

## CULTURAL RESOURCES

### Intent

Prince William County is a community, rich in tradition, that takes pride in its past and respects that past, and is a community with a well-defined character. Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. As a result, residents and visitors have an enhanced awareness of the important links of present-day Prince William County with its rich heritage and significant cultural resources – historic buildings, archaeological sites, historical sites and districts, and cemeteries and gravesites.

The primary intent of the Cultural Resources Plan is to facilitate and encourage the identification and protection of the County's significant cultural resources – architectural, archaeological, and historical sites and districts. The secondary intent is to enhance awareness of the history of the County and the importance of preserving properties that are significantly linked with that history.

The Cultural Resources Plan sets out the goal and policies of the County as they relate to cultural resources. It presents action strategies to implement each policy. The policies and action strategies are intended to guide the Board of County Supervisors, as well as boards, commissions, staff, citizens, and the development community. References to applicable state and national historic/cultural resources criteria and other relevant material for each appropriate action strategy are identified.

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. Such designated sites have been systematically evaluated and their significance has been determined, using specific, recognized criteria. The Long-Range Land Use Plan describes the CRHS land use classification, and the Long-Range Land Use Plan Map shows the location of CRHS properties.

The Cultural Resources Plan expands on the CRHS land use classification included in the Long-Range Land Use Plan by providing additional specificity and definition. In addition, Figure 3 – entitled “Historic Sensitivity Areas and County Registered Historic Sites – locates each CRHS shown on the Long-Range Land Use Plan Map, and Table 1 – entitled County Registered Historic Sites (CRHS) – provides site-specific descriptions and identification of the appropriate primary uses for each designated CRHS. The Prince William County Historical Commission (Commission) continues to develop a list of those historic properties within the County, that although they may not yet have the consent of the property owner at the time, are determined by the Commission to be eligible for the County Register of Historic Sites – Table 2.

The Cultural Resources Plan includes areas of potentially significant known, but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds or areas of potential impact to important historic sites (Figure 3). The Cultural Resources Plan also contains action strategies

that will assist in defining the boundary of a particular study area. Developers are to consult with the County Archaeologist to determine the appropriate extent of the study area and the scope of work before any work begins.

The Code of Virginia requires the preservation of cemeteries and gravesites. The County promotes the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County, whether marked or unmarked, through its zoning ordinance and land development review procedures. Documentation exists that indicates many unmarked gravesites were placed on the now visible perimeters of existing cemeteries and that many burial markings have been destroyed. Many descendants visit the County with the specific intention of visiting old family sites. Identification, preservation, protection, and maintenance of these sites are important in documenting the County's past.

The components of the Cultural Resources Plan are:

- Intent, Goal, Policies, Action Strategies, and Accompanying References, where stated.
- Bristoe Station Historical Area (Figure 1).
- Buckland Historical Area (Figure 2).
- County Register of Historic Sites (Table 1).
- County Registered Historic Site Eligible List (Table 2).
- High Sensitivity Areas and County Registered Historic Sites (Figure 3).

**GOAL:** Identify, preserve, and protect Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors.

**CR-POLICY 1:** Identify the significant cultural resources in the County.

### **ACTION STRATEGIES:**

1. Maintain and update the County's inventory of significant<sup>1</sup> pre-historic and historic resources, and the computerized file of cemeteries and gravesites.

### **References:**

- Virginia Department of Historic Resources (VDHR) inventory forms.
- Prince William County list of a Board-approved County Register of Historic Sites (CRHS).
- Prince William County Historical Commission Cemetery Documentation and Mapping Project.
- Historical Commission's architecture, archaeology, and cemetery files in the Planning Office
- Bristoe Station Historical Area.

- Brentsville Historical Area.
- Buckland Historical Area.
- County Registered Historic Sites Eligible List.

<sup>1</sup> The VDHR subscribes to the Criteria for Evaluation for listing on the National Register of Historic Places of “significant historical, architectural, engineering and archaeological resources” for the definition of “significant” resources. Such resources are “...districts, sites, buildings, structures and objects (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or (b) that are associated with the lives of persons significant in our past; or (c) that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose component may lack individual distinction; or (d) that have yielded, or may be likely to yield, information important to pre-history or history.”; or (e) possess integrity of locations, design, setting, materials, workmanship, feeling and association.

2. Conduct studies of potential historic sites to include on a County Register of Historic Sites.
3. Conduct studies to identify the most important features and historic values of each of the CRHS approved by the Board of County Supervisors. (Refer to Table 1 of this chapter and the Long-Range Land Use Plan Map.)
4. Survey, at Phase I, II, and III levels, <sup>2</sup> areas for the presence of pre-historic and historic sites and at reconnaissance and intensive levels for historic structures.

### References:

- Sections 106 and 110 of the National Historic Preservation Act.
- Archeology and Historic Preservation; Secretary of the Interior’s Standards and Guidelines, including the Professional Qualification Standards.

<sup>1</sup> The VDHR “Guidelines for Preparing Cultural Resource Survey in Virginia” (April 2005) defines three levels of documentation for cultural resources. The first two levels (Phase I and Phase II) constitute components of what federal standards call “intensive” surveys; the third level (Phase III) constitutes treatment for significant resources, discovered through application of Phases I and II.

<sup>2</sup> Each phase is defined by VDHR as follows:

**Identification-Phase I:** Identification involves compiling all relevant background information, along with comprehensive recordation of all sites, buildings, structures, objects and potential districts within the survey area. This information is used in planning and making decisions about historic resource management needs. The goals of a Phase I archaeological investigation are:

- to locate and identify all archaeological sites in the survey area;
- to estimate site size and boundaries and to provide an explanation as to how the estimate was made; and
- to assess the site’s potential for further (Phase II) investigation.

**Evaluation-Phase II:** Evaluation of a resource's significance entails assessing the characteristics of a property against a defined historic context and the criteria of the Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP). The evaluation shall result in a definition of those resources that are eligible or ineligible for VLR and NRHP listing. The purpose of a site evaluation is:

- to determine whether the site is eligible for the NRHP; and
- to provide recommendations for future treatment of the site.

These goals can best be met when research strategies focus on determining site chronology, site function, intrasite structure and integrity. At the conclusion of a Phase II evaluation, the site boundaries should be accurately defined and the horizontal and vertical integrity of the site assessed. The level of effort and the methods employed will vary depending upon site size, site type, and the environmental setting.

It is important to note that resource evaluations must apply to the resource as a whole, not just to the portion of the resource within the project area. Sites evaluated as part of a federal or state agency undertaking (as well as the County) should be evaluated in their entirety, not just within the immediate project boundaries.

**Treatment-Phase III:** Once the significance of a historic property has been established, the appropriate treatment for the resource is implemented. Only after evaluations are completed are treatment plans or documents developed. Treatment can include a variety of measures such as avoidance, recordation, data recovery, development of a historic preservation plan, rehabilitation or restoration. Documentation requirements for treatment are determined on a case-by-case basis.

Further information, including an outline of items and data required for Phase I and Phase II studies, is available from the Planning Office or from the VDHR.

5. Require that Phase I level archaeological/cultural resource studies – as defined by the VDHR and the County – be conducted by rezoning, Comprehensive Plan amendment, and special use permit applicants in project areas that are identified as sensitive and having one of the following: 1) is designated a County Registered Historic Site; or 2) has a medium to high potential for prehistoric or historic resources, such as those areas indicated on Figure 3 or with standard archaeological predictive models or available documents. Phase I studies should include the entire project area, not just the limits of disturbance. Where a reconnaissance level or Phase I level study deems it appropriate, require Phase II evaluation or intensive level survey. Such evaluations are to be undertaken in consultation with the County Archeologist including determination of a scope of work before any work begins. If sites are determined to be significant, a treatment plan should be completed in consultation with the County in advance of the final site plan approval.

#### References:

- Phase I, II, and III level studies, as defined by the VDHR and approved by the Council of Virginia Archaeologists.
- Archaeology and Historic Preservation; Secretary of the Interior's Standards and Guidelines, including the Professional Qualification Standards.
- ACHP *Recommended Approach for Consultation on Recovery of Significant Information from Archaeological Sites*

6. Nominate to the National Register of Historic Places (NRHP), with the consent of the owner(s), sites and districts that meet the NRHP criteria and prepare multiple-property nominations which allow for the simultaneous (and later) registration of thematically (by topic), historically, or geographically-related properties.

**Reference:**

- National Register of Historic Places criteria for evaluation (36CFR, part 60.4).
7. Conduct an inventory to identify cultural resource sites that are of significance to the County's minority communities and integrate the preservation of these sites into the overall program to protect and preserve Prince William County's heritage.
  8. Support the development of a GIS layer of cultural resources that includes the digitized 1937 aerial images of the County and other appropriate documents.
  9. Develop a "document before demolish" program for structures 50 years old or older.
  10. Explore state enabling legislation that would set penalties for destruction of, or damage to, historic sites.
  11. Establish a County archaeology laboratory for processing and curating artifacts found as a result of public archaeology projects.

**CR-POLICY 2:** Protect and preserve cultural resources that are important for documenting or demonstrating the prehistory or history of the county.

**ACTION STRATEGIES:**

1. Inform owners of properties listed on the National Register of Historic Places or Virginia Landmarks Register, through information brochures, of the availability of property tax incentives.

**Reference:**

- Standards for Classification of Real Estate as Devoted to Open Space Use under the Virginia Land Use Assessment Law (minimum of 5 acres, on the Virginia Landmarks Register or the National Register and a protected easement).
2. Guide participants in the use of available state and federal rehabilitation tax credits for income producing conventional historic structures.

**References:**

- Economic Recovery Tax Act of 1981 retained under the Tax Reform Act of 1986 (Federal Rehabilitation Tax Credit Program).

- The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
  - State Rehabilitation Tax Credit Program under Virginia Code Section 58.1-339.2.
3. Adopt a County ordinance that reduces the amount of taxation for – or exempts from taxation – cultural resources real estate that has been substantially rehabilitated. Create additional incentives to enable preservation and protection of historic sites and structures.

**Reference:**

Virginia Code, Sections 58.1-3220 and 59.1-3221.

