

CLARKE COUNTY
HISTORIC PRESERVATION COMMISSION
Minutes - 20 March 2019

A regular meeting of the Historic Preservation Commission was held at the Town/County Government Center, 101 Chalmers Court, Berryville, Virginia on 20 March 2019 at 4:00 p.m.

Present: Betsy Arnett, Terri Catlett, Bob Stieg, Katherine Berger, and Robin York
Absent: Doug Kruhm, Page Carter, Alison Teetor, *County Natural Resource Planner*
Staff: Maral Kalbian, *County Architectural Historian*, Brandon Stidham, *Planning Director*
Other: No one

The meeting was called to order by Ms. Arnett at 4:02.

Approval of Agenda Ms. Arnett asked to add an item to Old Business regarding Demolition by Neglect. On a motion by Mr. York, seconded by Ms. Berger, the agenda was approved as amended.

Approval of Minutes: On motion by Mr. Stieg, seconded by Ms. Berger, the minutes of the 16 January 2019, regular meeting were approved.

Report of the Chair: Ms. Arnett stated that she and Ms. Kalbian attended Preservation Virginia's "African American Historic Resources Symposium" in Charlottesville on March 19, and remarked at the great level of diversity, the large number of attendees, and the variety of topics presented, although she felt that too much information had been packed into one day's meeting. Ms. Arnett will be attending DHR's CLG Training in Warrenton on March 28 and Ms. Kalbian and Mr. York will be attending the session in Leesburg on March 29.

Report of Architectural Historian: Ms. Kalbian stated that a sign in Millwood at 2045 Millwood Road had been administratively approved. She also completed the review of the McDonald's remodeling, which met the Standards of the Historic Access Overlay District. She met with the new owners of Norwood, who wanted information regarding tax credits and also county tax abatement. She reported that the new owner of Bloomfield is continuing to rehab the property. She had no information regarding the new owner of the historic house on Josephine Street that had been auctioned, except that she had heard he also owned the lot next door and had determined the house was in poor condition. .

Award Luncheon Nominations: Several ideas were presented by both Ms. Kalbian and Mr. York. The commission agreed that Certificates of Merit will be given to L'Auberge Provencale for the stewardship of their historic property and the sensitive additions that have been made; to Page Carter for the rehabilitation of two buildings in Millwood; and to White Post Restorations and employee Donny Carver for the stewardship of the White Post. They have repaired and or replaced the post 12 times over a 37-year period. Audley was also considered for a Stewardship Award, but they received one in 2013. Other names were to be emailed by Ms. Kalbian after the meeting for the consideration of the entire committee. The awards ceremony will be held on May 15 at Camino Real at noon, following the regularly scheduled

HPC meeting at 11 a.m. Ms. Teetor will make sure the reservations are made and invitations sent out. Maral and Betsy will work on the write-ups and awards.

CLG Book and New Application: Ms. Kalbian reported that she had been granted an extension by DHR for the grant until end of December 2019. She is currently completing the survey of 35 historic resources that have to be entered into the V-CRIS program and will then commence on working to write the book. She has already spent in excess of 80 hours conducting new research that she would like to incorporate into the book. A discussion ensued about what Phase 3 would entail: completing the writing, fine-tuning and production. Ms. Kalbian was unsure of whether the money had been earmarked for the next phase but had been contacted by Ms. Teetor regarding the budget. Ms. Teetor will clarify this. The HPC members and Ms. Kalbian also discussed what the purpose of the book is - to bring together information already compiled on the county into one place. Mr. Stieg suggested posing research questions including things we don't know about certain properties. Ms. Berger suggested that it would be similar to a catalogue resume on paintings: you state what you know and then suggest things you don't know and the process of answering them.

ABPP Grant application for Battle of Berryville: Mr. Stieg explained that he and Ms. Teetor had been working on the grant application for the first of a three-phase project for listing the Battle of Berryville in the National Register of Historic Places. The grant application is due in April and he was uncertain if they would be able to meet this year's deadline or would wait until next year to begin the project. The first phase would be a grant to identify the boundaries of the potential historic district and submit a completed Preliminary Information Form to the Department of Historic Resources to determine eligibility. The second phase would be the architectural/archaeological survey of the properties within the boundaries. The third phase would be the completion and submission of the nomination for listing in the Virginia Landmarks Register and the National Register of Historic Places. Fortuitously, Ms. Teetor found a previous (unsuccessful) ABPP grant application from 2013 completed by the Piedmont Environmental Council for the Battle of Berryville Historic District National Register nomination. They are using that information as a template for the new grant application but need to better define a budget. Ms. Kalbian suggested they confer with David Edwards at DHR, who works with these types of grants.

