

VIRGINIA BEACH HISTORIC PRESERVATION COMMISSION
November 7, 2018, 5:00 pm
Towne Bank Building, 2101 Parks Avenue, Suite 500
Approved December 5, 2018

November is Native American Heritage Month in Virginia Beach

Present

Officers: Chair: William Gambrell; Secretary: Bobbie Gribble

Members: Michel Ashe, Jennifer Estes, Sharon Felton, Harriet Frenzel, Jimmy Jordan, Brianna Perez, Mac Rawls

Staff: Mark Reed, Carolyn Smith

Visitor: Marie Roberson, Marycarolyn France

The meeting was called to order at 5:00 p.m. by the chair, Bill Gambrell.

The first item for the Commission was a presentation from the **Pleasant Hall at Kemp's Landing Foundation** by Marie Roberson and Marycarolyn France. Two handouts had been included in the meeting packet (See Appendix 1). (See Appendix 2 for the PowerPoint presentation.)

Marie Roberson introduced herself and noted that she was a career educator and lives in Kempsville. Marycarolyn France introduced herself and also noted that she was a career educator and lives in Kempsville.

The presenters introduced the historic Pleasant Hall house to the Commission. They pointed out the addition that had been built by Kellum Funeral Home and the extensive associated parking area and land. They showed photos of the beautiful original interior woodwork. They said there is a question of whether the house was built in 1769 or 1779.

The presenters noted that the modern addition is almost the same size as the historic house and pointed out the covered entrances. The primary interior space of the modern addition holds 100 people. There is a wall mural at one end of this interior space.

The presenters noted that the open space behind the building and parking area would be a perfect location to hold outdoor concerts and other events.

They gave a little background on the historic nature of Kempsville. They said it was originally called Kemp's Landing and it had its beginnings as a port. In 1775 there was a Battle of Kemp's Landing that involved local militia and British troops under Lord Dunmore

The presenters gave some background on the Pleasant Hall at Kemp's Landing Foundation that they are creating. They provided a slide on their projected financing and operating expenses. They estimated that it would be about \$9,000 a month to meet all expenses. They noted that the property is for sale for \$950,000 and they are hoping the City would buy it and lease it to them.

The presenters said there is a high school with an Entrepreneur School that would like to be involved. The Foundation is also looking at having a Skirmish Ball to raise funds and would like to host a regular Farmer's Market

They listed a number of other ideas for regular usage of the property including:

Rental to churches for service

Weddings (no funerals by binding contract)

Private Events
Public Events
Public and Private School Cooperative Educational Programming
Boy & Girl Scout activities
Special Programming
Tours of House
Outdoor Art events, theatre productions, concerts, seasonal activities
Exciting delivery of history
Murals in Historic Kempsville
A historical community center

Mr. Gambrell thanked them for their presentation and said that the Commission is supportive of uses for historic buildings, like Pleasant Hall, that help to preserve the resource and get the community involved in its preservation. He offered to provide a letter of support from the Commission if that would be helpful.

Mr. Gambrell noted that the next order of business is the approval of the October 3, 2018 general meeting minutes. A motion was made by Michel Ashe to approve the minutes. Harriet Frenzel seconded the motion. There was no discussion. The October 3, 2018 general meeting minutes were unanimously approved.

Mr. Gambrell then asked for Committee reports.

Mac Rawls reported for the **Cape Henry Historic Site** committee. Mr. Rawls noted that the VIP Shuttle Event on November 2nd at Fort Story was a success. He said there will be a historical interpreter on each bus and the Cape Henry Lighthouse staff is offering walking tours of the historic area while the public is unable to climb the tower due to construction. There is a fee for the walking tour.

Mr. Rawls said that their next committee meeting will be on November 27 and will include the Superintendent from the Colonial National Historical Park operated by the National Park Service. He noted that it will be good to meet with the relatively new superintendent for the first time.

Sharon Prescott reported for the **Historic Preservation Month** committee. She said that there will be a committee meeting later this month. She noted the committee has established a timeline and will be focusing on a few activities designed to raise public awareness about historic preservation and reach new audiences. These activities include a Mayoral proclamation, "Pints for Preservation" and a scavenger hunt.

