

DRAFT MINUTES

JOINT MEETING

STATE REVIEW BOARD and BOARD OF HISTORIC RESOURCES

10:00 a. m. March 16, 2017

Gari Melchers Home & Studio at Belmont, Studio Pavilion, 224 Washington Street, Falmouth, VA 22405

State Review Board Members Present

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

Clyde Paul Smith, Chair
Dr. Ashley Atkins-Spivey
Dr. Colita Nichols Fairfax
Frederick S. Fisher
Nosuk Pak Kim

State Review Board Members Absent

None

Historic Resources Board Members Absent

Margaret T. Peters, Vice-Chair

Department of Historic Resources Staff Present

Julie Langan, Director
David Edwards
Marc Wagner
Melina Bezirdjian
Michael Pulice
Elizabeth Lipford
Jim Hare

Stephanie Williams, Deputy Director
Aubrey Von Lindern
Jennifer Pullen
Lena Sweeten McDonald

Guests present (from sign-in sheet) – Hazel P. Braxton (First Baptist Church); Kecia Brown (Amos Goodin House); Richard(?) K. Brown(?) (First Baptist Church); John A. Burns (Lake Anne Village Center HD); Opelene L. Davis (First Baptist Church); Adam Gillenwater (Civil War Trust); Mary Ruffin Hanbury (Grace Episcopal Church); Donald Hill (First Baptist Church); Ethel B. Hill (First Baptist Church); Stuart Holmes (Fuqua Farm); Marjorie Johnson (First Baptist Church); Shelley Mastran (Lake Anne Village Center HD); Liz Montgomery (First Baptist Church); Debby Mullins (Appomattox Statue); Gaines(?) P. Orange(?) (First Baptist Church); Marcus Pollard (William Byrd High School); Eleanor Price (Turner Ashby Monument); Clint Schemner; Michael Seckman (Fuqua Farm); Cheryl Terio-Simon (Lake Anne Village Center HD); George Sledd (First Baptist Church); Bob Smoot (Lake Anne Village Center Historic District); Jean Stewart-Phillips (Lake Anne Village Center HD); Stephen T____ (Amos Goodin House)

Guests from State Agencies –

Catherine Shankles (Office of the Attorney General)

Board of Historic Resources Board (BHR)

Chair Clyde Smith introduced David Berreth, director of the Gari Melchers Home and Studio at Belmont. He invited meeting guests and the Board members to visit the property's galleries and to join the house tour after the meeting ends. He noted that the property is owned by the University of Mary Washington, making it a state-owned property.

Chair Smith called the BHR meeting to order at 10:08 a.m. He 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. He noted the presence of a quorum of the Board.

Chair Smith read aloud a resolution recognizing the service of BHR member Drew Gruber, who served from 2014 to 2017. The resolution in its entirety read as follows:

RESOLUTION IN RECOGNITION OF THE DISTINGUISHED SERVICE RENDERED BY DREW ADAM GRUBER AS MEMBER OF THE BOARD OF HISTORIC RESOURCES

WHEREAS, Drew Adam Gruber served as a member of the Virginia Board of Historic Resources from 2014 to 2017, during which time he encouraged the cause of preservation in the Commonwealth, contributing materially to

the deliberations and decisions of the Board and thereby to the Virginia Landmarks Register and the Historic Highway Marker and Historic Preservation Easement programs; and

WHEREAS, during his tenure he gave freely of his time, his ever-thoughtful consideration, and his advanced knowledge of state and national history and historic preservation, lending professional depth to the proceedings of the Board, ever-supportive of Historic Resources staff members and colleagues, and giving personal insight into the examination of cultural materials that were presented to the Board; and

WHEREAS, his knowledge, experience and wisdom gained from his education in Historic Preservation at the University of Mary Washington and from his Master of Science degree in Urban and Regional Planning from Virginia Commonwealth University, and from his work with Colonial Williamsburg Foundation, leadership roles with the City of Williamsburg Board of Zoning Appeals, as Acting Director of the Williamsburg Battlefield Association, and as Executive Director of Civil War Trails; and

WHEREAS, he is strongly committed to public service, whether it be a school board, zoning board, planning commission, local or state, and he encourages his fellow Virginians to be involved in civic activity; and

WHEREAS, he has been a leader in the preservation of, and spurred renewed interest in Civil War Battlefields across the South through his work at Civil War Trails, and also through his public presentations at the Virginia Forum and at the Society of Civil War Historians, and through his written work in *Encyclopedia Virginia*, *Civil War Times Magazine*, *Journal of the Civil War Era* and *Society for Historical Archaeology Journal*; and

WHEREAS, his knowledgeable voice was one which not only commanded the respect of his colleagues but also encouraged a widespread appreciation and preservation of Virginia cultural landmarks, with his ever-present interest in and focus on threatened Civil War battlefields; and

WHEREAS, during his years of highly trustworthy service, he exemplified always his faith that the preservation of the cultural landscape and the celebration of the authentic over the artificial enhances the lives of all citizens; now, therefore, be it

RESOLVED that the Department of Historic Resources and the Board of Historic Resources hereby express their deep gratitude to Drew Adam Gruber, whose voice was that of sagacity as well as empathy. We will miss his passion and commitment and his deep appreciation of Virginia history, but we will be grateful that he will continue to spread the preservation spirit as he continues his work; and, be it

RESOLVED FURTHER, That this resolution be made part of the minutes of the Board and that a formal copy be presented to Mr. Gruber.

Approved this 16th day of March 2017.

Chair Smith asked for a motion to approve the resolution as presented. With a motion from Mr. Fisher and a second from Dr. Atkins-Spivey, the resolution was approved as presented.

Chair Smith asked for a motion to adopt the agenda for the March 16, 2017, Board meeting. Dr. Fairfax made the motion. It was seconded by Ms. Kim and passed unanimously with no discussion.

Chair Smith presented the **December 2016 meeting minutes** and asked for a motion to approve the minutes. Mr. Fisher noted a typographical error on p. 18, 1st paragraph, "Mr. Fisher stated it thought" and should be changed to "Mr. Fisher stated he thought." With a motion from Mr. Fisher and a second from Ms. Kim, the BHR voted unanimously to approve the minutes as corrected.

State Review Board (SRB)

Chair Elizabeth Moore called the SRB meeting to order 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 approve the March 16, 2017, **meeting agenda**. With a motion from Dr. Lee and a second from Vice-Chair Lahendro, the SRB voted unanimously to approve the agenda.

Chair Moore presented the **December 2016 meeting minutes** and asked for a motion to approve the minutes. With a motion from Dr. Bon-Harper and a second from Dr. Lanier, the SRB voted unanimously to approve the minutes as presented.

Chair Smith introduced Director Langan.

Director’s Report (DHR)

Director Langan thanked David Berreth and the staff of Gari Melchers’ Home and Studio at Belmont for hosting today’s meeting and their assistance with preparing for the meeting. She explained that she had just returned from Washington DC from an event organized by NCSHPO, of which she is a board member, to visit with members and staff of the House of Representatives and the Senate to discuss historic preservation issues, particularly funding from the Historic Preservation Fund and tax reform. She noted that with proposals for infrastructure improvements, SHPOs will need at least level funding from the HPF to handle the workload generated. Concerning tax reform, DHR is concerned that the Federal Historic Tax Credit program could be endangered by proposals to remove it from the tax code. DHR, with Preservation Virginia, is now in the process of conducting two studies that examine the economic impact of rehabilitation projects in terms of numbers of people put to work and amount invested. The second study will examine the economic impact after the project is completed in terms of continued activity. Additionally, a study is under way that will quantify the economic impact of heritage tourism on Virginia’s economy. Director Langan said overall the preservation goals that were presented were well received. She noted that the federal budget negotiations will continue for an unknown amount of time. She mentioned that Secretary Zinke has been confirmed as Secretary of the Interior. She explained that the National Park Service is in the midst of relocating several offices, including the National Register program offices that will result in a hiatus of several weeks in the staff’s ability to review new nominations. Director Langan said vacancies in several key NPS positions also is hampering the agency’s work on several programs. She explained that the James River transmission line project continues to be negotiated and it is not yet certain when those will conclude.

