

# **VIRGINIA BEACH HISTORIC PRESERVATION COMMISSION**

September 1, 2021, 5:00 pm

Approved October 6, 2021

Present:

Officers: Chair, James Wood; First Vice-Chair, Sharon Prescott; Second Vice-Chair, Mac Rawls; Secretary, Bobbie Gribble

Members: Campbell Clay, Natalie Hubbard, Richard Klobuchar, Becky Livas, Christi Lyons, Timothy Oksman

Staff: Mark Reed

Purpose The purpose of the Commission is to advise the City Council and the Department of Community Development and Museums on all issues related to the preservation of historic buildings, structures, and sites located in the City of Virginia Beach

Mission The mission of the Commission shall be to preserve, protect and maintain the historic identity of Virginia Beach and the former Princess Anne County through a program of advocacy and increased public awareness and involvement

## **Welcome/Introductions/Remarks**

Jimmy Wood informally started the meeting at 5:00 p.m. while waiting for a quorum of members. He welcomed everyone and noted that the Commission had not met during the summer, as is typical. Mr. Wood said that we have the recently appointed Student Members in attendance, and he asked them to introduce themselves.

Campbell Clay said he is a senior at Cape Henry Collegiate and noted that he participates in swimming.

Natalie Hubbard said she is a junior at Catholic High School, and she participates in tennis and track and field.,

The other members of the Historic Preservation Commission introduced themselves to Mr. Clay and Ms. Hubbard.

Jimmy Wood read the Purpose and Mission for the Commission reminding us ‘what we are’ and ‘our purpose for being here.’

The meeting was officially called to order at 5:21 p.m. Mr. Wood noted that we have a quorum of eight members.

## **Approval of June 2, 2021 Minutes**

Mr. Wood asked Commission members to review the minutes of the June 2, 2021 Commission meeting. A motion was made by Tim Oksman to approve the minutes as presented. The motion was seconded by Christi Lyons. There was no discussion, and the June 2 minutes were unanimously approved.

## **FY22 Historic Preservation Program Budget**

Mark Reed discussed the historic preservation budget for fiscal year 2021/22. He said the Commission had previously reviewed the draft budget in November 2020, but he wanted to get a formal approval now that the funding has been appropriated. He said the \$89,158 is the appropriated amount, which is the funding the program has had for the past few years. He noted that the draft budget they reviewed included a 5% reduction because that was what was being requested from departments. This reduction was not implemented.

Mr. Reed said he had put most of the 5% back in the PIFs/Nominations for National Register of Historic Places line but noted that there is some flexibility with the funding. If there is a different type of project that the Commission wants to do, we can typically make use of the funds available. A small portion of the 5% was put in the Miscellaneous Small Purchases line.

Mac Rawls made a motion to accept the budget as presented. Sharon Prescott seconded the motion. There was no discussion. The motion was unanimously approved.

## **Committee Reports**

Mac Rawls reported for the Cape Henry Historic Site committee. He said the committee met on June 7<sup>th</sup>. He said it was a joint meeting with the Preservation Virginia, the military, and the Commission.

Mr. Rawls said that the base has been closed down to civilians as of August 26 because of COVID. He noted that this is a tough development for Preservation Virginia. He said it also means the bus shuttle has been closed down. Only Department of Defense (DOD) employees and retired DOD employees can go to the lighthouse under the current restrictions.

Mr. Rawls said that there had been some great designs for the train station with the Navy finally putting it in good repair. Unfortunately, we were informed at the meeting that neither we nor Preservation Virginia will be able to use it for exhibits.

Mr. Rawls said that Mr. Reed is applying for transportation funding for additional restoration work on the Cape Henry Lighthouse and the deadline is October 1st. He asked Mr. Reed to provide additional details.

Mr. Reed noted that the project is estimated to cost \$1.9 million, and the grant request will be for 80% of that, or approximately \$1.6 million. The project scope includes restoration of the stone around windows and the doorway. He said the material is the soft Aquia sandstone that has deteriorated. It also will address the cracks in lighthouse, which are more superficial than structural, but they allow water infiltration that is causing damage. The plan is to “stitch” the cracks. The project also will repair the loss of mortar in the tower, which is fairly extensive. Finally, they propose to fix the glazing in the dome. Mr. Reed said the desire is to do these restorative repairs in one project because the cost of scaffolding is \$500,000.