Sharon Felton reported for the **Princess Anne County Confederate Statue Roundtable**. She noted that recommendations were made by the Roundtable to balance the monument site with a park. Jimmy Wood and Councilperson Wilson met with Mayor Jones in June and the Mayor felt there should be some breakdown of estimated financial impacts to be presented to the new Mayor. Ms. Felton said that a meeting was held with representatives from the Parks and Recreation and Cultural Affairs departments to discuss the recommendations and to get their assistance on putting together some cost projections.

Mark Reed noted that Mayor Sessoms had asked Mr. Wood and Ms. Felton to get additional public input on the issue before bringing it back to City Council. The committee was going to do that but ran into the beginning of summer and a mayoral change so that has brought them to this point. The intent had been to do the public input and then bring forward the committee's recommendation to the Commission for consideration. So, the Commission does not, at this point, have the benefit of having seen the recommendation.

Bill Gambrell said he felt it would be helpful to have a presentation to the Commission before it is made to the Mayor if time will permit. Mr. Reed suggested this presentation be done to the Commission in December.

Katie Paulson was unable to attend the meeting and asked Mark Reed to provide the report for the **Recognition of Historic Buildings** committee. Mr. Reed noted that there had been no applications received for the Virginia Beach Historical Register recently. He said the earlier initiative to get all of the National Register properties on the Register was successful with 100 percent now listed in the local register. He said that had been relatively easy since National Register properties only need to request to be on the Register. We sent out a letter with a form for the property owners to sign and a box to check that they wanted their property listed. We also provided a postage paid envelop for them to send the form back to us.

The new initiative is to try to get all of the properties that are featured in the *50 Most Historically Significant Houses and Structures in Virginia Beach* booklet listed in the Register. There are seventeen properties in the book that are not currently on the Register. Letters to the owners of the properties have been signed by Bill Gambrell and will go out later this week. Mr. Reed noted that this will be a more difficult task than the National Register properties since these will be required to prepare and submit applications and materials. He also said that some properties are owned by businesses, and even the United States, so this might be more challenging.

Mr. Reed proceeded with his presentation on **Project Updates**.

He noted that there are still two historic marker dedications from the FY18 Research Grants program that we are looking to do. The **Skirmish at Kemp's Landing** marker is scheduled to be dedicated on Saturday, November 10 at 10:00 a.m. It will be located near South Witchduck Road and Singleton Way. Jimmy Wood will be speaking for the Historic Preservation Commission. Kempsville Councilperson Jessica Abbott is also speaking at the ceremony.

The date for the dedication of the **Meeting of Three Commanders** marker is still not determined. The new commander of NATO, General Lanata, has been invited by Mayor Jones to be the speaker. He is a general in the French Air Force. Two of the officers in the meeting of the Three Commanders were French, so it will be very appropriate if he can participate. We are looking to set the date according to the General's availability.

Mr. Reed said everything is progressing with the **Cavalier Shores National Register Nomination**. A public hearing is scheduled for Thursday, November 8 at 6:30 p.m. This will be held at the Princess Anne Country Club, 3800 Pacific Avenue. It is the final step before it goes to the State Review Board. Mr. Reed said he will forward a copy of the nomination so this Commission can review and provide a letter of support.

Mr. Reed said he attended the Virginia Preservation Conference in Danville on October 18 – 19. Attending from the Commission were Bill Gambrell and Bernice Pope. The conference occurred one week after Tropical Storm Michael caused 5 to 6 feet of flooding in downtown Danville.

Mr. Reed said Donovan Rykema, principal for Place Economics, was the Keynote Speaker. He spoke of using existing old buildings (1950s and older) to address affordable housing needs. Mr. Rykema suggested "don't just think historic, think old; it will probably be built to last." Mr. Reed noted that a lot of the historic resources in Virginia Beach are residential in nature and there were a lot of points in the presentation that could apply to our city.

Mr. Reed said there were also presentations on historic cemeteries, on protecting Virginia Indian sites, and on rural heritage protections in the form of easements. He said the conference provided food for thought for our three attendees.

Mr. Reed noted that he had talked with the Executive Committee about putting together a list of the Commission's committees with stated purposes and goals. He said he couldn't find stated purposes for

most of the committees so he made an initial attempt to draft something for each one. He said the list is in the packet and he asked Commission members, especially committee chairs, to take it home and review it and provide some feedback. (The list appears below as Appendix 3.)

Mr. Reed said that his supervisor, Carolyn Smith, and he had discussed how to best keep the Commission up to date on actions and proposals that might impact historic properties, such as applications to the Historical Review Board for Certificates of Appropriateness (COA) and submittals for rezonings or other actions. He said they would like to make this a monthly agenda feature and would call it the **Historic Properties Glimpse**. He noted that, as luck would have it, there are no applications for COA's this month.