With regard to the state budget, DHR had taken the current fiscal year’s budget cut by relinquishing state battlefield preservation funds. The full \$1 million fund has been restored for the next fiscal year and DHR will not take any other budget cuts. Cost Share program applications are now being solicited and DHR anticipates a competitive array of project proposals. Director Langan explained that two publicly owned cemeteries, East End and Evergreen, in Richmond, will for the first time receive state funds for preservation and DHR will administer those funds. She explained that the easement program will be buttressed by hiring several new temporary hourly staff. The Shenandoah Valley Battlefields Foundation has provided funds to help make this possible.

On April 6 at Hampton University, the film about Rosenwald schools will be shown and the statewide network of Rosenwald schools has been invited to attend. Governor McAuliffe will soon be announcing details of a grant received by DHR and Preservation Virginia to continue work on Rosenwald schools. She said that Board members will be invited to attend highway marker dedications during spring and summer. DHR will provide information to BHR members who have been invited to a Civil War conference later this fall. She concluded by explaining that the June joint board meeting will take place in Mathews County, by which time the vacancy on the BHR is expected to be filled.

Registers Board Manual.....presented by Jim Hare
Chair Smith introduced Jim Hare, Director of the Division of Survey and Register. He explained that DHR has presented each Board member with a Register program manual, and that it is designed to be a living document and easy to update. Feedback from Board members on the manual is welcomed and appreciated.

NOMINATIONS

The following Eastern Region nominations were presented as a block by Mr. Marc Wagner, after which public comment and discussion by the Boards took place.

- Eastern Region.....presented by Marc Wagner**
1. **First Baptist Church, City of Williamsburg, #137-5071, Criteria A and C and Criteria Consideration A
 2. **Halifax Triangle and Downtown Commercial Historic District, City of Petersburg, #123-5494, Criteria A and C

Comments made:

Chair Smith mentioned that the director of First Baptist Church, Mr. Braxton, has invited the Boards to hold a joint meeting at the church sometime in the future.

Chair Smith invited comments regarding the nomination for First Baptist Church. None were made.

Chair Smith invited comments regarding the nomination for the Halifax Triangle and Downtown Commercial Historic District. None were made.

Chair Smith requested a motion to approve the nominations as presented. With a motion from Mr. Fisher and a second from Dr. Atkins-Spivey, the BHR voted unanimously to approve the nominations as presented.

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

Mr. Braxton invited the Board members to come to First Baptist Church to ring its liberty bell. Another member of the congregation added that the bell recently was taken to the 2016 dedication of the National Museum of African American History and Culture and rung by President Obama.

The following Eastern Region nominations were presented as a block by Ms. Elizabeth Lipford, after which public comment and discussion by the Boards took place.

Eastern Region.....presented by Elizabeth Lipford

1. Fuqua Farm, Chesterfield County, #020-0337, Criterion C
2. Grace Episcopal Church, Chapel, and Cemetery, Town of Kilmarnock, Lancaster County, #249-5007, Criteria A and C and Criteria Consideration A
3. **Philip Morris Blended Leaf Complex Historic District, City of Richmond, #127-7045, Criteria A and C

Comments made:

Chair Smith invited public comment regarding the nomination for Fuqua Farm. Mr. Mike Seckman, owner of Fuqua Farm, thanked the Boards for considering their property and that he and his wife love to share the property.

Mr. Stuart Holmes said his wife and some of her siblings owned property north of Fuqua Farm. He asked for confirmation of the honorary nature of Register listing, which Chair Moore provided. Mr. Holmes said that listing the Fuqua Farm would be a great tribute to the family and their hard work over the years in farming and raising their families. He also noted Mr. Seckman’s hard work on maintaining the property. He thanked the Boards for their service as well.

Chair Smith invited public comment regarding the nomination for Grace Episcopal Church. No comments were made.

Chair Smith asked if the Philip Morris Blended Leaf Complex is still in use today. Ms. Lipford said that Philip Morris continues to have operations in part of the district.

Chair Smith invited comments regarding the nomination for the Philip Morris Blended Leaf Complex Historic District. None were made.

Chair Smith requested a motion to approve the nominations as presented. With a motion from Dr. Atkins-Spivey and a second from Mr. Fisher, the BHR voted unanimously to approve the nominations as presented.

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

The Northern Region nominations were presented by Ms. Aubrey Von Lindern, after which public comment and discussion by the Boards took place.

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

1. **Amos Goodin House, Loudoun County, #053-0468, Criterion C
2. **Appomattox Statue, City of Alexandria, #100-0284, Criterion C and Criteria Consideration F
3. **Lake Anne Village Center Historic District, Fairfax County, #029-5652, Criteria A and C
4. **Lord Culpeper Hotel, Town of Culpeper, Culpeper County, #204-5067, Criteria A and C
5. Paul’s Ottobine Mill, Rockingham County, #082-5652, Criteria A and C
6. Turner Ashby Monument, City of Harrisonburg, #115-5063, Criterion A and Criteria Consideration F

Comments made:

Chair Smith invited public comment regarding the nomination for the Amos Goodin House. Property owner Mr. Matthew Parse said he spent 2 ½ years working on the restoration part-time and took 6 months to work on it full-time. He said the entire project was focused on accurately rehabilitating the property without sacrificing the historic fabric. He thanked the nomination author, Kecia Brown, for her work on documenting the property. They intend to donate the material to a local library or historical society. Chair Smith asked what is being done with the house. Mr. Parse said it is used as an occasional guest house. Mr. Fisher asked what a “mora stuga” plan is. Ms. Von Lindern said it is based on a Swedish plan adapted by Swedish and German immigrants and is found in older dwellings in Loudoun County. Mr. Parse explained that the ground floor has a cooking fireplace in one half of the space and has a root cellar in the other half. The main floor has a fireplace at each gable end wall. The fireplace above the cooking fireplace is offset rather than being centered.

Chair Smith invited public comment regarding the nomination for the Appomattox Statue. Ms. Eleanor Price, Virginia Division president of the UDC said the women of the Mary Custis Lee-17th Virginia Regiment Chapter, United Daughters of the Confederacy chapter have worked hard to preserve the statue and document it. Chair Smith asked if there was a proposal to relocate the statue. Ms. Deborah

Mullins, the nomination author, said the Alexandria City Council did vote to move the statue to the yard of the Lyceum, but state legislation prevents relocation of war memorials.

Chair Smith invited public comment regarding the nomination for the Lake Anne Village Center Historic District. Ms. Terio-Simon thanked DHR for assistance with the nomination process and noted that the project was a community effort as well with input from various local residents. Mr. Nigel Phillips explained how the Lake Anne Village Center is similar to European villages which are very walkable and include a variety of events, shops, and other venues. The historic district's placement as the nexus of a variety of walking trails to other developments also enhances its walkability. Mr. Bob Smoot thanked the Boards for adding the district to the historic registers. He said that several years ago, Fairfax County issued an RFP to revitalize the community to increase the number of residents and the longevity of businesses within the district. The plan has been stalled due to larger economic issues. He asked if the listing of Lake Anne will impede redevelopment of the community, including demolition of some resources and new construction. Chair Moore explained that National Register listing is honorary, and that imposition of additional levels of review is handled at the local level. Ms. Von Lindern added that the Lake Anne Village Center has already been designated a local historic district by Fairfax County. Mr. John Burns, chair of the Fairfax County ARB, said that several other communities similar to Lake Anne Village Center are already national historic landmarks and that this historic district warrants the same designation. He said that he doesn't agree that the district features only Brutalist architectural design because the buildings are mostly of brick, while raw concrete is typical of Brutalism.

Mr. Fisher asked for confirmation if Lake Anne is just one part of the larger Reston community and Ms. Von Lindern said yes. He asked if the redevelopment plan was for just Lake Anne and Mr. Smoot said yes. Ms. Terio-Simon said that the proposed redevelopment plan was not within the historic district itself but would include some parking lots along the edges.

Chair Smith invited public comment regarding the nomination for the Lord Culpeper Hotel. None were made.

Chair Smith invited public comment regarding the nomination for the Paul's Ottobine Mill. None were made.

Chair Smith invited public comment regarding the nomination for the Turner Ashby Monument. Mrs. Margaret Ritter of the Mary Custis Lee-17th Virginia Regiment Chapter, United Daughters of the Confederacy said that the members were honored that the property is being considered for listing by the Boards. She said that Ashby is still well remembered in the area. Ms. Eleanor Price said ceremonies at the monument have taken place for 119 years, and members have done fundraising over the years for its preservation. She noted that the chapter has a good relationship with neighboring James Madison University.

