

Cultural Resources Plan

INTENT

A community, rich in tradition, that takes pride in its past and respects that past 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 result, residents and visitors have an enhanced awareness of the important links of present Prince William with its rich heritage and its 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 (i.e., 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 Prince William County as they relate to cultural resources. It also presents action strategies to implement each policy. The policies and action strategies are intended to guide the County's boards, citizens, development community, commissions, and staff. Standards relevant to each action strategy are also identified.

The Cultural Resources Plan expands on the Designated Cultural Resources land use classification included in the Long-Range Land Use Plan by providing additional specificity and definition. In addition, Map 1, "Designated Cultural Resources," locates each Designated Cultural Resource (DCR) shown on the Long-Range Land Use Plan Map, and Table I provides site-specific descriptions and identification of the appropriate primary uses for each designated DCR.

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 under the County's land planning jurisdiction, the land use classification "Designated Cultural Resource (DCR)" is used in the Comprehensive Plan. Designated sites have been systematically evaluated, and their significance has been determined using specific, recognized criteria. The Long-Range Land Use Plan describes the DCR land use classification, and the Long-Range Land Use Plan Map shows the location of DCR properties. The Cultural Resources Plan provides additional specificity and definition to the DCR land use classification. A map entitled, "Designated Cultural Resource Properties Under the County's Land Planning Jurisdiction," and incorporated into the Cultural Resources Plan chapter by reference, locates each DCR. Table I, "Designated Cultural Resource (DCR) Properties," provides site-specific descriptions and identification of the appropriate primary uses for each DCR.

Cultural Resources Plan

The Cultural Resources Plan includes a discussion of the "Historic Resource Management Overlay," with maps showing areas of potentially significant known but ill-defined or suspected prehistoric sites, Civil War sites, historic viewsheds, and private family cemeteries, or areas of potential impact to important historic viewsheds (Maps 2 and 3). The Cultural Resources Plan also contains action strategies that will assist in defining the boundary of the Historic Resource Management Overlay study area. Developers are encouraged to consult with the Planning Office to determine the appropriate extent of the study area.

The components of the Cultural Resources Plan are:

- Intent, Goal, Policies, Action Strategies, and Accompanying Standards Statements
- Map 1: Designated Cultural Resources (fold-out map)
- Map 2: High Sensitivity Areas: Prehistoric Sites (fold-out map)
- Map 3: High Sensitivity Areas: Historic Sites (fold-out map)
- Designated Cultural Resource (DCR) Properties Under the County's Land Planning Jurisdiction (Table 1)
- Bristoe Station Historical Area (Exhibit 1)
- Bristoe Station Historic Resource Easement (Exhibit 2)

GOAL: Identify 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 significant¹ prehistoric and historic resources, and the computerized file of cemeteries and gravesites.

¹ The Virginia Department of Historic Resources 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 that possess integrity of locations, design, setting, materials, workmanship, feeling and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. 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
4. That have yielded, or may be likely to yield, information important to prehistory or history."

Cultural Resources Plan

Standards:

- Virginia Department of Historic Resources (DHR) inventory forms
 - Prince William County list of Board-approved Designated Cultural Resources
 - Prince William County cemetery inventory forms
 - Bristoe Station Historical Area
2. Conduct studies to identify the most important features and historic values of each of the Designated Cultural Resources under the County's land planning jurisdiction. (Refer to Table I of this chapter and the Long-Range Land Use Plan Map.)
 3. Survey, at a Phase I and II level,² areas for the presence of prehistoric and historic sites.

Standards:

- 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

² The Virginia Department of Historic Resources (DHR) "Guidelines for Preparing Cultural Resource Survey Reports for Submission Pursuant to Sections 106 and 110, National Historic Preservation Act" (March 1992) 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.

Each phase is defined by DHR as follows:

Identification-Phase I: Identification involves compiling all relevant background information, along with comprehensive recordation of historic districts, sites and structures in an area, in order to provide the basis to begin planning and making decisions about historic resource management needs. Identification activities shall result in the location of all cultural resources within the area of potential effect.

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 and the National Register of Historic Places (National Register). The evaluation shall result in a definition of those resources which are eligible or ineligible for Virginia Landmarks and National Register listing. Evaluations must include a statement regarding the effect of the proposed undertaking on resources recommended as eligible for register listing.

