

Approved Minutes

JOINT MEETING
STATE REVIEW BOARD and BOARD OF HISTORIC RESOURCES
10:00 a.m. March 20, 2025
Westover Building, Maymont
1000 Westover Road, Richmond, VA 23220

State Review Board Members Present

John Mullen, Chair
Dr. Jody L. Allen, Vice-Chair
Dr. Jeffrey Klee
Dr. Larissa M. Smith
Carol Shull
Dr. Eleanor Breen
Greg Rutledge

Historic Resources Board Members Present

Aimee Jorjani, Chair
Trip Pollard
Martin Townes
Mary Pope Hutson
Dr. Ashley Spivey*
Jamie Bosket

State Review Board Members Absent

None

Historic Resources Board Members Absent

Dr. Ken Rutherford, Vice-Chair

Department of Historic Resources Staff Present

Julie Langan, Director
Roger Kirchen, Deputy Director
Amanda Terrell
Brad McDonald
Michael Pulice
Joanna McKnight
Austin Walker
Angel Williams
Joanna Wilson Green*
Kathy O'Shea*

Stephanie Williams, Deputy Director
Megan Melinat
Jolene Smith
Jennifer Pullen
Aubrey Von Lindern
Ari Calos
Dr. Jennifer Loux
Kyle Edwards*
Elizabeth Lipford*
Ivy Tan*

**denotes virtual attendance*

Other State Agency Staff Present:

Corey Scott, Assistant Secretary of Natural and Historic Resources
Andrew Tarne, Office of the Attorney General
Wesley Morgan, Office of the Attorney General

Guests Present (from attendees list in Teams and sign-in sheets):

Charlotte Lester	Danae Peckler	Helen Ross
Laura Purvis	Sue Sargeant	Lena McDonald
Marcus Pollard	Kristin Kirchen	Linda Noé
Leon Guanzon	Catherine Easterling	Mark Reed

Welcome

Chair Mullen opened the meeting at 10:03 a.m. He introduced Parke Richeson, President and CEO of Maymont, who welcomed the board members, DHR staff, and guests in attendance and spoke briefly about the history, significance, and restoration of the Maymont property.

State Review Board (SRB)

Chair Mullen called the State Review Board to order at 10:13 a.m.

Deputy Director Williams took roll call of SRB members to confirm the presence of a quorum. Chair Mullen, Vice-Chair Allen, Ms. Shull, Dr. Breen, Dr. Smith, Dr. Klee, and Mr. Rutledge are all present.

Chair Mullen read the land acknowledgement statement. He next explained the purpose and duties of the SRB and the process of Register designation. Each SRB member introduced themselves.

Chair Mullen noted that today's meeting is taking place in person and online, and that it is being recorded. He said that some members of the public are attending the meeting online.

Chair Mullen next asked the SRB members if there were any questions about the agenda. Hearing none, Chair Mullen requested a motion to approve the meeting format and agenda. Dr. Klee so moved, and Mr. Rutledge seconded. The Board members voted unanimously in the affirmative. Chair Mullen asked for a motion to approve the December 12, 2024, meeting minutes. Vice-Chair Allen so moved, and Dr. Breen seconded. The Board members voted unanimously in the affirmative. Finally, Chair Mullen asked for a motion to approve the virtual meeting policy, which is unchanged from the previous year. Dr. Smith so moved, and Ms. Shull seconded. The Board members voted unanimously in the affirmative.

Board of Historic Resources (BHR)

Chair Jorjani called the Board of Historic Resources to order at 10:21 a.m. Deputy Director Williams took roll call of BHR members to establish the presence of a quorum: Chair Jorjani, Mr. Pollard, Mr. Townes, Ms. Hutson, and Mr. Bosket are present. Dr. Spivey has requested to attend the meeting virtually. Chair Jorjani asked for a motion to approve Dr. Spivey's virtual attendance; Mr. Pollard so moved, and Ms. Hutson seconded. The Board voted unanimously to approve Dr. Spivey's virtual attendance.

Chair Jorjani explained the purpose and duties of the BHR. She invited BHR members to introduce themselves and introduced herself. Chair Jorjani noted that today's meeting is taking place in person and online and is being recorded. She said that some DHR staff members are attending the meeting online as are members of the public.

Chair Jorjani requested a motion for approval of the meeting format and agenda. Ms. Hutson so moved, and Mr. Townes seconded. The Board members voted unanimously in the affirmative. Chair Jorjani asked for a motion to approve the December 12, 2024, meeting minutes. Mr. Bosket made the motion, and Mr. Townes seconded. The Board members voted unanimously in the affirmative. Finally, Chair Jorjani asked for a motion to approve the virtual meeting policy. Mr. Pollard so moved, and Mr. Bosket seconded. The Board members voted unanimously in the affirmative.

Chair Mullen introduced Director Langan.

Director's Report

Director Langan began by stating her pleasure for the Boards to be meeting again at Maymont, and noted the preservation history of the venue, which had once been threatened with demolition.