Chair Smith requested a motion to approve the nominations as presented. With a motion from Ms. Kim and a second from Mr. Fisher, the BHR voted unanimously to approve the nominations as presented.

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

Chair Smith adjourned the meeting for a break at 12:08 p.m. Chair Smith called the meeting to order again at 12:18 p.m.

The Western Region nominations were presented by Mr. Michael Pulice , after which public comment and discussion by the Boards took place.

Western Region.....presented by Michael Pulice

1. Blair Apartments, City of Salem, #129-5142, Criteria A and C
2. Boones Mill Depot, Town of Boones Mill, Franklin County, #170-0008, Criteria A and C
3. Doe Creek Farm, Giles County, #035-0018, Criteria A and C
4. People's Bank of Eggleston, Giles County, #035-5125, Criterion A
5. William Byrd High School, Town of Vinton, Roanoke County, #149-5013, Criteria A and C

Comments made:

Chair Smith asked if the William Byrd HS had been vacant since 1969. Mr. Pollard said it was variously a junior high school, elementary school, and community center. It has been vacant for about 8 years. A developer now plans to acquire the property and convert it to residential use.

Chair Smith invited public comment regarding the nominations.

Chair Smith requested a motion to approve the nominations as presented. With a motion from Dr. Atkins-Spivey and a second from Dr. Fairfax, the BHR voted unanimously to approve the nominations as presented.

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

Dr. Langan provided a brief summary of the newly released federal budget, which calls for cuts to maintenance funds for national historic landmarks and for acquisition of lands for new national parks.

The joint meeting adjourned at 12:40 p.m.

Register Summary of Resources Listed: Historic Districts: 3
Buildings: 11
Structures: 0
Sites: 0
Objects: 2
MPDs: 0

DRAFT MINUTES

BOARD OF HISTORIC RESOURCES

Gari Melchers Home & Studio at Belmont, Studio Pavilion, 224 Washington Street, Falmouth, VA 22405

Board of Historic Resources Members Present:

Clyde Paul Smith, Chair
Dr. Ashley Atkins-Spivey
Dr. Colita Nichols Fairfax
Frederick S. Fisher
Nosuk Pak Kim

Department of Historic Resources (DHR) Staff Present:

Julie Langan, Director
Stephanie Williams, Deputy Director
Jennifer Pullen
Jennifer Loux
Brad McDonald
Megan Melinat
Wendy Musumeci
Elizabeth Tune
Joanna Wilson Green

Board of Historic Resources Members Absent:

Margaret T. Peters, Vice-Chair

Other State Agency Staff Present:

Catherine Shankles (Office of the Attorney General)

Guests Present:

Adam Gillenwater (Civil War Trust)
Tom Gilmore (Civil War Trust)
J. Robert Edwards (Bumpass Highway Marker)
Margaret Murphy (Bumpass Highway Marker)
Alvin Cosby (Bumpass Highway Marker)

EASEMENTS

Director Langan updated the Board generally on policy updates and reminded them of the upcoming vote on the fee policy at the June 2017 meeting. A draft of this policy was provided at the December 2016 meeting. The Board will also receive a draft of the conflict of interest policy at the June meeting. Lastly, Director Langan informed the Board of an article in the Shenandoah Valley Battlefields Foundation magazine discussing easements and their partnership with DHR and the Board.

New Easement Offers for Consideration

The following new easement offers were presented by Ms. Musumeci for the Board's consideration.

- 1. Stevens Tract, Fredericksburg I and II Battlefields, Spotsylvania County**
Property Owner: Donna M. Stevens, under contract to the Civil War Trust ("Civil War Trust")
Acreage: 0.269 acres

Located south of the City of Fredericksburg, the Stevens Tract contains three tax parcels totaling just over one-quarter acre. The property falls within the core area of the Fredericksburg I Battlefield, which has a Preservation Priority Rating of IV.1 Class A from the Civil War Sites Advisory Commission ("CWSAC"). The CWSAC defines Priority IV battlefields as those that are fragmented and have lost integrity and designates Class B as those battles that had a decisive influence on a campaign, in this instance the Fredericksburg Campaign from November to December 1862.

The property falls entirely within the study area of the Fredericksburg II Battlefield, which has a Preservation Priority Rating of IV.1 Class B from the CWSAC. The CWSAC defines Priority IV battlefields as those that are fragmented and have lost integrity while Class B is for those battles that had a direct and decisive influence on their campaign, in this instance the Chancellorsville Campaign from April to May 1863. The property is visible from White Street Court and partially visible from Benchmark Road, both of which are public rights-of-way. It is adjacent to the Fredericksburg & Spotsylvania National Military Park along its western boundary. Preservation of the property will augment 547 acres of land subject to easements held by the Virginia Board of Historic Resources (“Board”) in Spotsylvania County. CWT’s purchase contract for the property contains a provision permitting a holdover period of up to six (6) months after closing. Closing is scheduled for April 3, 2017, which means the property could be occupied through October 3, 2017.

The Easement Acceptance Committee recommends acceptance of the offer as proposed, subject to the following conditions:

1. Demolition and removal of existing non-historic buildings and structures shall be completed within five (5) years of the date of easement recordation.
2. 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.
3. Rehabilitation of the battlefield landscape shall be conducted according to a written management plan negotiated jointly by the CWT and the DHR, and such plan shall be incorporated into the easement either directly or by reference.
4. Any lease in effect at the time of recordation must be subordinated to the easement, and the following must occur: (i) DHR is provided with a copy of any lease agreement related to the property within thirty (30) days of execution of such agreement; (ii) DHR is provided with written documentation that any tenants occupying or using the property from the date of this letter forward have agreed to sign the deed and subordinate their interest to the easement.

Comments Summary:

Mr. Fisher inquired about the referenced plan with CWT. Musumeci explained that the plan is a separate document of agreement detailing plans for demolition and protection of archaeological resources; DHR drafts the document and CWT is responsible for completing the work within the rehabilitation plan. Mr. Fisher clarified that the rehabilitation would be completed within four or five years in this instance. Musumeci confirmed this was the case.

Chair Smith called for a motion to approve the easement offer as recommended by the Easement Acceptance Committee. Mr. Fisher made a motion and it was seconded by Chair Smith. The Board voted unanimously to approve the offer subject to the recommended conditions.

2. Raybourne Tract, Gaines Mill and Cold Harbor Battlefields, Hanover County

Property Owner: Jack W. Raybourne and Patricia T. Raybourne, as Trustees of the Jack W. and Patricia T. Raybourne Revocable Trust; under contract to Civil War Trust
Acreage: 1.95 acres

Situated on Watt House Road (also known as Route 718) just south of its intersection with Cold Harbor Road near Mechanicsville, the Raybourne Tract contains nearly two acres of land. Comprised primarily of wooded cover, the tract is improved for residential use. Existing buildings and structures include a residential dwelling, detached carport, two sheds, and residential well and septic. Access is via a long paved driveway that makes a loop in front of the dwelling. The east and west sides of the house are comprised of grass lawn. The CWT is under contract to purchase the property, with closing to occur on or before June 30, 2017. The contract permits: (i) a holdover period of one (1) year after closing for the current tenant; and (ii) a reserved right to lease the property for up to an additional three (3) years (subject to a lease agreement), for a total of four (4) years past closing. To assist with acquisition of the property, the CWT has applied for an American Battlefield Protection Program (“ABPP”) grant. Their goal is to remove the buildings and structures from the property, rehabilitate the battlefield landscape and provide for public access and/or interpretation.

The property falls within the core area of the Gaines Mill Battlefield, which has a Preservation Priority Rating of I.1 Class A from the CWSAC. The CWSAC defines Priority I battlefields as those with a critical need for action and designates Class A as those battles having a decisive influence on a campaign and a direct impact on the course of the war, in this instance the Peninsula Campaign from March to September 1862. Gaines Mill was the third of the Seven Days’ Battles and took place on June 27, 1862. The property contains the general location where Confederate artillerist Col. William R. J. Pegram’s battery was positioned and fired across the Property toward Federal infantry located in a patch of timber to the southeast. During the battle, Brig. Gen. Lawrence O’ Bryan Branch’s NC troops advanced across the property as part of the larger Confederate assault against the Federal lines.

