

VIRGINIA BEACH HISTORIC PRESERVATION COMMISSION

Planning and Community Development Conference Room, 2875 Sabre Street, Suite 500

October 5, 2022, 5:00 p.m.

Approved November 2, 2022

Present

Officers:	Chair, James Wood; First Vice-Chair, Sharon Prescott; Second Vice-Chair, Christi Lyons
Members:	Glenn Carwell, Derek DuBay, Harriet Frenzel, Sharon Felton, Richard Klobuchar, Ian Lichacz, Becky Livas, Lee Lockamy, Tim Oksman, Katie Paulson
Staff:	Mark Reed, Elizabeth Nowak
Presenters:	Marcus Pollard
Guests:	Jimmie Koch, Mrs. Koch's daughter, Mrs. Koch's son
Purpose	The purpose of the Commission is to advise the City Council and the Department of Planning and 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.

Jimmy Wood called the meeting to order at 5:02 p.m. He acknowledged that Mrs. Jimmie Koch is in attendance and thanked her for her preservation of the Cutty Sark Motel. Mark Reed then provided a brief overview of the Crest Kitchenette/Cutty Sark property. He noted that the Commission had received a presentation on the National Register nomination from Kristin Kirchen at a previous HPC meeting. He also expressed appreciation for Mrs. Koch's stewardship of the motel.

Katie Paulson, the chair of the Recognition Committee, presented Mrs. Koch with a Virginia Beach Historical Register certificate for the Crest Kitchenette/Cutty Sark and also a Historical Register plaque. Mrs. Koch thanked the Historic Preservation Commission for its interest in the property. She mentioned her daughter and son that were present and noted that they help her considerably with the operation.

After Mrs. Koch departed, Mr. Wood noted how nice the event was where the Commission received the 2020 APVA Outstanding Community Preservation Award from Preservation Virginia.

Mr. Reed introduced Marcus Pollard of Commonwealth Preservation Group who was attending to provide a presentation on the Seatack Historic District National Register nomination, which is nearing completion.

Mr. Pollard noted that the district is primarily residential with one remaining commercial resource, an auto repair shop that appears to not be actively in business. He provided an overview of the proposed district boundaries and pointed out that there is a discontinuous boundary at the north end of the district. That area has a cemetery and other resources that are separated by the highway from the rest of the district. Mr. Pollard discussed the jagged boundaries and noted there is still a lot of existing infill in the district. They included as many contributing resources as possible while trying to exclude non-contributing resources. He said the boundaries ended up excluding some potentially contributing resources in areas considered part of Seatack due to their distance from the identified core of the district.

Mr. Pollard said they identified 118 contributing resources and 160 non-contributing resources, many of which are secondary structures, such as sheds. He said that there are irregular parcels due to the agricultural history of the area. Mr. Pollard discussed some of the notable residents of Seatack, including Joseph Grimstead Sr., who was instrumental in establishing the Seatack Volunteer Fire Department. He said people's stories are significant to the context of the district. He provided a comparison with L & J Gardens, which was a post-World War II planned community, and Seatack, which is a late-19th early-20th century "evolved neighborhood."

Mr. Pollard said that the district qualifies under the National Register of Historic Places Criterion A, Ethnic Heritage-African American and Social History. He said the Period of Significance is 1908-1969. The end date is just before several large apartment complexes were built in the neighborhood and began to change its character.

Mr. Pollard answered questions from the Commission. Mr. Wood asked what he thought the chances are for Seatack to get listed. Mr. Pollard responded that he thought they are good. He said DHR has been supportive. Mr. Reed noted that DHR and the State Review Board made a determination of eligibility in late 2019. He said this nomination seems to be on target for the March quarterly meeting of the Board of Historic Resources and the State Review Board. He said we still haven't received comments from the National Park Service (NPS), which has been the reason for the three-month delay.

