

**STAFFORD COUNTY HISTORICAL COMMISSION MINUTES**  
**March 6, 2014**

The meeting of the Stafford County Historical Commission of Thursday, March 6, 2014, was called to order at 3:06 p.m. by Chairman Anita Dodd in the ABC Conference Room of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Anita Dodd, Barbara Kirby, Richard Chichester, Ken Pitts and David Rodriguez

MEMBERS ABSENT: Ann Best-Rolls and Jane Conner

STAFF PRESENT: John Harbin, Mike Zuraf and Sylvia Dyson

PRESENTATIONS BY THE PUBLIC

Mrs. Dodd asked if there were any presentations from the public. Hearing none she moved on to the Oakenwold rezoning.

UNFINISHED BUSINESS

1. Oakenwold - Rezoning - Discussion.

Mrs. Dodd introduced herself and the Commission members to the members of the public that were present to discuss Oakenwold.

Johnny Groupe with IBI Strategies, stated he was the applicant for the rezoning. He stated the architects and cultural studies people were present to answer questions the Commission may have.

Mrs. Dodd stated at the last meeting they looked at the preliminary plans and saw a difference in what was representing the existing house and buildings. Then they looked at a plan that may have been a concept plan and the house did not seem to be oriented correctly and had also changed shape considerably. She stated the Commission was concerned as to the plan for the house, out buildings and cultural resources there.

Mr. Groupe stated they proffered to preserve the house and the outbuilding in the state that they are in. He stated the Commission was welcome to look at a plan that Ms. Burt had that locates all of those and shows them better and has current pictures of everything on site and the proposed concept plan for the main square that encompassed these buildings.

Mrs. Dodd stated it did not look like the outbuildings were going to be saved initially.

Mr. Groupe stated they were still studying to see if they could be saved and that is not in a final state yet, but they were preserving the areas that they sit in.

Mrs. Dodd asked if the architects were familiar with preservation issues.

Mr. Grey stated from an architectural standpoint and the survey, the area that they deemed responsible to keep.

Mrs. Dodd asked if the Commission could have copies.

***HISTORICAL COMMISSION MINUTES***

***March 6, 2014***

Mr. Groupe stated he had copies for the Commission. He stated they would also have modeling in the future for the project.

Mrs. Dodd asked if there were plans to make additions to the house.

Mr. Groupe stated no.

Mr. Pitts asked what the house would be uses as.

Mr. Groupe stated that would be up to the community because it would be given to the HOA.

Mrs. Dodd asked if it would be turned over to the HOA in the current condition.

Mr. Groupe stated there would be communications between the HOA and whoever has it at the time. The builder will take over to build the community and also take over rights to the property and the house. They will work back and forth with the HOA to see the building evolves.

Mrs. Dodd asked if the HOA would make that decision.

Mr. Groupe stated the builder would work with the HOA. IF the HOA wanted it as a community building or a museum showing artifacts, that would be requested.

Mrs. Dodd asked if when it is turned over to the HOA, would it be in a rehabilitated state?

Mr. Groupe stated more than likely, but that was not their decision at this point.

Mrs. Kirby stated that is what the Commission needed to know and asked if he could tell them about the building.

Mrs. Dodd stated she realized this was going to evolve and have different owners. She stated the Commission would like to be involved with the evolution of complex.

Mr. Groupe stated during his work with the Moncure family to put this property under contract that was one of their main points that the house be preserved and show the history and the heritage of the farm as best as we can.

Mrs. Dodd stated it was one of only two that she knew of that still retains out buildings and that was very important.

Mr. Rodriguez asked if there was a guarantee that when this reached the HOA that a decision won't be made to tear the property down.

Mr. Groupe stated they could not because it was proffered that the area would be preserved and that included fencing around during all construction to make sure it was unaltered.

Mr. Pitts stated he was interested in the main house being preserved because his grandfather's sister lived there and he had been in the house a number of times as a child.

Mrs. Dodd stated another thing that concerns her was having a pool close to the house and asked if it might compromise the building.

## ***HISTORICAL COMMISSION MINUTES***

***March 6, 2014***

Mr. Groupe stated this may change, because they may not want a pool.

Mrs. Dodd stated the basic configuration with modern additions may change.

Mr. Groupe stated that was correct. It was conceptual at this point. And we wanted them to have a community house that they did not have to worry about, so that was why another one may be built next to it.

Ms. Burt stated they were saving the Civil War portion of the house.

Mrs. Dodd asked if they were going to save the additions.

Ms. Burt stated they were not saving the wings.

Mrs. Kirby stated that was not the house per se, it was just the original part.

Mr. Grey stated the structure had two major additions since it was originally built and several smaller ones after that and there was severe water and structural damage and was less than desirable.

Mrs. Dodd asked if that was in the report.

Mr. Grey stated yes it was.