The property also falls within the core area of the Cold Harbor Battlefield, which has a Preservation Priority Rating of I.1 Class A from the CWSAC. The CWSAC defines Priority I battlefields as those with a critical need for action and designates Class A as those battles having a decisive influence on a campaign and a direct impact on the course of the war, in this instance Grant’s Overland Campaign from May to June 1864. The Battle of Cold Harbor occurred from May 31st to June 12th 1864. The property was located just south of the New Cold Harbor intersection, which together with the Old Cold Harbor intersection to the northeast formed a strategically important crossroads of the Hanover County Road network. On June 3, the day of the heaviest fighting, nearly all of the brigades in the Confederate divisions of A.P. Hill and Richard S. Ewell advanced through the tract under Federal artillery fire.

The property is visible from Watt House Road, a public right-of-way. It is in the vicinity of Richmond National Battlefield Park and other battlefield lands preserved by the CWT. Perpetual preservation of this parcel will augment ongoing efforts to preserve battlefield properties in Hanover County, including 75 acres of land already subject to perpetual easements held by the Board of Historic Resources (“Board”).

The Easement Acceptance Committee recommends acceptance of the offer as proposed, subject to the following conditions:

1. Demolition and removal of existing non-historic buildings and structures shall be completed within three (3) years of the date of expiration of the holdover occupancy or lease agreement, whichever occurs first.
2. Any change to the time frame for demolition or removal of non-historic buildings and structures as determined by the Board shall be negotiated in advance of recordation of the easement with DHR.
3. Rehabilitation of the battlefield landscape shall be conducted according to a written management plan negotiated jointly by the CWT and the DHR, and such plan shall be incorporated into the easement either directly or by reference.
4. Any lease in effect at the time of recordation must be subordinated to the easement, and the following must occur: (i) DHR is provided with a copy of any lease agreement related to the property within thirty (30) days of execution of such agreement; (ii) DHR is provided with written documentation that any tenants occupying or using the property from the date of this letter forward have agreed to sign the deed and subordinate their interest to the easement.

Comments Summary:

Mr. Fisher clarified that the current tenant has the right to hold over for one year after the property is sold according to the contract between CWT and the tenant, and that the tenant must vacate the property at the end of the lease. Musumeci confirmed this as accurate.

Chair Smith called for a motion to approve the easement offer as recommended by the Easement Acceptance Committee. Mr. Fisher made a motion and it was seconded by Ms. Kim. The Board voted unanimously to approve the offer subject to the recommended conditions.

3. Bell Tract, City of Winchester

Property Owner: Shenandoah Valley Battlefields Foundation (“SVBF”)

Acreage: 0.68 acres

Fronting North Cameron Street in the City of Winchester, the Bell Tract contains 0.68 ± acres and is improved for residential and commercial office use. Distinguished by an early 19th century dwelling and outbuilding, the lot also contains a circa 1925 detached brick garage and small landscaped garden (east of the dwelling) with flagstones and boxwoods. The property also has mature trees and shrubs as well as foundation plantings and a stone retaining wall. Poured concrete steps lead from the primary entrance of the dwelling and terminate at the sidewalk. A paved driveway enters the property from N. Cameron Street and leads to a gravel parking area. A brick path winds from the rear entry of the dwelling to the garage. The former detached kitchen (now 110 N. Cameron Street) is located north of the dwelling.

The Bell House (ca. 1810, with 1915 and 1925 modifications) is a two and one-half story brick dwelling that was designated a contributing resource to the Winchester Historic District. This district was listed on the Virginia Landmarks Register in 1979 and the National Register of Historic Places in 1980 for its architectural and historic significance as a well-preserved center of industrial and commercial activity for the Shenandoah Valley. Also known as Linden Hill, the dwelling was built circa 1810 for John Bell, a prominent Winchester merchant. It is notable for its elements of Federal and Greek-Revival style architecture. The rear section of the two-story brick outbuilding was originally constructed ca. 1810 as a detached kitchen. In 1916, the building was expanded to include what is now the front (west) elevation.

The property falls entirely within the study area of the Third Winchester (Opequon) Battlefield, which has a Preservation Priority Rating of IV.1 Class A from the Civil War Sites Advisory Commission (“CWSAC”). Priority IV battlefields as those that are fragmented and have lost integrity and Class A are those battles that had a decisive influence on a campaign and a direct impact on the course of the war, in this case Sheridan’s Shenandoah Valley Campaign from August to December 1864. During the battle on September 19, 1864, the Bell House was located in the center of the fighting. The property also falls within the study area of the First Winchester Battlefield, which has a Preservation Priority Rating of IV.2 Class A from the CWSAC. This battle occurred on May 25, 1862. Lastly, the property falls within the study area of the Second Winchester Battlefield, which has a Preservation Priority Rating of IV.1 Class B from the CWSAC.

SVBF assumed the lease on the outbuilding, which will expire September 14, 2018. The lease permits the current tenant to “make alterations or decorations to interior at his expense, upon approval from the owner.” The property is also encumbered by three 10-foot wide, non-exclusive access easements.

The Easement Acceptance Committee recommends acceptance of the offer as proposed, subject to the following conditions:

1. The entire exterior of the circa 1810 dwelling and kitchen/office outbuilding, and any historically significant interior features and spaces of the circa 1810 dwelling and kitchen/office outbuilding, shall be subject to standard restrictions for architectural resources in DHR's easement template. This includes provisions requiring these resources be maintained as well as prior review and approval of alterations, extensions, or modifications according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.
2. Any lease in effect at the time of recordation must be subordinated to the easement, and the following must occur:
 - a. DHR is provided with a copy of any lease agreement related to the property within thirty (30) days of execution of such agreement.
 - b. DHR is provided with written documentation that any tenants occupying or using the property from the date of this letter forward have agreed to sign the deed and subordinate their interest to the easement.
3. Review by DHR of all title work and lease agreements associated with the property.

Comments Summary:

Chair Smith asked if staff would still recommend removal of the house if it predated the Civil War but was not listed in the Virginia Landmarks Register. Musumeci explained that each property is looked at individually, and in some instances this also involves evaluation of existing resources by staff from DHR's Review and Compliance Division as part of the Section 106 Review process.

Chair Smith called for a motion to approve the easement offer as recommended by the Easement Acceptance Committee. Dr. Atkins-Spivey made a motion and it was seconded by Dr. Fairfax. The Board voted unanimously to approve the offer subject to the recommended conditions.

Ms. Wilson Green presented the following easement offer on behalf of Ms. Musumeci.

4. Malvern Hill Farm, Malvern Hill Battlefield, Henrico and Charles City County

Property Owner: Malvern Hill, LLC, under contract to Capital Region Land Conservancy ("CRLC")

Acreage: +/- 400 acres

Located approximately 14 miles southeast of the City of Richmond, Malvern Hill Farm currently consists of 860 ± acres. The property contains nine tax parcels in Henrico County totaling 817 ± acres and one parcel in Charles City County containing 35 ± acres. It adjoins the southern boundary of the Malvern Hill Unit of Richmond National Battlefield Park. The property is generally bounded by New Market Road (State Route 5) to the west and Carter's Mill Road (Secondary Route 606) to the south and east, with roughly 2.75 miles of frontage on Carter's Mill Road. The property also fronts Willis Church Road (Secondary Route 156) for 1,940 ± feet on its north side and 3,040 ± feet on its south side. Additionally, Malvern Hill Farm contains about 1.84 miles of frontage on the eastern margin of State Route 5 and 2,900 ± feet on the southern side. Access is via Malvern Hill Lane (paved) off State Route 5 or through a series of soil or gravel roadways throughout the property that connect to the state maintained roads. The larger property is an irregular shaped parcel of land with a varying landscape throughout.

Named for its highest point, "Malvern Hill," the property also contains level fields and a gently rolling topography. Approximately 240 acres are open tillable land while the remainder is in wooded cover, in a mix of natural regrowth of pine and hardwood. The Virginia Capital Trail, a 10' wide paved pedestrian trail, runs through the property and parallel to State Route 5. Current uses of the property include residential, agricultural crop production, forest/timber management, and recreational hunting. Six houses located on the property are leased for residential purposes. Other improvements include buildings and structures associated with residential, recreational, and agricultural uses of the property.

