

Virginia Beach Historic Preservation Commission

October 1, 2025, 5:00 p.m.

Meeting Minutes

Department of Planning and Community Development
Building 3, 2403 Courthouse Drive, Conference Room 110
Approved December 3, 2025

Attendance

Officers:	Chair, Christi Lyons; First Vice-Chair, Glenn Carwell; Second Vice-Chair, T.J. Morgan; Secretary, Bobbie Gribble
Members:	Suzanne Camden, Derek DuBay, Sharon Felton, Harriet Frenzel, Richard Klobuchar, Becky Livas, Paul Morrisette, Florence Reese
Student Members:	Grace Curran
Staff Liaison:	Mark Reed
City Staff:	Ellie Dauernheim

Welcome/Introductions/Remarks/Announcements

Chair Christi Lyons opened the meeting at 5:00 p.m. Ms. Lyons said this was the first Historic Preservation Commission (HPC) meeting for new Student Member Grace Curran. Ms. Curran introduced herself to the Commission.

Pleasant Hall NRHP Nomination Update

Ms. Lyons introduced Marcus Pollard from Commonwealth Preservation Group (CPG) for a presentation on the National Register of Historic Places (NRHP) nomination update for Pleasant Hall. Mr. Pollard said Pleasant Hall is a great resource and there was plenty of new information that was available to update the NRHP nomination. He noted that it is already listed in the register at statewide significance and this update broadens our knowledge of this resource.

Mr. Pollard gave a presentation on the work that CPG had done. This included a background on Pleasant Hall and a brief history of Kemp's Landing. He discussed the architectural significance and notable features. Mr. Pollard concluded his presentation by discussing the next steps for the nomination update process.

Mr. Pollard said Pleasant Hall was built circa 1765. George Logan was almost definitely the original owner of Pleasant Hall. Logan acquired the land in 1763 from Anthony Walke, a prominent landowner, who played a key role in the development of Kemp's Landing. Mr. Pollard noted that dendrochronological analysis provided conclusive tree fell dates of winter 1764/65 for the building's timbers. This aligned with the period shortly after Logan's land purchase. Mr. Pollard said that deed search by a professional title searcher linked Logan to the period of construction.

Mr. Pollard said the colonial port town of Kemp's Landing was settled during the mid-17th century by George Kempe. It was strategically located along the Eastern Branch of the Elizabeth

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River and was a crossroads community, intersected by major thoroughfares. The location was designated as the seat of Princess Anne County in 1778 and remained so until 1823. Mr. Pollard said the Virginia General Assembly passed an act to charter the Town of Kempsville in 1783.

Mr. Pollard said that the strong evidence of George Logan being the builder/owner means that John Murray, 4th Earl of Dunmore, the last royal governor of Virginia, established his headquarters at Pleasant Hall in November 1775 after the Skirmish at Kemp's Landing. Logan was a Loyalist that supported Dunmore and the British Crown. After Dunmore and Logan left the area in 1776, the property was escheated to Princess Anne County. Thomas Walker acquired Pleasant Hall in 1779.

Mr. Pollard said Pleasant Hall was built in the Georgian style, which was popular in Virginia from c. 1700 - 1780. The style is characterized by balanced proportions, symmetry, and restrained classical detailing.

For Pleasant Hall, unpainted Flemish-bond brick, with a ruled mortar joint profile, form the outside walls. Nine-over-nine, double hung, wood-sash windows with wide muntins, brick jack arches, double-architrave molded wood window casings and torus-molded sills grace Pleasant Hall. The doorway is a centered entry with a double-architrave surround with paneled reveals framing an eight paneled wood door.

The interior features extensive handmade wood trim. The central hall has double architrave crown molding, decorative baseboards, and chair rail molding with horizontal wood wainscoting. The original staircase has robust proportions with a five-inch-wide handrail, five-inch square newel posts, and 2.25-inch balusters. The Parlor has floor to ceiling paneling divided by chair rail, crown molding with two tiers of dentils, and floor-to-ceiling fluted pilasters with Corinthian capitals framing the fireplace.

Mr. Pollard said Pleasant Hall is eligible for the NRHP under Criterion C for Architectural Significance. He said it maintains a statewide level of significance, with a 1765 – 1775 period of significance.

Mr. Pollard said the NRHP nomination update has been reviewed by the City of Virginia Beach staff. The Additional Documentation has been sent to the Virginia Department of Historic Resources (DHR) for review. Mr. Pollard said any suggested revisions will be completed by CPG and the update will be resubmitted to DHR for their December Boards meeting. After the Boards' approval, DHR will submit the Additional Documentation to the National Park Service (NPS).

Ms. Lyons thanked Mr. Pollard for his presentation and for CPG's work on the project.