4. Identify and recommend for Board consideration additional County Historic Overlay Districts (such as the Brentsville Historic District) – as defined in the Zoning Ordinance – for the purposes of preserving the historical integrity of important historic areas and sites.
5. Support the use of voluntary redistribution of development rights through encouragement of voluntary establishment by property owners of conservation easements, easements, and similar strategies, including those described under the “Virginia Conservation Easement Act,” Virginia Code (Sections 10.1-1009 – 10.1-1016).
6. Continue to pursue obtaining funds from private, foundation, and public sources for acquisition, protection, restoration, and operation of historic properties.
7. Require, when development will occur at or on documented prehistoric and historic sites and cemeteries, that a Phase I level study be performed of the site by the applicant and provided in conjunction with any application for a rezoning, special use permit, and comprehensive plan amendment. The purpose of this requirement is that the applicant will identify and take into account significant resources at the earliest stages of project planning and incorporate those resources into their project design. Further, require any necessary Phase II and Phase III level studies be provided prior to the site plan review. These studies, and any mitigation measures required as a result of their findings, shall be funded by the applicant. The applicant should agree to curate artifacts, found in the various phases of archaeology, with the County and fund the cost of the initial intake and preparation of the artifacts for storage or display purposes by the County (curation fee).
8. Continue to support the Historical Commission's development of a controlled-access database that records the location of cemeteries, the names of those buried within the cemetery, the location of gravesites, and the identities of those buried within.
9. Educate owners of historic properties in the process necessary to maintain and protect their historic structures. Reinstitute the historic building plaque program and work with building owners to have plaques attached to their historic buildings.



10. Continue to train inspectors on how to identify and resolve issues related to building codes and historic buildings under the guidance of the Historical Commission and the Historic Preservation Division of Public Works.
11. Support the Department of Public Works, Historic Preservation Division mission: The Historic Preservation Division is dedicated to the preservation of Prince William County's publicly-owned historic structures and interiors, archaeological resources, natural resources, and historic landscapes. The Division is tasked with identifying and protecting cultural and historic resources, preservation and rehabilitation of historic sites for public use, and linking historic properties with heritage tourism, new development and redevelopment. The Division manages and maintains an inventory of diverse properties throughout Prince William County and interprets these sites to the public through exhibitions, programs, published research, and living history events. The dynamic role of the historic resources of Prince William County will be perpetuated by their social, economic, and educational contribution to the identity and vitality of the County at large.
12. Develop a County viewshed policy around County Registered Historic Sites (CRHS) and criteria for implementing that policy.
13. Evaluate, with the Historical Commission, a list of County Registered Historic Sites and/or eligible County Registered Historic Sites on a yearly basis, in order to recommend additions of properties or to delete properties that are no longer historic because of destruction or significant change of circumstances. Provide the Historical Commission's approved recommendations to the Board of County Supervisors, together with factual findings supporting the recommendation, to designate a property to the County Register of Historic Sites.
14. When development, reconstruction, or construction of or on historic land or structures is necessary, ensure compliance with the relevant guidelines of the Community Design Plan and the Secretary of the Interior Standards. Explore changes to the development review process to ensure that by-right development in the Rural Area that will impact historic lands and structures will undergo full site or subdivision plan review.
15. Ensure the policies, ethics, standards, and procedures concerning preservation and protection of the County's historical and archaeological collections are followed in any and all instances in which collections are exhibited, stored, interpreted, or otherwise utilized.

**CR-POLICY 3:** Enhance the awareness of Prince William County's history and the importance of the County in the historical development of the Commonwealth of Virginia and the United States.

**ACTION STRATEGIES:**

1. Encourage research projects and studies that will inform and educate Prince William County's citizens and visitors about the County's past.
2. Encourage the Historical Commission to continue publishing and reprinting books, reports, maps, or studies that elaborate on the history and pre-history of the County.
3. Invite universities and colleges to conduct research studies and report on the County's history and pre-history.
4. Support a cultural resources intern program in coordination with local universities and colleges.
5. Distribute cultural resources reports – including Phase I, Phase II, and Phase III level studies – prepared in conjunction with rezoning, special use permit and/or Comprehensive Plan amendment applications to appropriate repositories and libraries, including the Virginia Department of Historic Resources and the Prince William County regional libraries.
6. Inventory, in cooperation with the Historical Commission, Department of Economic Development, Department of Public Works Historic Preservation Division, the Office of Planning, and the Convention and Visitors' Bureau, pre-historic and historic sites that may be used or developed to promote tourism in the County.
7. Continue to fund the preparation of brochures that provide County visitors with information on the history and pre-history of the County and the significant cultural resources in the County.
8. Ensure that land developers evaluate the potential benefits to Prince William County's citizens and visitors – and to the developer – of preserving the County's significant cultural resources either through a donation of a site and/or building to the County or otherwise preserving and reusing a site and/or building as part of a development.
9. Continue to preserve and develop the Brentsville Courthouse Historic Centre, Bristoe Station Battlefield Heritage Park, Ben Lomond Historic Site, Rippon Lodge Historic Site, Williams Ordinary (Love's Tavern, and other historic sites or buildings acquired by the County for the educational, programming, rental, and interpretive benefit of County citizens and their guests.
10. Continue actions to document and protect the site of the Neabsco Mills (Tayloe) Iron Works. Explore the feasibility of acquiring the iron works site.



11. Conduct cultural and natural resource management of county-owned historic sites and heritage parks.
12. Develop a plan to establish a centralized county historical museum dedicated to showcasing the County's history and house appropriate items and artifacts found in the County. Items donated to the County museum may be on loan to County-owned historic properties on a temporary or permanent basis.
13. Work with landowners and archaeologists who have collected and catalogued artifacts found in the County, that are now located in various repositories, to curate such artifacts with the County for the purpose of displaying them for education and tourism.
14. Develop a "Preserve a Site" program in which citizens and businesses pledge to preserve and properly manage an archaeological, architectural, or cemetery site.

**CR-POLICY 4:** Encourage preservation of the County's most significant historic properties through use of the County Registered Historic Site (CRHS) classification.

#### **ACTION STRATEGIES:**

1. Use one or more of the following criteria in considering a property for the County Registered Historic Site (CRHS) classification on the Long-Range Land Use Map:
  - Has been determined to be eligible for listing in the National Register of Historic Places or Virginia Landmarks Register by the Virginia Department of Historic Resources or the National Park Service.
  - Has been included in the Historic American Building Survey (HABS) or the Historic American Engineering Record (HAER).
  - Is in a preservation easement.
  - Is part of a Historic Overlay District.
  - Has been selected for inclusion on the list of CRHS in the annual evaluation and update of such list by the Historical Commission during the past 12 months.
  - Ideally, has the consent of the property owner at the time of the CRHS designation and the approval by the Board of County Supervisors for such designation.
  - Is included in the CRHS-eligible list.
2. To be in one of these indicated inventories or registers, systematically evaluate the significance of a site in terms of its architectural, archaeological, or historical characteristics using specific criteria (such as the National Register of Historic Places Criteria for Evaluation). For example, if a structure is important because of its architecture, then the preservation of the structure and its architectural integrity is desirable. If an area is important because of what the ground is known to contain, then minimizing ground-disturbing activities in the area is essential. Each County Registered Historic Site (which may include state and national registry status) is described in Table 1, in this chapter.

3. Identify appropriate primary uses – including dwelling unit densities where applicable – for each of the CRHS shown on the Long-Range Land Use Plan Map and in Table 1. What constitutes an appropriate primary use of a cultural resource depends on the nature of the cultural resource and the surrounding land uses. In order to encourage preservation of the County's most significant CRHS, a range of appropriate uses is recommended for each CRHS. The County advocates adaptive re-use of historic properties. Rather than demolition, a plantation manor house could be incorporated into a residential development as a community center, or a large, architecturally unique barn might be converted into a restaurant. Consider appropriate primary uses for historic properties to generally include one or more of the following:
  - **Residential** - Includes dwelling unit densities at the lowest end of the density range associated with the residential land use classifications reflected on the Long-Range Land Use Plan Map.
  - **Retail-Historic** - Includes retail uses that are compatible with and help to preserve and promote the cultural or historical values or characteristics of a site, such as bed-and-breakfast, restaurant, or gift store.
  - **Historical/Cultural** - Includes educational or cultural uses that are compatible with and help to preserve and promote the cultural or historic values of a site, such as museum, community center, or educational center.

Consider other primary uses that may be appropriate. For example, lands surrounding a historic structure or located within the bounds of a battlefield could have agriculture or parks and open space as the primary use.

- **Park** - Includes open space that provides a recreational opportunity or other outdoor activities associated with the use of the historic buildings.
  - **Agriculture** - Recognizes that farming in association with a CRHS in the Rural Area is appropriate and contributes to the use and preservation of historic buildings. This also recognizes that archaeological sites within plow zones may have been disturbed, but archaeological resources below the plow zone continue to have integrity.
  - **Transportation** - Includes historic roads, railroads, bridges, and waterways that are still in use, but played a role in the history of the County and its development.
4. Review in conjunction with the Historical Commission and the County Archaeologist, rezoning, special use permit, and Comprehensive Plan amendment applications to determine if cultural resources may be impacted as a result of the proposed project.
  5. Near areas identified as a County Registered Historic Site or County Registered Historic Site-eligible, ensure that the following measures are undertaken in consultation with the County:
    - Development densities and intensities at the lowest end of the range shown on the Long-Range Land Use Map;

- A viewshed analysis to determine topographic and vegetative conditions that will provide guidance on appropriate building mass, heights and placement of buildings on the developing site so as not to negatively impact views to and from the CRHS;
- A sufficient amount of land preservation around the CRHS to maintain its historic integrity; and
- A buffering/tree preservation/landscaping plan to screen proposed development from the CRHS.

**CR-POLICY 5:** Identify and preserve known (but ill-defined) or expected prehistoric or historic resources through the application of standard archaeological modeling methods, reconnaissance level surveys, and use of appropriate maps and other documents.

### **ACTION STRATEGIES:**

1. In consultation with the County, applicants for rezoning, special use permit, and comprehensive plan amendments should determine the presence of known but often ill-defined cultural resources, such as where there is a suspected presence, where exact boundaries are not delineated, or where the exact location is unknown.

If potentially important cultural resources are expected to be located in a given area, then special actions are indicated. Examples of these actions include:

- Conducting archaeological and architectural surveys of the property to determine if the expected resource is present, its extent, and its integrity.
  - Preserving the resource or mitigating the impacts to those resources that are determined to be highly significant (those that meet the National Register Criteria for Evaluation or are CRHS-eligible).
  - Opting for low-rise buildings and/or retaining vegetation buffers and/or using the natural topography to eliminate or mitigate visual impacts, in accordance with the policies and action strategies in the Community Design chapter.
2. In consultation with the County, applicants for rezoning, special use permit, and comprehensive plan amendments should determine appropriate actions that should be undertaken on a site-specific basis. In general, a Phase I – and perhaps a Phase II – level study will be warranted, particularly when potentially significant pre-historic, historic, or Civil War archaeology sites are expected. On the other hand, if it is determined – upon more detailed review – that significant cultural resources are not expected within a specific project area – perhaps because the area has been extensively graded or the terrain is extremely steep, or the views have already been seriously degraded – then no special actions may be recommended.
  3. Evaluate if historic viewsheds are of concern, and whether or not a visual study is warranted to identify ways to alleviate or minimize the visual impacts.
  4. Continue to develop sensitivity maps for pre-historic and historic sites, and historic viewsheds. Sensitivity maps are not site-specific. For example, some types of pre-

historic sites are known to be located in areas that have certain environmental features. Areas with these features, rather than individual pre-historic sites, have been mapped. A sensitivity map for Civil War sites is based primarily on historic research and accounts, rather than on environmental variables. Professional guidelines dictate that the exact location of known or suspected pre-historic and Civil War sites that are represented by subsurface remains should not be presented in public documents because of the possibility of vandalism and artifact removal. For more site-specific information, the cultural resources files in the Planning Office may be consulted

**CR-POLICY 6:** Preserve, protect, and maintain known or discoverable cemeteries and gravesites, whether marked or unmarked.