Rick Klobuchar asked about the gun barrel project for Cape Henry. Mr. Reed said he had not heard any additional information since it was last discussed with the Commission.

Sharon Prescott reported for the Historic Preservation Month committee. She explained for the new members that every May the Commission sponsors Historic Preservation Month for Virginia Beach. She said a major project that we do is to raise funds for the preservation of the Cape Henry Lighthouse through Pints for Preservation.

Ms. Prescott provided the final numbers for the 2021 Pints for Preservation activities. She said that we raised \$2,232 in cash to contribute to Preservation Virginia. This included:

Glass Sales - \$901  
Donations - \$128  
Pint sales at partner breweries- \$1,194

Ms. Prescott said that an additional 102 pint glasses have been donated to Preservation Virginia for sale in their gift shop.

Ms. Prescott also noted that the Student Leaders Committee did a history Scavenger Hunt for Historic Preservation Month. She said 3 students completed the Scavenger Hunt of the 25 that registered.

Jimmy Wood said that last year we had the great logo that Back Bay Brewing put together for us. He said this year’s logo was a collaboration that was put together by him and Mr. Reed. He said we had looked into having a graphic artist put one together, but it was too expensive. He suggested that we could have a contest that we open up to have people submit designs. It would need to have parameters that it has to include Historic Preservation Month and have the lighthouse on it.

Mr. Reed said the quote from the graphic designer was \$2,500. He said we could possibly approach Rhett at Vibrant Shore, who he thinks does the graphic design work for them.

Mr. Wood said part of the appeal is we have changed the style of glassware each year. He said changing the logo makes it more collectible. He thought a big driver for sales would be to have a catchy flashy logo. He suggested that a contest might engage a different audience and it could also drive up sales.

Mr. Reed said he could check with Kate Jacobson to see if the contest might be something that would be of interest for artists in the ViBe.

Mr. Rawls asked if we have a contest can we give a cash prize. He thought the city probably would not support giving a cash prize.

Mr. Wood said that we will explore the idea of engaging a graphic designer at the next Executive Committee meeting or the possibility of designing a contest for the design.

Becky Livas asked who went to the particular breweries. Mr. Reed said that it was typically the local residents in the vicinity around each brewery. Becky asked if the breweries were diverse enough.

Campbell Clay and Natalie Hubbard reported for the Student Leaders Committee. Ms. Hubbard said that they have 9 members, with 5 being seniors and 4 juniors. She said they have set some goals, which include putting together entries for the Clio app and possibly focusing on the City's historic markers.

Mr. Clay said they want to work on putting together another Kahoot and working on similar learning games. He said they want to expand and promote their social media presence and noted that Parks Schmidt will be spearheading this for them. Mr. Clay said they will develop a Scavenger Hunt for May and are working on a theme. He noted that they are trying to limit it geographically to make it easier to do. They have discussed confining it to the Boardwalk area.

Mr. Clay said the committee's first meeting will be on September 8.

## **Projects Updates**

Mark Reed provided updates for several projects.

For the Historic District Design Standards and Review Guidelines he noted that the original final draft was due to DHR on August 30, but at the eleventh hour they received an extension until November 30. He said he is working on putting together a revised schedule with Commonwealth Preservation Group (CPG). Once it is completed City Council will be briefed.

Mr. Reed noted the Historic Preservation Program Strategic Plan project, which is being done by the same firm, has been pretty much on hold while working toward the previous Design Guidelines deadline. He said DHR granted CPG an extension until October 31. Mr. Reed said that a Survey and Inventory Plan update has been added and CPG is working on completing a final draft for our review.

Mr. Reed said the National Register Nominations are progressing well. For L & J Gardens the neighborhood survey has been completed. Staff is reviewing the draft VCRIS forms. He noted that resident and former resident interviews are underway and will be completed soon. Currently the project is on track to go to the Board of Historic Resources and State Review Board in June 2022.

For Seatack the contractor met with the Seatack Community Civic League on June 14. They have gotten the neighborhood survey underway and have also initiated the research. Currently the project is on track to go to the Board of Historic Resources and State Review Board in September 2022.