Next, she introduced Corey Scott, who was recently named Deputy Secretary of Natural and Historic Resources for Virginia, as well as Andrew Tarne and Wes Morgan from the Office of the Attorney General. Director Langan also congratulated BHR member Martin Townes, who was recently named the first VA250 Ambassador.

Director Langan began her report by discussing the recent General Assembly session. She noted that the budget approved by the General Assembly includes \$1.5 million for Virginia's BIPOC Historic Preservation Grant Program, \$76,000 to support installation of historical markers at identified lynching sites in Virginia, \$1 million for the African American Cemetery and Graves Fund, and \$300,000 in additional general fund support for DHR. The budget also includes two new full-time positions for the agency, though Director Langan noted that DHR does not currently have sufficient funding to fill them. She also noted a number of pass-through grants that will be administered by DHR, including \$8 million to address immediate flood protection measures for archaeological and structural resources at Jamestown, \$100,000 to fund and survey and evaluation of Titustown in Norfolk, \$50,000 to support restoration and upgrade projects at the 1891 Hume School in Arlington, and \$1 million to support the Virginia African American Cultural Center in Virginia Beach.

Director Langan then turned her attention to the federal budget noting that she has recently fielded a lot of questions about the role of federal funding at DHR. She noted that DHR, like every other State Historic Preservation Office in the country, has received support from the Historic Preservation Fund for decades. This funding from the National Park Service compensates the Department for administering federal programs such as the National Register and Federal Historic Rehabilitation Tax Credits. Director Langan noted that the agency had been briefly unable to draw from HPF funds during the federal spending freeze in late January, but that funding has so far been restored for the time being. She also reminded the Boards of DHR's obligation to pass on 10% of HPF funding to Certified Local Governments in Virginia, via the CLG Grant Program. She noted the current expectation that some grants will be removed from the upcoming federal budget but expressed hope that there will be no impact to ongoing grant-funded projects.

Relatedly, Director Langan informed the Boards that she and Deputy Director Kirchen, along with other DHR staff and Ms. Shull of the State Review Board, had recently visited Washington, D.C. to attend the NCSHPO Annual Meeting and Preservation Action's Advocacy Week, where they met with every member of Virginia's congressional delegation. She noted that DHR's primary requests during these meetings were the reauthorization of the Historic Preservation Fund, which expired in September 2023 due to congressional inaction, as well as support for a bill to improve and modernize the Federal Historic Rehabilitation Tax Credit program and to make it more accessible for non-profits and small-scale projects.

Director Langan noted that most staff vacancies at DHR have now been filled or are in the recruitment process. She also highlighted that all 35 projects awarded grants from the VA250 Preservation Fund have launched, with DHR staff conducting site visits to each. On the subject of VA250, Director Langan noted the upcoming opening of the "Give Me Liberty" exhibit at the Virginia Museum of History and Culture, which runs through January 2026, as well as her upcoming attendance at the "A Common Cause to All" planning event in Williamsburg.

Director Langan concluded by reminding the Boards that the June 2025 quarterly meeting will be held on the second Thursday of the month, one week earlier than usual, to avoid conflicting with the Juneteenth holiday. She noted that the meeting will be held in Farmville and will include a number of activities the day before. Dr. Smith of the State Review Board spoke briefly about the planned activities, including tours of the Moton Museum and Israel Hill, lodging at the Hotel Weyanoke, and meeting at Longwood University's Radcliff Hall. Director Langan thanked Dr. Smith for her assistance in planning the event and acknowledged the additional work on the part of DHR staff – particularly Ms. Jen Pullen – that goes into travel meetings.

Public Comment

Chair Jorjani introduced and explained the purpose of the public comment period and noted that speakers are asked to limit their remarks to three minutes. She added that the BHR will not take action on any comments presented today but DHR will take the comments under consideration. She requested that speakers limit their comments to a span of three minutes. She added that a second comment period will occur when the BHR meets this afternoon to review Highway Marker and Easement program materials.

Three people signed in to speak in person. One person attending virtually registered to speak but was unable to unmute during the comment period:

1. Linda Noé, owner of Sublett's Tavern, spoke about the history of the building and the rehabilitation work undertaken to preserve it. She thanked Preservation Virginia for their assistance with repairing wood siding and noted that she and her husband are looking into a conservation easement on the property. She thanked Kristin Kirchen, who authored the nomination for Sublett's Tavern.
2. Kristin Kirchen, author of the Sublett's Tavern nomination, spoke about the history of the property, including its historic use as a tavern and post office and its surviving historic architectural character.
3. Mark Reed, Historic Preservation Planner for the City of Virginia Beach, spoke in support of the nomination for the 37th Street Cottages Historic District. He noted that the Virginia Beach Preservation Commission funded the nomination with approval of the owners. He also spoke about the rarity of the cottages as surviving elements of the city's early 20th century beachfront. Finally, he thanked the Cook family, owners of the cottages and the nearby Cutty Sark Motel (listed on the Registers in 2022), for their stewardship, and the nomination authors from Commonwealth Preservation Group.

Chair Jorjani thanked everyone who spoke today, noted that their comments will receive careful consideration, and said that the public comment period is concluded.

