

FCPA - Resident Curator Program Evaluation Team
August 7, 2017, 9:00 a.m. – Meeting Minutes & Summary
Park Authority Board Room, 9th Floor, Herrity Building
12055 Government Center Pkwy, Fairfax, VA 22030

A meeting of the Evaluation Team was held at the Park Authority Board Room on the 9th floor of the Herrity Building to discuss scoring for Stempson House. The meeting convened at 9:00 a.m. and was facilitated by Denice Dressel, Resident Curator Program Project Manager. In attendance were:

Evaluation Team Members:

- David Buchta, Heritage Conservation Branch Manager, FCPA
- Denice Dressel, Resident Curator Program Project Manager, FCPA
- Michelle Meadows, Senior Right of Way Agent, FCPA
- Elizabeth Crowell, Archaeology and Collections Branch Manager, FCPA
- Robert Beach, Robert E. Beach Architects, Fairfax County History Commission

Park Authority Staff

- Cindy Walsh, Resource Management Division Director, FCPA
- Margaret Puglisi, Heritage Resource Technician, FCPA

Welcome

Denice Dressel welcomed all in attendance.

Administrative Items

- **Distribution of 7/19/17 meeting minutes**

The Public Information Meeting minutes, along with public comments, were distributed. Denice Dressel informed the team that the Public Comment Period ended on August 3, and no comments were received through ParkMail, indicating that the public seems happy with the proposal.

- **Overview of Evaluation Team Process**

Due to having a new member on the Evaluation Team, Denice Dressel reviewed the process for evaluating the application. The Team will go section by section of the Criteria for Application Evaluation Scorecard to discuss individual scoring in order to determine a final average score.

Evaluation Team Business

For the “Proposed Reuse” category, the Evaluation Team collectively scored the proposal with a 19.2 out of 20 possible points. The main concern was the length of the lease, but Denice Dressel mentioned that a reevaluation with an extension at the end of the lease is possible. David Buchta weighed the public benefit for the park and concluded that the proposal was appropriate for a property such as Stempson. Michelle Meadows

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mentioned that the worth of the house in relation to the cost of rehabilitation and maintenance should be taken into consideration during reevaluation at the end of the lease. Bob Beach also stated that the program should include a reserve for future repairs, indicating that 1% of the Historic Replacement Cost used to adjust the Fair Market Value may not be sufficient. Denice noted that the calculation for Adjusted Fair Market Value could be revisited. David Buchta offered that the Park Authority's program for tracking improvements and maintenance to Capital Investments, Tririga, will be utilized to track costs and account for inflation. The reserve for future repairs could be a way to extend the leases.

In regard to "Scope & Nature of Public Benefit & Public Access," two members of the team decided that a blog and open houses to exhibit the rehabilitation process were valuable resources and were sufficient to meet the criteria. Three members were concerned that the larger community, outside of the Resident Curator Program, is not addressed by the applicant and that the local history is missing from the proposal. Denice Dressel suggested there could be a programmatic plan for public access, and Bob Beach suggested that the program should be shared with other counties. All members of the team agreed that the applicant will need guidance and gave this category 13 out of 15 points possible.

For the "Rehabilitation Plan" category, the Evaluation Team noted that there was a lack of consideration for accessibility and environmental sustainability. While the plan is not detailed enough and the applicant's experience leans more towards renovation than rehabilitation, Bob Beach believes that the timing is appropriate for the Resident Curator Program to have a curator that needs guidance. David Buchta and Elizabeth Crowell stated that the applicant will need to follow the Memorandum of Agreement and Architectural Review Board requirements. This category was scored as 16.8 out of 20 possible points.

"Experience and Qualifications" was given 10.8 out of 15 points possible because the Evaluation Team on the whole agreed that while the applicant has experience with renovation and project management, he does not have experience with historic rehabilitation projects. It was agreed that this will not be an issue because Stempson has limited character-defining features, and the applicant is willing to learn appropriate rehabilitation techniques.

The Evaluation Team gave "Overall Proposal Presentation & Organization" 9.2 points out of 10 points possible.

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Without any negative feedback from the community, the team scored the “Public Response” category as 20 out of 20 points possible.

The average of scores resulted in a total score of 89 out of 100 possible points.

Action Item

➤ **Motion of Evaluation Team regarding application for curatorship of Stempson House**

The Evaluation Team is confident as a group that the McCullough proposal will be appropriate for Stempson House. Denice Dressel made a Call for Action.

The Evaluation Team makes the recommendation to move the McCullough Proposal to the Park Authority Board for acceptance. David Buchta made the motion. Elizabeth Crowell seconded the motion. The motioned carried unanimously.

The Park Authority Board is recessed for August.

Adjourn

Denice Dressel adjourned the meeting at 9:43 a.m.

Next Evaluation Team Meeting

None scheduled at this time

Please note:

While the meeting is open to the public, there will no opportunity for public comment during the meeting. Members of the public are asked to submit comments in writing to the project manager via Parkmail@fairfaxcounty.gov For more information contact the Public Information Office at 703-324-8662.