

**STAFFORD COUNTY HISTORICAL COMMISSION MINUTES**  
**May 5, 2016**

The meeting of the Stafford County Historical Commission of Thursday, May 5, 2016, was called to order at 3:09 p.m. by Chairman Richard Chichester in the ABC Conference Room of the George L. Gordon, Jr., Government Center.

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

MEMBERS ABSENT: Jane Conner, Ann Best-Rolls, and David Rodriguez

STAFF PRESENT: Kathy Baker, Amber Forestier, and Denise Knighting

GUESTS PRESENT: Irma Clifton, Austin Chestnut, and Ruth Carlone

CALL TO ORDER

Mr. Chichester called the meeting to order and asked Mr. Pitts to call roll.

ROLL CALL OF MEMBERS

Mr. Pitts called roll and stated there was a quorum with four members present.

Mr. Chichester stated he had received an email from David Rodriguez concerning health issues and explained that Dr. Rodriguez would be attending future meetings as his health allowed him to. With no public presentation he moved on to new business.

PUBLIC PRESENTATIONS

None

NEW BUSINESS

1. Civil War Database Update – Eric Mink, National Park Service

Ms. Baker stated Mr. Mink was unable to attend the meeting and he would follow up with the report which she would email to the Commission when she received it from him.

UNFINISHED BUSINESS

2. Historic Preservation Awards

Mr. Chichester stated the Historic Preservation awards were coming up.

Ms. Baker stated she would update the Commission. She stated she spoke with Ann on the phone and she was waiting on the concurrence for the wording for the plaques. She stated she had sent them out and received comments back concerning Barbara Decatur's plaque saying for her work with Stafford County archives instead of Stafford County history, and Ann corrected the one for Sherwood and stated it was actually Sherwood Forest Farm not Sherwood Farm.

Mr. Chichester agreed.

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Ms. Baker stated that if there were no further comments and the Commission was satisfied with the plaques as presented they were ready to go to the printers.

Mrs. Dodd asked about the nameplates to update to plaque in the hall.

Ms. Baker stated there was some discussion, but perhaps no follow-up because there was not enough room to add the ones that have won, if individual nameplates are wanted. She stated it has not been updated for several years.

Mrs. Dodd stated in her opinion it should be updated and perhaps another plaque be purchased to continue. She suggested completing the current plaque at this time. Maybe purchase another in the next year and filling that one in.

Ms. Baker stated she would follow up with that. She asked about the plaque for Al Conner. She stated County Administration had created the proclamation which would be read at the Board meeting, after the regular awards.

Mrs. Dodd stated she did not think a plaque for Mr. Conner was going to be done because there was no life award and it had been decided that the Board would do a proclamation. Ms. Baker stated it was the Commission's decision if they wanted to award a plaque in addition.

Mr. Pitts inquired if the award for HHHunt was for Abberly or Abberly South. Mrs. Dodd stated that it was Abberly South, but was wondering if there was even a distinction any more. She added that it was Abberly South were all the preservation work had been done. Ms. Baker stated that she was not opposed to changing the wording to Abberly South. The Commission preferred the wording be changed. Mr. Pitts felt that they should also mention the 50,000 dollars that were proffered by HHHunt to be put towards the Civil War Park. Mrs. Dodd stated that that could be done as the plaque was being presented to the recipient.

Ms. Baker stated that the Commission would have to determine who would be writing out the language and who would be making the actual presentation. Mrs. Kirby recommended Mrs. Dodd do the presentations. Mrs. Dodd was not opposed and stated that she had already prepared some language. Ms. Baker stated she would provide Mrs. Dodd with additional information on the previously mentioned proffers so it could be included.

Ms. Baker stated that staff would be taking care of the food and preparing of the room. Mrs. Kirby suggested decreasing the amount of food that would be offered at the reception as in previous years there had always been plenty of food left over. Ms. Baker agreed.

3. Falmouth Master Interpretive Plan Implementation

Ms. Baker stated that screenshots had been emailed to everybody as discussed at the previous meeting. Mrs. Dodd stated that she would have preferred hardcopies. Ms. Baker stated that she would provide hardcopies to all the members.

Mrs. Dodd inquired if there was a deadline. Ms. Baker explained that there wasn't and that it was at the Commission's discretion. She added that once the language was written up staff would reach out to the property owners to get their approval for posting the content on the webpage.

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Mr. Pitts felt that although changes to the description of each location had already been made they should be minimized some more since it was difficult to read on a small screen. His suggestion was to just show the name of the location and offer a “read more” option.