Chair Jorjani called for a brief break at 10:55 a.m. The meeting resumed at 11:04 a.m.

NOMINATIONS

Eastern Region

1. Christchurch School, Middlesex County, DHR File No. 059-5480
2. Sublett's Tavern, Powhatan County, DHR File No. 072-0042
3. Garden Apartment Complexes of Norfolk MPD, City of Norfolk, DHR File No. 122-6481 **
4. Talbot Park Apartments, City of Norfolk, DHR File No. 122-6482 ** \$
5. 37th Street Cottages, City of Virginia Beach, DHR File No. 134-6044 **

Ms. Joanna McKnight presented nominations 1 through 5 as a block.

Chair Jorjani and Mr. Pollard asked for clarification about the relationship between the Garden Apartment Complexes of Norfolk MPD and Talbot Park Apartments. Ms. McKnight explained that Talbot Park Apartments was selected as the first nomination under the MPD due to its particularly high integrity. Ms. Shull offered further clarification on the relationship between MPDs and accompanying nominations.

Chair Mullen requested a motion to approve the Eastern Region nominations as presented. Dr. Klee moved that the nominations be approved. Vice-Chair Allen seconded. The Board members voted unanimously to approve the nominations as presented.

Chair Jorjani requested a motion to approve the Eastern Region nominations as presented. Mr. Pollard so moved, and Mr. Bosket seconded. The Board members voted unanimously to approve the nominations as presented.

Northern Region

1. Fall Hill Avenue Medical Historic District, City of Fredericksburg, DHR File No. 111-5496 **

Ms. Aubrey Von Lindern presented the sole nomination from the Northern Region.

Lena McDonald, one of the nomination authors, thanked Danae Peckler of the Historic Fredericksburg Foundation for reviewing the nomination and providing additional research.

Chair Mullen asked for a motion to approve the Northern Region nomination as presented. Dr. Smith so moved, and Vice-Chair Allen seconded. The Board members voted unanimously to approve the Northern Region nomination as presented.

Chair Jorjani asked for a motion to approve the Northern Region nomination as presented. Ms. Hutson so moved, and Mr. Townes seconded. The Board members voted unanimously to approve the Northern Region nomination as presented.

Western Region

1. Little Valley School, Carroll County, DHR File No. 017-5159
2. Hunton Branch YMCA, City of Lynchburg, DHR File No. 118-0225-0558 ** Δ
3. Norfolk & Western Class A No. 1218 Locomotive, City of Roanoke, DHR File No. 128-6655 **
4. Gilbert's Restaurant, Town of Chatham, Pittsylvania County, DHR File No. 187-5005 Δ

Mr. Mike Pulice presented nominations 1 through 4 as a block.

Chair Jorjani asked about other listed locomotives in Virginia. Mr. Pulice responded that the Norfolk & Western Class J No. 611 Locomotive, listed on the VLR in 2023 and the NRHP in 2024, is currently the only other Register-listed locomotive in the state. Along with the No. 1218, the No. 611 is also housed at the Virginia Museum of Transportation in Roanoke.

Chair Mullen asked for a motion to approve the Western Region nomination as presented. Ms. Shull so moved, and Dr. Klee seconded. The Board members voted unanimously to approve the nomination as presented.

Chair Jorjani asked for a motion to approve the Western Region nomination as presented. Mr. Pollard so moved, and Mr. Townes seconded. The Board members voted unanimously to approve the nomination as presented.

Chair Mullen asked for a motion to adjourn the joint session of the BHR and SRB. Vice-Chair Allen so moved, and Dr. Klee seconded. The Board members voted unanimously to adjourn the joint session.

Chair Jorjani asked for a motion to adjourn the joint session of the BHR and SRB. Mr. Bosket so moved, and Mr. Pollard seconded. The Board members voted unanimously to adjourn the joint session.

The joint meeting adjourned at 11:48 a.m.

Register Summary of Resources Listed: Historic Districts: 4
Buildings: 4
Structures: 1
Sites: 0
Objects: 0
MPDs: 1

BOARD OF HISTORIC RESOURCES

Westover Building, Maymont, 1000 Westover Road, Richmond, VA 23220

Board of Historic Resources Members Present:

Aimee K. Jorjani, Chair
Jamie Bosket
Mary Pope Hutson
Trip Pollard
Martin Townes

Board of Historic Resources Members Absent:

Ken Rutherford, PhD, Vice Chair
Ashley Spivey, PhD

Department of Historic Resources (DHR)

Staff Present:

Julie Langan, Director
Stephanie Williams, Deputy Director
Kyle Edwards
Joanna Wilson Green*
Elizabeth Lipford*
Dr. Jennifer Loux
Brad McDonald
Megan Melinat
Wendy Musumeci*
Jennifer Pullen
Karri Richardson

**denotes virtual attendance*

Other State Agency Staff Present:

Andrew Tarne, Office of the Attorney General
Wesley Morgan, Office of the Attorney General

Guests Present from Attendees List at Meeting:

Pixie E. Curry
John Dorman

Guests Registered in Teams:

None.