Demolition by Neglect Action Items: Ms. Arnett developed a list of four action items from the list of recommendations in the 2018 Demolition by Neglect Report by Ms. Kalbian. These are the ones that she would like to present to the Clarke County Planning Commission and the Board of Supervisors. 1). Maintain and update annually the list of properties that were cited in the report. 2). Have the HPC reach out to the owners of the vacant properties (within National Register Historic Districts or ones that appear to be individually eligible) and provide them with information as to what preservation tools are available to aid in taking care of their buildings. 3). Work with CCHA to capture oral histories of prioritized properties on the list. 4). Develop a program, possibly to be funded by the BOS, to assist owners of properties to gain clear title. In many cases, lack of clear title is a major stumbling block in rehabbing a property. Mr. Stieg motioned to accept, seconded by Ms. Berger and unanimously approved by the HPC.

Oral Histories of properties threatened by demolition by neglect: Ms. Arnett said she has spoken with Nathan Stalvey, Director of the Clarke County Historical Association (CCHA)

about conducting these oral histories and that he agreed. She presented a tiered system of prioritized properties, based on condition, age and location within historic districts, to the Commission from Ms. Kalbian's list that she would like to present to CCHA. The First Tier would be the properties on Josephine Street; the Second Tier would be the Boyce School, The Highland at Double Tollgate, the Briggs Store, the Anderson Mill, Southside, and the house at 3377 Swift Shoals Road; and the Third Tier would be the properties in Millwood and Browntown. Mr. Stieg suggested that the list of abandoned properties be sorted by these tiers. Ms. Kalbian will send Ms. Arnett the spreadsheet in the report she completed so that Ms. Arnett she can rearrange them by tier and present the commission at the May meeting for final approval before sending to Mr. Stalvey.

Historical Markers Ms. Arnett had nothing to report on this subject but wanted to keep this on the agenda so the HPC does not lose sight of the project.

Historic Resources Roundtable: Ms. Arnett reported on the meeting that occurred of the Historic Resources Roundtable at Clermont on March 6. In addition to Ms. Kalbian and Arnett, it was attended by the members of the Mosby Heritage Association, Clermont, Long Branch, Millwood Community Association, Josephine Improvement Association/ Josephine School Museum, Rosemont, and the Shenandoah Valley Battlefields Foundation. The meeting, which lasted 1 ½ hours, provided an opportunity for an exchange of information on what each organization was doing. Many are already collaborating. They agreed to meet again in September.

New Business: Mr. York informed the Commission that two trees had fallen at Wickliffe Church and punctured the historic metal roof. He was told that since the church is individually listed on the National Register but not in a local historic district, it is hoped that repairs would follow the Secretary of Interior's Standards for Rehabilitation.

Ms. Berger left at 5:10 p.m.

Adjournment: The meeting was adjourned at 5:12 p.m., as there was no longer a quorum. The next regular meeting is scheduled at 11:00 a.m. on May 15th and will be followed by the Annual Awards ceremony.


Betsy Arnett, Chair


Maral S. Kalbian, County Architectural Historian

CLARKE COUNTY
HISTORIC PRESERVATION COMMISSION
Minutes – 15 May 2019

A regular meeting of the Historic Preservation Commission was held at the Camino Real Restaurant 16 Crow St., Berryville, Virginia on 15 May 2019 at 11:00 a.m. The annual award luncheon was held immediately following the regular meeting.

Present: Betsy Arnett, Robin York, Billy Thompson, Terri Catlett, and Bob Stieg

Absent: Page Carter, Doug Kruhm, and Katherine Berger

Staff: Alison Teetor, *County Natural Resource Planner*, Maral Kalbian, *Architectural Historian*

Others: **Aubrey Von Lindern, CLG Coordinator & Architectural Historian, Northern Region Preservation Office, Department of Historic Resources**

Approval of Agenda: On motion by Mr. York, seconded by Mr. Stieg, the agenda was unanimously approved.

Approval of Minutes: On motion by Mr. York, seconded by Mr. Stieg, the minutes of March 20, 2019 were approved with corrections.