### **ACTION STRATEGIES:**

1. Promote the identification, preservation, protection and maintenance of all cemeteries and/or gravesites located within the County, whether marked or unmarked. Document any unmarked gravesites placed on the perimeter of existing cemeteries, whose markings may have since been destroyed.
2. Direct owners and developers of land – including the County for County-owned sites to be developed – to research deeds, wills, and other records for all parcels planned for development or redevelopment. In the event that records indicate a cemetery was once on the land – or in the event reasonable site investigation would disclose the presence of a cemetery or gravesites – have the developer conduct a Phase I level or cemetery delineation study to determine if a cemetery existed and to quantify its boundaries. Said study should be submitted with the initial Comprehensive Plan amendment, rezoning, or special use permit application or prior to the issuance of any site disturbance or building permit.
3. Ensure that owners and developers of land planned for development or redevelopment – including the County for County-owned land – incorporate requirements for future protection and maintenance of the cemetery into proffered conditions, site plans, and land records.
4. Discourage owners and developers of land planned for development or redevelopment – including the County for County-owned land – from relocating a cemetery or gravesites to another location. If circumstances require relocation, owners and developers shall secure the proper legal means and document the past location of the cemetery, the names of all interred within the cemetery (if available), and the location of the new cemetery, and shall provide this documentation to the Prince William County Historical Commission. Graves should never be moved without the known family descendants' permission.
5. Revise the permitting process to require a check for the presence of a cemetery on a property proposed for grading or construction and to ensure compliance with the cemetery preservation requirements of the Zoning Ordinance.

**CR POLICY 7:** Apply mitigation measures to all new development within the Bristoe Station Historical Area.

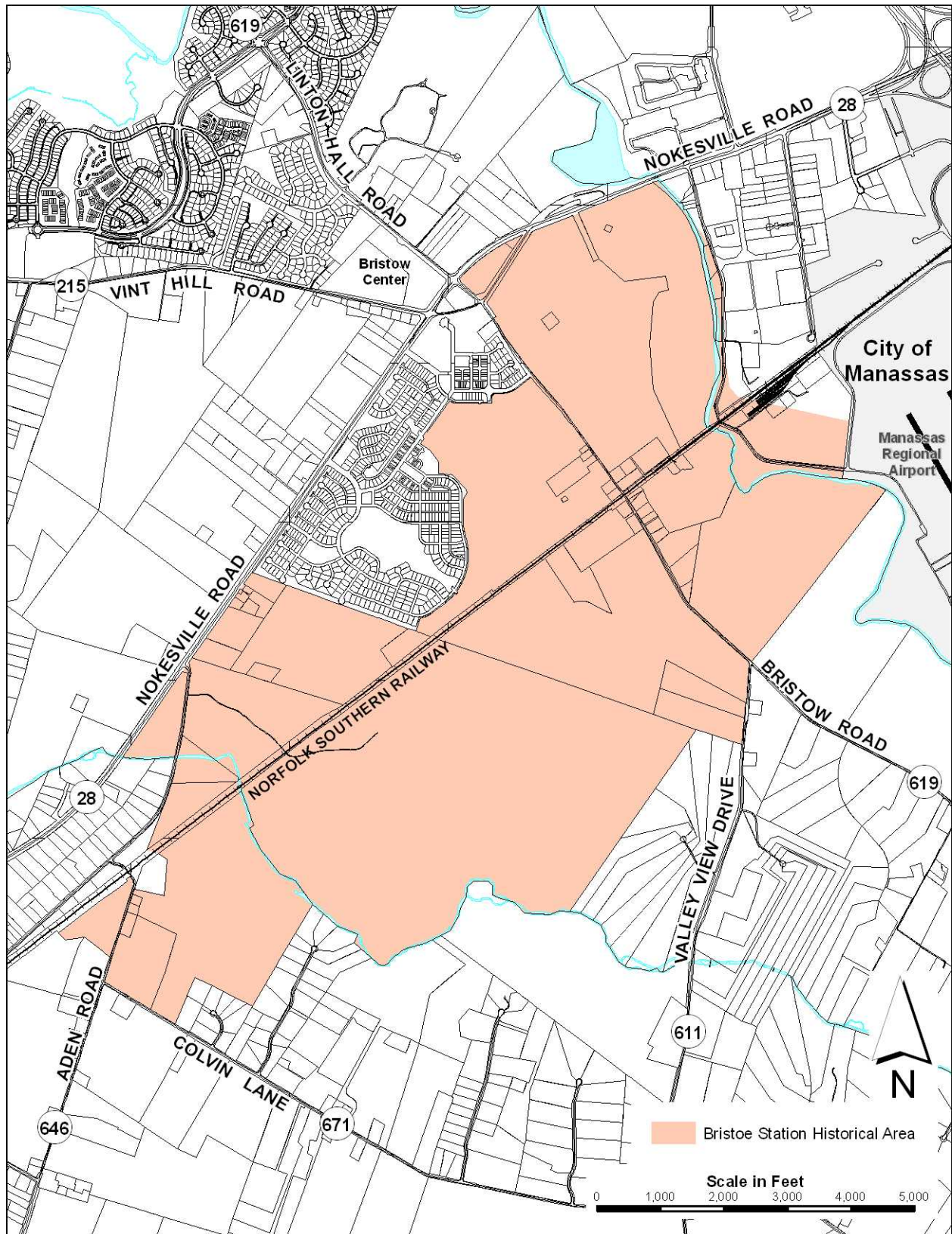
An area known as the "Bristoe Station Historical Area" is delineated on the attached map, labeled Figure 1, and that delineation is hereby recognized.

**ACTION STRATEGIES:**

1. Require the owners/developers of property located in the Bristoe Station Historical Area, depicted on Figure 1, to conduct Phase I archaeological/cultural resource studies in areas in which documented historical events occurred. If areas of historic/cultural significance are substantiated and additional archaeological study is appropriate, conduct additional Phase II and/or Phase III archaeological studies.
2. Require the owners/developers of property located in the Bristoe Station Historical Area, depicted on Figure 1, to submit plans for comprehensive plan amendments, rezoning, and special use permit applications within the area and to incorporate the results of Phase I archaeological studies and such other studies as are indicated by the results of the Phase I archaeological study.
3. Encourage property owners to dedicate land to the County or provide historic resource easements at the time a rezoning is granted or a special use permit or other site development is approved, whichever occurs earliest, for the purpose of preserving and providing public access to historically significant features of the Bristoe Station Historical Area, particularly along pedestrian trails where historic markers and other interpretive materials will be located to provide information about the Battle of Bristoe Station and other significant uses of the area during the Civil War. Said dedication or easements are to be legally granted at the time of site plan approval. Land disturbance and new construction will not be permitted within the historic resource lands or easements except to the extent necessary to construct trails, markers, and other interpretive materials. The historic resource lands or easements may include roads and utilities and stormwater management facilities provided such structures and improvements are designed with the objective of minimizing the impact to historical features. The need for such crossings will be justified at the time of rezoning, special use permit, or site plan. Property owners/developers shall be entitled to the density otherwise associated with land located within the historic resource lands or easements based on the underlying land use designations depicted on the Long-Range Land Use Plan Map
4. Encourage development that is located, situated, and buffered so as to maintain a high degree of the existing physical and visual integrity of the area, while permitting the appropriate development as outlined in the Long-Range Land Use Plan Map. Ensure that a viewshed analysis is undertaken in consultation with the County to determine topographic and vegetative conditions that will provide guidance on appropriate building mass, heights, and placement of buildings on the developing site so as not to negatively impact views to and from the area;

5. Incorporate following as part of any rezoning/special use permit for the Bristoe Station Historical Area:
  - Commit to development densities and intensities at the lower end of the range shown on the Long-Range Land Use Map.
  - Cluster development to allow the overall density contemplated but to preserve more significant or appropriate areas, to create points of interest, and to provide markers or interpretive exhibits, etc.
  - Provide a development plan as part of the rezoning/special use permit process that outlines the concept for development within the Bristoe Station Historical Area.
  - Provide an architectural concept plan as part of the rezoning/special use permit process for the Bristoe Station Historical Area to provide a general concept for dwelling and structure design, including architectural style, details of roof lines, architectural ornamentation, materials, colors, and texture.
  - Use landscaping and buffers to create a setting compatible with the historic/cultural significance recognized/memorialized on the property.
6. Maintain existing vegetation where appropriate and where it contributes to the character consistent with the historical/cultural significance of the area.
7. Ensure individual development proposals reserve land/open space for use as interpretive settings related to the significance of the site. In cases where there are multiple development proposals within such area, establish pedestrian trails or other similar linkages between areas.