Mr. Wood asked Mr. Pollard if he was concerned about the delay from NPS. Mr. Pollard said he would hope that any issues would have been expressed by now. Mr. Reed noted that the grants manager for NPS told us to go ahead and submit the nomination to the state. Mr. Pollard said we have submitted maps and the nomination and have asked DHR to look closely at the boundaries.

Mr. Pollard added that they had conducted oral history interviews for the project that will be donated to the public library. Mr. Wood thanked Mr. Pollard for the work he and Commonwealth Preservation Group have done on this project. Sharon Prescott mentioned the Target Neighborhood program and its effect on the historic resources in Seatack Neighborhood. Sharon Felton echoed Ms. Prescott's comments.

Ms. Felton asked about the cemetery located in the discontinuous area. Mr. Pollard said they found a cemetery behind an apartment building north of I-264. He said it is near the right of way of the highway. Mr. Reed said we are not sure who the owner is. Mr. Wood said we need more information on that.

After Mr. Pollard departed, Mr. Wood asked the Commission members to review the minutes of the September 7 meeting and to provide any corrections or additions. Rick Klobuchar made a motion to approve the minutes as presented. Tim Oksman seconded the motion. There was no discussion, and the motion was carried with a unanimous vote.

Mr. Wood then asked for the committee reports.

Mr. Reed reported for Mac Rawls on the Cape Henry Historic Site committee. He said that Joint Expeditionary Base Little Creek-Fort Story has a standing meeting on Mondays, which prevents their representative from attending the committee's meetings. He said they have been trying to find another date/time to meet so he can attend, so the planned October meeting was not held.

Mr. Reed said that Jennifer Hurst-Wender has left Preservation Virginia, so the committee will continue to work with Rachel Balderson the Cape Henry Lighthouse Site Coordinator while Preservation Virginia looks to fill Jennifer's position.

Mr. Klobuchar asked how someone joins the Preservation Virginia Board. Mr. Reed said he wasn't sure. He thought they may have a selection committee for board members. Mr. Klobuchar thanked Mr. Reed and the City for helping make the Preservation Virginia award dinner attendance possible for the Commission members.

Christi Lyons reported for the Student Leaders Committee. She said they held the first meeting of the year on September 14 and there was good attendance. She said the students will be selecting their CLIO entries at the next meeting. The chairs will be giving a report on the committee's activities at the upcoming public meeting. Ms. Lyons said they are trying to include Kris Troch from Schools administration to help increase their presence in the school system.

Ms. Lyons said that she is running out of scavenger hunt ideas for next year. They are trying to keep it to a small geographic area, if possible. Mark Reed said the Cape Henry Lighthouse would be good, but base access is always an issue. Jimmie Wood suggested the Municipal Center as a location with several potential locations in close proximity to each other. Harriet Frenzel suggested the historic houses Mr. Wood said that maybe the week of spring break we could have the historic houses do an event or something. Ms. Frenzel said that they could do it with the Bayside History Trail sites. Rick Klobuchar suggested the Whitehurst-Buffington House and the Municipal complex. Mr. Reed noted that the desire is to have five to six sites in close proximity to each other. He said the boardwalk was easier and more walkable than previous scavenger hunt locations. He said Kempsville might have that. Mr. Wood said they could also look for a historic site and have several clues throughout a location.

Mr. Wood the discussed the Commission's committee structure. He said the Executive Committee met and worked on ways to restart the committees. He said that the pandemic disruption had made some of the committees stagnant and there are some newer items and missing items that need to be covered. Mr. Wood said that Elizabeth Nowak had helped to organize the committees under primary subject areas. He said these four committees outside of the Executive Committee would cover specific topics. These areas are Engagement; Historic Buildings and Districts; Threatened Buildings and Sites; and Underrepresented Communities (see Appendix 1).