CALL TO ORDER

Chair Jorjani called the meeting to order at 1:00 p.m.

Chair Jorjani read the Board of Historic Resources Call to Order of those members present: Ms. Hutson, Mr. Pollard, Mr. Townes, Mr. Bosket and Chair Jorjani.

Chair Jorjani read the following Land Acknowledgement Statement:

The Department of Historic Resources, the Board of Historic Resources, and the State Review Board acknowledge the indigenous peoples of Virginia and express its gratitude for their continued stewardship of her lands and waterways over many generations. We also acknowledge the free and enslaved Africans and their descendants whose labors and contributions on behalf of the Commonwealth have long been overlooked. We commit ourselves to meaningful engagement with all Virginians, past and present, as we strive to fulfill our charge as stewards of Virginia's long and rich history.

Chair Jorjani read the following BHR Purpose Statement:

The Virginia Board of Historic Resources is an official policy-making board of the Commonwealth of Virginia created by the Code of Virginia. Its policies are implemented by the Department of Historic Resources, which day in and day out labors on behalf of our irreplaceable resources in the interest of the citizens of this Commonwealth. The Board is charged primarily with the responsibility for:

- 1. Designating historic landmarks of local, statewide, or national significance;*
- 2. Establishing historic preservation practices for the care and management of our Virginia Historic Landmarks;*

3. *Designating state-recognized historic districts and archaeological sites and zones;*
4. *Approving historical highway markers;*
5. *Reviewing programs and services of the Agency, and making recommendations to the Director of DHR and the Governor regarding programs and services; and in order to preserve important sites and buildings in perpetuity; and*
6. *Accepting voluntarily granted gifts of preservation easements over historic properties to the Commonwealth.*

The Governor of Virginia selects members of the Board from volunteer and professional leaders of Virginia's history, preservation, and museum communities. Votes taken during this meeting are official actions of the Commonwealth of Virginia Board of Historic Resources.

Chair Jorjani asked that the Board Members to introduce themselves: Ms. Hutson, Mr. Pollard, Mr. Townes, Mr. Bosket and Chair Jorjani.

PUBLIC COMMENT: None.

The Public Comment agenda ended at 1:05 p.m.

HIGHWAY MARKERS

Dr. Jennifer Loux presented the following nine (9) New Markers as a block.

New Markers

1. First Baptist Church Bermuda Hundred

Sponsor: Chesterfield Historical Society of Virginia

Locality: Chesterfield County

Proposed Location: 4601 Bermuda Hundred Road

2. Old Carolina Road

Sponsor: Lucketts Ruritan Club

Locality: Loudoun County

Proposed Location: Lucketts Community Center

3. Lewis and Clark in Botetourt County

Sponsor: Virginia Lewis and Clark Legacy Trail

Locality: Botetourt County

Proposed Location: TBD

4. Moore Street Missionary Baptist Church

Sponsor: Moore Street Missionary Baptist Church

Locality: City of Richmond

Proposed Location: 1408 W. Leigh Street

5. The Garvey Movement in Newport News

Sponsor: City of Newport News

Locality: City of Newport News

Proposed Location: Intersection of 23rd Street and Jefferson Avenue

6. Attucks Theatre

Sponsor: City of Norfolk
Locality: City of Norfolk
Proposed Location: 1010 Church Street

7. AKA Upsilon Omega

Sponsor: Alpha Kappa Alpha Sorority, Inc., Upsilon Omega Chapter
Locality: City of Richmond
Proposed Location: 1415 W. Cary Street

8. Brookvale High School

Sponsor: Save Brookvale History
Locality: Lancaster County
Proposed Location: 36 Primary School Circle

9. Dr. King at Mount Level Baptist Church

Sponsor: Dinwiddie County
Locality: Dinwiddie County
Proposed Location: 14920 Courthouse Road

Board Comments Summary: Board members asked if the text presented at the meetings is the same text that will be on the actual markers. Dr. Loux responded that the typical presentation text is a summary of the approved marker text but contains facts and some phrases that will be in the actual marker text.

With a motion to approve New Markers #1-9 by Mr. Bosket and a second from Ms. Hutson, all members voted in the affirmative.

Dr. Loux presented the following four (4) Replacement Markers:

Replacement Markers

1. Bushfield JT-5

Sponsor: VDOT
Locality: Westmoreland County
Proposed Location: Cople Highway (Rte. 202) at intersection with Mount Holly Road (Rte. 621)

2. Stuart's Ride Around McClellan WO-14

Sponsor: VDOT
Locality: New Kent County
Proposed Location: Route 249/New Kent Hwy near intersection with Route 609, in Talleyville

3. Two Noted Homes QA-14

Sponsor: DHR
Locality: Petersburg
Proposed Location: W. Washington Street (US 1/Bus. US 460) at intersection with S. Market Street

4. White Top Folk Festival UE-9

Sponsor: VDOT
Locality: Grayson County
Proposed Location: Whitetop Mountain Road at intersection with Mud Creek Lane

Board Comments Summary: None.

With a motion to approve Replacement Markers #1-4 by Ms. Hutson and a second from Mr. Bosket, all members voted in the affirmative.