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 Virginia DHR.

Cultural Resources Plan

4. Require that Phase I level archaeological/cultural studies, as defined by the Virginia Department of Historic Resources, be conducted by rezoning, provisional use permits and special use permit applicants in areas that are identified as sensitive; that is, those areas with a Historic Resource Management Overlay. Where a Phase I level study deems it appropriate, require Phase II and Phase III level studies for the area of the site to be disturbed, during the later phase(s) of the development process, in advance of the final site plan approval.

Standards:

- Phase I, II, and III level studies as defined by the Virginia Department of Historic Resources and approved by the Council of Virginia Archaeologists
 - Archeology and Historic Preservation; Secretary of the Interior's Standards and Guidelines, including the Professional Qualification Standards
5. Nominate, to the National Register of Historic Places (National Register), with the consent of the owner(s), sites and districts that meet the National Register criteria and prepare multiple-property nominations which allow for the simultaneous (and later) registration of thematically (by topic), historically, or geographically-related properties.

Standard:

- National Register criteria for evaluation (36CFR, part 60.4)
6. 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.

CR-POLICY 2: PROTECT CULTURAL RESOURCES THAT ARE IMPORTANT FOR DOCUMENTING OR DEMONSTRATING THE PREHISTORY OR HISTORY OF THE COUNTY.

ACTION STRATEGIES:

1. Require applicants for rezonings, special use permits, Comprehensive Plan amendments, and public facility reviews to conduct appropriate records research, including but not limited to that available through the Historical Commission, for prehistoric and historical resources on the subject property and submit such research with these applications.
2. Inform owners of National Register or Virginia Historic Landmark properties, through information brochures, of the availability of property tax incentives.

Cultural Resources Plan

Standard:

- 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[s])
3. Encourage the use of available state and federal rehabilitation tax credits for income-producing buildings.

Standards:

- Economic Recovery Tax Act of 1981 retained under the Tax Reform Act of 1986
 - The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
4. Adopt a County ordinance that reduces the amount of taxation for, or exempts from taxation, cultural resources real estate that has been substantially rehabilitated.

Standard:

- Virginia Code, Sections 58.1-3220 and 59.1-3221
5. Identify and recommend for Board consideration additional County Historic Overlay Districts (such as the Neabsco Mills District), as defined in the Zoning Ordinance, for the purposes of preserving the historical integrity of important historic areas and sites.
6. Support the use of voluntary redistribution of development rights through encouragement of voluntary establishment, by property owners, of conservation easements, facade easements, and similar strategies, including those described under the "Virginia Conservation Easement Act", Virginia Code, (Sections 10.1-1009-0.1-1016).
7. Pursue obtaining funds from private, foundation, and public sources for acquisition of historic properties.
8. Require, where development will occur at or on documented significant prehistoric and historic sites and cemeteries that are "Designated Cultural Resources," that a Phase I level study be performed of the entire site by the applicant and provided in conjunction with any application for a rezoning, special use permit, Comprehensive Plan amendment, and/or provisional use permit. The purpose of this

Cultural Resources Plan

requirement is that the applicant will identify and take into account these 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 of the area(s) to be disturbed by development to be provided at the time of site plan review. These studies and any mitigation measures required as a result of their findings shall be funded by the applicant.

9. Support the development, by the Historical Commission, of a controlled-access database that records the location of cemeteries, the names of those buried within the cemetery, and the location of gravesites and the identities of those buried within, whose burial sites have been relocated to another cemetery because of necessity.
10. Encourage owners of historic properties to maintain and protect their historic structures.
11. Develop a program to train inspectors on how to identify and resolve issues related to building codes and historic buildings.
12. Establish an agency that will oversee County-owned historic structures and accept historic properties and preservation easements.
13. Develop a County viewshed policy and the criteria for implementing that policy.
14. The Historical Commission will evaluate the list of "Designated Cultural Resources" 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 circumstance. The Commission will provide recommendations to the Board of County Supervisors together with factual findings supporting recommendation. Approval of a property as a DCR requires the owner's/s' consent.
15. When development, reconstruction, or construction of or on historic land or structures is necessary, encourage compliance with the relevant guidelines of the Community Design chapter.