Mr. Reed said that there are numerous Preliminary Information Form (PIF) projects underway. The one that is the most advanced is for the Woodhurst Neighborhood Historic District, which goes to the State Review Board on September 23. He said staff has done two virtual and one in-person meetings with the neighborhood. He noted that it is a Mid-Century Modern gem that is unlike any other neighborhood in Virginia Beach. He said the PIF is posted on both the Commission and DHR web pages. The next step for Woodhurst will be the survey and nomination.

Mr. Reed said the other PIF projects that are under contract include:

Chesapeake Beach Historic District – which he said is a neighborhood threatened by redevelopment as older cottages are replaced with larger homes

Newsome Farm Cemetery – a historically African American cemetery

Tim Oksman asked if the Newsome Farm Cemetery has maintenance needs. Mr. Reed says it likely does. He said it has no owner and it came to his attention when Code Enforcement asked him to research the ownership because they had been periodically performing the maintenance and needed to know who to bill. He said he has met with civic league leaders and they have taken it on for now, but they are advancing in age. Mr. Oksman said he would check with the Sheriff's Office to see if they can provide some support

As Mr. Rawls was needing to excuse himself to attend another meeting, Mr. Wood asked if he could stay and if we could skip to New Business. He said he had a couple of items that might require a vote.

## **New Business**

### Virtual Meeting Policy

Mr. Wood said he wanted to start first with discussing a Virtual Meeting Policy. He said the Commission has the option to adopt a Virtual Meeting Policy, which would allow members to attend virtually if they are sick, out of town or if they do not want to attend in-person meetings due to COVID concerns. He said we would still need a quorum present in-person at the meeting, but it would have allowed additional members to attend this evening's meeting virtually.

Mr. Wood asked the question of whether the Commission wants to adopt a Virtual Meeting Policy, which will enable members to attend a meeting remotely.

Ms. Prescott said we don't know when there will be an end to these times. Mr. Oksman made a motion for the Commission to adopt a Virtual Meeting Policy. Rick Klobuchar seconded the motion. It was approved unanimously.

Mr. Wood said the Executive Committee will start the process of hammering out the details.

### Royal Farms Development

Mr. Wood said he wanted to discuss the Royal Farms store/gas station/car wash that is proposed for the Nimmo Church Historic and Cultural District. Mr. Wood said it has gone to the Historical Review Board and Royal Farms was asked to adjust the design to be more in line with the historic district. They complied and the Review Board approved the design. Keep in mind they do not review the use.

Mr. Wood said Councilwoman Henley had called saying the Commission might want to take a look at the use perspective. He said she pointed to the skirmish that took place in that general area during the Revolutionary War and thought that the land might have historic value.

Mr. Wood said the property is owned by Holloman Brown, which is owned by Councilman Jones. He said that Mr. Jones has recused himself from all discussions of the project.

Mr. Wood asked the Commission members present if we wanted to do anything with this issue. He said one option is to recommend to Council that an archeological survey of the property be required before any action is considered. He said this went to the Planning Commission in August and they approved rezoning the property in a 5 to 4 vote. This goes to City Council in September.

Mr. Wood asked if we want to recommend to City Council to make a condition that the developer do an archeological survey prior to development.

Tim Oksman made a motion that the Commission prepare a recommendation to that effect to communicate to City Council. Mac Rawls seconded the motion.

Discussion followed. Mr. Wood asked which option we are recommending. Option 1. For an archaeological survey to be done prior to development or; Option 2. For an archaeological survey to be done before City Council's action

Sharon Prescott said she cannot tell looking at the site plan that is on the screen, but are they required to leave a tree buffer. Mr. Reed said they will leave trees, plant shrubs and install an 8-foot fence.

Mr. Rawls said he wanted to provide an amendment to the motion. He noted that the proposed use doesn't conform with the zoning for the district. We should recommend that Council keep the current zoning for the district. He said the Commission needs to send a letter to City Council noting the proposed use does not conform with the Historic District and an office building would be more in line. The amendment is that the Commission will recommend that Council deny the rezoning of the property and require an archeological assessment prior to any construction on the site.

There was no additional discussion. Mr. Oksman revised his motion per Mr. Rawls suggestion. Mac Rawls seconded the motion. The motion passed unanimously.

Mr. Wood thanked Mr. Rawls for staying to discuss those important business items. He said we can now go back to the regular agenda.

