

## **HISTORIC PRESERVATION ADVISORY GROUP**

### **Meeting Minutes**

**April 5<sup>th</sup>, 2010**

**9:43 A.M. - 12:40 P.M.**

**Attendees:** Kathleen Kilpatrick, Chair; Bill Frazier; Jeanne Zeidler; Dorothy Redford; Eleanor Krause; John Munick

**Absent:** Alisa Bailey, Rob Nieweg, Dr. Lee

**Others Attending:** John Quarstein and Catharine Gilliam, FMFADA Commissioner; Peter Dajevskis, Interpretive Solutions; Ann Clausen, Interpretive Solutions; John Gerner, Leisure Business Advisors, Greg Rutledge, Hanbury Evans Wright & Vlattas; Bill Armbruster, FMFADA; Josh Gillespie, FMFADA; Melissa Farrington, FMFADA; Trudy O'Reilly, O'Reilly Public Relations; Deanna Beacham, Virginia Council on Indians

Meeting agenda is attached.

#### **Call to Order**

Ms. Kilpatrick called the meeting to order, and called roll. There being no discussion, Ms. Krause moved approval of the minutes, seconded by Mayor Zeidler. The minutes were unanimously approved.

Ms. Kilpatrick reported on her presentation to the FMFADA Board meeting including the charge to complete the design standards. She stated that a draft of the design standards will be submitted to the June board meeting.

#### **Executive Director's Report**

Mr. Armbruster announced that he and Ms. Kilpatrick would be attending an award ceremony given by the Advisory Committee on Historic Preservation to receive the Chairman's Award for the work of the Department of the Army and the FMFADA in the creation of the Programmatic Agreement. Mr. Armbruster then reported his activities during the session of the 2010 General Assembly. These activities included meetings with House & Senate appropriations and finance committees, cabinet secretaries, the Governor, and the Speaker of the House during his Richmond visits.

Mr. Armbruster discussed the new management structure and space needed for expanded operations. He highlighted the work being done at Old Quarter #1 and the prospects of work needed at Building #63.

Mr. Armbruster spoke about the economic development conveyance and the discussions between the army and the FMFADA regarding parts of the 565 acres (e.g., the marina). He stated that the EDC will facilitate the transfer of Fort Monroe to the Commonwealth of Virginia. Mr. Armbruster reported that the HUD Homeless Application had been approved and is awaiting signatures. He also stated that the National Park Service Task Force would be meeting Wednesday with Terry Moore to work on legislation. Three infrastructure projects are pending that involve completion of the flood control project for Fort Monroe. Discussions are underway regarding an agreement with the City of Hampton for municipal service.

Mr. Armbruster addressed the subjects of land use and real estate. He reiterated that his main goal is to keep all buildings on Fort Monroe full. The North Gate area will have new constructions, inside the moat will have no construction, and the green space will stay untouched. The main focus is near term interim leasing. Two examples were given of situation we would like to avoid: Fort Hancock and Fort Jefferson.

### **Interpretive Master Planning Update on Themes - Ann Clausen**

Ms. Clausen states that there would be a draft that will be submitted to stakeholders and the public very shortly. Ms. Clausen outlined the theme statement and followed by discussing the umbrella theme of Freedom's Fortress, a place of stunning achievement and tremendous cost. She outlined each theme (ex: Old Point Comfort Resorts) and gave any example of each subtheme (ex: Hygeia).

Ms. Krause expressed her approval of the presentation and commented that the themes were coming together nicely and seem more organized and inclusive than the last update.

### **Interpretive Master Planning, Cultural Business Plan Preliminary Findings - John Gerner**

Mr. Gerner began his presentation by stating that it would be important to have a non-profit that would keep Fort Monroe vital. He gave many examples of prosperous and distressed state-owned forts. After his research the conclusions were as follows

- Support Regulation of Casemate Museum
- Establish a Visitors Center
- Establish Non-profit
- Seek Economic Sustainability
- Work with the National Park Service
- Pursue a private partnership network
- Pursue a mix of funding

Ms. Zeidler asked how the National Park would be related to the authority and whether it would have its own staff and funding. Mr. Gerner responded by stating that the non-profit would be initiated and controlled by the authority. Ms. Kilpatrick cautioned that the DD of Heritage Assets and the DD of Real Estate need to work together. Mr. Gerner gave an example of flexibility citing the Chesapeake Bay Foundation.