Mrs. Dodd stated as a preservationist she would like to see the additions kept because it shows the growth of the use of space on the property. People's needs and wants where they are living change over time and there are often either economic or social reasons for doing that. Those are significant to understanding the evolution of the building environment in Stafford County. She stated she also understood if they were no longer structurally sound because it had been 4 years since the last time she was out there. At that time the house seemed to be in fairly good shape at that point, but she was not structural engineer.

Mr. Grey gave a brief presentation of the property along with an architectural field observation and a disrepair assessment from the outbuilding to the main house. He stated the original portion of the house was circa 1855 and a series of additions were added with construction times ranging from post-Civil War to early 20<sup>th</sup> century. Some outbuildings were erected in 1855 including the kitchen, a corn crib, school, ice house and two sheds after that at the turn of the 20<sup>th</sup> century. He showed pictures of the buildings and stated the two sheds constructed between 1900 and 1950 are a total collapse, they are not sound and have severe weather and insect damage with little to no value. He stated the roof had collapsed on the school house, just this year, but it was constructed of roughhewn pine timbers that could be reclaimed but a large portion is severely dilapidated. He stated the corn crib was roughly 12 foot-6 inches by 16 foot and in far better condition than the school house. The kitchen house was multi-room and was in okay condition but the biggest concern would be the shed addition is almost completely dilapidated. He showed a picture of the main house and stated it was in very good shape considering the age then showed the series of additions over the years. He gave details about the construction of the main house and the additions and how it changed the look of the house. He stated there were some tack on additions which accommodated the needs of the family and they were in worse shape than any other part of the house. He stated they had significant water, insect and structural damage and signs of mold. He stated from a landscape standpoint it was intriguing, the front lawn had substantial nature to it, there were several large hardwoods and there were traces of carriage tracks in front of the house.

## ***HISTORICAL COMMISSION MINUTES***

***March 6, 2014***

Mrs. Dodd if there was any interest in taking the 20<sup>th</sup> century additions and leaving the remainder of the house.

Mr. Grey stated from an economic standpoint it would be very expensive to save the mid to early 20<sup>th</sup> century additions. Taking the house back to what it was at the turn of the 19<sup>th</sup> to 20<sup>th</sup> century would be more feasible.

Mrs. Dodd asked if he was talking about getting rid of all the additions.

Mr. Grey stated yes.

A detailed discussion ensued between the Commission members and the architect concerning the exact removal of what part of the additions and walls. Mr. Grey showed a slide and pointed out the area outlined in orange would definitely stay, the area outlined in green and blue were still being studied and a decision will be made if they should be saved or not because they don't have the historical significance like the main house.

Mrs. Dodd stated they did and they show the evolution of the house over time, and she liked to refer to cultural resources as opposed to historical resources.

Mr. Groupe stated the site was surveyed last week and they were in the process of creating a 3-D model, which would have thorough investigation and documentation.

Mrs. Dodd stated she would like to see the information available as an interpretative tool.

Mrs. Kirby stated she would like to see the areas in the orange and the green preserved, because in shows that once you have the children you need the space, and that would give the story.

Mr. Grey stated a decision would be made as a team as what was historically and/or culturally significant.

Mr. Pitts stated when he visited the house as a child they were in the orange and green areas, the blue area was there but they did not go in that area and he did not know what was there.

Mr. Grey stated it was almost a separate building, the way it was added on. The only access was through the door by the chimney.

Mr. Groupe stated based on your recommendations they would try to keep the green and the orange areas of the house. He stated anyone that would like to go out and look at the house was welcome to do so, just be careful. The fireplace in the kitchen was quite awesome and showed a picture.

Mr. Pitts asked what the possible use of the house would be.

Mr. Groupe stated the idea that comes to mind that any artifacts found would be put in as kind of a museum piece and it would be the best use and showcase the history of the property. He stated the outbuildings are full of old farm equipment and he did not know what Ms. Moncure was going to leave for them to display, but he would work with her. A phase 2 would be done on all the areas identified and anything found would be catalogued.

## ***HISTORICAL COMMISSION MINUTES***

***March 6, 2014***

Mrs. Dodd stated she really appreciated the Commission being involved because it was a good site with a lot of different interpretations.

2. Annual Historic Preservation Awards - May 2014 for 2013 - Nominations & Preparation.

Mr. Harbin stated they had not received any nominations.

Mrs. Dodd asked if the Commission had any nominations.

Mrs. Kirby stated she would like to see Jerilynn recognized because she has done a tremendous job in the books that she has written and the research that she has done.

Mrs. Dodd stated she felt she was eligible because other researchers have received the award in the past.

Mr. Pitts made a motion to nominate Jerilynn.

Mrs. Kirby seconded.

The motion passed 5 – 0 (Mrs. Conner and Ms. Best-Rolls were absent).

### MINUTES

Mrs. Dodd asked if there were any minutes that needed to be approved.

Mr. Harbin stated no.

### CONTINUATIONS

3. Civil War Database - National Park Service - Monthly Update.

Mrs. Dodd asked if there was an update on the Civil War Database?