Mr. Wood said each would have a chair with one or two vice chairs to help organize and ensure diversity of thought and continuity for planning. He noted that the Commission chair has the authority and power to appoint members to committees. He made the following appointments

- Engagement: Rick Klobuchar, Chair; Ian Lichacz, Vice Chair
- Historic Buildings and Districts: Katie Paulson, Chair; Tim Oksman, Vice Chair
- Threatened Buildings and Sites: Mac Rawls, Chair; Derrick DuBay, Vice Chair and Glenn Carwell, Vice Chair
- Underrepresented Communities: Sharon Felton, Chair; Lee Lockamy, Vice Chair

Mr. Wood said that for all members this is not to say that you can't join any of these committees and not get involved with these topics. The chairs are welcome to tap other members to join. He encouraged the committees to get together and meet. He said there is no directive from the Executive Committee. He said they want the committees to establish some goals and objectives and then share those goals and objectives for next year with the Executive Committee

Tim Oksman asked if the chair and vice chair for a committee can serve on another committee. Mr. Wood answered "yes." Mr. Wood said if your committee sees the need for a subcommittees go ahead and develop subcommittees. Mr. Reed noted that if three of you meet, that is a public meeting that has to comply with FOIA regulations. Mr. Klobuchar asked if the engagement committee also covers liaison with other organizations, like Princess Anne County Virginia Beach Historical Society. Mr. Wood said "yes." He said we are hoping to fill a void in public knowledge about the HPC and its projects.

Mr. Wood said that we need to elect a Nominating Committee to propose a slate of officers for 2023. He said he is nominating Harriet Frenzel, Becky Livas, and Tim Oksman to be the Nominating Committee for this year. Sharon Felton seconded the nomination for the Nominating Committee.

Ms. Felton asked Mr. Wood if his term is up at the end of the year and if he no longer can serve as chair. Mr. Reed responded that the bylaws allow for three consecutive years as chair and Mr. Wood has served that. Ms. Felton noted that two of the years we were in COVID. Mr. Wood said that he has enjoyed his service as chair. There was no further discussion. The vote for the Nominating Committee was unanimous.

Mr. Wood advised the Nominating Committee to talk about the proposed slate for the Commission's next officers. Mr. Reed noted that the bylaws state that the Commission is to have elected a nominating committee by October 15. He said the slate of officers is presented at the December meeting and the vote is taken at the January meeting.

Christi Lyons provided an update on the planned Public Meeting. She said it will take place on November 9 from 6:00 until 7:30 p.m. at the Central Library. She said everyone is required to attend with a plus one. Ms. Lyons gave a brief overview of the agenda. She said there will be history trivia questions as people come in. For the meeting there will be a recognition of service, presentations on a couple of our National Register projects, and a review of the Commission's accomplishments during the past three years.

Mr. Reed said we are also going to try to do something interactive through a QR code survey. Ms. Lyons said we want to get some meaningful input. Sharon Prescott suggested that one question to ask is if they would you like to be more involved. Be sure to give them how to contact the Historic Preservation Commission. Ms. Lyons said we can ask them what they would like to hear more about. Mr. Wood noted that for the annual recognition this year we will be providing a distinguished service award to founding members of the Commission.

Mark Reed provided updates on several projects. He said the Blue Marlin and the Crest Kitchenette motels were listed in the Virginia Landmarks Register on September 15. He noted that properties listed in the Virginia Landmarks Register are then eligible for listing in the Virginia Beach Historical Register. Ms Prescott asked if owners have been given information on tax credits. Mr. Reed said the state will send a letter once the properties are listed in the National Register with that information and with information about donating an easement. He noted that for these properties the value is in the land here rather than in the building. He said an example is the approximately \$179,000 value of the building versus the \$1.5 million value of the land in the Real Estate Assessor's evaluation for the Blue Marlin. Ms. Frenzel asked how many we have lost from the 50 Most Significant publication. Mr. Reed said we have lost two. Derick DuBay asked for clarification about threats to the Jefferson Manor property. Mr. Reed said it is primarily from a potential development threat due to purchasing pressure. All of the property around it is owned by the same person and they have tried to purchase the Jefferson Manor in the past to consolidate their property.