**Figure 1 - Bristoe Station Historical Area**

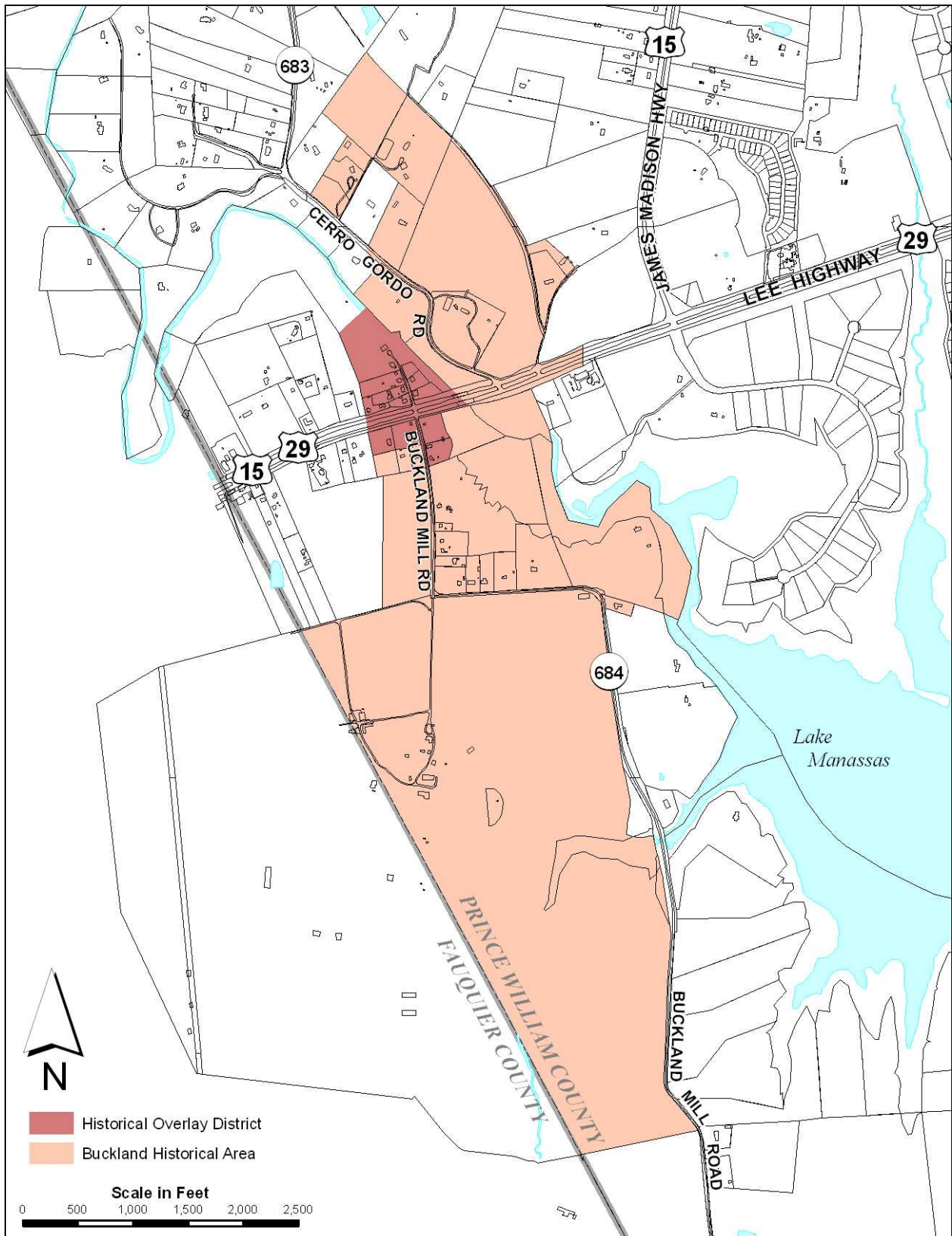
**CR POLICY 8:** Utilize appropriate historic sensitivity measures for all proposed new development in and around the Buckland Historical Area.

An area known as the "Buckland Historical Area" is delineated on the map, labeled Figure 3, and that delineation is hereby recognized.

#### **ACTION STRATEGIES:**

1. Require the owners/developers of property located in the Buckland Historical Area, depicted on Figure 3, to conduct Phase I archaeological/cultural resource studies of properties proposed to be developed or redeveloped. If areas of historic/cultural significance are substantiated and additional archaeological study is appropriate, conduct additional Phase II and/or Phase III archaeological studies.
2. Require the owners/developers of property located in the Buckland Historical Area, depicted on Figure 3, who submit development proposals within the area, to incorporate the results of Phase I archaeological studies and such other studies as are indicated by the results of the Phase I archaeological study. The development plan will need to demonstrate compatibility with this late 18<sup>th</sup> and early 19<sup>th</sup> century mill village and recommendations for Buckland contained in Table 1, County Registered Historic Sites, as follows:
  - Buildings situated and laid out so as to be properly oriented, like the existing buildings' orientation, to the historic grid pattern of streets laid out in the 1798 plat of the Town of Buckland;
  - Building scale and massing similar to the scale and massing of the existing historic buildings in the area;
  - An architectural concept that demonstrates a compatible design of the structures, including the building style, details of roof lines, ornamentation, materials, colors, and textures;
  - Parking of a scale, location, and design that makes it as least visible as possible;
  - Site amenities such as landscaping, signage, fencing, and lighting that is compatible with a late 18<sup>th</sup> and early 19<sup>th</sup> century rural village; and
  - Preservation of existing trees that contribute to the historical significance of the area.



**Figure 2 - Buckland Historical Area**

**TABLE 1**  
**COUNTY REGISTERED HISTORIC SITES**

**Key to Notations Used in the Tables:**

|  |  |
|--|--|
| [76- ] =   | Assigned Virginia Department of Historic Resources file number   |
| PE =   | Preservation easement granted  |
| NR =   | Listed in or officially determined eligible for listing in the National Register of Historic Places  |
| HABS [VA- ] =  | Documented as part of the Historic American Buildings Survey (Note: Hagley [VA-276], Log Cabin [VA-287], Mountain View [VA-291], Poplar Hill [VA-830], St. John's Church [VA-286], , and Waverly Mill [VA-284], recorded as HABS sites by the National Park Service, are not Designated Cultural Resource sites because they have either been destroyed or their location is unknown.) |
| HAER [VA- ] =  | Documented as part of the Historic American Engineering Record   |
| VLR =  | Listed in the Virginia Landmarks Register  |
| Historic Overlay District =                                      | Local zoning overlay that controls alterations to the district through a review and issuance of a Certificate of Appropriateness by the Architectural Review Board.  |
| Land Use Classification Abbreviations (e.g., AE, ER, PL, etc.) = | Those in the Long-Range Land Use Plan and on the Long-Range Land Use Map.  |

**Use Categories:**

The following use categories are indicated with each Designated Cultural Resource property as a guide to appropriate uses of the sites or buildings that may allow continued use and preservation.

|                         |  |
|-------------------------|--|
| <i>Residential</i>      | Dwelling unit densities correspond to those in the Long-Range Land Use Plan, unless otherwise noted.   |
| <i>Retail -Historic</i> | Includes retail and other appropriate commercial uses that are compatible with and help preserve and promote the cultural or historical values and use of a historic site or building. Examples: bed-and-breakfast establishments, restaurants, gift stores and offices. |

|                            |  |
|----------------------------|--|
| <i>Historical/Cultural</i> | Includes educational or community uses that are compatible with and help preserve and promote the cultural or historic values of a site. Example: museums, community centers, and educational centers. |
| <i>Park</i>                | Includes open space that provides a recreational opportunity or other outdoor activities associated with the use of the historic buildings.  |
| <i>Agriculture</i>         | Recognizes that farming in association with a County Registered Historic Site in the Rural Area is appropriate and contributes to the use and preservation of historic buildings.                      |
| <i>Transportation</i>      | Includes historic roads, railroads, bridges, and waterways that are still in use, and played a role in the history of the County and its development.  |

**Antioch Church and Cemetery [76-127]****Symbol 4**

Location: Waterfall Road, Waterfall

Ownership: Private

Acres: 2.5

This is one-story, rural, frame-church with weatherboard siding built in 1901 on the foundations of an earlier stone church. A stone wall encloses a portion of the property. The Antioch Church was organized in 1837 by members who withdrew from another church (Long Branch). The early congregation met in a nearby log house, which is now located at Sully Plantation in Fairfax County. The church, cemetery, and stone wall are set among a stand of mature trees in a rural landscape at the foot of the Bull Run Mountains.

Primary Uses: *Historical/Cultural* (religious ceremonies, community use, and cemetery); *Park*

Analogous Land Use Classification: None

Surrounding Land Use Classification: AE

**Asbury Church and Cemetery [76-253]****Symbol 34**

Location: Fleetwood Drive, Nokesville

Ownership: Private

Acres: 1.0

This small one-story, rural, frame-church with weatherboard siding, sits on a red sandstone foundation. Civil War veteran, Newton Sayers and his wife Annie, donated the land for the church. Sayers and other Civil War veterans built the church in 1893. This is one of two remaining rural 19<sup>th</sup> century churches in this part of the County and is similar to its counterpart, the Brentsville Union Church (1874). The cemetery is located on the south side of the church.

Primary Uses: *Historical/Cultural* (religious ceremonies; community use; cemetery)

Analogous Land Use Classification: None

Surrounding Land Use Classifications: AE

**Bel Air [76-1] (PE, NR, HABS [VA-99], VLR)****Symbol 38**

Location: Saratoga Lane, Woodbridge

Ownership: Private

Acres: 22.0 +/-

Believed to have been built in 1740 on the basement of an earlier house, or perhaps the wall of a fort. Bel Air is a brick, 1½-story structure. Captain Charles Ewell probably built the house. His granddaughter, Frances, married Mason Locke Weems, the first biographer of George Washington, and moved into Bel Air about 1809.

Primary Uses: *Residential* (1 house [Bel Air] per 22 acres); See comment below; *Historical/Cultural* (museum)

Analogous Land Use Classification: None

Surrounding Land Use Classifications: SRL

Comment: An easement to the Virginia Department of Historic Resources restricts uses and development on this property.



**Bennett School [76-61] (NR)****Symbol 21**

Location: Lee Avenue, Manassas

Ownership: Prince William County

Acres: Within 14.7-acre County courthouse complex

The building was authorized in 1908 by the General Assembly for the establishment of several agricultural high schools across the state. Dr. M.C. Bennett of Manassas donated two acres of land for the building. On completion in 1909, the building was used for an elementary school due to a large enrollment. The agricultural and domestic sciences, however, were housed in the nearby Ruffner School. The building is an imposing two-story brick structure with a classical portico and rusticated stone foundation. The building once had a cupola which the County is planning to reconstruct as part of the restoration.

Primary Uses: *Historical/Cultural* (educational, community center); *Retail-Historic* (offices)

Analogous Land Use Classification: None

Surrounding Land Use Classification: Public Land

Comments: The County is in the process of restoring the building for an employee training center. The numerous partitions, drop ceilings, and other more modern alterations to the building interior have been removed in preparation for restoration of the original classrooms and hallways. A brick, 1937 addition on the rear has been removed due to its poor condition and floor elevations that differed from the original building.

**Ben Lomond [76-4] (NR, HABS [VA-836], VLR)****Symbol 16**

Location: Sudley Manor Drive, Manassas

Ownership: Prince William County

Acres: 5.9

This house was built in 1837 by Benjamin Tasker Chinn, grandson of Robert “King” Carter. Ben Lomond also served as a hospital during the Civil War; soldiers’ impromptu last wills and testaments can still be seen on the walls. Three stone outbuildings, one possibly a slave quarters, are located on the property.

Primary Uses: *Historical/Cultural* (museum); *Retail-Historic*, gift shop); *Park*

Analogous Land Use Classification: Parks and Open Space

Surrounding Land Use Classifications: RPC, PL, P & OS

**Beverley (Chapman's) Mill [76-2] (NR, HABS [VA-282], VLR)      Symbol 1**

Location: Beverley Mill Drive, Thoroughfare Gap

Ownership: Private, nonprofit

Acres: 4.5

Originally built in the mid-1770s and later expanded, this imposing stone building adjacent to Interstate 66, served as a mill for the surrounding region. During its history, Beverley, or Chapman's Mill, also provided essential food products during five wars - including the French and Indian War, Revolutionary War, War of 1812, Mexican War, and the Civil War. The building was heavily damaged by fire in 1998.