Report of the Chair: Ms. Arnett reported that she and Ms. Kalbian gave a presentation to the Board of Supervisors on the Demolition by Neglect report. The Board was very receptive and had good comments and questions. They thanked the Commission for their work on the topic. An article that appeared in the Star was distributed to members. Ms. Arnett also stated that she had discussed with Ms. Von Lindern the potential for giving the presentation at a CLG training class as many communities struggle with the same problem. The next step is to update the database to have an accurate, prioritized list of structures. Ms. Arnett also stated that her National Register Nomination for Stone's Chapel will be presented to the Virginia State Review Board and Historic Resources Board for recommendation to the National Register of Historic Places. Members suggested that a letter of support be sent from Vice Chair Ms. Carter. Staff will prepare the letter for signature.

Report of the Architectural Historian: Ms. Kalbian provided an update on the CLG grant for Phase 2 of the book. She met with Ms. Von Lindern and Ms. Teetor to discuss the status of the project. She stated that the survey component is complete. An extension has been approved until August 31, 2019 to allow additional time for writing the draft. She also stated that Tuleyries is for sale which consists of multiple historic structures on 3 parcels totaling over 400 acres. Members suggested that staff reach out to the realtor to highlight the historic significance of the property and offer assistance with explaining Historic Preservation tax credits with any interested buyer. Ms. Kalbian also reported that She, Mr. Stieg, and Ms. Teetor met with Ms. Von Lindern prior to this meeting to discuss the American Battlefield Protection Program (ABPP) grant for the Battle of Berryville. Of primary importance at this stage is public engagement. The group suggested holding a public information meeting to coincide with the 155th anniversary of the Battle on September 4th. This will be an evening meeting to highlight the purpose of the grant application, what it would mean for property owners, and what's involved in the process. Another important step is to gather letters of support for the grant application – these could come from the Board of

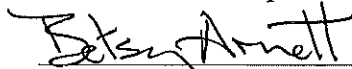
Supervisors, Shenandoah Valley Battlefield Foundation, the Clarke County Historical Association, and others. The proposed plan is to complete the nomination in a series of 3 phases, as recommended by the ABPP. The first phase would be historical research, a military terrain analysis. Phase 2 would include archeology, additional research and a boundary survey. The final phase would be writing the nomination. Ms. Teetor will contact the NPS to determine the FY20 grant application period. Ms. Kalbian also stated that the application for Phase 3 of the book is due today. Nothing has been submitted because we thought that the extension for Phase 2 was until December. Now with the extension only until August there is more time to work on writing the book. Both Ms. Von Lindern and Ms. Catlett agreed that from the Department of Historic Resources and the Board of Supervisors perspective continuing the work on the book without a break provides more continuity and positive momentum for the project. Ms. Kalbian and Ms. Teetor will work on submitting the application this afternoon.

Annual Preservation Awards

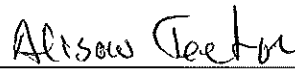
In recognition of May as National Preservation Month, the Commission presented its twentieth annual Historic Preservation Awards to citizens of Clarke County who have made distinctive efforts to preserve and maintain the historic structures and places of the County that are essential to defining its unique cultural identity. The 2019 award recipients were:

1. Alain and Celeste Borel
Certificate of Stewardship for the stewardship of Mount Airy (L'Auberge Provencale)
2. Page Carter
Certificate of Merit for the rehabilitation of 1959 Millwood Road
3. White Post Restorations and Donny Carver
Certificate of Merit for the restoration of the White Post
4. Donald and Mary Shockey
Certificate of Stewardship of Callander and Walnut Hall

Adjournment On motion by Mr. York, seconded by Mr. Stieg, the Commission unanimously agreed to adjourn to the awards luncheon. The next regular meeting is scheduled for September 18th at 4:00 pm.



Betsy Arnett, Chair



Alison Teetor, Clerk to the Commission

CLARKE COUNTY
HISTORIC PRESERVATION COMMISSION
Minutes - 18 September 2019

Certificate of Appropriateness - Public Hearings

Present: Betsy Arnett, Bob Stieg, Katherine Berger, Billy Thompson, and Robin York

Absent: Doug Kruhm, Page Carter, Terri Catlett

Staff: Alison Teetor, *County Natural Resource Planner* Maral Kalbian, *County Architectural Historian*, Brandon Stidham, *Planning Director*

Other: Edward Alex Lee, Brian Legge, Andrew Franklin, Jane Ailes, Anne Kerr, and Katherine Kempson

Edward Alex Lee requests a Certificate of Appropriateness for constructing a deck to the existing workshop on the property identified as Tax Map Parcel 30A-A-33 located at 24 Tannery Lane in the White Post Historic District, zoned Rural Residential (RR) and Historic Overlay (H) (CA-19-02a).

