

STAFFORD COUNTY
HISTORICAL COMMISSION
MINUTES
MAY 6, 2010

- Call to Order. A regular meeting of the Stafford County Historical Commission was called to order by Anita Dodd, at 3:15 P.M., Thursday, May 6, 2010 in Conference Room ABC, Stafford County Administration Center.

- Roll Call. The following members were present: Anita Dodd, Chairperson; Ann Best-Rolls, Vice Chairperson; Cessie Howell, Secretary; Jane Conner and Barbara Kirby. Frank White was absent.

Also in attendance were: Kathy Baker, Assistant Director, Planning & Zoning and Terry Baxley Morton, Commission Clerk.

- Presentations by the Public. No one from the public was present.

- Approval of Minutes. Barbara Kirby motioned, seconded by Cessie Howell to approve the March 4, 2009 Commission meeting minutes as submitted.

The Commission Voting Tally was:

Yea	(5)	Best-Rolls, Conner, Dodd, Howell, Kirby
Nay	(0)	
Absent	(1)	White

- Assess & Provide Recommendations to the Agricultural/Purchase of Development Rights (PDR) Committee - for PDR Criteria Verbiage. Kathy Baker said when the program was developed several years ago it was primarily for agricultural land but there were certain components for environmental features on a property with minimal points on cultural resources. Committee members asked previously to have verbiage added for cultural resources. If there are cultural or historical resources on the property it would rank higher as it is something to be preserved. Page 5, Section E is the portion of the current PDR Ranking Criteria Point System that deals with cultural resources. She asked Commission members to not put emphasis on the points because they were soon going to change.

Cessie Howell asked if this is for a property owner to get tax credit. Kathy Baker said yes, this is partly so the owner can get tax credits; it is likely the value of the property will get reduced so they are not paying as much in taxes. She said there are also state and federal programs. Cessie Howell asked if this is to preserve the property so it cannot be developed. Kathy Baker said yes, for instance one house is allowed on 97 acres on the recent easement acquisition of the Silver farm. Kathy Baker said it is a County program and the County currently owns the easement on this property. The County will monitor the easement to insure the restrictions are being applied. The owner can continue farming and some limited timbering but will have to maintain buffers along streams. Jane Conner asked what happens to the property upon the owner's death. Kathy Baker said it is in perpetuity so whoever would inherit or purchase the property would be in the same program. Cessie Howell asked if the County would have the right to sell

the property. Kathy Baker answered no. Kathy Baker said this is the first property in the pilot program for the County. The owner of the property received \$300,000 from the County and \$300,000 from the State for this program. Anita Dodd asked what entity in the County is actually the overseer? Kathy Baker answered, her and Mike Lott, Environmental Planner. Mike Neuhard, Deputy County Administrator, is the administrator for the PDR program. Barbara Kirby asked Kathy Baker to explain the type of suggestions the PDR is looking for. Kathy Baker replied, what would be important to determine the worth of the cultural resource on that site. Barbara Kirby said she noticed the document read cultural features, she suggested the terms cultural resource features. Anita Dodd stressed using the term cultural resources in the criteria.

Cessie Howell mentioned the Silver farm. Kathy Baker said it is a century's farm. She said the PDR took that to be a cultural feature. She said the County may request the owner implement certain criteria to maintain the integrity of the property. The Commission agreed to submit its recommendations in a couple months to allow time for review and evaluation.

Cessie Howell motioned, seconded by Barbara Kirby to allow two months to assess and provide recommendations to the Agricultural/Purchase of Development Rights (PDR) Committee - for PDR criteria verbiage.

The Commission Voting Tally was:

Yea	(5)	Best-Rolls, Conner, Dodd, Howell, Kirby
Nay	(0)	
Absent	(1)	White

- Value of Billboards for Future Removal. Cessie Howell asked Kathy Baker if she obtained values for billboards. Kathy Baker said she was able to gather minimal information. She said she contacted Lamar a billboard company in the County and has not received a response. She contacted the Commissioner of Revenue's office and was told the billboards are taxed as personal property and the value is very limited for the actual physical structure itself. The value is in the potential revenue one can receive on the property. Cessie Howell said she wants to know how much advertisements cost on double sided billboards advertising in the Falmouth area. Anita Dodd said the figure needs to include the amount the property owner receives as well. Kathy Baker said it is possible to research how much personal property tax is paid on the billboards. Kathy Baker said she will continue to pursue the subject.