Ms. Krause mentioned that we do not want to duplicate efforts and that the non-profit should have no control over historic assets and be clearly defined. She also suggested that the non-profit should be in control of interpretive management, but not development and planning. Mr. Gerner stated that a visitor center would be under contract of the authority and other buildings would be decided on a case by case basis. Ms. Kilpatrick stated that the FMFADA is a vehicle for the Commonwealth and questioned how many vehicles needed to be created. Mr. Quarstein stated that the FMFADA would develop interpretive and real estate facilities but suggested that a major non-profit would raise money to help create economic sustainability. Ms. Redford reminded the group that there are specific rules for these organizations (non-profit) when it comes to both public and private buildings. Mr. Gerner suggested that a successful non-profit would expand and make fundraising flexible. Ms. Kilpatrick reflected that federal tax credits are hard to find and that we would need to bring taxpayers to the table. Ms. Krause commented that the transfer of Fort Monroe is a complex process and that setting up a non-profit would make the process more complicated, therefore the non-profit should not be first step. Ms. Kilpatrick said that a non-profit is necessary because donors do not want to give money to the government and that non-profits can help in managing, marketing, supporting, and developing interpretive assets.

Ms. Zeidler stated that not having a non-profit entity hinders both procurement and fundraising. Mr. Armbruster reported that Steve Owens is finalizing documents. Ms. Gilliam remarked that these recommendations are only preliminary and subject to Board action. Ms. Kilpatrick reiterated that the nonprofit would be a servant of the FMFADA to raise money to support interpretive programs and states that the HPAG would like to give comments on RFPs and design standards to give feedback. Mr. Frazier states that the beginning of the interpretive process has begun and the next level will be figuring out where all the pieces fit. Ms. Zeidler suggests some board overlap on the non-profit.

### **Design Standards Update - Greg Rutledge**

Mr. Rutledge presented materials on the Historic Preservation Manual and the Design Standards. He reported that the Design Standards include information from recent Army studies of viewshed and cultural landscapes. He said these standards would add sustainability and historic preservation of the properties. He also added that the standards would regulate campus planning and land management, including circulation patterns. The historic viewshed report recommendations are in line with the design standards. The historic landscape inventory will be incorporated into the design standards. Mr. Rutledge suggests that the resource inventory be listed in the appendix rather than in the center of the document.

## **Legislative Impact and Future Direction-Kathleen Kilpatrick**

Ms. Kilpatrick began by stating that the FMFADA is transitioning from a planning phase to an implementation phase. She questioned how the HPAG could be structured or refocused. Mr. Armbruster mentioned his concern about historic properties not receiving specific oversight and wants that to be addressed the new bylaws. He added that legislation establishes both committees and subcommittees and asked how the HPAG sees its voice in the new board and bylaws.

Following is a summary of the group's discussion in response to Mr. Armbruster's request: Ms. Redford suggested that the group dissolves. Ms. Gilliam stated her hopes that the group would stay if the board would be more business oriented. Ms. Redford replied that a credentialed member on the board could provide counsel on historic preservation. Ms. Zeidler suggested specific working groups to advise the FMFADA be engaged rather than the large group meeting six times a year. Mr. Quarstein suggested that each individual group have tunnel vision which would allow an individual group for each subject. Ms. Krause suggested an annual or semi-annual meeting with all groups. Mr. Munick stated the bylaws provision asserts that these groups will be replaced with resident staff members. Mr. Armbruster invited members to email input to him directly. Mr. Frazier stated that committees should be used for advice on historic resources. Ms. Krause commented that Fort Monroe is equivalent to a small city without a zoning department. Ms. Kilpatrick stated that the group would disappear because they have served their main purpose, the creation of the Historic Preservation Manual and the Design Standards.

## **Future Agenda Items**

Ms. Kilpatrick said that the design standards are coming back to the HPAG in June and that John Gerner will submit the draft of the Cultural Business Plan for further review. Mr. Armbruster provided greater detail on the non-profit and parks task force effort. Ms. Clausen reported that the draft will be included as part of the forthcoming draft IMP.

## **Public Comments**

Louis Guy remarked that he was amazed at the progress of the group and expressed his appreciation. He also stated that he would be visiting Fort McHenry in Baltimore.

Mark Perreault commented he was against the demise of the HPAG and praised the group's accomplishments. He said that his highest vision is to prevent a Fort Hancock or Presidio at Fort Monroe. He stated the public is behind the processes. He stated that Fort Monroe has many more resources and opportunities than other sites and he encouraged people to look around the world for ideas.

Sam Martin reported that he had nominated the Fort Algernone Oak for an award from a cultural landscape foundation.

12:40 Meeting Adjourned