Mr. Reed said the Woodhurst Neighborhood Historic District is expected to be on the December Board of Historic Resource agenda. For the Seatack Historic District he said it is to be on the March agenda for the Board of Historic Resources.

Mr. Reed noted that we have a couple of nomination projects that are just getting underway. He said the Newsome Farm Cemetery project has a presentation planned by Debra McClane at the upcoming Newsome Farm Civic League meeting. Mr. Reed noted that the Chesapeake Beach Historic District project is also just getting underway. He said the kickoff meeting is scheduled for this Friday with Debra McClane. She is scheduled to make a presentation to the Chesapeake Beach Civic League on October 17.

Mr. Reed noted that in order to get a determination of eligibility for the Chesapeake Beach district we had to shrink the boundaries considerably. He said there are about 35 parcels that are included in it right now. The core of it is around the Fentress Avenue and Lookout Road area. He said it includes some commercial properties and some residential, including the Cottage Court. Lee Lockamy asked what time the kickoff meeting will be held. Mr. Reed responded that the meeting is just Planning staff and GIS staff with the consultant. Mr. Lockamy said he wants to attend the civic league meeting.

Mr. Reed noted that we have just completed a Preliminary Information Form (PIF) project. He said the Pleasant Ridge School was determined eligible by the State Review Board at their September 15 meeting. He said the archaeologists provided an Executive Summary prior to the meeting and provided their opinion that the site is eligible for the National Register under Criterion D.

Ms. Felton asked if we are going to nominate the three resources there separately. Mr. Reed said no. He said we expect to just be incorporating church and cemetery in with the school's nomination in some way. He said Katie Paulson might know better how that will work. Ms. Paulson said if the resources are on the same parcel, they would be included because of a legal boundary and a narrative issue. She said schools were often placed with a church and there likely is some background research that will connect the school and church. Mr. Reed said members of church had done oral histories and provided some info to Marcus Pollard that showed a direct relationship between the school and the church. He said they talked about school activities that had used space in the church because of the limited size of the school building.

Mr. Lockamy asked if we have received an archaeology report. Mr. Reed said we haven't received it yet. He said they did Ground Penetrating Radar on the site and then did ground-truthing in areas that indicated some potential. They verified a possible burial, and they think there may be a dozen unmarked ones. In the area around the school, they found some small artifacts, such as pencil parts, buttons, and melted window glass, which likely corroborates the story of an earlier school fire.

Mr. Reed said the Gun and Hunt Club MPD and the accompanying Pocahontas Hunt Club PIF will have the project kickoff later in October. He said we got it under contract in May of 2022 so we could encumber the funds, but we knew the consultant couldn't start until this fall. Mr. Lockamy asked if we have had any luck with people on Horn Point Road. Mr. Reed responded that we haven't, yet.

Mr. Reed then discussed the archaeological assessment project for the Kempsville Canal kayak launch location. He said a proposal was received from James River Institute for Archaeology (JRIA). He noted that the Parks and Recreation department is funding the work. JRIA is under contract and should do the fieldwork in October. Mr. Reed said the geotechnical report shows there is a lot of fill on the site. JRIA will use augers to check soil types and to see if they can find any artifact deposits.

Becky Livas asked if this location was part of the Underground Railroad. Mr. Reed said he has heard of stories about tunnels in Kempsville, but he thinks it seems unlikely. He said he hasn't come across any documentation or other evidence for that location. He noted that they did archaeology at the Carraway House and JRIA found no evidence of a tunnel that supposedly was there.

Katie Paulson left the meeting.

