginia Battlefield Preservation Fund

**4. Morton-Sizemore House, Clarksville Historic District, Mecklenburg County**

Easement Donor: Elizabeth Lambeth Gereau and Leonard Gereau, and Robert B. Lambeth, Jr. and Lynn Beebe Lambeth

Acreage: 1.08 acres

Date Recorded: May 21, 2018

Ms. Wilson Green congratulated the Board on the recordation of the above easements. Ms. Wilson Green stated that this concluded her presentation.

**Chair Atkins-Spivey adjourned the Board of Historic Resources meeting at 1:36 p.m.**

### **STATE REVIEW BOARD**

At the Dining Room, Stratford Hall, 483 Great House Road, Stratford, VA 22558

#### **State Review Board Members Present**

Elizabeth Moore, Chair

Joseph D. Lahendro, Vice-Chair

Dr. Sara Bon-Harper

Dr. Gabrielle Lanier

Dr. Luranett Lee

Dr. Carl Lounsbury

John Salmon

**State Review Board Members Absent**

None

**Department of Historic Resources Staff Present**

Crystal Castleberry  
Casey DeHaven  
David Edwards  
Jim Hare  
Elizabeth Lipford  
Blake McDonald  
Preston Page  
Mike Pulice  
Aubrey Von Lindern  
Marc Wagner  
Austin Walker  
Charlotte Walters  
Robert Watkins

**Guests (from sign-in sheet):**

Jim Gabbert (National Park Service)  
Jean Folly (Hickory Hill Slave Cemetery)  
Georgia Johnson (Hickory Hill Slave Cemetery)  
Markham L. Cash (Hickory Hill Slave Cemetery)  
Paul Welch (Union Mill Ruins Site)  
Jack and Rina Wray (Toano Commercial Historic District)  
William and Elizabeth Harrison (John MacMurdo House)

Chair Moore called the meeting to order at 11:30 a.m. for discussion and consideration of the proposed Preliminary Information Applications (informal guidance session).

**Preliminary Information Forms**

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

(Public comment was invited after presentation of each region’s PIFs.)

**Western Region.....presented by Michael Pulice**

1. Buchanan Theatre, Town of Buchanan, Botetourt County, #180-0028-0117, Criteria A and C  
Following Mr. Pulice’s comment that the property owners had originally pursued individual listing in order to obtain an easement on the theater, Chair Moore asked whether they will continue to move forward with a nomination, given that the building is already eligible for easement consideration due to its contributing status within the Buchanan Historic District (DHR #180-0028; VLR 1998, NRHP 1999). Mr. Pulice stated that he did not currently know whether the nomination would move beyond the PIF phase.
2. Duff House, Lee County, #052-5122, Criterion C  
Dr. Lounsbury used the images presented to further discuss the date of construction with Mr. Pulice, given the uncertainty surrounding the house. Dr. Lounsbury clarified that the building was likely constructed no earlier than the 1830s and recommended that “second quarter of the 19<sup>th</sup> century” would be a suitable estimate for a potential nomination, assuming no additional information is discovered. Vice-Chair Lahendro noted the importance of outbuildings to the property’s agricultural history as part of a future nomination.
3. Madison Dunlap House, Rockbridge County, #081-0169, Criterion C  
The SRB endorsed the PIF without additional comment.
4. Walton-Carter Farm, Pittsylvania County, #071-5552, Criteria A and C  
Vice-Chair Lahendro stated that a future nomination should include as much information about processing and extant equipment associated with the community packing barn as possible in order to comprehensively argue for its significance.

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

1. Culpeper Light and Power/Culpeper Waterworks, Town of Culpeper, Culpeper County, #204-5097, Criteria A and C

Chair Moore asked if the Culpeper Waterworks was the first municipal water source for the town; Ms. Von Lindern that an earlier source had existed, and that the new waterworks was built as part of the town's growth during the 1930s. Vice-Chair Lahendro asked for clarification of the term "pipe gallery." Mr. Gabbert answered that the term refers to a central location where incoming and outgoing pipes converge in order to facilitate access and maintenance. Dr. Bon-Harper stated that a future nomination for the property has the potential to frame utilities and municipal architecture as integral to the broader growth and development patterns of the town of Culpeper. She noted the nomination for Manassas Water Tower (DHR #155-0141; VLR, NRHP 2016) as a potential model for such an approach.