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.

Cultural Resources Plan

2. Encourage the Historical Commission to continue publishing and reprinting reports or studies that elaborate on the history and prehistory of the County.
3. Invite universities and colleges to conduct research studies and report on the County's history and prehistory.
4. Support an intern program in coordination with local universities and colleges.
5. Recommend that 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 in Prince William County be distributed to appropriate repositories and libraries, including the Virginia Department of Historic Resources and the Prince William County regional libraries.
6. In cooperation with the Prince William County Department of Economic Development, inventory prehistoric 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 prehistory of the County and the significant cultural resources in the County.
8. Encourage land developers to evaluate the potential benefits to Prince William County's citizens and visitors, and to the developer, of preserving the County's significant cultural resources.
9. Encourage the conversion of the Brentsville Courthouse Historic District into a living history museum and community center and Ben Lomond Manor into a Civil War visitor's center, living history park, archival storage facility, and meeting center.
10. Continue actions to document and protect the site of the Neabsco Mills Iron Works.

CR-POLICY 4: ENCOURAGE PRESERVATION OF THE COUNTY'S MOST SIGNIFICANT HISTORIC PROPERTIES THROUGH USE OF THE DESIGNATED CULTURAL RESOURCE (DCR) CLASSIFICATION.

A property may only be designated as a "Designated Cultural Resource" (DCR) site if it meets one or more of the following criteria:

- 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; and/or

Cultural Resources Plan

- has been included in the Historic American Building Survey (HABS) or the Historic American Engineering Record (HAER); and/or
- is in a preservation easement; and/or
- is part of a Historic Overlay District; and/or
- has been selected for inclusion on the list of DCRs in the annual evaluation and update of such list by the Historical Commission during the past 12 months.
- In addition, each property eligible for DCR designation that meets these criteria must have the consent of the property owner at the time of the DCR designation and approval by the Board of County Supervisors for such DCR designation.

To be in one of these indicated inventories or registers, a property must be significant in terms of its architectural, archaeological, or historical characteristics. Designated sites have been systematically evaluated and their significance has been determined using specific criteria (such as the National Register Criteria for Evaluation). (Refer to Map 1 for the location of these designated sites.)

In summary, the emphasis is on the protection or preservation of those characteristics or features that make the site significant. 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 encouraged. Each DCR is described in Table I, "Designated Cultural Resource (DCR)" Properties Under the County's Land Planning Jurisdiction."

Table I also identifies appropriate primary uses (including dwelling unit densities where applicable) for each of the DCRs shown on the Long-Range Land Use Plan Map. 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 DCRs, a range of appropriate uses is generally presented for each DCR. The County advocates adaptive reuse of historic properties. Rather than the recourse of 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.