Ms. Arnett opened the public hearing and described the process. She stated that: the applicant would first describe the proposed project; Ms. Kalbian would then provide staff comments; the Commission members would then have an opportunity to ask questions; she would then open the floor for members of the public to speak either for or against the project; and finally the Commission would vote.

Ms. Arnett explained that the applicant requests a Certificate of Appropriateness to build a deck on the rear of the building located on the property identified by Tax Map Parcel 30A-A-33. The proposed deck measures 666 sq. ft.

Mr. Lee stated that the deck would be located behind their studio/workshop located at 30 Tannery Lane. He stated there would be no visibility from Millwood Rd., and only limited visibility from the grassy overflow parking area. The maximum height of the proposed deck is 24". A railing will be installed along the 2 short sides with 3 large steps extending off the deck along the he long side. The railing will be 3 colors, a cap, rails and posts as shown on photographs Mr. Lee provided in his application. The deck material will be brown trex that looks like wood grain.

Ms. Kalbian stated that the application meets 7 of the 8 applicable criteria. The deck will not have a roof so # 7 does not apply. She read through the rest of her analysis suggesting that the applicants may want to plant shrubs on the south east side of the deck to provide additional screening. There was some discussion about the type of shrub, Ms. Kalbian suggested using a native species.

Ms. Arnett opened the public hearing. No one asked to speak so Ms. Arnett closed the public hearing. On motion of Mr. York, seconded by Ms. Berger, members voted unanimously to approve the request.

Brian K. Legge requests a Certificate of Appropriateness for constructing a garage on the

property identified as Tax Map #28A-A-66 located at 140 White Post Road in the White Post Election District and zoned Rural Residential (RR) and Historic Overlay (H) (CA-19-03)

She stated that: the applicant would first describe the proposed project; Ms. Kalbian would then provide staff comments; the Commission members would then have an opportunity to ask questions; she would then open the floor for members of the public to speak either for or against the project; and finally the Commission would vote.

Mr. Legge stated that he would like to build a detached garage that would match the roof pitch of the house. The structure would measure 42' x 42' and match the house color.

Ms. Kalbian stated that Mr. Legge had submitted 3 options for consideration.

Option 1 has the same roof pitch as the house which when combined with a 12' wall height exceeds the height allowed for an accessory structure in the Rural Residential zoning district. To comply with zoning, Mr. Legge proposes to attach the garage to the house with a breezeway. The garage would be oriented parallel to the house but extend in front of the house approximately 22'.

Options 2 and 3 have a siting angled slightly toward White Post Road. Option 2 has a shallower roof pitch and no breezeway.

Option 3 has a dual pitch roof with a lower height and no breezeway. There are no other potential locations for the garage as the drainfield is in the back yard.

Ms. Kalbian read through her determination stating that the application did not meet 4 of the 8 criteria. The four Criterion that the designs did not meet are as follows: #1. Height, proportion and scale: Ms. Kalbian stated that in general the accessory building should be smaller than the house and should not be sited in front of the house as presented in all three options. She also stated that the 37' breezeway along with the garage would have a highly negative visual impact. The building is too large for a small village lot within the historic district. #2. Building Orientation and Spacing: She stated that an accessory building should not compete visually with the main house. Due to the proximity of the large outbuilding so close to the house, it is not in keeping with the spacing and siting patterns found in the District. #3. Openings and Entrances: The proposed design would not be consistent with other structures in the District as options 2 & 3 would have the large garage doors, in part, facing White Post Road. #8. Site design and landscape elements: Ms. Kalbian states that the large accessory building with such a prominent and highly visible location will have a negative visual impact. In light of the fact that design only met half of the Criteria, Ms. Kalbian recommended denial.

Ms. Arnett asked if Commission members had any questions or comments. Mr. York stated that he felt the size, scale and location are the main problems. Ms. Berger asked if it would make any difference if the structure looked like a carriage house. Ms. Kalbian responded that this since this is a modern building, it should not attempt to look like a historic structure but instead respect the scale, siting, and size of outbuildings within the district.

