



Meeting Minutes
Jefferson County Historic Landmarks Commission
August 18, 2021
By ZOOM

Members Present: Martin Burke (Chair), John Demer (Secretary), H. S. Leigh Koonce, Addison Reese.

Member Absent: Jack Hefestay (Meeting rescheduled from August 11 to August 18 interfered with long-planned travel).

Visitor: Patrick Fuller, AmeriCorps Member scheduled to begin work September 1.

Mr. Burke called the meeting to order at 7:05.

Public Comment: None.

Minutes of the meeting June 9, 2021. No comments or corrections. Ms. Reese moved approval; Mr. Koonce seconded. Motion carried unanimously.

Treasurer's Report. Mr. Burke offered Treasurer's Report vice Mr. Hefestay. All bills are paid with an account balance of \$39, 823.25 minus a pending charge of \$3,000 for the AmeriCorps stipend. No comments or corrections. Mr. Demer moved approval; Ms. Reese seconded; motion carried unanimously.

FY-22 Budget. Mr. Burke reported our estimate carry over from FY-21 was \$40,000, but revised it to \$46, 858.65, with \$18,901 forecast from the county. County Finance Director Michelle Gordon said American Rescue Act funds will be disbursed to JCHLC in January 2022, but she isn't sure of the amount. With other monies and the contribution from bread bakers at Peter Burr, we have a total estimated income of \$84,000 for FY-22. We've reached our limit for expenses at Duffields Depot, so we won't spend more until we replenish the coffers. Against this projected income we'll have expenses of \$6,000 for our AmeriCorps volunteer, and additional work by Maral Kalbian on the Route 340 project. Maral is currently working on *Glenwood* but will pause work until John Allen is able to make a site visit with her. Leigh asked if we have to pay for lawn care at the Peter Burr Farms. Martin said, "yes." Leigh said he wants to be on record that the JCHLC is responsible for lawn care at the Peter Burr Farm. No other questions, corrections, or comments. Ms. Reese moved approval; Mr. Koonce second; motion to approve the FY-22 budget passed unanimously.

Reports.

Courthouse Committee. As Mr. Koonce is leaving the Commission, Mr. Hefestay will assume his duties as representative to the Courthouse Committee. Mr. Koonce applauded the support he has received from County Clerk Jackie Shadle who is interested in the history of the building.

AmeriCorps member recruiting. From four candidates Mr. Burke selected Patrick Fuller as our AmeriCorps Member for the following year. Mr. Burke will be Patrick's supervisor. Patrick will begin work formally September 1. Patrick graduated *cum laude* from Shepherd University this year with a major in history and a concentration in public history. He took Dr. Keith Alexander's class that included cemetery care, and he hopes to assist Ms. Reese with the Boyd Carter Cemetery. Patrick will research and nominate a property of his choice as a Jefferson County Historic Landmark. Mr. Demer will work with Patrick on a choice and its follow up. .

Status of Website, Facebook, and Instagram. Mr. Burke assigned the JCHLC website, Facebook page and Instagram account to Patrick vice Ms. Reese. Ms. Reese will assist Patrick in making the transition.

Status of Boyd/Carter Cemetery. Ms. Reese said two tractor-trailer trucks have been stuck attempting to make deliveries to Rockwool, this in spite of signs forbidding trucks from using Granny Smith Lane. The problem occurs when trucks back up to turn around and run the risk of damaging the cemetery. She said the crew had cut up fallen trees but there is more work to do. She suggested going into pocket (to pay for additional work). Mr. Burke asked her not to. She said she hopes to put fallen stones back into place.

Status of National Register and Jefferson County Landmark nominations.

Saint Paul's Baptist Church. Ms. Reese reported the project is moving along with encouragement and input from pastors and congregation. Ms. Reese asked for more photos and information on the congregation that Pastor Eggleton and the Reverend Eggleton said they would provide.

Route 340 Project. Saint John's Episcopal Church. Mr. Burke reported that the Episcopal Diocese of West Virginia has been unresponsive to the JCHLC request to nominate St. John's Church to the National Register. Mr. Burke added that a clause in the 1800s deed allows the donating family to reclaim their donation if the property ceases use as a church. The immediate descendant is Jimmy Burns. Mr. Burke will work with Rusty Morgan, a neighbor of Mr. Burns. Mr. Koonce said his internet connection was weak and asked Mr. Burke to clarify discussion with St. John's reversion to its donating family. Instead of St. John's Church, Mr. Burke recommends JCHLC pursue a nomination of *Oak Hill* that lies just behind St. John's Church. Its owner is Jeanne Morton. Mr. Koonce suggested that Ms. Morton is a Realtor.

Nathan Haines House. Mr. Demer reported that he tried to reach its owner, John Coon, by email and phone, but to no avail. A nomination for the Haines House appears not in the cards in the immediate future.

Beeler/Clipp Mill. Mr. Demer reported trying to contact owners Barbara and Thomas Ingersoll. Mr. Demer said he would proceed on a draft nomination. Follow-up: Mr. Demer and the Ingersolls got in touch and a draft nomination advances.

Status of Concept Plan Reviews and Zoning changes.

Concept Plans.

Cell towers on Berryville Pike. Mr. Burke and Ms. Reese attended a balloon flight for the towers that would give planners an idea of visual presence. SmartLink, the cell tower developer, will send additional data to the JCHLC. Ms. Reese spoke with diners at the adjoining restaurant who wondered about the balloon flight. Ms. Reese also spoke with persons (Chip Hewitt) at Smith's Market across the street. As for the Route 340 extension, Mr. Burke reported that the state has yet to begin land acquisition, much less demolition.

Mr. Burke reported he is reviewing a concept plan for an agricultural and events facility near Rippon by the new owners of Wayside Farm.

The second concept plan under his review is for a four-building, 40-unit apartment complex, each unit to contain two-bedroom apartments. The complex is called Seneca North. Its developer is AAL LLC. The project would demolish an existing house (formerly owned by the late Professor Jerry Smith of Shepherd University). Mr. Koonce described parts of the house as "old," but with so many additions, the house lacks any integrity for a successful nomination. The principal entrance is from Martinsburg Pike. This would add even more congestion to an already congested area.

JCHLC Properties.

Peter Burr Farm. Mr. Burke reported two trees down from high winds of a recent storm. When the tree service tried to cut them up workers were attacked by a nest of yellow jackets. The tree service will spray the nest and return in a week to continue work. Mr. Burke said the JCHLC will leave water on for the bread bakers and for an event in November. The JC maintenance staff turns off and drains pipes for the winter.

Duffield Depot. The main beam has been replaced and the floor has been leveled. A down payment has been made on installing one of two exterior doors. Further work is halted for winter weather and awaiting additional funds.

Shepherdstown Battlefield. The American Battlefield Trust continues negotiations with the owner of Faraway Farm. The Trust has offered \$1.8 million for the property; the owner is asking for \$2 million. No new developments. The Shepherdstown Battlefield Preservation Association funded the reprint of 2,000 brochures at a cost of \$675. Mr. Burke will send an invoice to the Jefferson County Visitor Bureau for \$500 to pay for 3,000 John Brown Trail brochures. We'll need to go back to the West Virginia Humanities Council to reprint the County Courthouse brochure.

A farewell to Leigh Koonce! From our Commission, many thanks, many accolades, a virtual Gatorade goodbye, and a promise of a farewell meal for Leigh when COVID lifts.

Adjournment. Mr. Burke asked for a motion. Mr. Demer moved; Ms. Reese seconded; vote unanimous. Meeting adjourned at 8:21.