Primary Uses: *Park*; *Historic/Cultural* (e.g., mill museum); *Retail-Historic* (gift shop, restaurant, or other appropriate uses allowed by the Board of County Supervisors with a special use permit).

Analogous Land Use Classification: See comment below.

Surrounding Land Use Classifications: AE, ER

Comment: Only the outside walls of the mill remain after the 1998 fire. The walls are stabilized with a steel frame and the structure will stand as landscape feature and reminder of the former mill. The site is operated by a non-profit organization that is raising funds to establish a cultural/historical park and museum on the site.

**Brentsville Courthouse and Jail [76-21 and 76-231]****Symbol 33****(PE, NR, VLR)**

Location: Bristow Road, Brentsville

Ownership: Prince William County

Acres: 3.0

Brentsville Courthouse was Prince William County's fourth courthouse. The courthouse and jail were built in 1822 and retained their functions until the County seat was moved to Manassas in the early 1890s. The courthouse and jail stand today as a rare example of a rural County seat and reflect the taste and style of the early Republic. The courthouse is a half-size of a stock courthouse plan designed by Thomas Jefferson, which may have been used by the builder of the courthouse, William Claytor.

Primary Uses: *Historical/Cultural* (e.g., museum, tourist center, community center); *Park*; *Retail-Historic* (e.g., reception halls, tourist center, community events, weddings, gift shop); *Park*.

Analogous Land Use Classification: Parks and Open Space; also see Brentsville Historic District comments.

Surrounding Land Use Classifications: AE, CRHS, P&OS, CR

Comment: The Courthouse and Jail are part of a larger complex comprising the Brentsville Courthouse Historic Centre (23 acres). Other buildings within the complex include the Brentsville Union Church (1874) and the One-Room School House (1928). An early 19th century log cabin has been permanently placed at the site which was the residence of John Hall, an *aide-de-camp* to General Robert E. Lee. The master plan for the complex includes the ultimate re-establishment of the Brentsville Tavern and some other minor improvements that will not compromise the overall appearance of the site. An easement granted to the Virginia Department of Historic Resources restricts the uses and development on this property.

**Brentsville Historic District [76-338] (NR, VLR)****Symbol 31**

Location: Brentsville

Ownership: Private, Prince William County, and Prince William County Park Authority

Acres: 50.0 +/-

Brentsville was established in 1822 as a planned new community for the site of Prince William County's fourth courthouse. It was the County seat from the early 1820s to the 1890s.

Primary Uses: *Residential* - (preservation of existing historic houses, old houses moved into Brentsville or new architecturally compatible infill); *Retail-Historic* use of historic structures (e.g., restaurants, bed-and-breakfasts, or other appropriate uses allowed by the Board of County Supervisors with a special use permit); *Agriculture*; *Park*; *Historical/Cultural* (see Brentsville Courthouse and Jail)

Analogous Land Use Classification: See comment below.

Surrounding Land Use Classifications: AE, P&OS, CRHS, CR

Comment: Existing 1/3 - 2/3 acre lots are characteristic of Brentsville. Emphasis should be placed on encouraging preservation and development that promotes Brentsville's historic character (i.e., a small, rural village or hamlet). This would involve a mixture of residential uses (primarily), limited retail uses (i.e., those that meet the needs of the residents and promotes the history of the area), compatible religious facilities and infill residential, and park uses.

**Bristoe Station Battlefield [76-24] (NR, VLR)****Symbol 23**

Location: Bristow Road, Bristow

Ownership: Prince William County

Acres: 132.0

This is part of a larger core area of a Civil War battlefield, most notable for a battle on October 14, 1863, when A.P. Hill's corps stumbled upon two corps of the retreating Union army at Bristoe Station and attacked without proper reconnaissance. Union soldiers, posted behind the Orange & Alexandria Railroad embankment, mauled two brigades of Henry Heth's division and captured a battery of artillery. Hill reinforced his line but could make little headway against the determined defenders. Hill lost his battle standing in the eyes of Lee, who angrily ordered him to bury his dead and say no more about it. The estimate casualties were about 2,000.

Primary Uses: *Historical/Cultural* (heritage park); *Retail-Historic* (e.g., visitor's center/gift shop, restaurant, bed-and-breakfast, County offices); *Park*

Analogous Land Use Classification: Parks and Open Space

Surrounding Land Use Classifications: CEC, FEC, SRR, AE, ER

**Buckland Hall [76-32] (NR)****Symbol 12**

Location: Buckland Mill Road, Buckland

Ownership: Private

Acres: 227.5

This mid to late 18<sup>th</sup> century, central hall-plan, one-and-a-half-story house was built by Samuel Love on an 800-acre plantation. Thomas Mellon Evans restored the house in the 1960s retaining the elaborate hand-carved wood work, wide pine flooring, and stairways. The property also contains a small, low, stone smoke house and the grave of Samuel Love. The house is representative of the English and early American form of a rural development with a manor house overlooking a small village.

Primary Use: *Residential* (1 du/10 ac. with 3-acre rural cluster lot development that is sympathetic to the architecture and does not negatively impact the viewshed of Buckland Hall); *Agriculture; Historical/Cultural* (part of a museum complex)

Analogous Land Use Classification: None

Surrounding Land Use Classifications: AE

**Buckland Historic District [76-313], (NR, VLR),  
Historic Overlay District, Buckland Historical Area****Symbol 10**

Location: Buckland

Ownership: Private

Acres: 404

The historic district and the larger historical area is representative of the small, mill-oriented communities that characterize much of the Virginia Piedmont from the late 18<sup>th</sup> through the 19<sup>th</sup> centuries. Chartered by the Virginia legislature in 1798, Buckland was the first inland town established in Prince William County. It is located on both sides of the busy Lee Highway (formerly Alexandria-Warrenton Turnpike).

Primary Uses: *Residential*. See comment below; *Retail-Historic* use of historic structures located adjacent to highway (e.g., gift shops, restaurants, or other appropriate uses allowed by the Board of County Supervisors with a special use permit); see comment below; *Historical/Cultural* (e.g., museum complex); other facilities as required for the operation of Lake Manassas as a regional water supply on parcels owned by the City of Manassas.

Analogous Land Use Classification: See comment below.

Surrounding Land Use Classifications: AE, ER

Comment: Much of Buckland's history and its structures can be explained by the presence of Broad Run and the major highway. The preferable use of the historic structures is residential. For structures located immediately adjacent to the highway, residential uses may be impractical. *Retail-Historic* or *Historical/Cultural* uses of the historic structures should be encouraged when residential use is undesirable. A portion of Buckland is within a historic overlay district. Any alterations within the district are subject to review by the Architectural Review Board.

**Cerro Gordo [76-593] (NR)****Symbol 11**

Location: Cerro Gordo Road, Buckland

Ownership: Private

Acres: 7.5

This two-and-a-half story stone house was built on the foundations of an earlier house (ca. 1820), by the Alexanders and later owned by the Tylers and then the Hunttons before and during the Civil War. That was a frame house that burned sometime in the early 20<sup>th</sup> century and was replaced by present stone house in the 1930s by Philip Harry Lee, a descendant of Lighthorse Harry Lee. The existing Georgian/Federal Revival-style house sits on a high knoll overlooking the Buckland Historic District.

Primary Use: *Residential* (1 du/10 ac.)

Analogous Land Use Classification: None

Surrounding Land Use Classifications: AE

**Cockpit Point Battery [76-302] (NR, VLR)****Symbol 43**

Location: Cockpit Point, Dumfries

Ownership: Private

Acres: 16.2

From October 1861 to March 1862, the Confederate blockade diverted almost all shipping away from the Potomac River, the Union's main supply route. In addition to causing hardship for the military troops and civilians in Washington, D.C., the blockade was highly embarrassing for Union politicians and military leaders. Of the original four batteries, Cockpit Point is the only "strong" battery that remains. The batteries are located along the edge of a cliff which is over 70 feet high.

Primary Uses: *Park; Historical/Cultural* (heritage park); See comment below.

Analogous Land Use Classification: See comment below.

Surrounding Land Use Classifications: REC, EI, ER

Comment: There is currently no road access to the site. For the property to be accessible a crossing over the RF&P train tracks would have to be constructed or an easement obtained through the property to the north, currently used as a fuel depot. The owner/developer of Harbor Station has dedicated the site to the County to ensure the preservation of this significant national resource. The County is working on a master plan for the interpretation and public access to the site and nomination of the site to the National Register of Historic Places.



**Effingham [76-6] (NR, HABS [VA-575], VLR)****Symbol 36**

Location: Aden Road, Nokesville

Ownership: Private

Acres: 13.0 +/-

This well cared for Tidewater style plantation house was built in the late 1700s by William Alexander, a great-grandson of John Alexander, for whom Alexandria is named. Effingham's smokehouse, slave quarters, a very early terraced garden, and a blacksmith shop remain. The house has outstanding interior woodwork. The historic buildings on the property were restored by Dr. Eng of Cleveland, Ohio who used Effingham as a summer home.

Primary Uses: *Residential* (1 du/10+ ac.) *Retail-Historic* use of historic structures (e.g., bed-and-breakfast, catered events, receptions, weddings, or appropriate uses allowed by the Board of County Supervisors with a special use permit); *Park*; *Historical/Cultural* (e.g., 18<sup>th</sup> century plantation complex museum)

Analogous Land Use Classification: AE

Surrounding Land Use Classifications: AE, PL, ER

Comment: The land surrounding the Effingham house has recently been significantly reduced from 494 acres to 13 acres as part of a subdivision of the property and development for single-family dwellings.

**Ellen's Veil [76-182]****Symbol 9**

Location: Shelter Lane, Woolsey

Ownership: Private

Acres: 20.3

This late 18<sup>th</sup> century, central hall-plan, two-and-a-half-story stone and stucco house was built by Martin Cockburn and later owned by the Rogers and the Polend families. This was part of a tract that Martin Cockburn owned which also contained his summer house, "The Shelter". The property contains a stone slave quarters and a cemetery containing the graves of the Polend family.

Primary Use: *Residential* (1 du/10 ac.)

Analogous Land Use Classification: None

Surrounding Land Use Classifications: AE

**Evergreen [76-7] (HABS [VA-833])****Symbol 6**

Location: Evergreen Country Club, Waterfall

Ownership: Private

Acres: 5.0+/-

Built in the 1820s, this imposing 2½-story Greek Revival brick and stucco house was the residence of Edmund Berkeley. During the Civil War, Berkeley raised a company known as the Evergreen Guards, which was mustered into Confederate service as Company C of the 8<sup>th</sup> Virginia Infantry. Attaining the rank of Lieutenant Colonel, Berkeley and his sons served with this regiment throughout the war. After the war Colonel Berkeley campaigned to establish a memorial park on the battlefield of Manassas but he died in 1915 before his dream came to fruition. The house has outstanding interior paneling and other woodwork and is a focal point of the Evergreen community.