Dr. Loux presented the following list of applications under consideration for the June 2025 Board Meeting cycle:

Applications Under Consideration for June 2025 Board Meeting Cycle

1. James T. S. Taylor (1840-1918) (City of Charlottesville)
2. Queen Miller Home (City of Staunton)
3. Upper King and Queen Baptist Church (King and Queen County)
4. Dupuy Road Elementary School (Chesterfield County)
5. Lucy Addison (1861-1937) (City of Roanoke)
6. The *Recorder* (Highland County)
7. Whitesville Elementary School (Accomack County)
8. Treble Clef and Book Lovers' Club (City of Richmond)
9. Mica Mount Zion School (Charles City County)
10. West End Cemetery/Meadowview Negro Cemetery (Washington County)
11. Order of the Eastern Star of Virginia, Prince Hall Affiliation (City of Richmond)
12. Horseford Plantation (Mecklenburg County)

Marker texts for applications #1-8 (James T. S. Taylor, Queen Miller Home, Upper King and Queen Baptist Church, Dupuy Road Elementary School, Lucy Addison, The *Recorder*, Whitesville Elementary School, Treble Clef and Book Lovers' Club), will be presented at the June 2025 Board Meeting, and application #9 (Mica Mount Zion School) will serve as an alternate selection.

Board Comments Summary: Board members asked if any background information is available for the marker text to be presented at the June 2025 Board Meeting. Dr. Loux stated that staff has not had an opportunity to fully research these marker applications at this time, but information will be forthcoming prior to the June meeting.

With a motion to approve the Applications for the June 2025 Board Meeting Cycle Applications #1-8 and Alternate #9 by Ms. Hutson and a second from Mr. Pollard, all members voted in the affirmative.

Northampton County Local Marker Program

Northampton County seeks general design approval of its local marker program. The markers measure 36" x 26" (smaller than DHR Highway Markers), include the Northampton County seal at the top of the marker and are painted blue and white.

Board Comments Summary: None.

With a motion to approve the Northampton County Local Markers by Mr. Bosket and a second from Ms. Hutson, all members voted in the affirmative.

Patriot Burials Marker Program (Pomeroy Foundation and Sons of the American Revolution)

The Pomeroy Foundation and the Sons of the American Revolution ("SAR") seek general design approval for the Patriot Burials markers. The markers measure 32" x 18" (smaller than DHR Highway Markers), include the Sons of the American Revolution logo at the top of the marker and are painted blue and gold.

The Pomeroy Foundation and the SAR are also seeking approval of the text (which has been fact-checked by DHR staff) for the following marker:

Oak Ridge Cemetery: Revolutionary War Patriots Robert Easley, 1754-1814, & George Estes, ca. 1753-1859, interred here.

Board Comments Summary: Board members asked for confirmation that they are approving both marker design and accuracy of text. Dr. Loux confirmed that the Board is being asked to confirm both marker design and accuracy of text because this is a national marker program.

With a motion to approve the Patriot Burials Marker Program by Mr. Pollard and a second from Ms. Hutson, all members voted in the affirmative.

The Highway Markers portion of the agenda ended at 1:22 p.m.

BURIAL PERMIT UPDATE

Ms. Wilson Green presented the following burial permit updates:

Burial Permits:

- Between December 12, 2024 and March 20, 2025 DHR issued two burial permits on behalf of the Board of Historic Resources.
- Both anticipatory (no purposeful disturbance of buried human remains proposed).
- Nine permits were closed following completion of permit terms, and seven permits were extended to accommodate project delays.

Beach Road Unexpected Discovery, Chesterfield County:

- Permit issued following the discovery of a brick vault containing a torpedo-style iron coffin. An ornamental plate on the lid identified it as the coffin of Nancy "Ann" Graves, who died June 8, 1958.
- Ground penetrating radar and additional archaeological investigation later identified an additional 17 burials, none of which were contained within vaults.
- Robust genealogical research identified over a dozen living relatives, many of whom agreed to participate in and guide the process of recovery and reinterment.
- The 17 coffin burials were recovered archaeologically. On October 28, 2024, Ms. Graves' iron coffin was carefully lifted from her crypt and transported to the local funeral home that is caring for all of the individuals from this family cemetery.
- At the descendants' request, everyone will be reinterred at Oak Grove Cemetery in Chesterfield County, where multiple branches of the Graves and descendant families rest.

Board Comments Summary: None.

The Burial Permits portion of the agenda ended at 1:26 p.m.