Approval of September 3, 2025 Minutes

T.J. Morgan made a motion to approve the minutes as presented. Rick Klobuchar seconded the motion. The minutes were unanimously approved.

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Election of Nominating Committee

Ms. Lyons said the HPC needs to elect a Nominating Committee. She said the Nominating Committee's job will be to present a slate of officers for 2026 at the December 3, 2025 meeting. She said the HPC will vote on the 2026 Officers at their January 7, 2026 meeting.

Florence Reese made a motion to nominate the following individuals to the Nominating Committee: Sharon Felton, Harriet Frenzel, and Bobbie Gribble.

The motion was seconded by Glenn Carwell. The motion passed unanimously.

Annual Public Meeting

Mark Reed said the HPC's Annual Public Meeting will be held on Wednesday, November 5. This is being held in place of the HPC's regular monthly meeting, so attendance will be required. He discussed the agenda. He said Michael Worthington will be providing a presentation on dendrochronology. He said Mr. Worthington had performed dendrochronology analysis on Pleasant Hall, Keeling house, Lynnhaven house, and the Thoroughgood house.

Ms. Lyons said the public meeting falls on the HPC's regular meeting date for the month and urged members to attend.

Mr. Reed discussed the award of distinction for Mrs. Koch for her preservation and stewardship of the Cutty Sark Motel and the 37th Street Cottages. Ms. Lyons said the Student Leaders would be in attendance and would help with facilitation.

Committee Reports

Ms. Curran reported on the Student Leaders Committee. She said there are 15 members participating this year including the appointed co-chairs. She said they held their first meeting on September 10, where they worked on their mission statement. She said the next meeting would be on October 8 at the Lynnhaven house. Their November meeting has been canceled in place of the students attending the Annual Public Meeting.

Project and Program Updates

Mr. Reed presented updates on historic preservation program projects that are beginning this fiscal year. He noted that the Certified Local Government (CLG) 2025-2026 grant project is close to being underway. He said the project is a NRHP nomination update for the 1903 Seatack Life Saving Station/U.S. Coast Guard Station building located on Atlantic Avenue at 24th Street. The original nomination was approved in 1979. Mr. Reed said the Grant Agreement has been executed, and staff initiated the procurement process to hire the consultant.

Mr. Reed said the 2025-2026 Cost Share grant project will expand the previously completed post-World War II suburban development historic context through preparation of an in-depth context for the developers, builders, and real estate professionals involved in the development.

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He noted the City of Norfolk is a partner in the project, which will also include survey and historic context for their 1955 (Norfolk County) and 1959 (Princess Anne County) annexation areas.

Mr. Reed said staff is reviewing the draft of the project's scope of work. They are waiting on receipt of the Locality Agreement, which will be routed for signatures when received. Mr. Reed said DHR will manage procurement.

Historic Properties Glimpse

Mr. Reed discussed the North Landing Estates fence, which he previously had discussed with the HPC. He said there are two long stretches of white vinyl fencing that were installed without a Certificate of Appropriateness (COA). He said the COA application was denied by Historical Review Board (HRB) in June 2025. The applicant appealed the denial, which was scheduled to be heard by City Council on September 16. The applicant brought forward an alternative plan and City Council deferred the hearing and sent the issue back to the HRB.

Ellie Dauernheim discussed the Francis Land House well. She said there are proposed improvements to the historic well area, including enclosure of the existing frame and construction of a bucket hoist to better represent what old well housing might look like.

Old Business

Glenn Carwell said he had lunch with Will Glasco, the CEO of Preservation Virginia. He said they discussed starting the improvements at the Cape Henry Lighthouse with getting running water to the site. Dr. Carwell said he will work on getting a local committee established.

New Business

Mr. Reed discussed adoption of a Remote Participation Policy for the HPC's meetings. He said the previously adopted policy had lapsed. If the HPC chooses to adopt the policy, members will be able to use remote participation for medical or personal reasons, with personal reasons being limited to two per calendar year and must be specified. He said there must be a quorum in attendance at the meeting's physical location for a member to participate remotely. If a quorum is physically present, remote participants are allowed to vote. Mr. Reed said this policy must be approved on an annual basis.

Dr. Morgan made a motion to readopt the remote participation policy. Florence Reese seconded the motion. The Chair called the vote. The remote participation policy was adopted unanimously.

Mr. Reed said he will inform the City Attorney's Office about the policy adoption.

Mr. Reed asked the HPC if they would like to request the Mayor to present a Native American Heritage Month Proclamation in November. Mr. Klobuchar moved the proclamation be written and presented at City Council. Dr. Morgan seconded the motion. The motion passed unanimously.

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Adjournment

Ms. Lyons said the next meeting is the Annual Public Meeting on November 5, 2025, at 6:00 p.m.

The meeting adjourned at 6:02 p.m.