Ms. Arnett opened the public hearing. The first speaker was Andrew Franklin 98 White Post Road. He stated that he is the neighbor on the north side. He opined that the garage is too big. He also stated that since the new house, 140 White Post Road, was built, that he has had problems with runoff flooding his yard. He is concerned that if this building is constructed that

there will be additional problems. Mr. Legge stated that he would have his contractor, E.R. Neff fix the drainage issue if he is allowed to build the garage. Mr. Legge also stated that he is willing to scale the size back from 42' x 42' to 36' x 36'. Ms. Arnett stated that he will have to reapply in order for the Commission to substantial changes to the current application. The next speaker was Katherine Kempson, 150 Meadows Lane, White Post. She stated that the proposed garage was too large for an historic district. The next speaker was Jane Ailes, 213 White Post Road, White Post. She also thought the proposed structure was too large.

Ms. Arnett asked if anyone else would like to speak, hearing none, she closed the public hearing. She asked for a motion. Mr. York made the motion to deny as currently presented, seconded by Mr. Stieg. Ms. Arnett asked if there was any further discussion, Mr. York restated that the size of the structure is a problem, along with the fact that the proposal only meets 4 of the 8 criteria. Ms. Arnett asked for the vote, members approved the motion to deny, Mr. Thompson abstained.

Following the public hearings, the regular meeting of the Historic Preservation Commission was held at the Town/County Government Center, 101 Chalmers Court, Berryville, Virginia on 18 September 2019.

Ms. Arnett called the regular meeting to order at 4:32 pm.

Approval of Agenda On a motion by Mr. York, seconded by Ms. Berger, the agenda was approved.

Approval of Minutes: On motion by Mr. York, seconded by Mr. Stieg, the minutes of the 15 May 2019, regular meeting were approved.

Report of the Chair: Ms. Arnett stated Stones Chapel was placed on the National Register of Historic Places last month. It was placed on the Virginia Register of Historic Places in June. She completed the National Register nomination. The church will be hosting a fall gathering Friday September 21st.

Report of Architectural Historian: Ms. Kalbian reported that she finished phase 2 of the book. She was given an extension until the end of August but she didn't get as far as she had hoped. In addition, the County was not approved for the CLG grant to complete the 3rd phase. She is hopeful that a funding source can be identified so she can continue writing and not lose momentum. Mr. Stieg was upset that DHR decided not to fund the book after encouraging the application. He also stated that it would be helpful for Ms. Kalbian to put together budget estimates and specific details on what is to be accomplished for the final 2 phases in order to know what is needed when asking for alternative funding. Ms. Kalbian also reported that she has been contacted by persons interested in putting up a plaque commemorating the Bristow Community on Castleman's Road. She has been asked to write the text for the plaque and wanted to confirm that the HPC would pay her for her time. Members agreed that this has been a priority since the Church was torn down. She also stated that a vacant lot in Millwood has been purchased and the owner plans to build a low country house, which is not in keeping with the historic context but there is no local historic district in that part of the Village. She has been

in touch with Matt Hannan who recently restored the house located at 1682 Millwood Road and has purchased the historic church next door and plans to renovate that as well.

CLG Book - this was discussed earlier

2020 CLG application - members agreed to reapply for phase 3 of the book

ABPP - Battle of Berryville - Mr. Stieg reported that he had met with Ms. Teetor, Ms. Kalbian, Ms. Dunkle, Town Planner, Aubrey Von Lindern of DHR, and Ms. Kuehner to discuss having a public information meeting to gauge community support for an application to begin development of a National Register nomination for the Battle of Berryville. A postcard was mailed to approximately 600 residents within the proposed study area. A press release will be sent out next week, and the informational meeting will be held Monday September 30th in the main conference room at the Government Center at 6:30 pm. Members were encouraged to attend.

Oral Histories of properties threatened by demolition by neglect: Ms. Arnett said she will continue to work with Nathan Stalvey, Director of the Clarke County Historical Association (CCHA) about conducting oral histories. Ms. Kalbian will work on prioritizing the properties to be considered and also update the list of properties threatened by neglect.

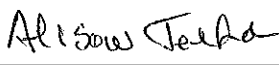
New Business: Mr. York informed the Commission that work continues on the gas station in White Post. He stated the inside is stabilized and protected. Mr. Thompson stated that the doors are finished and ready to be hung. Ms. Kalbian stated that it is wonderful that the community has worked together to restore the building.