Mr. Reed continued with his updates on the PIF projects.

Pleasant Ridge School – a historically African American one-room school building located in the southern part of the city. He said it could be the first National Register property in that area.

Cutty Sark Motel – this is a follow up to the recently approved oceanfront resort motels MPD. The building is virtually unchanged from when it was constructed

Blue Marlin Inn – this is also a follow up to the oceanfront resort motels MPD. It will be a good test because it has had several alterations and additions, but still fits the characteristics identified in the MPD.

### **Historic Properties Glimpse**

Mr. Reed provided the Commission with an overview of upcoming projects that might affect historic districts and resources. He said there are several items on the agenda for the Historical Review Board meeting September 15.

In the Courthouse District:

McDonalds – wants to add a speaker canopy for the drive thru and a protective gateway arm sign associated with the speaker canopy. Mr. Reed noted that they will need to get a modification of proffers to install a speaker system for the drive thru.

Annapolis Circle – proposed fence installation. This is a 2017 constructed residence and they will be matching a fence type that is along their rear parcel line.

Building 2 – they are returning because the Review Board did not approve the basement doorway on the east façade when they issued an COA for exterior work this past June. The doorway had been designed with a portico and columns and seemed a little overdone for a basement entrance. In making the changes to the doorway they needed to redesign the access ramp, as well.

In the Nimmo Church District

Nimmo Church redesign – they are returning with requested redesign for several proposed additions. They did not redesign the Welcome Center and staff has heard that the church has decided not to move forward with that addition. Staff will recommend denial for it and it is likely the Review Board will concur. Mr. Wood noted that they may just be planning to appeal.

### **Section 106 - Kitty Hawk Offshore Wind Projects**

Mr. Reed noted that the Commission had a special meeting on June 30 with Dominion Power about their offshore wind project in Virginia. Since then, he has learned that there is a second

offshore wind project off of Kitty Hawk, North Carolina. He said it will have a transmission line that comes ashore in Virginia Beach in Sandbridge and has two possible routes. Mr. Reed said he will find out more information on this project. Currently the city has requested that we be a consulting party.

### **Old Business**

There was no old business.

### **New Business**

Mr. Wood asked if there is any new business. Mr. Reed said he has some staff news. He said the Planning department has hired Elizabeth Nowak as a Planner II and she will start September 23<sup>rd</sup>. He noted that she has a master's in urban and environmental planning with a certificate in historic preservation from the University of Virginia.

Mr. Reed said that Ms. Nowak has been the Preservation Planner for Indianapolis since 2018 and also has other varied experiences in the preservation field. She will be staffing the Historical Review Board.

Mr. Reed said that his supervisor, Carolyn Smith, and the Planning Director, Bobby Tajan, felt that he (Mr. Reed) needs some additional assistance beyond just the Review Board. Although it is not completely settled, it is expected that Ms. Nowak will work 50% to 70% of her time on historic preservation items and the rest on Planning Commission items. This is an increase from the previous time commitment, which was only for Historical Review Board support. Mr. Reed said for the Commission members to be sure to thank Mr. Tajan and Ms. Smith for recognizing the need and supporting that adjustment

### **Adjournment**

Mr. Wood said the next meeting will be on Wednesday, October 6 at 5:00 p.m.

The meeting was adjourned at 7:10 p.m.





## Appendix 1

### FY22 City of Virginia Beach Budget Planning and Community Development Historic Preservation Program

Non-Personnel Operating Budget – 100.204.1110.605520	Total – \$89,158
	Appropriation
Training for Historic Preservation Commission and Historical Review Board (CLG requirement)	\$ 1,500
Historic Markers and Signage for Historic Districts	\$ 6,000
Public meetings	\$ 2,000
Research Grant Program	\$ 10,000
Historic Preservation Month Promotions and Activities	\$ 5,000
Miscellaneous small purchases, such as plaques	\$ 658
Professional Services	
• PIFs/Nominations for National Register of Historic Places	\$ 24,000
○ Pleasant Ridge School	
○ Woodhurst	
• Historical Research and Reports – southern VB	\$ 30,000
• Scientific investigations – archaeology, dendrochronology, paint color analysis, etc.	\$ 10,000
<b>Total</b>	<b>\$ 89,158</b>

07/19/2021