The CRLC is under contract to purchase Malvern Hill Farm in fee simple with closing scheduled for May 31, 2017. CRLC is working with numerous partners to permanently protect the property through easements and transfers to entities such as the National Park Service, James River Association, Henrico County and/or Charles City County. In 2016, CRLC was awarded Virginia Battlefield Preservation Fund ("VBPF") and Virginia Land Conservation Fund ("VLCF") grants to assist with acquisition of the property. The CRLC is also applying for an American Battlefield Protection Program ("ABPP") Battlefield Land Acquisition Grant (BLAG) as match. CRLC was most recently given a \$100,000 grant from the Virginia Outdoors Foundation ("VOF") Open Space Land Preservation Trust Fund to support CRLC's efforts to provide more public access on the property. The portions that are anticipated for public use (trail area and boat launch) would be subject to a VOF easement(s).

Approximately 440 ± acres of the Malvern Hill Farm fall within the core area and 860 ± acres within the study area of the Malvern Hill Battlefield, which has a Preservation Priority Rating of I.1 Class A from the Civil War Sites Advisory Commission ("CWSAC"). The CWSAC defines Priority I battlefields as those with a critical need for action, and designates Class A as those battles having a decisive influence on a campaign and a direct impact on the course of the war, in this case the Peninsula Campaign from March to September 1862. The property also falls within the core and/or study areas of the: (1) Glendale Battlefield (June 30, 1862): Preservation Priority I.3 Class B Rating; (2) First Deep Bottom Battlefield (July 1864): Preservation Priority II.3 Class C Rating; and (3) Second Deep Bottom Battlefield (August 13-14, 1864): Preservation Priority I.3 Class B Rating.

The *Report to Congress on the Historic Preservation of Revolutionary War and War of 1812 Sites in the United States* (2007) identifies Malvern Hill as a site associated with both Revolutionary War and War of 1812. The Marquis de Lafayette encamped with his troops on portions of the Malvern Hill property in July and August of 1781 and the Virginia Militia encamped on the property during the War of 1812. A 733 ± acre portion of Malvern Hill Farm was listed on the Virginia Landmarks Register and National Register of Historic Places in 1969, due in part to the architectural significance of the Malvern Hill House ruins located on the property. Malvern Hill was built by Thomas Cocke sometime between 1690 and 1700, served as General George B. McClellan's headquarters during the 1862 Battle of Malvern Hill, and burned in 1905. The ruins are considered architecturally and archaeologically significant, as they represent one of the few cruciform-plan houses in Virginia. Malvern Hill Farm is also considered likely to have high potential for both prehistoric and historic archaeological resources, including sites and features associated with the construction and occupation of the Malvern Hill House and surrounding farm, Revolutionary War and War of 1812 encampments, and Civil War actions that took place on the property.

The Section 106 Review process pursuant to the ABPP BLAG grant is not yet complete. Further negotiation with CRLC regarding specific easement terms and provisions is still needed.

The Easement Acceptance Committee recommends acceptance of the offer as proposed, subject to the following conditions:

1. A new plat of survey is commissioned for the property that clearly identifies the boundaries of the easement to be conveyed to the Board.
2. The easement conveyed to the Board utilizes DHR's standard easement template for Civil War battlefield properties.
3. Continued negotiation between DHR and CRLC of the specific provisions, restrictions, and reserved rights to be included in the easement conveyed to the Board.
4. Continued negotiation between DHR and CRLC to determine whether the 40 ± parcel in Charles City County (currently no county parcel data available) will be subject to the easement held by the Board.
5. Any lease in effect at the time of easement recordation must be subordinated to the easement, and the following must occur:
 - a. DHR is provided with a copy of any lease agreement related to the property within thirty (30) days of execution of such agreement.
 - b. DHR is provided with written documentation that any tenants occupying or using the property from the date of this letter forward have agreed to sign the deed and subordinate their interest to the easement.
6. Review by DHR of all title work and lease agreements associated with the property.
7. Completion of Section 106 Review pursuant to the National Historic Preservation Act of 1966 as required per the ABPP BLAG program.

Comments Summary:

Mr. Fisher asked for clarification of the map illustrating the parcels outlined in various colors. Musumeci provided the clarification and indicated the map would be clearer when the new property survey is complete. Mr. Fisher commented that Route 5 is a scenic highway and this section may be the most scenic portion. Dr. Fairfax concurred. Musumeci acknowledged the complexity of this offer and stated the desire of those involved to keep moving forward with the donation process, even though some aspects are not entirely clarified. Mr. Fisher asked for clarification of which aspects the Board was considering in the absence of the official property survey. Musumeci provided this and noted that staff will present the Board with any deviations from this understanding at the June 2017 meeting.

Chair Smith called for a motion to approve the easement offer as recommended by the Easement Acceptance Committee. Mr. Fisher made a motion and it was seconded by Ms. Kim. The Board voted unanimously to approve the offer subject to the recommended conditions.

Easement Offer for Reconsideration

Ms. Musumeci presented the following item for reconsideration:

1. **Scheid Tract, White Oak Road Battlefield, Dinwiddie County**
Property Owner: Civil War Trust
Acreage: 4.6 acres

Fronting White Oak Road in Dinwiddie County, the Scheid Tract encompasses approximately 4.61 acres of open-space land. The property is improved for residential use including a brick single-family dwelling, shed, and other related amenities. Access is via a gravel driveway leading from White Oak Road. The remainder of the property is unimproved and maintained in primarily mature forested cover with a small central area of grass lawn. The CWT acquired the property in 2015 and was awarded American Battlefield Protection Program and Virginia Battlefield Preservation Fund grants toward acquisition. Their long-term goal is to rehabilitate the battlefield landscape and provide for public access and/or interpretation. The dwelling is currently vacant and CWT would like to lease it until the demolition period expires.

The Easement Acceptance Committee initially reviewed this application on June 2, 2014 and recommended acceptance of the easement with conditions. Execution of the conservation easement was delayed due to restrictive covenants imposed on the development and use of

the property by a prior deed of conveyance that conflicted with the proposed conservation easement. These restrictions were extinguished via a Deed of Release of Restrictions recorded in the Dinwiddie County Circuit Court Clerk's Office on October 24, 2016.

The Virginia Board of Historic Resources ("Board") unanimously voted to approve an easement offer for the 4.61 acre Scheid Tract on June 19, 2014, subject to specific conditions. Per *Easement Program Policy #2 Criteria for Acceptance of Easements*, approvals given by the Board are valid for two calendar years (effective September 19, 2013; revised December 15, 2016). Board approval for the Scheid Tract easement offer expired in June 2016. Since the Board's approval expired, staff is presenting the easement offer again to the Board for its reconsideration.

The Easement Acceptance Committee recommends acceptance, subject to the following conditions:

1. Demolition and removal of existing non-historic buildings and structures shall be completed within four (4) years of the date of easement recordation.
2. Any change to the time frame for demolition or removal of non-historic buildings and structures as determined by the Board shall be negotiated in advance of recordation of the easement with DHR.
3. Rehabilitation of the battlefield landscape shall be conducted according to a written management plan negotiated by the CWT and the DHR, and such plan shall be incorporated into the easement either directly or by reference.
4. Any lease in effect at the time of recordation must be subordinated to the easement, and the following must occur: (i) DHR is provided with a copy of any lease agreement related to the property within thirty (30) days of execution of such agreement; (ii) DHR is provided with written documentation that any tenants occupying or using the property from the date of this letter forward have agreed to sign the deed and subordinate their interest to the easement.

Comment Summary:

There was no discussion. Chair Smith called for a motion to approve the easement reconsideration as recommended by the Easement Acceptance Committee. Mr. Fisher made a motion and it was seconded by Dr. Atkins-Spivey. The Board voted unanimously to approve the reconsideration subject to the recommended conditions.

Musumeci acknowledged Tom Gilmore and Adam Gillenwater of the Civil War Trust for their attendance at the meeting. Chair Smith asked if they would like to make any comments. Mr. Gilmore expressed CWT's gratitude to the Board and declined further comment.

The following easement project was presented by Ms. Musumeci for the Board's consideration.