Ms. Arnett stated that she has been thinking about the annual awards luncheon and wondered if members would consider a ceremony other than a luncheon, perhaps having a presentation and inviting past winners at an historic site. Members agreed to discuss this at the next meeting.

Adjournment: On motion of Mr. York, seconded by Ms. Berger, the meeting was adjourned. The next regular meeting is scheduled at 4:00 p.m. on November 20th.



 Betsy Arnett, Chair



 Alison Teetor, Clerk to the Commission

CLARKE COUNTY
HISTORIC PRESERVATION COMMISSION
Minutes – 30 October 2019

Certificate of Appropriateness - Public Hearings

Present: Betsy Arnett, Bob Stieg, Katherine Berger, Page Carter, Doug Kruhm (arv. after PH)

Absent: Terri Catlett, Billy Thompson, and Robin York

Staff: Alison Teetor, *County Natural Resource Planner* Maral Kalbian, *County Architectural Historian*

Other: Brian Legge, Bev McKay, Supervisor

Brian K. Legge requests a Certificate of Appropriateness for constructing a garage on the property identified as Tax Map #28A-A-66 located at 140 White Post Road in the White Post Election District and zoned Rural Residential (RR) and Historic Overlay (H) (CA-19-04)

Ms. Arnett opened the public hearing and described the process. She stated that the applicant would first describe the proposed project; Ms. Kalbian would then provide staff comments; the Commission members would then have an opportunity to ask questions; she would then open the floor for members of the public to speak either for or against the project; and finally the Commission would vote.

Mr. Legge stated that he has revised his application since the September hearing to reduce the size of the garage and move it behind the house.

Ms. Kalbian read her determination stating that the application met 7 of the 8 criteria. She stated that it didn't meet number 2 Building Orientation and Spacing patterns within the White Post Historic District, as the garage is sited too close to the house. All other criteria have been met. Ms. Kalbian recommended approval.

Ms. Arnett asked if Commission members had any questions or comments. Hearing none, Ms. Arnett opened the public hearing. No members of the public wished to speak. Ms. Arnett closed the public hearing. On motion of Mr. Stieg, seconded by Ms. Carter, members voted to approve the garage as presented in the staff report that included the Garage Elevation sheet A-1 dated 10-21-19, the exhibit showing proposed garage Plat dated 10-2-19, both as provided by the applicant and the Check List for Certificate of Appropriateness submitted by Ms. Kalbian that includes the following conditions:

- 1) that the garage be smaller and shorter (2') than the main house (1,240 square feet).

- 2) that the side of the building facing the house have an overhead garage door and two swinging man doors (one is beneath the breezeway). The north side facing the driveway have two overhead garage doors. The west side facing the rear have a single overhead garage door. The south side facing the church have two double-hung windows. The fiberglass "Stamped Carriage Style" garage doors, which have 8-light frieze windows, was provided by the applicant and included in the staff report as the proposed style of garage door.

- 3) that the garage siding would be "LP Smart Siding," a fiber-cement product with a wood pattern that simulates vertical wood boards. These materials could be appropriate for a modern utilitarian outbuilding within the district

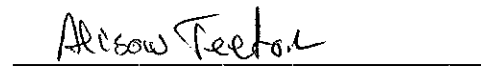
- 4) that the garage would be painted the same color as the main house.

5) that the proposed garage would have a double gabled roof clad in traditional standing-seam-metal of a black color.

Following the public hearing, the Executive Committee was asked to approve two additional projects on the property. The first is a 16' x 16' pavilion to be located north of the driveway. The open, concrete-floored structure will have a gabled standing-seam-metal roof supported by four posts that match those on the front porch of the house. Committee members approved the construction and location. The second project is a 6' vinyl privacy fence to be located on the back of the property; members approved the fence provided it is brown in color and has a lattice top.

Being no further business the meeting was adjourned.


Betsy Arnett, Chair


Alison Teetor, Clerk to the Commission

**CLARKE COUNTY
HISTORIC PRESERVATION COMMISSION
Minutes – 20 November 2019**

A regular meeting of the Historic Preservation Commission was held at the Town/County Government Center, 101 Chalmers Court, Berryville, Virginia on 20 November 2019 at 4:00 p.m.

Present: Betsy Arnett, Doug Kruhm, Page Carter, Terri Catlett, Bob Stieg, and Robin York

Absent: Katherine Berger

Staff: Maral Kalbian, *County Architectural Historian*, Alison Teetor, *County Natural Resource Planner*

Other: No one

The meeting was called to order by Ms. Arnett at 4:02.