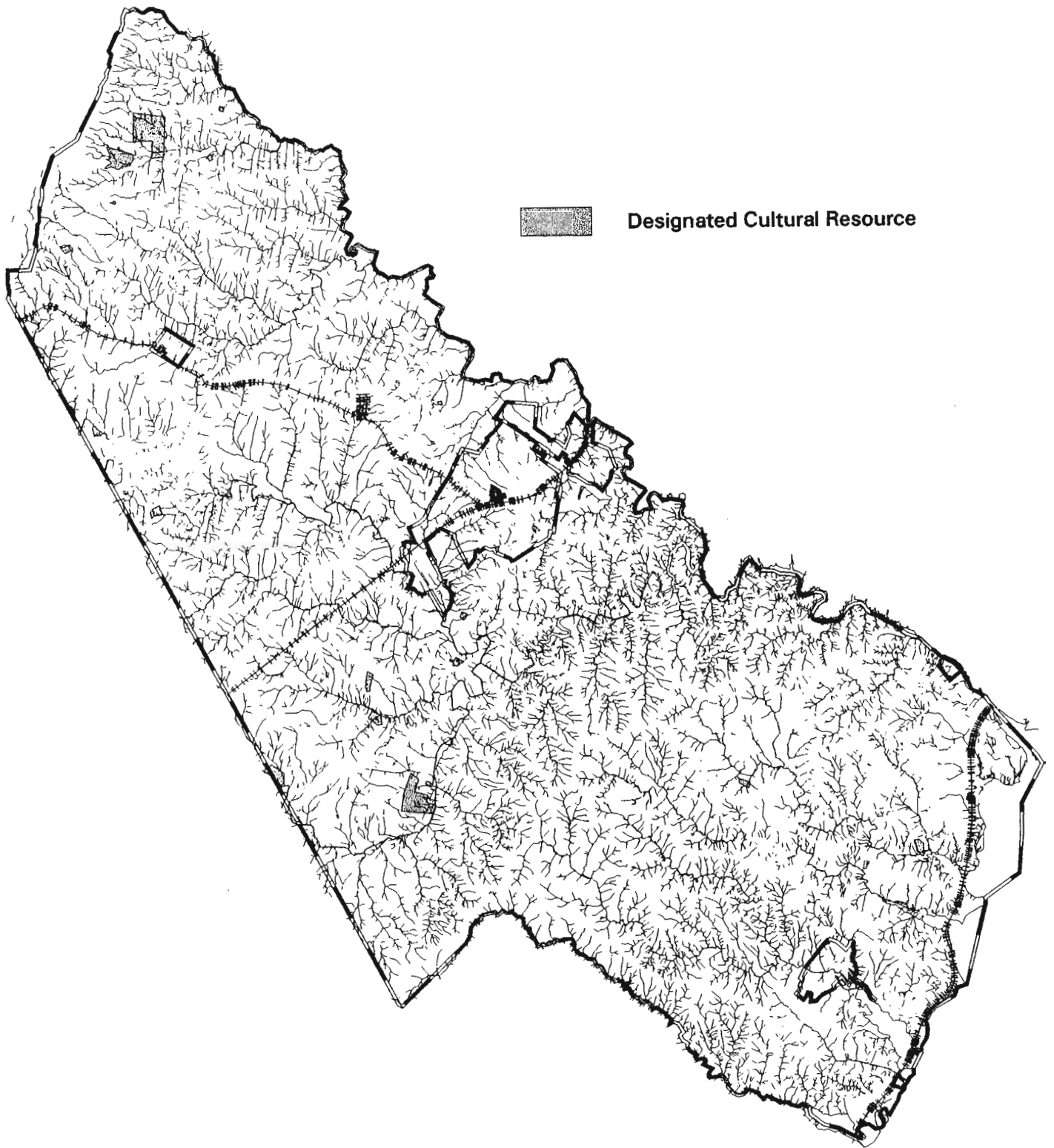
Appropriate primary uses generally include one or more of the following:

- **Residential**, which includes dwelling unit densities corresponding to the residential land use classifications as reflected on the Long-Range Land Use Plan Map

Cultural Resources Plan

Map 1

Designated Cultural Resources



Cultural Resources Plan

- **Retail-Historic**, which includes retail uses that are compatible with, and help to preserve and promote, the cultural or historical values or characteristics of a site (bed-and-breakfast, restaurant, gift store)
- **Historical/Cultural**, which includes educational or cultural uses that are compatible with, and help to preserve and promote, the cultural or historic values of a site (museum, community center, educational center)

Other primary uses described in the Long-Range Land Use Plan may also 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. Table I identifies appropriate primary uses on a property-by-property basis.

The County's Planning Office maintains files on all designated and nondesignated cultural resources under the County's land planning jurisdiction. With the exception of cemeteries, the Virginia Department of Historic Resources also maintains comprehensive files on the County's sites.

Rezoning, special use permit, and Comprehensive Plan amendment applications are reviewed to determine if known designated or nondesignated cultural resources may be impacted as a result of the proposed project.

Development densities/intensities at the lower end of the range shown on the Long-Range Land Use Plan Map within all land use classifications near areas identified as DCR and the Manassas National Battlefield Park is encouraged.

CR-POLICY 5: ENCOURAGE PRESERVATION OF KNOWN (BUT ILL-DEFINED) OR EXPECTED SIGNIFICANT HISTORIC PROPERTIES THROUGH APPLICATION OF THE HISTORIC RESOURCE MANAGEMENT OVERLAY.