- Continue Revising The Historic Preservation Award Process. Previously, four suggestions were submitted, discussed and approved. Revisions were not applied to the document. The Clerk was instructed to apply the adopted revisions to the document.

Discussion ensued.

The Commission decided March 30th would be the annual dead-line for submissions of nominees. Members decided to issue certificates to recipients as opposed to plaques. Anita Dodd said there is a plaque in the Administration building hall that requires updating annually. Ann Best-Rolls said the idea is to present the award during May which is Historical Preservation Month. Cessie Howell suggested having Stafford County and the year engraved on a Jefferson cup, however, funding is an issue. Jane Conner said the information will be sent out

to organizations in December of the previous year. Previously, nominations for the Historic Preservation Award were accepted from the following:

- Stafford County Historical Commission
- Stafford County Historical Society
- Stafford County Architectural Review Board
- Stafford County Planning Commission
- Stafford County Cemetery Committee
- Moncure Conway Foundation

The Commission decided to add a disclaimer regarding the option to add groups to the nomination process. For example at the discretion of the Commission additional entities may be added.

- Discuss Phase I Portion of Proposed Ordinance O06-47 Dated July 18, 2006 Regarding Archaeological Surveys and Investigations. Ann Best-Rolls said she met with Supervisor Harry Crisp and Planning Commissioner Pete Fields to discuss a solution for Phase I. They discussed hiring an archeologist for Phase I with a historic preservation planner coming on board. The position of a preservation planner is funded through a dedicated source for a tourism topic. She said Harry Crisp is willing to attend the June Commission meeting. She said because of the tension the ordinance has caused she thought there has to be a possible alternative. Anita Dodd said the County would benefit from having an archeologist on staff but without a preservation planner accomplishments will not be fulfilled. She said it will not negate a Phase I. She said if there is an archeologist on staff is that person supposed to conduct archeological surveys or oversee studies being conducted by cultural resource management firms? She said if the County is to take over the studies they would require a lab and personnel to deal with, store and report on artifacts. She said an archeologist is not necessarily trained in the finer points of historic preservation. Anita Dodd said a historic preservation planner would have training on how Certified Local Government (CLG) works, how preservation, grants and easements work etc. She said there is more bang for the buck with a historic preservation planner than an archeologist. Anita Dodd said in the past County staff have discussed implementing a Cultural Resource Management Department that would have staff and a department head that could facilitate and care for cultural resources that the County owns and work closely with Planning on cultural resources on development properties. She said Fairfax and Prince William Counties have preservation departments. Stafford County has to start somewhere. In the past that start has been a preservation planner. Anita Dodd said because the County has had a preservation planner before it may be a little more palatable to the Board of Supervisors to rehire that position. She said it still does not mean that the County forgets about preservation or does not try to get an archeologist on staff. Ann Best-Rolls said it would be beneficial to have a representative from the Planning Commission and the Board of Supervisors talk the Commission through the political, governing and planning processes. She said an archeologist or preservationist is needed on staff as the County has cultural resources that continue to be vulnerable. The County has a department to build as it lost momentum when a preservationist was not replaced. Ann Best-Rolls said because of the economy and the County budget it will not be possible until 2012. Anita Dodd said the ordinance does not deal with people's private property rights it only deals with developers.

- Report by Commission Chairperson. Anita Dodd said she was contacted by a representative for

the builder regarding the Knight House and Embrey Mill. She said the house is going to receive stabilization work.

- Comment by Commission Member. Jane Conner requested that Master's Mill and the Stevens Farm be added to the July meeting agenda in honor of Tim Dwight's work toward their preservation.

- Adjournment. At 4:55 P.M., the Chairperson declared the meeting adjourned.

Anita Dodd - Chairperson

Ann Best-Rolls - Vice Chairperson