Mr. Reed said that the Planning Department has received a rezoning request for the Weblin House Property at 5588 Moore's Pond Road. He noted that the request was for a change from R-10 to a Conditional PD-H2 with underlying R-10 zoning. They are looking to do a residential cooperative containing no more than 14 units. He said that DHR holds an easement on the property and has approved demolition of several old agricultural buildings at the site. The rezoning request is not likely to go to the Planning Commission until January. Mr. Reed said he will provide additional information when it becomes available. (See Appendix 4 for the slide that was shown during the discussion.)

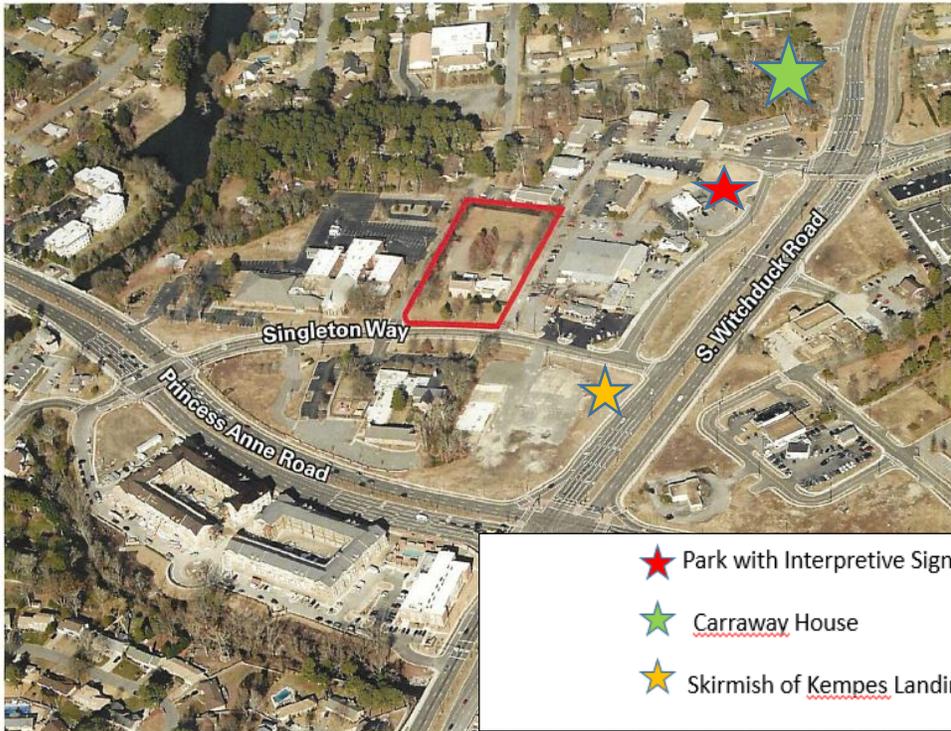
There was no **Old Business**.

Under **New Business** Mr. Reed asked the Commission if they wanted to request for the Mayor to issue a proclamation for **African American Heritage Month** in **February 2019**. He noted that, as far as his research could prove, 2018 was the first time the Virginia Beach City Council had issued a proclamation for African American Heritage or Black History month. He said that after the proclamation was read the entire audience in the Council Chamber gave a standing ovation. The Commission members said that they wanted to request a proclamation again in 2019 for African American Heritage Month.

Sharon Felton said she wanted to recognize Mark Reed for his work on the proclamation this past year.

The meeting was adjourned at 6:11 p.m. The next meeting will be on Wednesday, December 5, 2018, at 5:00 p.m., at the Towne Bank building, 2101 Parks Avenue in Suite 500.

Appendix 1



Historic "Pleasant Hall"

5184 Singleton Way, Virginia Beach, VA

Lovely historic property in superior condition, in the Kempsville borough of Virginia Beach

- 2.14 Acre Lot
- 6,884 SF Building
- Built in 1769
- Addition Added ± 1990
- 12' Ceilings Throughout
- Ideal for Office or Retail
- Located near the intersection of Princess Anne Road and S. Witchduck Road
- Zoned B-2
- Vacant Lot at Rear for Development or Subdivision

Sales Price: \$975,000

The plan created by The Pleasant Hall at Kempes Landing Foundation is to preserve the Pleasant Hall site for the citizens of Kempsville as part of the historic legacy of this area, not merely as a museum but as a community cultural center. This site has great potential to become a hub of activity for Historic Kempsville. Residents of the community have expressed support for many activities, such as an artisan market space, an artisan work space, various outdoor events, and a farmers' market.