Approval of Agenda Ms. Arnett asked to amend the agenda to include the long overdue presentation of the Certificate of Merit to Page Carter. On a motion by Mr. Stieg, seconded by Mr. York, the agenda was approved as amended.

2019 Certificate of Merit Award Ms. Arnett read the award text, recognizing Ms. Carter for her work renovating the houses located at 1959 Millwood Road in Millwood. Ms. Carter stated she really appreciated being recognized.

Approval of Minutes: On motion by Mr. York, seconded by Mr. Stieg, the minutes of the 18 September 2019, regular meeting were approved, Mr. Kruhm abstained. On motion of Mr. Stieg, seconded by Ms. Carter, the Public Hearing minutes of October 30, 2019 were approved, Mr. Kruhm abstained.

Report of the Chair: Ms. Arnett stated she had sent Mr. Stalvey the top twelve demolition by neglect properties for completing oral histories. The priority was based primarily on condition of the structure.

Report of Architectural Historian: Ms. Kalbian reported that she has been working on the text for a new historical highway marker for Bristow, the African-American community located on Castleman Road near the intersection with Shepherds Mill Road. Mr. Caldwell has agreed to complete the application and pay the fee. The verbiage will be reviewed by the Department of Historic Resources staff and hopefully approved at their next Board meeting in March. The Clarke County Historic Association will be the pass through for the funds. It is anticipated that the marker will be installed in May. Ms. Kalbian is also working on a civil rights grant application for the Zion Annex on Josephine Street. This is the oldest surviving church on Josephine. The grant is the same grant used to put the roof on the Josephine Museum and is one of the only grants that provide funds for construction. Ms. Kalbian and Ms. Teetor met with Ms. Dee Dee Liggins and Jay Hillerson to see about getting a cost estimate for the work. The application is due December 3rd.


CLG Book - At the last meeting members discussed the fact that the County was not approved for the CLG grant to complete the 3rd phase of the book. They had discussed the potential of funding the project with private donations so that Ms. Kalbian could continue writing and not lose momentum. Ms. Kalbian stated that she has not had time to put together budget estimates and specific details on what is to be accomplished for the final 2 phases. Members agreed to reapply for phase 3 of the book for the 2020 application.


ABPP - Battle of Berryville - Mr. Stieg reported the informational meeting to discuss the Battle of Berryville was held Monday September 30th in the main conference room at the Government Center at 6:30 pm. He stated that it was very well attended and that in general the audience was interested to learn more about the battle and what impact the designation would have on their property. Ms. Kalbian had explained that the designation was strictly honorific and intended to educate and increase public awareness about the battle. On motion by Mr. Stieg, seconded by Mr. Kruhm, members authorized staff to apply for the phase 1 grant which would fund conducting research to establish actual boundaries for the potential district.

Old Business: Mr. York informed the Commission that work continues on the gas station in White Post. He stated the inside is stabilized and protected, the windows have been hung and the protective plywood covers are ready to be removed. The issue now is redoing the stucco which has glass particles imbedded in it. Mr. Thompson stated that it has been difficult to get enough glass that has the correct consistency to match the original stucco. He is hopeful that the glass can be obtained so that the stucco can be completed when the weather warms up in the spring. Ms. Kalbian suggested that the Association follow the *Secretary of Interior's standards for Rehabilitation* and consider not replacing all the stucco with new stucco. She suggested that perhaps they could preserve the original under the canopy, where it is in generally good condition, and replace the rest which is in poor condition or missing. The Association has also ordered replica gas pumps to place in front where the old pumps once stood. Mr. Thompson shared that they are fund raising for the work by selling ornaments highlighting features in White Post. The ornaments sell for \$50.

New Business: Ms. Carter spoke about the recently held Millwood Community meeting at Shiloh Baptist Church. She stated approximately 45 people attended to discuss a long-range plan for the community. Several ideas were discussed including the creation of an African-American museum. Other ideas were to provide services for clearing cloudy titles and general property maintenance needs. Ms. Carter stated that additional community meetings will be held next year.

Adjournment: On motion of Mr. York, seconded by Mr. Stieg, the meeting was adjourned at 5 p.m. The next regular meeting is scheduled at 4:00 p.m. on January 15th 2020.


Betsy Arnett, Chair


Alison Teetor, Clerk to the Commission