Utility Easement for Consideration

1. Farmer's Delight, Loudoun County

Property Owner: Dr. Betsee Parker

Overhead to underground power line conversion and assignment of easement

Located off Mountville Road near Middleburg in Loudoun County, Farmer's Delight consists of open-space fields interspersed with planted trees and shrubs. The property is distinguished by its two-story 19th century brick manor house situated at the end of a tree-lined drive. The historic preservation and open-space easement over Farmer's Delight encompasses two parcels identified by Loudoun County as 566-48-9847 (Betsee Parker) and 565-19-3773 (Marcia and G. Horkan Carter, Jr.) and was conveyed to the Virginia Historic Landmarks Commission and Virginia Outdoors Foundation in 1978. The easement was subsequently amended in 1991, 1995, and 1996 (collectively the "Conservation Easement"). The proposed new utility easement will affect only parcel 566-48-9847 (89.54 acres).

Dominion Virginia Power ("Dominion") has identified Farmer's Delight as a property that is eligible for conversion of an existing overhead electrical service line to an underground line due to an unusually high number of power outages that occur on the property. The new underground line will generally follow both the existing power line easement and farm roads on the property. The line will be installed using the guided drilling method 30" below grade and the existing overhead power line removed. The existing overhead transformers will be replaced with pad mounted transformers sited on fiberglass mats. The existing power line easement does not allow for undergrounding so a new deed of easement in favor of Dominion is required.

The existing easement contains no provisions to protect archaeological resources; however the current owner expressed concern about archaeological potential. DHR has worked with Dominion to route the underground lines in the least archaeologically sensitive areas or along existing farm roads and driveways in an effort to avoid potential archaeological resources. The easement with Dominion will likely contain an archaeology discovery clause. The existing easement also contains restrictions for viewshed protection and removal of the overhead line will enhance the viewshed.

The Board must first determine whether conveyance of a new utility easement (for the purposes of undergrounding of existing electrical service line) that would encumber property protected by the Conservation Easement constitutes conversion under Section 10.1-1704 of OSLA. If the Board determines that the proposed undergrounding does not constitute conversion, the Easement Acceptance Committee recommends approval of Dominion's request to execute a new deed of easement for the undergrounding of the electrical service line subject to the following:

- (i) The new utility easement cannot be perpetual but may continue for as long as the need exists in the determination of Dominion or its successor, and
- (ii) The new utility easement will include language stating that Dominion's eminent domain authority does not apply as the property remains subject to the OSLA.

Comments summary:

Chair Smith asked for a motion determining that the request was not considered conversion. Mr. Fisher stated that he did not believe that this type of project constituted conversion or diversion and he made a motion that this project is not conversion. The motion was seconded by Ms. Kim. The Board unanimously approved the motion that the proposed undergrounding project does not constitute conversion.

Chair Smith then asked for a motion to support the new deed of utility easement. Dr. Atkins-Spivey asked for clarification related to the protection of archaeological resources and Dominion's receptiveness to the proposed restrictions. Musumeci pointed out that this request was directly from the property owner and the details of the utility easement have not yet been determined. Wilson Green stated that the underground lines would be bored and not trenched, thus going well below the depths of highest concern. Chair Smith made a motion approving Dominion Virginia Power's request to execute one new deed of easement for the undergrounding of an electrical service line to serve Farmer's Delight, subject to the conditions presented:

- a. The easement cannot be perpetual but may continue for as long as the need exists in the determination of Dominion Virginia Power or its successor, and
- b. Language will be added to the deed stating that Dominion Virginia Power's authority of eminent domain does not apply to this property.

Ms. Kim and Dr. Atkins-Spivey seconded the motion and it was unanimously approved by the Board.

Easement Amendment for Consideration

The following easement amendment for consideration was presented by Ms. Tune.

1. Greystone, Loudoun County

Property Owner: Taylor Chamberlain

Proposed amendment related to internal boundary line adjustment

Greystone is comprised of multiple parcels totaling approximately 140 ± acres along Clarke's Gap Road (Route 662) just south of the Village of Waterford. The Property is improved by a ca. 1730 dwelling, secondary dwelling, barn, sheds, and a community pool. The open-space land on the Property is used for agricultural purposes, primarily pasture of cattle. Although an easement over the Greystone Property was recorded in 1974, the Property is not listed on the Virginia Landmarks Register and the 1974 Easement contained no protections for historic buildings, structures, or archaeological resources. The 1974 Easement was amended in 2002 to permit a re-subdivision and in 2008 to permit a re-subdivision that allowed for the parcel with the pool to be conveyed to a community association known as the Greystone Community Pool, Inc. In 2012, the property owner transferred Lot 2 (11.85 acres) via Deed of Gift (Instrument No. 201212110097796) to Anna Christina Mathews Chamberlain; and Lot 1 (10.1640 acres) via Deed of Gift (Instrument No. 201212110097797) to Vera Elizabeth Moses Chamberlain. In 2016, portions of the property were sold consistent with the subdivision allowances per the Conservation Easement, including a 53-acre parcel (Pin No. 305-28-1781) containing the 1730 dwelling, three sheds/barns, and a detached garage. In 2017, Lot 2 was transferred back to Taylor Chamberlain via Deed of Gift.

A boundary line adjustment (BLA) is necessary in order for Lot 2 to accommodate a new dwelling as permitted by the Conservation Easement. The lot contains steep slopes and the County cannot approve any new construction as a result. The proposed Amendment would not change the existing restrictions in the Conservation Easement, but revise the internal lot description and contain a revised plat of survey. Lots 1, 2 and 3 of the Property are currently listed on the market for sale, and are subject to a real estate contract for purchase. The BLA is occurring due to new construction plans that, given the current size, topography, and configuration of Lot 2, cannot physically be built. The BLA will occur prior to transfer of the parcels.

The property owners are intending to record a BLA between lots 2 and 3 of the 140 ± acre Greystone property (the "Property"), which lots are subject to a Conservation Easement conveyed from Eleanor Chamberlin to the Virginia Historic Landmarks Commission (now Virginia Board of Historic Resources) dated June 11, 1974 and recorded in Deed Book 605 at Page 52 (the "1974 Easement"), as amended by the Amendment to Deed of Easement dated November 7, 2002 and recorded in Deed Book 2350 at Page 346 (the "2002 Amendment"), as further amended by the Amendment to Deed of Easement dated July 3, 2008 and recorded as Instrument No. 20080904-0053874 (the "2008 Amendment").

Per review by the Easement Acceptance Committee, Easement Program staff consulted with the Office of the Attorney General and confirmed that the BLA is not inconsistent with the Conservation Easement, and recommends that an Amended Easement be recorded to reflect the revised internal boundaries between Lots 2 and 3.

Comments Summary:

Chair Smith asked what impact there would be to Lot 3. Tune replied that parcel would exist; it would just be smaller in size.

Chair Smith made a motion to approve the amendment as recommended by staff. The motion was seconded by Ms. Kim and the Board voted unanimously to approve the motion.

Notice of Easement Violation

The following easement violation notification was presented by Ms. Melinat.

1. William Byrd Hotel, City of Richmond

Property Owner: William Byrd Senior Apartments, LLC/ Project HOMES

Notification of major violation per Easement Program Policy #7: Easement Violations

Located at the corner of Broad and Davis Streets to the west of Richmond's central business district, the steel-framed William Byrd Hotel opened in 1925. It rises eleven stories and features brick-veneer walls accented with terra-cotta tiles above a two-story, limestone-faced base. A ca. 1996, stucco covered port-cochere attaches to the west elevation. Significant interior spaces include the first floor lobby, the second floor elevator lobby, and the elevator lobbies found on the remaining nine floors. The hotel is currently used as senior citizen rental housing with 100+ units.

The William Byrd Hotel is the subject of a current rehabilitation tax credit project, and DHR reviewed and approved a proposed scope of work in accordance with both program policies. During the construction process, the consultant was made aware of additional work completed in an attempt to address water intrusion problems at the penthouse. On December 28, 2016, DHR Easement staff requested a complete explanation of the additional work that transpired. On February 2, 2016, the property owner responded with the requested material, including additional photographs.