The Pleasant Hall at Kempes Landing Foundation, LLC

Marie Roberson mzroberson@verizon.net

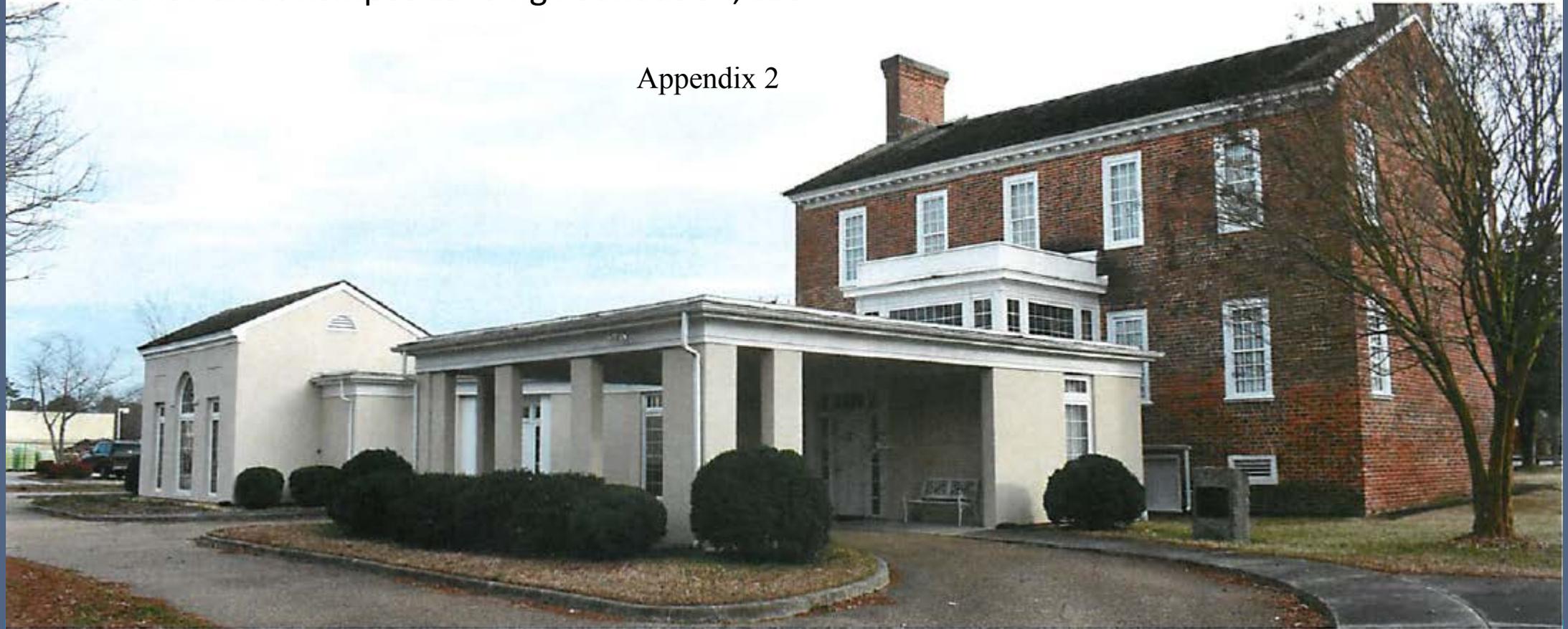
Marycarolyn France mgfrance44@verizon.net

Gary Roberson

Elizabeth "Boots" McBride

Pleasant Hall at Kempes Landing Foundation, LLC

Appendix 2



Presenters:

Marie Roberson, M Ed Fairfield resident

Marycarolyn France. M Ed, PhD Carolanne Farms resident



Pleasant Hall at Kempes Landing Foundation, LLC

Marie Roberson, M Ed Fairfield resident

Marycarolyn France, M Ed, PhD Carolanne Farms resident

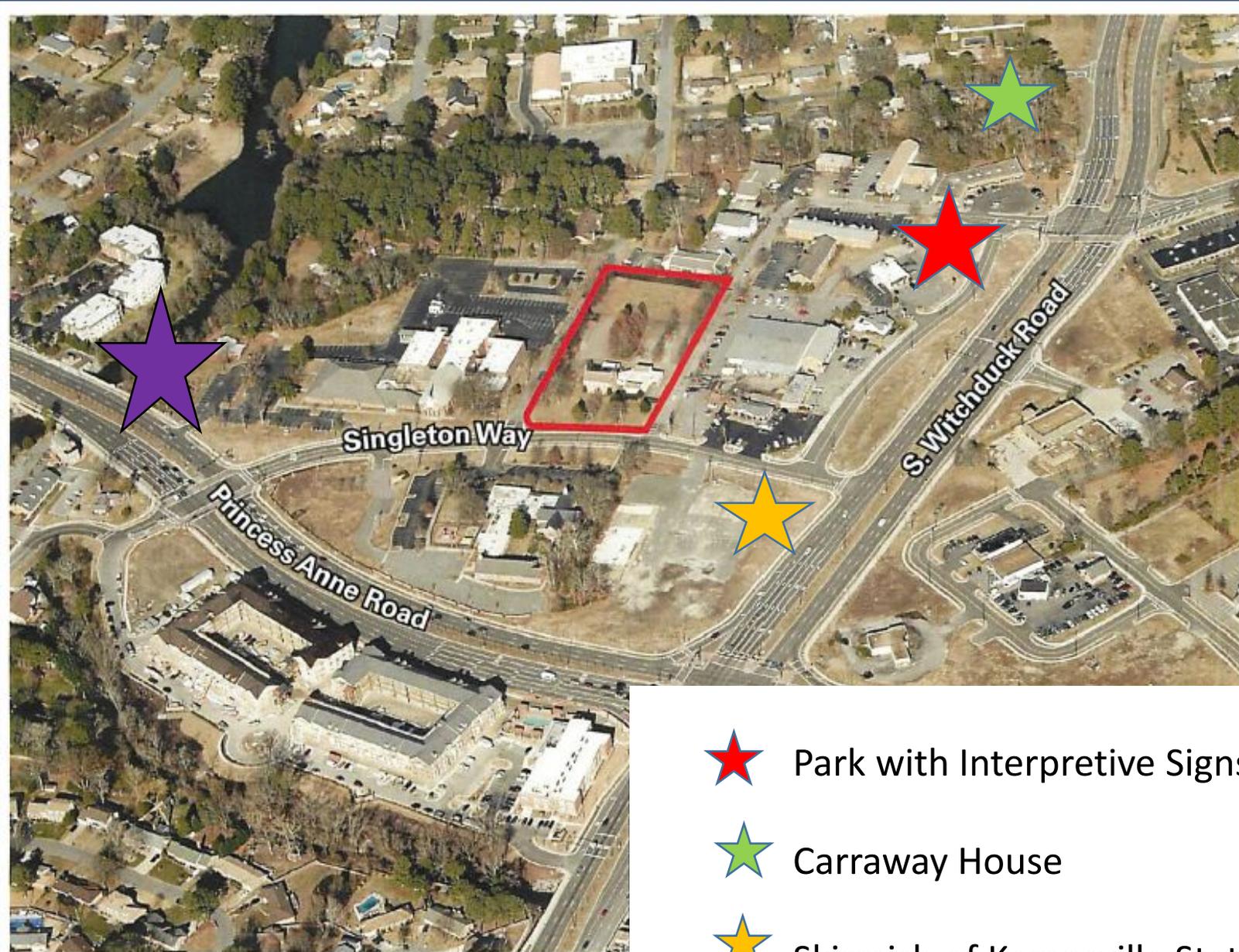
Gary L. Roberson, CPA Fairfield resident

Elizabeth "Boots" McBride Kempsville Heights resident

Dr. Stephen Mansfield Fairfield resident



Pleasant Hall



Pleasant Hall site is central to a potential history trail.

 Kemps Landing port

-  Park with Interpretive Signs
-  Carraway House
-  Skirmish of Kempsville State Marker



Pleasant Hall's Assets

Fairfield, Carolanne Farms, Larkspur, Stratford Chase residents support preserving the site!

Building and Grounds

- Centrally located in Historic Kempsville
- Easily accessible by pedestrians, bicycles, and cars
- Residents are requesting to develop the site for community use
- Ample parking in large lot
- Multiple other historic points of interest within walking distance

Programming

- Rich history that is surprising and new: We were a sea port and more...
- Extensive history known about owners of house, nearby cemetery, and local events from 1700s until now
- Annex suitable for revenue generating community events (unrelated to House)
- Lawn area perfectly sloped for outdoor concerts, productions, etc.