EASEMENTS

Culpeper Battlefields State Park, Phase II, Cedar Mountain Battlefield

1. Acceptance, Assignment, Amendment, Restatement and Consolidation of Easements on the Cedar Mountain Battlefield in Culpeper County:

- a. Proctor II Tract, ±8.095 acres, new easement for consideration
- b. Wiseman Tract, ±155.7199 acres, assignment of easement held by the Virginia Outdoors Foundation to BHR approved on 9/19/2024

- c. Hulvey Tract, ±2.0461 acres, easement recorded on 6/7/2013
- d. Broomfield Tract, ±4.467 acres, easement recorded on 7/1/2013
- e. Proctor I Tract, ±6.0 acres, easement recorded on 7/1/2013
- f. Cedar Run/Trimble Tract, ±86.539 acres, easement recorded on 8/25/2021
- g. Pegram's Battery Tract, ±44.752 acres, easement recorded on 3/19/2024

As part of Phase II: Cedar Mountain for Culpeper Battlefields State Park, the Easement Acceptance Committee recommends:

1. Acceptance of an easement on the ±8.095-acre Proctor II Tract.
2. Assignment of the following easements to the Department of Conservation and Recreation (DCR):
 - a. Wiseman Tract, ±155.7199 acres
 - b. Hulvey Tract, ±2.0461 acres
 - c. Broomfield Tract, ±4.467 acres
 - d. Proctor I Tract, ±6.0 acres
 - e. Cedar Run/Trimble Tract, ±86.539 acres
 - f. Pegram's Battery Tract, ±44.752 acres; and
 - g. Proctor II Tract, ± 8.095 acres.
3. BHR and DCR co-hold a *Deed of Acceptance, Assignment, Restatement, Amendment, and Consolidation of Historic Preservation and Open-Space Easements* for properties 2(a) through 2(g) above. The restrictions and preservation and conservation purposes are to be continued in perpetuity.
4. The Board's approval is subject to the following condition:
 - a. Final review of the title work, title commitment, survey, draft easement and other recorded and unrecorded documents affecting title to the property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.

Board Comments Summary: Board members noted the ambitious scope of the Culpeper Battlefields State Park Phase II: Cedar Mountain Battlefield and congratulated Easement Staff on the completion of the equally complicated Phase I.

With a motion to approve the Acceptance, Assignment, Amendment, Restatement and Consolidation of Easements on the Cedar Mountain Battlefield in Culpeper County by Mr. Pollard and a second from Mr. Townes, all members voted in the affirmative.

Mr. Bosket left the meeting at 1:52 p.m.

New Easement Offers for Consideration

Mr. Edwards presented the following new easement offers for consideration:

1. Funk Tract, Cedar Creek Battlefield, Warren County

Easement Applicant: Shenandoah Valley Battlefields Foundation

Offer for ±45.563 acres

Grant Funding: American Battlefield Protection Program, Virginia Land Conservation Foundation

The Easement Acceptance Committee recommends approval of the Funk Tract easement offer subject to the following conditions:

1. SVBF is required to work with Shenandoah Valley Electric Cooperative ("SVEC") to locate any existing recorded or unrecorded easements for the undocumented utility line along Long Meadow Road. If the utility easement is unrecorded or does not exist, SVBF will work with SVEC to record a new utility easement prior to recordation of DHR's easement, if possible.

2. Final review of the title work, title commitment, survey, draft easements, and other recorded and unrecorded documents affecting title to the property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.

2. Welch-Penden Tract, Glendale Battlefield, Henrico County

Easement Applicant: American Battlefield Trust

Offer for ±13.58 acres

Grant Funding: American Battlefield Protection Program, Virginia Battlefield Preservation Fund

The Easement Acceptance Committee recommends approval of the Welch-Penden Tract easement offer subject to the following conditions:

1. The Trust is required to work with VEPCO/Dominion to locate any existing recorded or unrecorded easements for the undocumented utility line along Darbytown Road on both parcels and for the small span of utility line along Carters Mill Road on the ±11.741-acre parcel. If the utility easements are unrecorded or do not exist, the Trust should work with VEPCO/Dominion to record new utility easements prior to recordation of DHR's easement, if possible.
2. Final review of the title work, title commitment, survey, draft easements, and other recorded and unrecorded documents affecting title to the Property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.

3. Oney Tract, Fairfield Archaeological District, Gloucester County

Easement Applicant: The Fairfield Foundation

Offer for ±3.0 acres

Grant Funding: VOF Preservation Trust Fund Grant

The Easement Acceptance Committee recommends approval of the Oney Tract easement offer subject to the following condition:

1. Final review of the title work, title commitment, survey, draft easements, and other recorded and unrecorded documents affecting title to the Property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.

Board Comments Summary: None.

With a motion by Mr. Pollard to approve New Easement Offers for Consideration #1-3 as presented, and a second by Ms. Townes, all members voted in the affirmative.

Policy Updates

Ms. Melinat presented the following Easement Program Policy Revisions and a Draft New Policy:

1. Revision to Easement Program Policy #12: Administrative Fees

The proposed revisions to Easement Program Policy #12: Administrative Fees include:

- Language to align the submission of applications with existing record retention policy
- An update to the footnote extending the validity of Board approvals from two to three years

Board Comments Summary: None.

With a motion to approve the revision to Easement Program Policy #12: Administrative Fees as presented by staff by Ms. Hutson and a second by Ms. Townes, all members voted in the affirmative.