Without requesting technical assistance from DHR Easement staff, the owner authorized the application of a "high solids, exterior grade sealer, MasterProtect HB400" to the exterior brick on the northeast face of the penthouse in order to inhibit water penetration. According to the property owner, "this acrylic waterproofing product was selected based on its ability to bridge over cracks within the existing masonry and mortar installation." It is anticipated that the coating life is 15-20 years in this application. Prior to this application, the historic masonry was unpainted/ untreated. On March 2, 2017, following consultation with the Director of Preservation Incentives, DHR Easement staff responded with a formal letter informing the property owner that the incident conformed to the definition of "major violation" provided in Easement Program Policy #7.

Because removal of the acrylic waterproofing will likely result in additional and certain damage to the existing masonry, no remediation action is required at this time. However, this area should be monitored regularly for changes in visual appearance and overall construction integrity. DHR Easement staff proposes to conduct monitoring visits every six months (in March and September) to photographically document the condition of each of the penthouse walls, for a minimum of five years.

Comments Summary:

Chair Smith clarified that the sealer application was limited to the penthouse atop the 11-story building. Melinat confirmed this is the case, and repeated that such treatment is inconsistent with the easement provisions and the Secretary of the Interior's Standards for Rehabilitation. Chair Smith then read a prepared statement affirming the importance of the project review process for all easement property owners in upholding the perpetual commitment to the preservation of historic resources. He emphasized that the Board and DHR staff take their responsibilities in this regard seriously and requested that staff communicate this information to the property owner. Melinat confirmed this request and stated that much of this information was included in the violation letter sent to the owner on March 2, 2017.

New Easements Recorded Since the December 2016 HRB Meeting

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

1. Bishop's Run East Tract, Buckland Mills Battlefield, Fauquier County

Property Owner: Bishops Run Partners, LLC

Recorded: 12/30/16

Acreage: 32.118

Grant Funding: American Battlefield Protection Program

2. Bishop's Run West Tract, Buckland Mills Battlefield, Fauquier County

Property Owner: Bishops Run Partners, LLC

Recorded: 12/30/16

Acreage: 22.125

Grant Funding: American Battlefield Protection Program

3. Yeates Tract, Second Manassas Battlefield, Prince William County

Property Owner: Civil War Trust
Recorded: 01/05/17
Acreage: 2.579
Grant Funding: Virginia Battlefield Preservation Fund, American Battlefield Protection Program

4. Cool Spring Farm, Cool Spring Battlefield, Clarke County

Property Owner: Cool Spring Farm, LLC
Recorded: 02/02/17
Acreage: 109.2552
Grant Funding: Virginia Battlefield Preservation Fund, American Battlefield Protection Program

Ms. Musumeci stated that concluded her presentation.

Chair Smith announced a short break at 2:54 p.m.
The Board reconvened at 3:06 p.m.

HIGHWAY MARKERS

Jen Loux, Highway Marker Program Manager, introduced herself and presented the Sponsor Markers – Diversity, Sponsor Markers, TEA-funded marker, and Consideration of Replacement Marker Texts.

Sponsor Markers - Diversity

1. Ashburn School (to be considered at 3 pm)

Sponsor: Farmwell Station Middle School/Loudoun Education Foundation
Locality: Loudoun County
Proposed Location: 20579 Ashburn Road

Comment Summary:

Chair Smith asked if the Ashburn School building was the one desecrated early this year. Loux replied that it was the same building, damaged in fall of 2016. Chair Smith expressed disappointment that the class sponsoring the marker could not attend today's meeting as planned due to weather conditions in the Loudoun County district. He commended the teacher and students on a fine community project.

2. Virginia Collegiate and Industrial Institute

Sponsor: Morgan State University
Locality: Lynchburg
Proposed Location: intersection of Campbell Ave. (US 501) and Seabury Ave

Comment Summary:

Chair Smith clarified that an Industrial Institute similar to a college. Loux clarified it was more closely aligned with a college prep curriculum that offered industrial courses as well as teacher education.

3. Ota Benga (ca. 1885-1916)

Sponsor: Ann van de Graaf
Locality: Lynchburg
Proposed Location: Garfield Avenue near the Virginia University of Lynchburg

4. Nathaniel Lee Hawthorne (1923-1975)

Sponsor: Voter Registration March Re-Enactment Committee
Locality: Lunenburg County
Proposed Location: 701 Mecklenburg Avenue, Victoria

5. Martha E. Forrester (1863-1951)

Sponsor: Ms. Beatrice L. White and Robert Russa Moton Museum
Locality: Farmville
Proposed Location: 501 Race Street

6. East End Cemetery

Sponsor: Friends of East End Cemetery
Locality: Henrico County
Proposed Location: 50 Evergreen Road

7. Newtown (East Elkton) School

Sponsor: Shenandoah Valley Black Heritage Project
Locality: Rockingham County
Proposed Location: intersection of Newtown Road (Route 759) and Samuels Road (Route 638)

Comment Summary:

Chair Smith encouraged all board members to attend dedications of particular interest or in their region before requesting a motion to approve the seven Sponsor-Diversity markers as presented. Mr. Fisher made the motion and it was seconded by Dr. Fairfax, and the Board voted unanimously to approve the motion.

Sponsor Markers

1. U.S. Army Map Service

Sponsor: Analemma Society
Locality: Fairfax County
Proposed Location: 925 Springvale Road (Route 674), Great Falls

2. Sunnydale Farm

Sponsor: Historical Society of the Pound
Locality: Wise County
Proposed Location: 9725 Mountain Cove Road (Route 631)

3. Mount Jackson

Sponsor: Mt. Jackson Museum, Inc.
Locality: Mt. Jackson
Proposed Location: Route 11 (Main St.)

4. Effingham

Sponsor: Effingham Manor Winery
Locality: Prince William County
Proposed Location: intersection of Aden Road and Trotters Ridge Place, Nokesville

5. Desmond Thomas Doss (1919-2006)

Sponsor: Military Order of Purple Heart, Chapter 1607
Locality: Lynchburg
Proposed Location: southeast corner of Mosby St. and Campbell Ave.

Comment Summary:

Dr. Atkins-Spivey recommended people see the movie about Desmond Thomas Doss, entitled *Hacksaw Ridge*.

6. Col. John Thorowgood Jr.

Sponsor: Ms. Jorja Jean
Locality: Virginia Beach
Proposed Location: 5381 Northampton Blvd.

Comment Summary:

Mr. Fisher inquired if the Colonel was of the same family as Adam Thoroughgood. Loux responded affirmatively.

7. Civilian Conservation Corps Company 1392

Sponsor: John A. Neal

Locality: Tazewell County

Proposed Location: intersection of SR 637 and Vivian Lane

8. Cape Henry Railroads

Sponsor: Christopher Pieczynski

Locality: Virginia Beach

Proposed Location: Fort Story

9. Bypass

Sponsor: Sharon Christian Church

Locality: Louisa County

Proposed Location: near C&O Railroad crossing at Route 601

10. Woodrow Wilson General Hospital

Sponsor: Delegate Richard Bell

Locality: Augusta County

Proposed Location: Woodrow Wilson Ave., approximately 0.5 mile beyond intersection with US 250, Fishersville

With a motion from Chair Smith and second from Mr. Fisher, the ten Sponsor Markers were unanimously approved as presented.

TEA-funded Marker

1. Plummer Bernard Young Sr. (1884-1962)

Sponsor: TEA

Locality: Norfolk

Proposed Location: TBD

Comments summary:

Chair Smith and Mr. Fisher asked for clarification of the acronym "TEA". Loux explained it is "Transportation Enhancement Act", a grant fund that dates to the 1990s. Because those funds expire later this year, this is likely the last TEA-funded marker the Board will review. Dr. Fairfax noted that Mr. Young is regarded as a legendary hero and was known as the "Dean of Black Journalism". She added that the newspaper he started in Norfolk still exists. Loux acknowledged this and suggested that perhaps the Norfolk State University campus would be an appropriate location for the marker to be installed.

With a motion from Chair Smith and second from Dr. Fairfax, the marker was unanimously approved as presented.