Primary Uses: *Retail-Historic* use of historic structure (e.g., club house; restaurant, offices, meeting rooms, bed and breakfast, or other appropriate uses allowed by the Board of County Supervisors with a special use permit); *Cultural/Historic* (private school, museum) Analogous Land Use Classification: AE  
Surrounding Land Use Classifications: AE

**Fleetwood [76-8] (HABS [VA-427])****Symbol 26**

Location: Fleetwood Drive, Nokesville

Ownership: Private

Acres: 54.4

Fleetwood was a pristine example of federal architecture in Prince William County. The east wing dated to the 1770s; the main stone structure and west wing were built in 1823.

Primary Uses: Unknown (see comment below). Analogous Land Use Classification: AE  
Surrounding Land Use Classifications: AE, ER

Comment: The house had been vacant and neglected for many years and it burned in 2003. Only the exterior walls remain.

**Glee Hall [Davis-Beard House] [76-245] (NR, VLR)****Symbol 24**

Location: Bristow Road, Bristow

Ownership: Private

Acres: 5.6

Prominently located at the intersection of Bristow Road and the Norfolk Southern Railway tracks, this house and attached store (now an antique store) are the finest and most elaborately detailed example of a late Victorian general store and merchant's quarters extant in Prince William County.

Primary Uses: *Residential* (1 du/10+ ac.); *Retail-Historic*; (e.g., store, restaurant, or other appropriate uses allowed by the Board of County Supervisors with a special use permit); *Historical/Cultural* (contributing building to the Bristow village)

Analogous Land Use Classification: See comment below.

Surrounding Land Use Classifications: AE, SRL, ER, FEC

Comment: Aside from its architectural value, Glee Hall illustrates the history of the small, rural railroad community of Bristoe Station. Throughout most of its history, this building housed a combination of residential and commercial uses. Continued use of the building as a residence and store should be encouraged. If changes in the area make the building undesirable as a residence (e.g., increased train traffic or industrial development across the street), then *Retail-Historic* uses that preserve the architectural values of the structures and which promote the history of Bristoe Station should be encouraged.

**Green (Dower) House [76-9] (HABS [VA-825])****Symbol 35**

Location: Aden Road, Nokesville

Ownership: Private

Acres: 7.1

This is a 1½-story tidewater style cottage on a red sandstone foundation with stone chimneys on the gable ends. The house is similar to the nearby Park Gate house. Original portions of this frame building date to about 1775, but the building was altered with additions, partial porch enclosure, and a covering of modern siding in the 1970s, which have not significantly impacted the original fabric of the older section of the house. A subdivision road has recently been cut through the property to provide access to 10-acre lot residential development to the north.

Primary Uses: *Residential* (1 du/10+ ac.); *Retail-Historic* use of historic structure (e.g., restaurant, gift shop, or other appropriate uses allowed by the Board of County Supervisors with a special use permit)

Analogous Land Use Classification: AE

Surrounding Land Use Classifications: AE, ER

**Greenwich Presbyterian Church and Cemetery [76-175]  
(NR, VLR)****Symbol 13**

Location: Burwell Road/Vint Hill Road, Greenwich

Ownership: Private

Acres: 7.6

This church is the only example of a rusticated Gothic Revival church in Prince William County. Built in the late 1850s by Charles Green, of The Lawn, this is also the only church in the County that the Union military did not occupy or severely damage. Mr. Green, a citizen of England, convinced the Union military leaders that if the church ceased to be used as a church then ownership would revert back to him making Greenwich Church technically the property of the English Crown. The graves of Captain Bradford Smith Hoskins, the Englishman who rode with Colonel John S. Mosby and several other Civil War soldiers are located in the cemetery.

Primary Uses: *Historical/Cultural*; religious ceremonies, community events) Analogous Land Use Classification: None.

Surrounding Land Use Classifications: AE, CRHS

**King's Highway [76-11] (HABS [VA-579])  
at Belmont Bay and Rippon Lodge****Symbol 41 and 42**

Location: Near Railroad Avenue, Woodbridge and Rippon Boulevard near Rippon Lodge

Ownership: HOA at Belmont Bay, Prince William County at Rippon Lodge

Acres: Probably less than 2.0

This is one of a few remaining unpaved segments of the King's Highway as it cut through eastern Prince William County. The northernmost segment of the road is located within the Belmont Bay development within the common open space owned by the homeowner's association. A central segment, owned by the County, is located to the north and west of Rippon Lodge. The King's Highway was part of the north-south, inter-colonial postal route through the colonies. It was also part of what is known as the "Washington and Rochambeau Road." From Alexandria to Fredericksburg, the highway incorporated the Potomac Path. This important section of the King's Highway is adjacent to the ferry landing, dating from the colonial period, located across from Colchester, a small colonial town in Fairfax County. George Washington, as well as other colonial leaders frequently traveled this part of the King's Highway. Washington, in a diary entry, even describes a near catastrophe that occurred as his horses were crossing the Occoquan River at Colchester. The first courthouse of "Old" Prince William County (which included what is now Prince William, Fairfax, Arlington, Fauquier, and Loudoun counties and the City of Alexandria) was located on the hill near this road segment.

Primary Uses: *Historical/Cultural* (trail and interpretive markers); *Park; Transportation* (trail)

Analogous Land Use Classification: Parks and Open Space

Surrounding Land Use Classifications: REC, SRL, RPC, PL, ER

**La Grange [76-12] (HABS [VA-289])****Symbol 3**

Location: Antioch Road, Haymarket

Ownership: Private

Acres: 20.0

La Grange is a large, impressive brick house, built about 1790 by George Green, brother of James Green of Locust Bottom. It commands a magnificent view of the surrounding countryside. In 1827, the house was owned and occupied by Benoni Harrison, a merchant and member of the General Assembly. By the 1930s the house was in ruinous condition and was restored by Joseph and Irma Gibbons.

Primary Uses: *Residential* (1 du/10 ac.); *Agriculture* winery); *Retail-Historic* use of historic structures (e.g., bed-and-breakfast, commercial winery, or other uses allowed by the Board of County Supervisors with a special use permit)

Analogous Land Use Classification: AE

Surrounding Land Use Classifications: AE, ER

Comment: After many years of the house being vacant, it is now part of a commercial winery operation and used for wine tasting and meals.

**The Lawn [76-178] (NR, VLR)****Symbol 14**

Location: Vint Hill Road, Greenwich

Ownership: Private

Acres: 28.7

The Lawn was built by Charles Green, a wealthy English cotton merchant. Architecturally, the Lawn is unique and is the only surviving example of a mid-19th century Gothic Revival farm complex in Prince William County. The main house burned in 1924 and was replaced by a Tudor Revival-style house in 1926. Many of the Gothic style outbuildings remain.

Primary Uses: *Residential* (1 du/10 ac.); *Agriculture*; *Retail/Historic* (e.g., bed-and-breakfast, conference center, or other appropriate uses allowed by the Board of County Supervisors with a special use permit); *Historical/Cultural* (house or large estate museum)

Analogous Land Use Classification: AE

Surrounding Land Use Classifications: AE, CRHS

**Locust Bottom [76-88] (NR, VLR)****Symbol 7**

Location: Logmill Road, Hickory Grove

Ownership: Private

Acres: 212.4

Built in the early 1800s by James Green, a gentleman planter, this brick house survives as one of the finest examples of a Federal plantation house in northern Prince William County.

Primary Uses: *Residential* (1 du/10 ac. with 3-acre rural cluster lot development that is sympathetic to the architecture and does not negatively impact the viewshed of Locust Bottom); *Agriculture* ; *Retail-Historic* (e.g., bed-and-breakfast, or other appropriate uses allowed by the Board of County Supervisors with a special use permit)

Analogous Land Use Classification: AE

Surrounding Land Use Classifications: AE, ER

Comment: The property has recently been subdivided by the heirs of Dr. Aldred who owned the property for a number of years. Approximately 240 acres to the west of the house have been converted to 10-acre lot residential development. 212 acres remains around Locust Bottom. 3-acre cluster lot development would be appropriate if further subdivision is contemplated. The new houses should be designed and placed so as to not negatively impact the architecture of Locust Bottom and its viewshed.

**Lucasville School [76-5175]****Symbol 30**

Location: Godwin Drive, Manassas

Ownership: Prince William County

Acres: 0.5

This is the last remaining one-room school built for African-American students after the Civil War. This school was originally located further south off Lucasville Road, but was moved north into a farm complex in the 1930s. The building was recently dismantled and will be reconstructed in a small park along Godwin Drive by the developer of the Mayfield Trace subdivision, and then donated to the County with a half acre of land.

Primary Use: *Cultural/Historical* (museum)

Analogous Land Use Classification: None

Surrounding Land Use Classifications: AE

Comment: The County will operate the school as a museum demonstrating the educational experience of African-American children in a rural setting during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.



**Manassas National Battlefield Park [76-271] (NR, VLR)****Symbol 15**

Location: North of I-66 in Prince William and Fairfax Counties

Ownership: National Park Service

Acres: 4,350

The Manassas National Battlefield Park was established in 1940 to preserve the scene of two major Civil War battles, First and Second Manassas, occurring in 1861 and 1862 respectively. The park's most important resources are the large tracts of land managed to represent the battlefield landscape as it existed at the time of the Civil War. The battlefield is an important cultural landscape in that it includes three houses that date from the Civil War period, several post-war historic buildings, a Confederate cemetery, the reconstructed Stone Bridge over Bull Run, six miles of historic road traces, and numerous other resources including monuments, archaeological sites, family cemeteries, trenches, and earthworks.

The following recorded historic sites lie within the Manassas National Battlefield National Register Historic District:

Lucinda Dogan House [76-5] HABS [VA-581]

The Stone House [76-28] HABS [VA-144]

Brawner House (Douglas Hall) [76-168] HABS [VA-1372]

Thornberry House (Sudley Springs Post Office) [76-170]

Deep Cut/Manassas Gap Railroad Independent Line (Unfinished) [76-171]

Portici Site [76-205]

Henry House (Spring Hill) [76-208] HABS [VA-1363]

Chinn House Site (Hazel Plain) [76-209] HABS [VA-138]

Brownsville Site [76-216]

Pittsylvania Site [76-330]

Stone Bridge HAER [VA-66]

Other historic sites include:

Chinn Ridge

Cundiff House Site (Meadowville)

Dogan Ridge

Henry Hill

Matthews Hill

Robinson House Site

Stuart's Hill

Van Pelt House Site

Primary Uses: *Historical/Cultural; Park*

Analogous Land Use Classification: None

Surrounding Land Use Classifications: AE, PL, CEC, and REC

**Martin Scarlit Grave and Table Stones [076-0026]****Symbol 40**

Location: Rippon Lodge Historic Site

Ownership: The stones are on loan to Prince William County from the Potomac River National Wildlife Refuge.