2. New Draft Easement Program Policy #13: Conversion/Diversion

Easement Staff developed a draft policy regarding Conversion/Diversion that outlines the administrative process for land perpetually protected under the Open Space Land Act (“OSLA”) that may be converted or diverted for a use not compatible with the protections of an easement. The new policy will include:

1. Board determination whether a proposed project/activity is essential.
2. Board evaluation of substitute land offer.
3. Board acceptance of substitute land easement.

Other organizations holding under OSLA have similar policies.

The proposed policy provides a project proponent with the codified requirements that must be met, an estimated timeline, and the applicable fees.

- Burden is on project proponent to satisfy all requirements.
- Deliberately complicated and protracted process.
- Requires Board action at multiple meetings.
- Easements acquired using federal grant funding have additional requirements/approvals.

Easement staff requests Board Members review the draft policy at this time and forward any questions or comments to Ms. Melinat prior to the June 2025 Board Meeting. The Board will vote on the policy at the June meeting.

Board Comments Summary: Board members requested examples of situations where conversion/diversion was an issue and asked if the other agencies have similar policies. Ms. Melinat responded that DHR has dealt with a few previous conversion/diversion issues which could include the addition of major utility easements or an owner’s change in property use. Most recently, requests have been guided to align with easement provisions so that the request can be considered by staff as typical project review. Ms. Melinat also stated that other state agencies have similar conversion/diversion policies and that the goal is for agency’s policies to be in alignment.

Easements Recorded Since the December 12, 2024 BHR Meeting

Ms. Melinat briefed the Board about the following recently recorded easements:

1. Star Fort II, Second Winchester Battlefield, Frederick County

Easement Donor: Shenandoah Valley Battlefields Foundation

Acreage ±10.168

Recorded: December 9, 2024

2. Campbell’s Bridge Tract, Campbells Bridge Mills, Chesterfield County

Easement Donor: Capital Region Land Conservancy

Acreage: ±3.65

Recorded: December 18, 2024

3. Brandy Rock Farm, Brandy Station Battlefield, Culpeper County

Easement Donor: Brandy Rock Farm, Inc.

Acreage: ±100

Recorded: December 23, 2024

4. Ellen Glasgow House

Easement Donor: John W. Pearsall, III and Patricia R. Pearsall

Acreage: ±0.287

Recorded: January 17, 2025

5. Ellen Glasgow House Adjacent Lots

Easement Donor: Proman, LLC

Acreage: ±0.211

Recorded: January 17, 2025

6. Camp Holly Farm, Deep Bottom I Battlefield, Henrico County

Easement Donor: Camp Holly Holdings, LLC, Camp Holly Springs, Inc. and Turner Road Preservation, LLC

Acreage: ±138.7136

Recorded: March 6, 2025

Board Comments Summary: None.

The Easements portion of the agenda ended at 2:09 p.m.

Adjournment

With a motion to adjourn the meeting by Ms. Hutson and a second by Mr. Townes, all members voted in the affirmative.

Chair Jorjani adjourned the meeting of the Board of Historic Resources at 2:09 p.m.

STATE REVIEW BOARD

Westover Building, Maymont, 1000 Westover Road, Richmond, VA 23220

State Review Board Members Present

John Mullen, Chair
Dr. Jody L. Allen, Vice-Chair
Carol Shull
Dr. Larissa M. Smith
Dr. Eleanor Breen
Dr. Jeffrey E. Klee
Greg Rutledge

State Review Board Members Absent

None

Department of Historic Resources Staff Present

Amanda Terrell
Jolene Smith
Roger Kirchen, Deputy Director
Joanna McKnight
Ari Calos
Aubrey Von Lindern
Austin Walker
Angel Williams
Kathy O'Shea*

**denotes virtual attendance*

Other State Agency Staff Present:

None

Guests (from attendees list in Teams and sign-in sheets): Lena McDonald (Commonwealth Preservation Group), Marcus Pollard (Commonwealth Preservation Group), Kristin Kirchen (Iron Dog Preservation), Danae Peckler (Historic Fredericksburg Foundation), Helen Ross (Historic Fredericksburg Foundation), Samantha Cullen, Ethan Forecki, Clint Schemmer, Erika Gorman, Sue Sargeant

Chair Mullen called the meeting to order at 12:59 p.m. for discussion and consideration of the Preliminary Information Forms (informal guidance session).

The Preliminary Information Forms (PIFs) on the Consent Agenda were considered first. SRB members may request that PIFs on the Consent Agenda be switched to the meeting's Discussion Agenda. They also can email DHR staff with questions about any of the PIFs in advance of the meeting (emails between DHR staff and up to two SRB members do not violate the Virginia FOIA).

Chair Mullen requested that the Portsmouth Historic District Boundary Increase be moved from the Consent Agenda to the Discussion Agenda. The Board approved the remaining Consent Agenda by voice vote, with the following PIFs on this portion of the meeting's agenda. DHR staff provided written summaries of each PIF for review as a single block.

Consent Agenda:

Eastern Region

1. Arvonias School, Buckingham County, DHR File No. 014-0151 Δ
2. Stuart Gardens Apartments, City of Newport News, DHR File No. 121-5562
3. Sand Road Baptist Church, Albemarle County, DHR File No. 002-0760 Δ

Northern Region

1. Hot Springs Historic District, Bath County, DHR File No. 008-5088
2. Central Loudoun Rural Roads Historic District, Loudoun County, DHR File No. 053-6579 ** \$

Western Region

There were no Preliminary Information Forms from the Western Region.