Consideration of Replacement Marker Texts (VDOT project)

- | | |
|--|--------------------|
| 1. First Court of Grayson County UE-5 | Grayson Co. |
| 2. Providence Church, V-19 | Louisa Co. |
| 3. Town Fields, WY-7 | Northampton Co. |
| 4. Lynchburg Defenses, R-4 | Amherst Co. |
| 5. Appomattox Court House Confederate Cemetery, MG-1 | Appomattox Co. |
| 6. Female Collegiate Institute, F-54 | Buckingham Co. |
| 7. March to Appomattox, F-59 | Buckingham Co. |
| 8. Henry and Randolph's Debate, FR-10 | Charlotte Co. |
| 9. Edgehill, FR-6 | Charlotte Co. |
| 10. William H. Crawford (1772-1834), RA-6 | Nelson Co. |
| 11. Second Battle of Manassas, C-27 | Prince William Co. |
| 12. Dahlgren's Raid, SA-14 | Goochland Co. |
| 13. Scotchtown, W-214 | Hanover Co. |
| 14. Craig's Mill, SN-35 | Lunenburg Co. |
| 15. Cloverdale Furnace, AK-82 | Botetourt Co. |
| 16. Virginia Inventors, A-51 | Rockbridge Co. |
| 17. Sevier's Birthplace, A-34 | Shenandoah Co. |

The condition of these seventeen 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. With a motion from Chair Smith and a second from Ms. Kim, the request was unanimously approved.

Chair Smith adjourned the Board of Historic Resources meeting at 3:36 p.m.

STATE REVIEW BOARD

Gari Melchers Home & Studio at Belmont, Studio Pavilion, 224 Washington Street, Falmouth, VA 22405

State Review Board Members Present

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

State Review Board Members Absent

None.

Department of Historic Resources Staff Present

- David Edwards
- Jim Hare
- Lena McDonald
- Melina Bezirdjian
- Mike Pulice
- Aubrey Von Lindern
- Marc Wagner
- Elizabeth Lipford

Guests (from sign-in sheet): Deb McClane (Wynandra); Norman Schools (Bethlehem Primitive Baptist Cemetery and Church); Frank White (Bethlehem Primitive Baptist Cemetery and Church)

Chair Moore called the meeting to order at 1:20 p.m. for discussion and consideration of the Preliminary Information Applications (informal guidance session).

Preliminary Information Applications

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

Western Region.....presented by Michael Pulice

1. Campbell County Training School, Campbell County, #015-5200, Criteria A and C

Chair Moore asked about the property’s current ownership. Mr. Pulice said a nonprofit organization now owns it and seeks to restore it to community use.

2. Dante Downtown Historic District, Russell County, #083-5153, Criteria A and C

Vice-Chair Lahendro asked how the town was named. Mr. Pulice said it was named after William Joseph Dante, a business associate of the coal company’s founder. Dr. Lanier asked if the coal company records survive. Mr. Pulice said yes, and a book, *Memories of Dante* also has a lot of useful information for a potential nomination. Vice-Chair suggested the steam power building was notable for its engineering and Mr. Pulice agreed.

3. Dewberry Hill, Halifax County, #041-5064, Criterion C

The primary dwelling is thought to include interior woodwork by the workshop of Thomas Day. Dr. Lounsbury described a research project conducted in Milton, NC, which did not demonstrate that Day had ever done much architectural work. He added that the distinctive staircase newel in the house is similar to examples in Charleston, South Carolina. It is not known if any workers trained by Day may have done their own work in Halifax County. Dr. Lounsbury said that pattern books with Italianate designs were readily available during the mid-19th century and these may have inspired the woodwork in this house.

4. El Bethel Church, Amherst County, #005-5259, Criterion C, Criteria Consideration A

Ms. McDonald asked if the stained glass dates to the 1930s. Mr. Pulice said that all are dedicated to prominent members and pastors. One window is dedicated to a Confederate veteran with a flag featuring the St. Andrews's cross.

5. Emmanuel Baptist Church, Amherst County, #005-5071, Criterion C, Criteria Consideration A
Vice-Chair Lahendro asked when the ceiling ornamentation was added and Mr. Pulice said it likely dates to a 1960s renovation.

6. Riverside, Halifax County, #041-0089, Criterion C
Dr. Lounsbury asked about the bonding on the oldest chimney. Mr. Pulice said it is Flemish bond. The others are three-course common bond and likely date to the early twentieth century.

7. Saint Luke's Episcopal Church, Amherst County, #005-0016, Criterion C, Criteria Consideration A
Mr. Pulice noted that the chronology of the building's original construction and subsequent renovations has not been fully documented. Additional research is needed to ascertain changes to the property over time.

8. Walters-Moshier House, Town of Boston, Halifax County, #130-0006-0226, Criteria B and C
Vice-Chair Lahendro asked about ornamentation around the fireplace box in one of the second-floor rooms. The boards agreed it appears to be a metal insert.

9. Zimmermann Farm, Rockbridge County, #081-0282, Criteria A and C
Mr. Pulice explained that the primary dwelling was composed of two lateral buildings that when completed had a central hall between them. It was not designed as a typical center hall dwelling.

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

1. Bethel AME Church and Dallard/Newman House Historic District, City of Harrisonburg, #115-5132, Criterion A, Criteria Consideration A

Ms. Von Lindern said that the historic district also has significance under Criterion B for its association with George Newman. The Dallard-Newman House (115-5058) previously was recommended individually eligible for the Registers in 2014 by the DHR evaluation committee.

2. Bethlehem Primitive Baptist Cemetery and Church, Stafford County, #089-0360, Criteria A and D, Criteria Considerations A and D

Mr. White provided an overview of Bethlehem Primitive Baptist Church's role in the Stafford County African American community's history as a center for education and civil rights activism, including its role as the location of the county's first NAACP chapter, and two of its members serving as president of the chapter.

Chair Moore asked about the Union Branch of the True Vine. Mr. White said it was a local benevolent organization similar to other private community service groups of the late 19th/20th century era prior to desegregation. Dr. Lee asked if Freedmen's Bureau records had been checked. Mr. White said some research has been done.

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

1. Downtown Hopewell Historic District 2017 Boundary Increase, City of Hopewell, #116-5031, Criteria A and C

Mr. Salmon suggested Sanborn map research is needed to establish historic uses of the 1950s welding shop. Chair Moore asked about other buildings adjacent to the welding shop; Mr. Wagner said one building is a 1980s office building and the other is a tire shop with multiple additions and alterations. Additional information about the Broyhill dealership's historic uses also is needed. City directories may be useful in that regard.

2. Gwynn's Island Historic District, Mathews County, #057-5467, Criteria A, C, and D

Chair Moore asked if Gwynn's Island is experiencing loss of land and Ms. McDonald said that historic maps and aerials seem to suggest that it is.

3. Hickory Hill, Hanover County, #042-0100, Criterion A, Criteria Consideration D

Dr. Bon-Harper said that probing is not a foolproof method for determining the extent of the cemetery on the property. Chair Moore added that GPR also is not 100% reliable. Dr. Lee asked if the Wickham family papers had been researched to identify more information about the slave population on the property. Mr. Wagner said that sociology professor Reber Dunkel at Randolph Macon University is conducting that research. The SRB members agreed that the cemetery is individually eligible for the Registers regardless of the disposition of the primary dwelling.

4. Hunting Quarter Baptist Church and Cemetery, Sussex County, #091-5179, Criterion A, Criteria Consideration A

Vice-Chair Lahendro asked about the interior integrity of the church. Ms. Lipford said the stained glass windows date to the 1970s. Other interior renovations took place in the 1950s. The pews were replaced in the 1980s.

5. Lanesville Christadelphian Church, King William County, #050-0150, Criteria A and C, Criteria Consideration A
Vice-Chair Lahendro asked if this sect is still active. Mr. Wagner said yes. There are about 50,000 members worldwide. Chair Moore asked if this church was the first to be built for the sect. Mr. Wagner said an earlier church was used when the membership split from a nearby Campbellite church. Chair Moore said that how this church relates to the sect's founding in the United States should be explained in a nomination.

6. Saint John School, Albemarle County, #002-1056, Criteria A and C
The SRB endorsed the PIF without comment.

7. Woodburn, Lunenburg County, #055-0040, Criterion C
The SRB recommended the property retains integrity and affirmed the previous recommendation of Register eligibility. Dr. Lounsbury recommended the primary dwelling is more likely to date to ca. 1830.

8. Wynandra, City of Richmond, #127-7147, Criterion C
Vice-Chair Lahendro asked if there was a noticeable difference in Charles Gillette's work with Lindor versus Bottomley. Ms. McClane said no, Gillette's approach did not appear to be affected.

Chair Moore adjourned the SRB meeting at 3:39 p.m.

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