4. Bloomington Signage/Flyers

Ms. Baker handed out a sample pamphlet which had incorporated the photographs picked by the Commission as well as the language written by the Commission along with a map on the back. Ms. Baker explained changes could be made based on the Commission’s suggestions. She further stated that the sign was also created to resemble the National Park Service format, but she was unable to show it to the Commission at this point as she did not have the required software. Ms. Baker added that she would speak with the GIS Department to get it converted to a different file format.

Mr. Chichester pointed out that on the first page it appeared that one the dates was incorrect.

Mrs. Dodd stated that she felt that the topographic lines should be removed from the map and that she would provide a map without the lines to Ms. Baker.

Mrs. Kirby stated that all in all she felt staff had done a great job.

Mrs. Dodd stated that she would like to reserve the right to make further comments after further review.

Mr. Chichester pointed out that it was unclear when looking at the pictures whether the structures were still there or if it was an older photograph. Ms. Baker stated that language could be added explaining each photograph.

5. Proposed Ordinance O06-47 – July 18, 2006 – Archaeological Surveys & Investigations

There was no discussion on this item.

ADDITIONAL PRESENTATIONS BY THE PUBLIC

Ms. Ruth Carlone stated that she had been following the Falmouth Village development for quite some time and was uncertain if the Historical Commission was aware of the commercial development that had been approved by the Planning Commission. She elaborated that the development was to include flex-office, beauty and barber shops, bakeries, general office use, public facilities, medium intensity commercial, etc. She added that the recommendations would be going forward to the Board of Supervisors. Ms. Carlone felt that most of those uses were inappropriate for a historic village. She further added that the current zoning of that area was R-1 residential, but that the Counting house which was located within that area as well would be given to a private individual and the zoning would be changed to B-2 which allowed for a lot of by-right businesses. Ms. Carlone urged the Commission to take a look at the planned development and stand up for the historic district. She felt that the historic character needed to be maintained.

Ms. Baker inquired which report Ms. Carlone was looking at. Ms. Carlone stated that she was looking at the March 15<sup>th</sup> Board of Supervisors staff report.

Ms. Baker explained that Ms. Carlone was referring to the re-zoning of the one property (Counting House) and that she had provided the Commission with information on the rezoning before it went to the Planning Commission. She reiterated that the Planning Commission had made some recommendations for some uses

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to be excluded and that the Board would further reduce some of the uses based on public input. She added that this item would go to public hearing no later than June 7<sup>th</sup> which is when the Board would make their own recommendations for uses.

The Commission wanted to ensure that it was for the Counting House parcel only. Ms. Baker affirmed.

Ms. Carlone felt that once a parcel was rezoned to B-2 it would make it rather difficult to refuse other neighbors who may decide to want to rezone. It was her opinion that the application should have been submitted as a conditional use permit rather than a rezoning so that if the property was being sold later on the County would have more control. Ms. Baker explained that restricted covenants were being recorded which would further restrict the use in case the land did change hands down the road. She added that the restrictive covenants would further spell out the uses and there would be language stipulating that any changes to the property would have to comply with the Department of Interior Standards for Rehabilitation. She felt that the covenants were more effective than a conditional use permit since they ran with the land unlike conditional use permits.

Ms. Carlone stated that she was attending this meeting simply to express her concern.

Mrs. Dodd asked if there was a way the Commission could receive the current list of acceptable uses. Mrs. Baker stated that she would be able to provide that information once the Board report went out the last week in May.

Ms. Carlone felt that since the reports didn't come out until the Friday before the meeting the public would not have enough time to review. Ms. Baker stated that the process was put in place by County Administration.

Mr. Pitts inquired what Amy's Café was currently zoned as. Ms. Baker stated it was B-2 along with several other properties that were zoned B-2, as well as some B-3 properties, which were differentiated by the intensity. She further added that because of the size of most of the lots in Falmouth it was very unlikely to have a very high intensity use since that came with pretty extensive parking requirements.

Mrs. Kirby stated that she understood the concern of the by-right uses.

Mrs. Dodd stated that she appreciated Ms. Carlone coming in to voice her concern and agreed that the Commission should continue to keep an eye on things.