What, there's no light switches in this house? How did homework happen?



A wall of vintage mirrors beckons visitors to the past with a “doorbell,” through which the observers can experience a visit from a “ghost.” The historical characters summoned by the doorbell tell stories about their life and encourage the observers to hunt for evidence of their existence in the Museum’s main exhibition.



ANNEX REAR ENTRY

From annex entry up
stairs to the Pleasant
Hall back door



Pleasant Hall Interior



Modern Addition Exterior







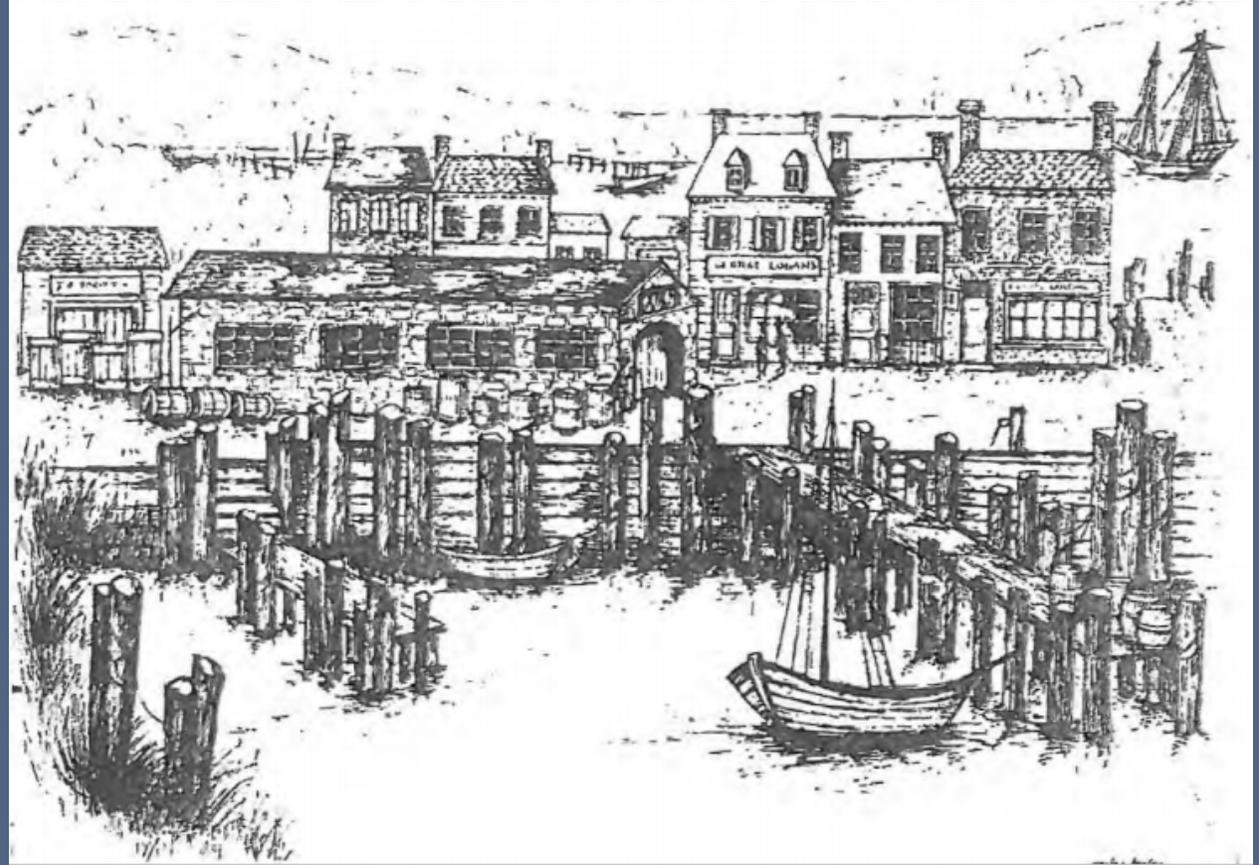






**Hidden history
worth learning!**









[John Murray, Lord Dunmore. 4th Earl of Dunmore](#)