The SRB members approved all the remaining PIFs on the Consent Agenda by voice vote.

Each of the PIFs on the Discussion Agenda was presented by DHR staff then discussed and voted on by the SRB members.

Discussion Agenda:

Eastern Regionpresented by Joanna McKnight

1. Belle Isle Nomination Update, Lancaster County, DHR File No. 051-0001\
Ms. Shull asked for clarification about the cemetery on the property, which is not currently owned as part of the park. It was noted that the cemetery is included within the proposed boundary, and that an objection from the current owner would not be sufficient to stop the update. Dr. Klee noted his support for extending the period of significance to encompass Waterman's restoration and discussed the logistics of potentially returning original first floor trim and finishes at a later date if Waterman's work is considered significant. The board concurred with the staff evaluation committee's recommendations regarding the nomination update.
2. *Daily Press* Building, City of Newport News, DHR File No. 121-5563
Ms. Shull inquired about the location of the newspaper's printing press. Ms. McKnight clarified that it was originally located in the main 1968 building but later moved into the addition, which is not included in the proposed boundary. The Board members agreed with the approach of including only the 1968 building and excluding the 1982 additions, which would not meet Criteria Consideration G. Dr. Smith highlighted the significance of a smaller local newspaper in the area of Communications. The board concurred with the staff evaluation committee's recommendations regarding eligibility.
3. Downtown Portsmouth Historic District Boundary Increase, City of Portsmouth, DHR File No. 124-5286
Dr. Klee noted his negative reaction to recognizing as significant the results of the destructive forces of urban renewal. Mr. Pollard and Ms. McDonald, speaking on behalf of the PIF, noted that much of what was destroyed was earlier commercial development, rather than residential neighborhoods. Ms. Shull noted the need to recognize the significance of negative impacts on the landscape and that a nomination could present the history of urban renewal and what was lost as part of destructive policies. Mr. Pollard noted that the boundary increase would be a continuation and potential conclusion to the history already discussed in the existing nomination. Mr. Rutledge suggested looking into the existence of a master plan for redeveloping the area. Dr. Smith suggested further exploring federal government involvement and any intentionality in the redevelopment. Dr. Klee suggested further discussion of the commercial aspect of the redevelopment to differentiate from the destructive aspects of "slum clearance" policies. The board ultimately voted to defer making a formal recommendation on the PIF pending additional historic context.

Eastern Region presented by Ari Calos

4. Highland Hills Historic District, Chesterfield County, DHR File No. 020-6167
Dr. Smith noted the potential to explore the neighborhood's relationship to broader social context of "white flight" in the Richmond area during the mid-20th century. The board concurred with the staff evaluation committee's recommendations regarding eligibility.

Northern Region presented by Aubrey Von Lindern

1. College Terrace Historic District, City of Fredericksburg, DHR File No. 111-5530 **
Danae Peckler from the Historic Fredericksburg Foundation spoke in support of the PIF, and thanked Professor Michael Spencer and Dr. Andrea Smith at the University of Mary Washington for contributing research. Helen Ross, also from Historic Fredericksburg and a resident of the neighborhood, spoke in support. Ms. Shull asked for clarification on the description of the neighborhood as "relatively intact." Ms. Peckler stated that the neighborhood should be considered intact and unaffected by non-historic infill. Ms. Peckler and Ms. Ross referred to a map showing buildings coded by construction date to further clarify the concentration of historic resources within the neighborhood. Dr. Breen asked about the contributing status of Shiloh Cemetery. She noted the potential for additional significance for African American history. Ms. Peckler noted that Shiloh Cemetery is the only dedicated African American cemetery remaining in Fredericksburg. Ms. Ross noted a number of notable burials within the cemetery. The board concurred with the staff evaluation committee's recommendations regarding eligibility.
2. Ingalls Field Terminal Building, Bath County, DHR File No. 008-5052-0005
Mr. Rutledge asked about the orientation and current condition of the original grass airstrip. Ms. Von Lindern clarified that it runs perpendicular to the current paved runway and has not been altered; it is still used for gliders and other small aircraft. The board concurred with the staff evaluation committee's recommendations regarding eligibility.

Western Region

There were no Preliminary Information Forms from the Western Region.

Chair Mullen adjourned the SRB meeting at 2:47 p.m.

- * Cost Share Sponsored Project
- ** Certified Local Government
- *** Certified Local Government Grant Sponsored Project
- Associated with African American History
- # Associated with Virginia Indian History
- ^ ESHPF Grant-Funded Project
- % State Stewardship
- > National Park Service Grant-Funded Project
- } Sponsored by Local Government (no grants utilized)
- < Threatened Sites state grant
- { African American Outreach state grant
- | National Trust for Historic Preservation private grant
- \ BIPOC application
- \$ Associated with a Multiple Property Documentation Form