2. Fairview Cemetery, City of Staunton, #132-5018, Criteria A and C; Criteria Consideration D  
Dr. Bon Harper led a brief discussion related to a large soil depression seen in images of the older section of the cemetery, speculating that it could be the result of a tree fall. Ms. Von Lindern noted that there is some anecdotal evidence that unmarked burials took place in the older portion of the cemetery during a flu epidemic.
3. Grace Methodist Episcopal Church, Loudoun County, #053-0205, Criteria A and C; Criteria Consideration A  
Dr. Lee asked for more information on who was bringing the PIF forward. Ms. Von Lindern responded that a Friends organization associated with the church and a local group involved with the preservation of the Lincoln community (Lincoln Preservation Foundation) were driving the process. She added that their first goal for the church is stabilization of the structure, with their ultimate aim being the creation of a museum recognizing the history of the African-American community in the area.
4. Locke's Mill, Clarke County, #021-0435, Criteria A and C  
Vice-Chair Lahendro stated that a future nomination for the property should more fully address the broader context for other mills in Clarke County, notably why there were six in the area throughout the 19<sup>th</sup> century. Mr. Salmon noted the need for clarification about whether other mills were still operational when Locke's Mill was originally built. Vice-Chair Lahendro added that a nomination should more fully explain the context and importance of Oliver Evans' mill design drawings, given that Locke's Mill is based on one such drawing.
5. McDowell Presbyterian Church, Highland County, #045-0005, Criteria A and C; Criteria Consideration A  
The SRB endorsed the PIF without additional comment.
6. Swann-Daingerfield House, City of Alexandria, #100-0121-1529, Criteria A and C  
Chair Moore asked what is being added to the individual nomination for the property that isn't already in the nomination for the Alexandria Historic District (DHR #100-0121; NRHP 1966, VLR 1968). Ms. Von Lindern replied that an individual nomination would add a more in-depth architectural description and history of the building, given the brevity of the early historic district nomination. Chair Moore responded that if the focus of an individual nomination were to be on the education of women and its role in the building's evolution, then it would be worthwhile to discuss. If primarily architectural, however, then the nomination would need something more extensive than an expanded description to warrant listing. Mr. Gabbert noted his belief that the individual nomination should focus on Criterion A and more comprehensively explore the building's role in the education of women during the 19<sup>th</sup> and 20<sup>th</sup> centuries. He noted that the "value added" in this case is related to this educational history and its role in the evolution of the building, something not already reflected in the historic district nomination. Vice-Chair Lahendro added that such an approach should fully illustrate the role of that educational history in the evolution of the building's plan and use. Dr. Don-Harper noted the broader importance of such guidance in cases where individual nominations are considered for resources already contributing to historic districts.
7. Virginia Apple Storage Warehouse, City of Winchester, #138-5120, Criteria A and C  
Vice-Chair Lahendro sought clarification of what was meant by the non-contributing rear addition to the warehouse before noting the importance of comprehensively documenting all relevant processes related to apple storage and distribution as part of a future nomination for the property.
8. Willisville Historic District, Loudoun County, #053-5116, Criteria A and C  
Chair Moore stated that while she has no problem with the nomination itself, she feels some of the language needs work – particularly that which quotes sources expressing judgmental attitudes toward the African-American population in the community. Dr. Bon-Harper and Dr. Lee discussed a future nomination as a promising opportunity for shared narrative building among the broader African-American community, stakeholder groups, and the chosen consultant.

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

1. Burke's Store, Nottoway County, #067-0049, Criteria A and C  
Dr. Lounsbury led a brief discussion of whether the basement of the store served as a stable at any point (as stated in the PIF) given extant historic fabric and available evidence, or whether it was simply used as storage for the commercial space above.
2. Church Hill, Gloucester County, #036-0012, Criterion C  
The SRB endorsed the PIF without additional comment.

3. Dabbs House Museum, Henrico County, #043-0016, Criteria A and C  
The SRB endorsed the PIF without additional comment.
4. General Outdoor Advertising Company Richmond Branch, City of Richmond, #127-5834, Criteria A and C  
The SRB endorsed the PIF without additional comment.
5. Hickory Hill Slave Cemetery, Hanover County, #042-5792, Criteria A and C; Criteria Consideration D  
Ms. Jean Folly told the SRB that her great-grandmother and great-grandfather had been slaves at Hickory Hill plantation, and that both were buried in the cemetery. She added that the slaves buried there are the ancestors of families that today comprise the congregations of three local churches, showing the lasting community legacy and importance of the site. Ms. Folly concluded by noting that the detailed records kept by the Wickham family at Hickory Hill allows for the memorialization of those buried there that should take place. Dr. Lounsbury stated the importance of recording the memories of individuals like Ms. Jolly, as they provide some of the last links to the extensive history of African-American experience and memory associated with the site. Dr. Lee noted that the Wickham papers currently archived at the Virginia Museum of History and Culture and the Library of Virginia's slave name database "Unknown No Longer" could provide resources for further research.