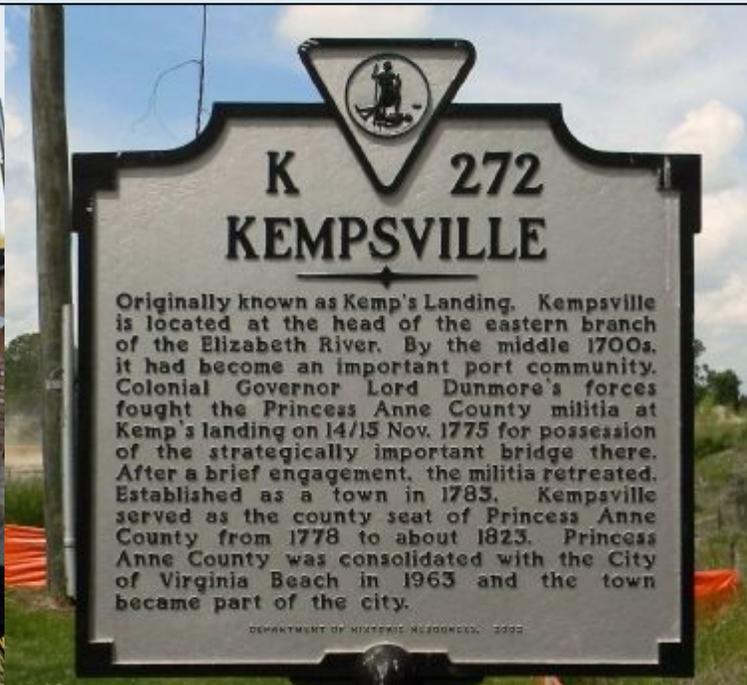




Built in 1769 or 1779?



This is Historic Kempsville!





**How can
local residents
and
Virginia Beach City
work together to
preserve
Pleasant Hall?**

PLEASANT HALL *PROJECTED* FINANCING AND OPERATING EXPENSES

PURCHASE PRICE	\$	950,000		
DOWN PAYMENT REQUIRED AT 40%		380,000		
AMOUNT FINANCED		570,000		
MONTHLY MORTGAGE PAYMENT		\$4,965		
ASSUMPTIONS: 6.5% INTEREST, 15 YEAR AMORTIZATION WITH A 5 YEAR CALL				
OPERATING EXPENSES:				
ELECTRICITY		500		
GAS		200		
WATER		50		
HRSD		50		
INSURANCE, BUILDING & LIABILITY		350		
REPAIRS AND MAINTANANCE		500		
LAWN CARE		100		
CAPITAL IMPROVEMENTS FUND		250		
OFFICE SUPPLIES		100		
CLEANING		200		
TOTAL MONTHLY EXPENDITURES		\$7,265		
ANTICIPATED VARIABLES				
MARKETING MATERIALS				
MARKETING MEDIA				
MEDIA CONNECTIONS IN BLDG (hardware, mmp, etcc)				

ON SITE REVENUE SOURCES

- Ongoing weekly scheduled rental usage: churches, etc
- Weddings (NO Funerals by binding contract)
- Private Events: reunions, large birthdays, etc.
- Public Events: Speakers Forum, *TED* talks, Meetings
- Public & Private School Cooperative Educational Programming
- Special Programming & Tours of house
- Morning tea & coffee get-togethers for seniors
- Outdoor events, theatre productions, concerts, seasonal activities, artisan shows

Help Preserve Pleasant Hall

Follow and LIKE us on FACEBOOK
at PleasantHall Kempslanding

Let Virginia Beach City Council know that you are a Virginia Beach resident in support of preserving the Pleasant Hall site as a historical community center and that you encourage city financial support.

Contact VB Councilmember Jessica Abbott at

jabbott@vbgov.com or (757) 744-3407

Ms. Abbott is a supporter of Historic Kempsville!

Appendix 3

Committees

Executive Committee

Purpose: The Executive Committee plans and manages the activities of the Commission, establishes the agenda for the monthly general meeting and prepares periodic reports on historic preservation issues and concerns for presentation to the Virginia Beach City Council.

Chair: Bill Gambrell

Cape Henry Historic Site

Purpose: The Cape Henry Historic Site committee seeks to preserve, restore and protect the historic nature of the Cape Henry Historic Site. The committee works to increase public knowledge and appreciation of the historical importance of Cape Henry; strives to ensure public access to the historic structures and monuments; and, facilitates communication among the major stakeholders.