CHAIRMAN'S REPORT

None

REPORTS BY COMMISSION MEMBERS

Mrs. Dodd stated that she had been called in regarding the English Cemetery off of Courthouse Road within the Brooke Point Subdivision. She stated that there seemed to be a difference of opinion. She stated that the developer intended to comply with the cemetery ordinance, however there was another ordinance requiring him to have straight side property lines. Mrs. Dodd stated that she met with one of the planners, William Sugg, and Mr. Alex McAllister, the developer, as well as Ms. Debrarae Karnes, a lawyer with Leming & Healy. Mrs. Dodd admitted that she preferred the plat showing a property line that adhered to the cemetery ordinance. After speaking with the Planning Department again, it seemed to her as if they were leaning

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towards the straight property line which meant the 35 foot easement would end up on somebody else's property. Mrs. Dodd stated that she did not agree with the County at this point and was asking for the Commission's support. She added that since this issue might come up in the future, she would like to set a precedent. The Commission unanimously agreed. Ms. Baker felt that since this was a new lot to be created there should be room to follow the cemetery ordinance. She added that she was unaware of this issue, but she would certainly look into it.

Upon Mr. Chichester's inquiry as to whom the recommendation letter should be addressed to, Mrs. Dodd replied that she was told to address the letter to the Planning Director, Mr. Harvey, and send it in copy to Ms. Baker, the Planning Commission, and Board of Supervisors. Mr. Pitts made a motion to do so. Mrs. Kirby seconded the motion. The motion passed 4-0.

Mr. Pitts stated that he had spoken with Mr. Newton regarding the cemetery located within the Grandville Subdivision and Mr. Newton, after seeing the cemetery, believed it to be a Civil War cemetery. Mr. Pitts also stated that he spoke with Billy Shelton who was unable to locate the cemetery.

Mrs. Dodd stated that a site plan had not been submitted yet and that there was still time to figure out how to address the issue in the letter. She further stated that a preliminary cultural resource survey had been produced, but there was no mention of the Quarry.

Ms. Baker inquired if Mr. Pitts knew the general area of the location. He stated there was a winding road off of Southern View Lane and the cemetery site was supposedly somewhere in that area.

Ms. Baker explained that she was inquiring because she had been contacted by an FBI agent who had a retired canine he needed to train in finding burial sites as well as human remains. He suggested helping the county in finding cemeteries as part of a training exercise for the dog. Mrs. Dodd stated that they had been looking for a specific cemetery out in the western part of the county but have been unable to find it so far. She added the property owner's approval would be required to go on the property and that so far he had been very contentious. She felt, however, that having an FBI agent join the search would make a difference.

Ms. Baker stated she would like to get a few potential sites prior to talking with the agent and get some more information from him how much time he needed to use for the training and what his goal was. She asked the Committee to provide her with some addresses or general locations.

Ms. Baker updated the Commission on the Brooks Park Fountain explaining that the demolition had been put on hold, but that now the Historical Society was talking about preserving the fountain. Mrs. Dodd asked if there were any plans on moving it or whether it would be refurbished at its current location. Ms. Baker explained it would be moved and refurbished.

APPROVAL OF MINUTES

April 7, 2016

Mrs. Kirby stated she had some corrections, on page 2, line 97, it should be signs not sings. On page 4 line, 151, she stated she was not sure what "the Commission negated" meant.

Ms. Dodd stated if you read the line before, that was during the discussion of the life achievement award. She understood it to say the Commission negated, saying they did not have one. She suggested negated be changed to no.

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Mrs. Kirby agreed.

Mrs. Dodd stated she had a correction on page 6, line 279 and 283, “tranquility” should have a capital T.

Mr. Pitts made a motion to approve the minutes with the corrections made.

Mrs. Kirby seconded.

The motion passed 4 – 0 (Mrs. Conner, Ms. Best-Rolls and Dr. Rodriguez were absent).

Mr. Chichester asked if there was anything else before adjourning.

Mrs. Clifton asked about the progress on Shelton Cottage.

Ms. Baker stated they were getting close but the weather has delayed the work some. The boards have been replaced but the painting has not been done yet. She stated she did not know the latest on the interior and the equipment was being stored inside the building.

Mrs. Clifton asked if there was a deadline.

Ms. Baker stated she did not know a deadline, she was just told they are nearing completion.

Mrs. Clifton asked if the Economic Development office had made any progress on the Falmouth Commercial Overlay District.

Ms. Baker stated the Board’s Committee discussed that this week and they are going to refer it to the Board of Supervisors for their referral to the Planning Commission. She stated sometime in the next month it should be processing through the Planning Commission.

Mrs. Clifton asked if there was a draft.

Ms. Baker stated she would have to check and let Mrs. Clifton know.

Mrs. Dodd stated she meant to ask during the awards discussion, were the people listed as the contact for each recipient the one who would be accepting the award.

Ms. Baker stated she thought so, but she has not gotten confirmation and was waiting on the RSVPs. She stated she would let Mrs. Dodd know.

ADJOURNMENT

Mr. Chichester adjourned the meeting at 4:07 p.m.