Elizabeth Nowak provided a glimpse of projects that are coming before the Historical Review Board. She discussed a project at Building 2 in the Courthouse District. She said that the City of Virginia Beach has proposed to replace the slate roof with a synthetic slate material. She said it is the same material that was used on the new City Hall building, which is next door. Ms. Nowak said that staff is recommending approval since Building 2 is a non-contributing resource in the district. She said they are recommending a condition that the slate be salvaged for reuse on other buildings in the Municipal Center. Mr. Oksman said that will be a great reinvestment in the future to reuse the slate.

Mr. Wood asked if there was an update on the Nimmo Church project. Ms. Nowak said not really. She said the request for the street closure for the old section of Princess Anne Road is moving forward, but the rest of the project is still waiting on a stormwater plan.

Under Old Business, Mr. Wood reiterated earlier comments about how well the awards ceremony was conducted and how good the dinner had been.

Under New Business, on behalf of Bobbie Gribble, Mr. Reed invited everyone to attend the Patriots Park dedication ceremony on Saturday, October 22 in Kempsville at 10:00 a.m.

Ms. Prescott shared that there are some events planned in Yorktown on October 15 that will commemorate some Revolutionary War anniversaries.

Mr. Reed noted that the state has established a 250 VA Commission for the two hundred fiftieth anniversary of the American Revolution. He noted that here we had the first Patriot death in Virginia and the first engagement of the Ethiopian Regiment under Lord Dunmore.

Mr. Klobuchar asked if the Engagement Committee should be contacting the press about the Patriots Park event. Mr. Reed said the Engagement Committee shouldn't contact the media for City events. He said he is working on the press release

Mr. Reed then discussed some new projects. He said they have an opportunity to do an archaeological investigation at the Estates Court property. He said the site has been discussed previously by the Commission. He said there was a 19th century house on the property that was demolished in 2018. The property now has been subdivided into two parcels. One parcel has a historic oyster shed. The new owner of property said they will allow us access to the site through December. Mr. Reed said he is talking with the state, but they are not sure if there is any funding on their end.

He said we can't get access to the site until it is officially under the new ownership. Mr. Reed said there are sites in the vicinity that had late and middle Woodland era artifacts and 17th century European artifacts. It is an area that has high probability for prehistoric resources. It is a threatened site that is likely to be developed. He said the new owner is also open to the possibility of preserving the oyster shed.

Mr. Reed said that staff is asking if the Historic Preservation Commission would approve \$10,000 in our funds to move forward with the archaeological assessment. He said he hopes the state might be able to match our funds. Mr. Reed noted that there is \$5,600 in unassigned funding for archaeological projects. He also noted that there is \$5,000 assigned for a project for dendrochronology at the Carraway House, which isn't threatened. Mr. Reed said that would provide the \$10,000 needed.

Glenn Carwell made a motion to approve the requested funding. Tim Oksman seconded the motion. There was no additional discussion. The Commission members voted unanimously to fund the archaeological project at the Estates Court property in the amount of \$10,000

Mr. Reed then said he would like the Commission to consider funding a PIF for the Beach Carousel Motel. He said it has the same owner as the Blue Marlin and is a good example of a mid-century modern motel. He noted that the owner has given permission to proceed with the PIF. He said the estimated cost for the PIF is \$2,500. It could become the fourth motel listed under the MPD. The Beach Carousel is located at 1300 Pacific Avenue.

Mr. Reed said we have approximately \$14,000 in grant projects this fiscal year. He said the grants are not always expended in full for each year. He said the only other projects we have moving forward with a PIF are the Pleasant Ridge School and the MPD for the Gun Clubs. Mr. Reed said it would be nice to keep something moving in the coming cycle. He noted that because of the MPD investment we can do the PIFs and National Register nominations for lower costs.

Harriet Frenzel made a motion to approve the requested funding for the Beach Carousel PIF. Sharon Prescott seconded the motion. There was no additional discussion. The Commission members voted unanimously to fund the Beach Carousel PIF.

The meeting was adjourned at 6:45 p.m. Mr. Wood said the next meeting will be on November 2.

Appendix 1

Committee Structure