Mr. Harbin stated Eric Mink emailed Kathy and stated he is working chapter by chapter. He has completed the 5<sup>th</sup> Army Corp Chapter and is beginning to work on the 3<sup>rd</sup> Army Corp. The narrative is complete and he is now working on adding maps. He stated the New York Library will provide 3 digital maps showing the encampments that he can use to supplement his maps.

4. Preservation Planner - Update.

Mr. Harbin stated the department requested 3 new positions in the new budget with one of them being a preservation planner. He stated they rolled those positions into 1 Senior Planner position, who would be responsible for the preservation planner duties but also land use cases such as rezonings and some development review responsibilities as well.

Mrs. Kirby stated the paper reported 6 positions.

Mr. Harbin stated 6 total positions, with 1 being in Planning and Zoning. This person will be staffing the Historical Commission, the ARB and the Cemetery Committee, so there will be some gains in efficiency by one person.

***HISTORICAL COMMISSION MINUTES***

***March 6, 2014***

5. Falmouth Intersection - Master Interpretive Plan - Update.

Mrs. Dodd stated she knew they were having a ground breaking ceremony at the corner of Route 1 and 17 at 9 o'clock on the 20<sup>th</sup>.

Mr. Harbin stated the Master Interpretive Plan was presented to the Board on the 4<sup>th</sup>. The consultant came down and gave a presentation, which received mixed reviews. Mrs. Bohmke was very impressed. Another Board member stated he could not support any development. Mr. Harbin stated the plan itself does not address or try to address traffic infrastructure issues. It is there for interpretation of the historic resources. He stated they would push forward a resolution at the next Board meeting to officially adopt the plan and make it more of a binding document and hopefully using the same consultant as they move into phase 2.

Mrs. Dodd asked Mr. Harbin if he thought the Commission needed to help.

Mr. Harbin stated the Commission was one of the key stakeholders identified.

Mrs. Dodd asked if it would help make the case to the Board if the Commission had a presence at the meeting or provided some...

Mr. Harbin stated possibly. He was under the impression it would go on the consent agenda, but he would talk with Kathy.

6. Proposed Ordinance O06-47 dated July 18, 2006 ref Archaeological Surveys & Investigations - Discussion.

Mrs. Dodd stated the next item was there to remind everybody, and asked if anyone had anything they would like to say about the Ordinance.

Mrs. Kirby stated no.

Mrs. Dodd asked if everyone received information on the Courthouse Streetscape. She stated she did not have a chance to compare it to the last plan, but the difference she saw was there was no longer discussion about putting glass over the foundations that were there.

Mrs. Kirby stated they were still installing the brick wall.

Mrs. Dodd stated it looks like they would be using stones on the surface to represent the foundations below. She stated she thought it would be better to mirror the brick that was found. She stated she was not sure people would understand the significance there.

Mrs. Kirby stated an interpretative sign would be placed there.

Mr. Harbin stated instead of paving over the entire surface they were outlining the location.

Mrs. Kirby stated the interpretative sign was supposed to interpret everything.

A brief discussion ensued concerning the ability to distinguish between the two areas.

## ***HISTORICAL COMMISSION MINUTES***

***March 6, 2014***

Mrs. Dodd stated because of the pieces they found, they could tell this was the shape of the courthouse and they will have a sign explaining.

Mr. Harbin stated he could also look at the ARB COA application.

Mrs. Dodd asked the Commission if they got a chance to look at the Rappahannock River Crossing from VDOT.

Mr. Harbin stated he compiled a list of all the DHR resources within that corridor, which was very extensive. He stated they were going to build 2 additional lanes which would accommodate local traffic.

Mrs. Dodd stated another bridge would have to go across the river at some time and they might as well do it now.

Mr. Harbin stated he did not know what the impacts would be, at this point he was just identifying what was there.

Mrs. Dodd stated some information has come down through Ruth Carlone, who attended the recent R-Board meeting. She stated they were going to expand the dump and negotiated to separate the Civil War Park because it had the most visible resources and the other portion would have another cell for the landfill. It does not look like they are going to do a phase 1 on that piece and her concern is the Commission might want to voice their opinion about how the property should best be treated. She stated she felt a phase 1 should be done because it was a part of the Civil War Park but was never included. She stated the information there needs to be attached to the information that is known about the Civil War Park.

Mr. Pitts stated there was a fortification there and it was not included in the park.

Mrs. Dodd suggested a representative from the R-Board come to discuss this with the Commission.

Mr. Harbin stated they would pass that request forward.

### **CHAIRMAN'S REPORT**

- Additional Presentations by the Public - as Determined by the Chairperson.

### **REPORTS BY COMMISSION MEMBERS**

### **ADJOURNMENT**

Mr. Chichester made a motion to adjourn.

Mrs. Kirby seconded the motion.

The motion passed 5 – 0 (Mrs. Conner and Ms. Best-Rolls were absent).

With no further business to discuss the meeting adjourned at 4:15 p. m.