Chair Moore asked about the possibility of combining the tenant houses surveyed on the site with the cemetery to create a historic district. Mr. Wagner responded that the developer who owns the land is not currently interested in such a proposal. Vice-Chair Lahendro asked about the current level of certainty that all gravesites have been discovered, given that no topsoil has been disturbed. Mr. Wagner noted that extensive work was done on the site by Lyle Browning to map all soil depressions and other signs of potential burial sites. Vice-Chair Lahendro replied that soil observations and even spot excavations may not be sufficient, citing the need for scraping away topsoil to discover all burials in the recently unearthed slave cemeteries at the University of Virginia. Chair Moore raised the possibility of using LIDAR or Ground-Penetrating Radar on the site. Dr. Bon-Harper recommended that it would be less costly to the developer to do more archaeological work upfront rather than having to risk stopping work upon discovery of additional gravesites. Dr. Lounsbury inquired about the number of tenant houses on the site, to which Mr. Wagner responded that two were observed. Dr. Lounsbury followed up by asking if they have chimneys; Mr. Wagner responded that the houses were evolved with exterior kitchens, and that both had narrow flues that may have replaced larger chimneys.

6. John MacMurdo House, Town of Ashland, Hanover County, #166-0036, Criteria A and C  
The SRB endorsed the PIF without additional comment.
7. Rose Hill Neighborhood Historic District, City of Charlottesville, #104-5276, Criteria A and C  
Vice-Chair Lahendro led a discussion among board members of the broader history of community development in Charlottesville; particularly the planned African-American communities of Preston (1913) and Lincoln (1921) that together now comprise the "Rose Hill" area. He went on to ask for clarification of the historic district boundary and justification for its extension to capture the silk factory building. Mr. Wagner responded that the silk factory is linked to the rest of the district by a corridor or 1940s commercial development and worker housing. Chair Moore inquired as to how intact the original community plans for Preston and Lincoln currently are, to which Mr. Wagner replied that, despite some change over time, the plans remain relatively intact, particularly as you move west. Dr. Bon-Harper noted that the Rose Hill name is appropriate for the historic district given the current self-identification of the community, but recommended that a nomination clarify the evolution of community naming and self-identification over time. Vice-Chair Lahendro stated the importance of effective community outreach by the city of Charlottesville, given recent controversies.
8. Toano Commercial Historic District, James City County, #047-5458, Criteria A and C  
The SRB endorsed the PIF without additional comment.
9. Union Mill Ruins Site, Richmond County, #079-5036, Criterion A  
Property owner Paul Welch offered an extensive introduction to the mill's history based on his own research. Upon examining a detailed photo of brick bond patterns used in the mill, Dr. Lounsbury assessed that the current mill ruins likely date to the early 19<sup>th</sup> century based on the 1-to-3 common bond pattern present. He added that this would indicate that references to mill operations as far back as the early 18<sup>th</sup> century likely refer to an earlier structure. Dr. Bon-Harper noted that this would mean that significance could still predate the existing structure. Mr. Wagner agreed, noting the existence of a millrace and other structures as well as the site's high archaeological potential. The SRB and Mr. Welch then discussed that the mill likely continued operating into the early 20<sup>th</sup> century.
10. Williams Bridge Company, City of Richmond, #127-6245, Criteria A and C  
The SRB engaged in a brief collective discussion of the potential to include worker housing and other structures on the southern end of the property within the boundary of a future nomination. The members also discussed the potential for extending the period of significance beyond the end of WWII, given the building's continued industrial use. Chair Moore asked what is currently known about the workers who lived on the property during the war efforts. Mr. Wagner responded that not much is known about where they came from at present, but that the topic warrants further exploration. He added that there were likely security concerns associated with the site during wartime, which could explain the on-site housing and relative lack of

information. Dr. Lounsbury asked about the future plans for the building itself. Mr. Wagner replied that plans are uncertain, though the potential for mixed-use redevelopment is currently being explored.

Chair Moore adjourned the State Review Board meeting at 4:36 p.m.

- \* Cost Share Sponsored Project
- \*\* Certified Local Government
- \*\*\* Certified Local Government Sponsored Project
- § Rosenwald School – National Parks Service Underrepresented Communities Grant Project