Chair: Mac Rawls

Historic Districts

Purpose: The Historic Districts committee seeks to recognize neighborhoods and communities that represent the historical development and character of Virginia Beach and retain sufficient historical integrity. The committee works with Staff to identify potentially eligible neighborhoods and to engage those communities in the recognition process. The Historic Districts committee also seeks to protect the historic integrity of sites and neighborhoods and recommends potential areas to the Commission of establishment of Historic and Cultural District zoning.

Chair: Sharon Felton

Historic Preservation Month

Purpose: The Historic Preservation Month committee coordinates the Commission's efforts to recognize and celebrate Historic Preservation Month in Virginia Beach. The committee works to develop activities that will raise awareness about historic preservation and the local efforts of the Commission. The committee also seeks to expand public participation in and support of historic preservation activities and initiatives.

Chair: Sharon Prescott

Policies for City-Owned Buildings and Sites

Purpose: The Policies for City-Owned Buildings and Sites committee works with City Staff and Elected Officials to ensure that appropriate City policies and procedures related to City-owned historic buildings and sites are in place and are being followed. The committee seeks to ensure that the City is the best possible steward for the history resources that it owns and that the City's policies support and enforce those efforts.

Chair: Sharon Prescott

Princess Anne County Confederate Statue Roundtable

Purpose: The Princess Anne County Confederate Statue Roundtable (PACCSR) considers the issues related to the Princess Anne County Confederate Heroes monument located near the old courthouse at the Municipal Center, including those represented in public input, legal and historic preservation concerns. The PACCSR works to develop a recommendation for the Commission on the Confederate Monument and the best way forward to address both its painful meaning for some and its point of historical pride for other members of our community.

Chairs: Sharon Felton, Jimmy Wood

Princess Anne Courthouse

Purpose: The Princess Anne Courthouse committee advocates for the proper repair and maintenance of the 1822 courthouse building, including the development of a Historic Structure Report (HSR). The committee recommended and supported the development of a National Register of Historic Places (NRHP) historic district nomination to include the 1822 courthouse. The HSR and the NRHP nomination have been successfully completed.

Chair: Glenn Carwell

Public Events

Purpose: The Public Events committee has generally not functioned. It was identified as a desirable arrangement to try to avoid the need for separate committees for each public event in which the Commission participates.

Chair: Jimmy Wood

- Strawberry Festival – The Strawberry Festival subcommittee coordinates the Commission's participation at the annual Strawberry Festival in May. It assists in developing activities and handouts/give aways at the Commissions booth.

Chair: Sharon Prescott

Public Meeting

Purpose: The Public Meeting committee assists the Commission with planning and coordination of the Annual Public Meeting. The committee helps to set the meeting agenda/theme and manages volunteers and logistics. It also assists with post meeting review and analysis.

Chair: 2nd Vice-Chair – Sharon Prescott

Recognition of Historic Buildings

Purpose: The Recognition of Historic Buildings committee receives and reviews applications for the Virginia Beach Historical Register and makes the determination regarding placement on the register. The committee also works with City Staff to plan, research and coordinate updates and production of the Commissions publications about Virginia Beach's historic buildings.

Chair: Katie Paulson

Sea Level Rise

Purpose: The Sea Level Rise committee assists City Staff in understanding the potential impacts of sea level rise and recurrent flooding on Virginia Beach's historic resources and works to develop informational materials for historic property owners. The committee assists in strategy development for these issues.

Chair: Bernice Pope

Student Leaders

Purpose: The Student Leaders committee engages Virginia Beach high school students in historic preservation through a variety of activities and projects. The committee works to raise awareness about historic preservation and to be advocates for historic preservation issues.

Chairs: Victoria McQuay, Brianna Perez
Commission Sponsor: Sharon Felton

Threatened Buildings and Sites

Purpose: The Threatened Buildings and Sites committee identifies buildings, structures and sites that are endangered by various types of potential threats including development, neglect, unsympathetic repairs and additions, environmental factors, etc. The committee assists the Commission in the development and implementation of mitigation strategies and in tracking the ongoing level of threats.

Chair: Jennifer Estes

11.07.18

Historic Properties – Glimpse

- Provide preview of Historical Review Board's agenda
- Note other upcoming proposals involving historic properties
 - Weblin House Rezoning Request
 - R-10 to Conditional PD-H2 District with underlying R-10
 - Residential Cooperative containing no more than 14 units
 - DHR holds easement on the property