Acres: 40

Two late 17<sup>th</sup> century grave stones are displayed at Rippon Lodge Historic Site. One is a large sandstone gravestone of Martin Scarlit with the surface inscription, "M.S. 1695 Hear Lyes Martin Scarlit Gen't". The other is a broken rectangular sandstone tablestone bearing a faded inscription of an hourglass and believed to have marked a Scarlit family grave. Scarlit owned the land known as Deep Hole Farm along Neabsco Creek. In the early 1900s, these stones were pulled from the Occoquan River and placed in a grove of trees at the wildlife refuge at Occoquan Bay. Both stones were moved to Rippon Lodge in 2005. These are some of the oldest stones in Prince William County. The stones are on loan to Prince William County from the Potomac River National Wildlife Refuge. Preservation efforts are underway.

Primary Uses: *Cultural/Historic* (house museum); *Park*

Analogous Land Use Classification: P&OS

Surrounding Land Use Classifications: RPC, P&OS, PL

Comment: An easement granted to the Virginia Department of Historic Resources restricts the uses and development on this property.

**Meadowland (ruins) [76-197] (HABS [VA-829])****Symbol 2**

Location: Beverley Mill vicinity

Ownership: Private, nonprofit

Acres: Less than 4.0

These are the ruins of the Chapman residence, original owners of Beverley Mill. Meadowland was built in the mid-1700s. It was a large stone house, 2½-stories tall, having a double-pile plan, with double chimneys on either end. It burned in the 1880s, but some of the exterior walls remain north of the Norfolk Southern Railroad tracks.

Primary Uses: *Park* (e.g., incorporate ruins and house site into plans for using Beverley Mill - see above)

Analogous Land Use Classification: See Beverley Mill comments above.

Surrounding Land Use Classifications: AE, ER

**Mitchell's Ford Entrenchments (NR, VLR)****Symbol 17**

Location: Old Centreville Road and Bull Run

Ownership: HOA

Acres: 5.0

These entrenchments were constructed by South Carolina troops and used by the Confederacy during the Battle of Blackburn's Ford and the First Battle of Manassas. They are located just above Bull Run. The entrenchments have been incorporated into a development as open space and are part of the Quail Hollow Homeowners Association property.

Primary Uses: *Park* (e.g., a small, passive park with interpretive signs; reconstruction of the earthworks is not recommended).

Analogous Land Use Classification: Parks and Open Space

Surrounding Land Use Classifications: ER, SRH

**Moor Green [76-14] (NR, HABS [VA-564], VLR)****Symbol 29**

Location: Flint Rock Road, Bristow

Ownership: Private

Acres: 10.8

This early 19th century brick house, built by Howison Hooe, is an outstanding example of a country Federal estate comprising about 482 acres at that time. The house's fine brickwork, handsome interior woodwork, and spacious rooms are representative of the best rural work of the early Republic. Its shed-roofed ell, its plan, and its "striped" three course American bond brickwork are rare in Virginia and connect the house architecturally with dwellings of similar date in southeastern Pennsylvania and northern Delaware.

Primary Uses: *Residential* (1 du/10 ac.)

Analogous Land Use Classification: AE

Surrounding Land Use Classifications: AE

**Mount Atlas [76-15] (NR, HABS [VA-831], VLR)****Symbol 5**

Location: Mount Atlas Lane, Waterfall

Ownership: Private

Acres: 1.8

Constructed in 1795, Mount Atlas is one of the finest and least altered examples of late-Georgian domestic architecture in Prince William County. The structure needs immediate attention. Unless the roof, windows, and foundation are repaired, Mount Atlas may soon be too dilapidated to warrant restoration.

Primary Uses: *Residential* (1 du/ 1 ac.), *Historical/Cultural* (e.g., house museum)

Analogous Land Use Classification: SRR

Surrounding Land Use Classifications: AE

**Nokesville Truss Bridge (NR, VLR)****Symbol 25**

Location: Aden Road and Norfolk Southern Railroad, Nokesville

Ownership: Virginia Department of Transportation

Acres: Less than 1.0

This bridge, which dates to 1882, is a rare example of wrought iron truss bridges built by the Keystone Bridge Company of Pittsburgh, a pioneer in truss bridge technology. This is the last remaining of the truss bridges built in the County in the latter part of the 19<sup>th</sup> and early 20<sup>th</sup> centuries. It is a one-lane bridge and could be replaced.

Primary Uses: *Transportation* (if the bridge is replaced, it should be preserved for recreational uses)

Analogous Land Use Classification: Not Applicable

Surrounding Land Use Classifications: AE

**Orange and Alexandria Railroad Bridge Piers [76-238] (NR, VLR) Symbol 18**

Location: Southern Railroad and Bull Run

Ownership: Private

Acres: Less than 1.0

The Orange and Alexandria Railroad played a major role in the Civil War for both the Confederacy and the United States. These piers are what remain of the railroad bridge over Bull Run. Between 1861 and 1865, the bridge was rebuilt at least seven times because of military attacks and flash floods. The piers are immediately adjacent to Bull Run and close to the existing railroad bed. Park land surrounds the piers on the north and a golf course now lies along the south side.

Primary Uses: *Park* Analogous Land Use Classification: Parks and Open Space

Surrounding Land Use Classifications: ER

**Park Gate [76-18] (NR, HABS [VA-555], VLR)****Symbol 28**

Location: Park Gate Drive, Nokesville

Ownership: Private

Acres: 41.3

Park Gate is a well-maintained example of Tidewater-style, domestic architecture. Colonel Thomas Lee, eldest son of Richard Henry Lee, a signer of the Declaration of Independence, lived at Park Gate. Colonel Lee's first wife was Mildred Washington, George Washington's niece.

Primary Uses: *Residential* (1 du/10+ ac. with 3-acre rural cluster lot development that is sympathetic to the architecture and does not negatively impact the viewshed of Park Gate); *Agriculture*; *Retail-Historic* (e.g., restaurant, or other appropriate uses allowed by the Board of County Supervisors with a special use permit); *Historical/Cultural* (e.g., house museum)

Analogous Land Use Classification: See comment below.

Surrounding Land Use Classifications: AE

Comment: The most practical use of the property is residential. If, in the future, residential use becomes impractical or undesirable, *Historical/Cultural* or *Retail-Historic* uses should be explored.

**Pilgrim's Rest [76-19] (NR, HABS [VA-837], VLR)****Symbol 26**

Location: Belmont Grove Road, Nokesville

Ownership: Private

Acres: 75.5

This house is one of the best preserved examples of a late-18th century plantation house in Prince William County. The architectural style is unusual in Northern Virginia; it is more similar to styles seen in the Tidewater region. The house has been meticulously restored. The Kinsley Granary has recently been moved to the site from Buckland because of the raising of the Lake Manassas water level by the City of Manassas.

Primary Uses: *Residential* (1 du/10+ ac. with 3-acre rural cluster lot development that is sympathetic to the architecture and does not negatively impact the viewshed of Pilgrim's Rest); *Agriculture*; *Retail-Historic* (e.g., bed-and-breakfast, or other appropriate uses allowed by the Board of County Supervisors with a special use permit); *Historical/Cultural* (e.g., house museum)

Analogous Land Use Classification: AE

Surrounding Land Use Classifications: AE, ER

**5th Prince William County Courthouse  
(Old Manassas Courthouse) [76-5080] (PE, NR, VLR)****Symbol 20**

Location: Lee Avenue, Manassas

Ownership: Prince William County

Acres: 2.3

In 1894, Prince William County moved its court operations from the fourth Prince William County courthouse in Brentsville to its new Romanesque Revival structure in Manassas. This handsome stone and red brick building embodied many of the architectural ornamentation found in structures of the “Gilded Age”, and was inspired by the architecture of Henry Hobson Richardson of Boston, though it was designed by the Norfolk architecture firm of Teague and Marye. The building was used for court functions until 1984. The County completed a restoration of the building in 2002. It is now used for the Clerk of Court offices on the first floor and a large community meeting room on the second floor in the old courtroom.

Primary Use: *Cultural/Historic* (County offices, community meeting room, receptions)

Analogous Land Use Classification: None

Surrounding Land Use Classifications: PL



**Prince William Forest Park [76-299],** **Symbol 37**

**Cabin Branch Pyrite Mine [76-299] (NR, VLR),  
Camp Goodwill Historic District [76-131] (NR, VLR),  
Camp Mawavi Historic District [76-135] (NR, VLR),  
Camp Orenda Historic District [76-136] (NR, VLR),  
Camp Pleasant Historic District [76-146] (NR, VLR)**

Location: Joplin Road, Triangle

Ownership: National Park Service

Acres: 12,130.04

Prince William Forest Park, originally known as the Chopawamsic Recreation Development Area at its inception in 1934, was part of the Recreation Demonstration Area (RDA) program of the New Deal. The RDA program was intended to provide conservation areas relatively close to population centers, particularly for low-income groups, for camping, hiking, swimming, and picnicking. The program targeted lands that were sub-marginal for agriculture but required land takings and displacement of residents. As farming and land development in Northern Virginia has destroyed much of the Piedmont forest, the park is now a rare example of such forest. The park is the only component of the National Park System dedicated to preserving a representative example of the Piedmont/Triassic physiographic province and the unique deciduous forest type that it supports. The park contains five cabin camps, originally constructed by the Civilian Conservation Corps, and the site of the Cabin Branch Pyrite Mine which employed the residents of the area. Four of the cabin camps and the mine site are listed in the National Register of Historic Places. A four-year archaeological study of the park has found numerous other historic resources that are potentially eligible for listing in the National Register. The park contains a segment of the King's Highway – Washington/Rochambeau Route.

Primary Uses: *Historical/Cultural; Park*

Analogous Land Use Classification: None

Surrounding Land Use Classifications: AE, PL, and numerous others along Dumfries Road

**Prospect Hill and Hutchinson Cemetery****Symbol 8****[76-22] (HABS [VA-832])**

Location: Little River Road, Hickory Grove

Ownership: Private

Acres: 6.8

Built in the late 1700s by John Hutchinson, this 1½-story, frame house sits atop a sandstone foundation. The house has at its approach a moderately large family cemetery containing the graves of Judge John Hutchinson (1768-184?) and his wife Nancy. Judge Hutchinson was the presiding judge of the County court. The Hutchinsons are said to have been known for their generous hospitality at the richly furnished Prospect Hill. The house has been vacant for many years and has been neglected. Preservation efforts need to be undertaken.

Primary Uses: *Residential* (1 du/10/+ ac.); *Historical/Cultural*

Analogous Land Use Classification: AE

Surrounding Land Use Classifications: AE

**Railroad Avenue Houses [76-5068, 5069, 5070, 5071, and 5072]****Symbol 39**

Location: Railroad Avenue, Woodbridge

Ownership: Private

Acres: 2.0

The last vestige of the King's Highway (Old Colchester Road) in the northern part of the County can be found behind these five houses of varying styles along Railroad Avenue. The foundation of the first Prince William County courthouse is also in this area. Given the historic significance of the area and the incompatibility of single family homes along a busy highway and railroad, this area could become part of the Potomac Heritage National Scenic Trail, with one of the houses functioning as an interpretive center. 76-5068 is the most interesting of these houses. Constructed in the 1920s, it is a 3-bay Dutch Colonial-Revival style house of wood frame and clad with wooden weatherboards. The steeply pitched gambrel roof with flared eaves is punctuated by dormers, and there are nine-over-nine sash windows throughout. 76-5069 is a good representation of the American Four Square-style prevalent from the 1900s to the 1920s. 76-5070 is a simple, but typical Bungalow-style of the 1920s. 76-5071 is the earliest of the houses, a two-story, vernacular 19<sup>th</sup> century house. 76-5072 is a two-story, vernacular duplex dating from around 1910.

Primary Uses: *Residential* (1 du/1/4 ac.); *Historical/Cultural; Park; Transportation*

Analogous Land Use Classification: SRL

Surrounding Land Use Classifications: REC, UMU, P&amp;OS, ER

Comment: The Potomac Communities Plan of the Comprehensive Plan calls for the County to acquire these houses as they become available.

**Rippon Lodge [76-23] (PE, NR, HABS [VA-106], VLR)****Symbol 42**

Location: Blackburn Road, Woodbridge

Ownership: Prince William County

Acres: 40

Built by Richard Blackburn about 1745, this 1½-story frame house has interior paneling of a fine quality not often seen in this region of Virginia. Thomas Blackburn inherited the property and enlarged the house to the north. Judge Ellis restored the house in the 1920s and added the flanking wings. The property was acquired by Prince William County in 2000 and is a house museum. The property is used for house tours, functions and events.

Primary Uses *Cultural/Historic* (house museum); *Park*

Analogous Land Use Classification: Parks and Open Space

Surrounding Land Use Classifications: RPC, P&amp;OS, PL

Comment: An easement granted to the Virginia Department of Historic Resources restricts the uses and development on this property.

**Signal Hill Fortifications [76-16] (NR, VLR)****Symbol 19**

Location: Signal Hill Road and Blooms Road

Ownership: City of Manassas Park and HOA

Acres: 24

During the Battle of First Manassas, the primary Confederate signal station was located on Signal Hill. Captain Alexander spotted the Union Army troops attempting a surreptitious crossing of Sudley Ford. This information was signaled to Confederate generals who then managed to maneuver their troops into battle position to fend off the attack. This was the first use of the semaphore signaling system in warfare and marked the beginning of the First Battle of Manassas. Manassas Park owns the western portion of the site and has incorporated this area into a park. The eastern portion is established as a preservation area and is part of the Roseberry Homeowners' Association property.

Primary Uses: *Park*. See comment below.

Analogous Land Use Classification: Parks and Open Space; See comment below.

Surrounding Land Use Classifications: SRR, P&amp;OS, SRL

Comment: The eastern side of the hill was rezoned for residential and portions of the hill were included in the homeowners' association open space. Other portions are part of the Signal Hill Park owned by the City of Manassas Park.

**Thomasson Barn [76-285]****Symbol 22**

Location: Nokesville Road, Innovation @ Prince William

Ownership: Prince William County

Acres: some portion of a 205.2-acre tract (see comment, below)

This large decorative-block dairy barn has an unusual arched metal roof, pierced by four dormers on each side and topped by fanciful vents or cupolas. There are two large silos on the east end, each with two dormers in the roof. Will Thomasson, who purchased the property from the Hornbakers in the early 20<sup>th</sup> century, built this barn in the 1920s. The barn is a landmark along Route 28. It is the last remaining intact barn of its type in the County and the last remaining building of the Thomasson farm.

Primary Use: *Retail-Historic* (retail, office, or other appropriate uses allowed by the Board of County Supervisors with a special use permit); *Cultural/Historic* (museum, community meeting center)

Analogous Land Use Classification: None

Surrounding Land Use Classifications: AE

Comment: The Prince William County Department of Economic Development is actively engaged in finding an entity that will restore and use the building for employment and other uses that would be appropriate for the Innovation Business Park. The barn site will be subdivided out from the 205-acre tract when a user is found for it.

**The White House [76-31] (NR, HABS [VA-553], VLR)****Symbol 32**

Location: Bristow Road, Brentsville

Ownership: Private

Acres: 1.8

This is the finest example of Federal, residential architecture in Brentsville. This two-story, scored, stucco-over-brick house, was built in 1822, in conjunction with the County courthouse and jail, for the clerk of the court.

Primary Uses: *Residential*; *Retail-Historic* (e.g., bed and- breakfast); *Historical/Cultural* (e.g., house museum or part of the Brentsville Courthouse Historic Centre complex)

Analogous Land Use Classification: See Brentsville Historic District comments above.

Surrounding Land Use Classifications: CRHS, POS

TABLE 2

## ELIGIBLE COUNTY REGISTERED HISTORIC SITES

**Bloom Hill [76-149]**

Location: Lucasville Road, Manassas

Ownership: Private

Acres: 52.5

This is late 18<sup>th</sup> or early 19<sup>th</sup> century, 1½-story gable-roof frame cottage. According to local tradition, the house was used as a tavern. Traces of the old road to Brentsville can still be seen passing the front of the house. The house is one of a few remaining of the early 1½-story heavy timber-constructed houses remaining in the County.

Primary Uses: *Residential* (1 du/10 ac. with 3-acre rural cluster lot development that is sympathetic to the architecture and does not negatively impact the viewshed of Bloom Hill house); *Agriculture*

Analogous Land Use Classification: None

Surrounding Land Use Classifications: AE, FEC, and SRL (across the 234 Bypass)

**Bradley [76-70]**

Location: Dumfries Road, Manassas

Ownership: Private

Acres: 3.0

This Federal-style brick, central hall-plan, two-story house was built by James Hooe in 1815 on a 1,376-acre plantation. James Hooe was the nephew of Bernard Hooe of Hazel Plain. The excellent brick work is laid in Flemish bond on the front and five-course American bond on the sides and rear. Beneath the metal-covered gable roof is a molded-brick cornice. The interior has deep, paneled window wells and interior walls made of brick to support the center of the house. The house was used as a religious institution in the 19<sup>th</sup> century and the grounds served as a Civil War camp.

**Falkland [76-77]**

Location: Falkland Drive, Buckland

Ownership: Private

Acres: 12.6

Falkland is one of a few remaining manor houses in the County associated with the Carter family. The house was built in 1844 by John Hill Carter. It is a large, two-story, side hall-plan, stone house resting on a raised basement. There are two stone, 1½-story flanking wings, one containing the original kitchen. A small frame school house remains on the property. The craftsmanship that went into the building of Falkland is rarely seen. The interiors, though not entirely original, are the work of a fine craftsman.

Primary Use: *Residential* (1 du/10 ac.)

Analogous Land Use Classification: None

Surrounding Land Use Classifications: AE

Comment: Given the history and its associations, and the architecture, gardens, and setting, Falkland is a high priority for listing in the National Register of Historic Places and the Virginia Landmarks Register.

**Lake Jackson Historical Area [76-390] and Lake Jackson (Alpaugh) House [76-72]**

Location: Dumfries Road, Lake Jackson

Ownership: Private

Acres: 50.0 +/-

This is part of an 800-acre depression era resort which contains many of its original log cabins. Lake Jackson was developed by C.W. Alpaugh, beginning around 1927 with the construction of a dam across the Occoquan River to create a 12 mile lake. Mr. Alpaugh developed the resort with his sons by selling log cabins, each on two lots. The cabins are located within two tracts north and south of Lake Jackson known as the Lion Tract and the Cornwell Tract respectively. The house that Mr. Alpaugh built for the family in 1930 is situated on a prominent knoll at the entrance to the resort. The east front is a one-half scale model in stucco of the Custis-Lee Mansion in Arlington.

Primary Use: *Residential*

Analogous Land Use Classification: None

Surrounding Land Use Classifications: AE



**Tayloe (Neabsco) Iron Plantation [76-265] (NR Eligible)**

Location: Benita Fitzgerald Drive, Dale City

Ownership: Private

Acres: 152.8

For over a century, the Tayloe family played an important role in the development of the County. Over the course of a century between 1730 and 1830, three generations of this family built communities, founded businesses, and sailed the waterways of the County. The family's industrial and transportation businesses were situated almost entirely within the County, including this iron plantation. The Tayloes were instrumental in the development of Occoquan and Dumfries, and were renowned for their iron making and ship building enterprises at the Neabsco and Occoquan Ironworks. At the height of their involvement in the County, the family owned nearly 20,000 acres. The ironworks at Neabsco was run almost entirely by slaves.

Primary Use: *Cultural/Historic; Park* (heritage park)

Analogous Land Use Classification: Parks and Open Space

Surrounding Land Use Classifications: RPC

Comment: The State Review Board had determined the Tayloe Ironworks to be eligible for listing in the National Register of Historic Places. The site is part of the Dale City Residential Planned Community and designated open space. The County is interested in acquiring this property as part of its inventory of historic sites.

**Willow Green House [76-207] and Granary [76-157]**

Location: Balls Ford Road, Manassas

Ownership: Prince William County

Acres: 0.8

Willow Green includes an 1870s house built on an earlier stone foundation, an original 18<sup>th</sup> century kitchen wing, and a stone granary dating from the early 19<sup>th</sup> century. The complex is associated with Richard Blackburn of Rippon Lodge, the Lee family of New Jersey, and the Wheeler family, who owned Willow Green from the Civil War to recent times. The stone granary was used during the First and Second Battles of Manassas as a refuge for the local population. It is very similar in size to and style of the Kinsley Granary, now located at Pilgrim's Rest.

Primary Use: *Cultural/Historic* (tourist center, offices, museum).

Analogous Land Use Classification: None

Surrounding Land Use Classifications: AE

Comment: The Willow Green house, kitchen, and granary are set aside from a developing area on an 0.80 acre lot and dedicated to the County for use as a tourist center and/or office space.

**Woodlawn [76-122] (NR Eligible)**

Location: Thoroughfare Road, Haymarket

Ownership: University of Virginia Real Estate Foundation

Acres: 10.8

This is a rambling, three-part, frame and clapboard house with the earliest part appearing to be the central connection between the two-story and story-and-a-half wings. This earliest portion may date to the time of Thomas Nelson's ownership of the property (Governor of Virginia and signer of the Declaration of Independence). The 19<sup>th</sup> century portions are attributed to the Tyler family, influential citizens of the western part of the County. Judge Tyler presided at the Brentsville circuit court from 1850 to 1862. The front entrance on the two-story main portion of the house has museum-quality Federal period woodwork.

Primary Use: *Residential*

Analogous Land Use Classification: SRR

Surrounding Land Use Classifications: SRR, ER



Figure 3 - High Sensitivity Areas and County Registered Historic Sites

From the Piedmont to the Potomac