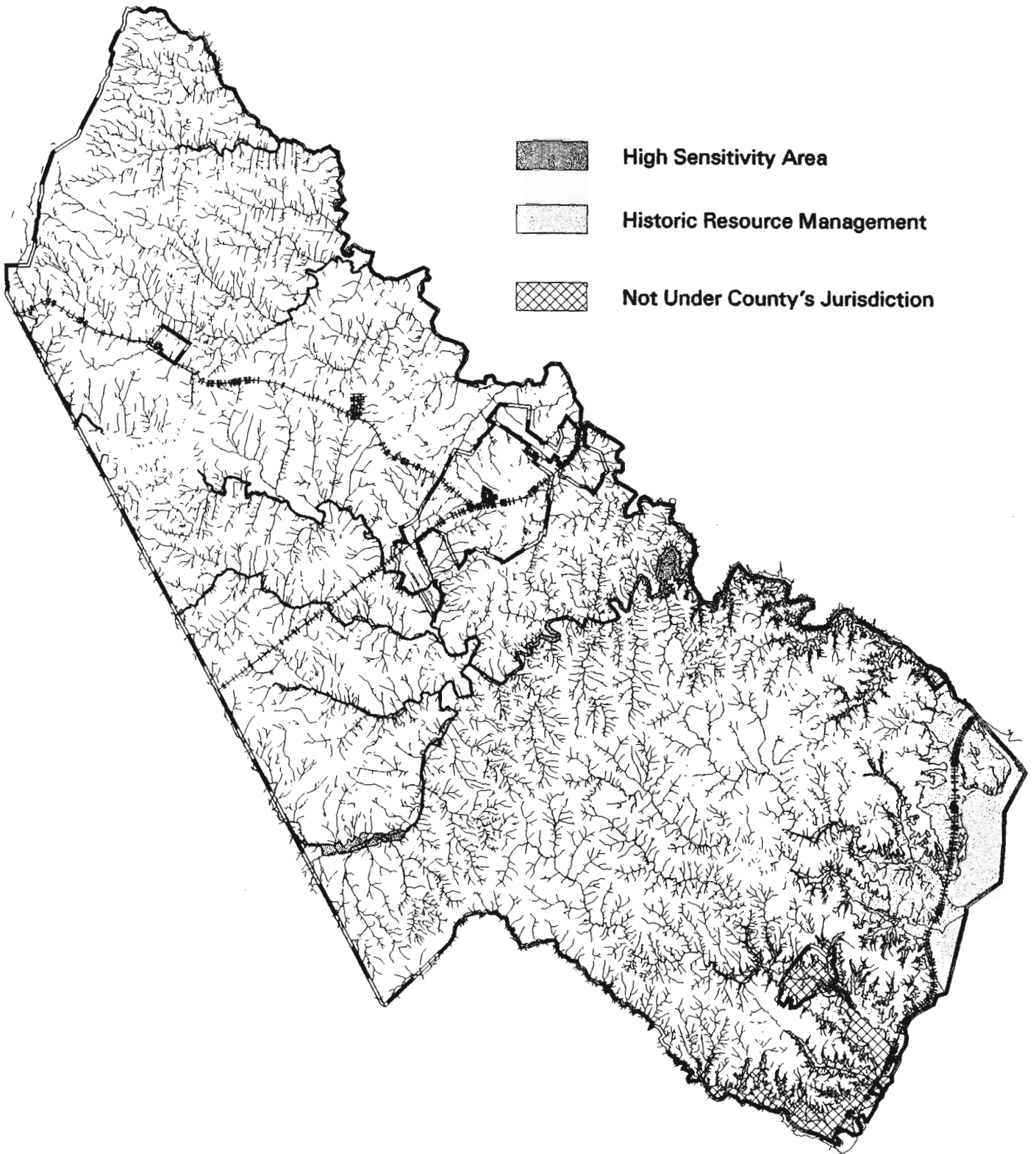
The Historic Resources Management Overlay designation (Maps 2 and 3) is an overlay which is applied to Comprehensive Plan land use classifications that are described in the Long-Range Land Use Plan and shown on the Long-Range Land Use Plan Map. In an area with a Historic Resource Management Overlay there is concern about:

- the presence of known, but often ill-defined, (such as where there is a suspected presence, where exact boundaries are not delineated, or where the exact location is unknown) potentially significant cultural resources;
- the presence of expected significant cultural resources; or
- potential impacts to important historic viewsheds.

Cultural Resources Plan

Map 2

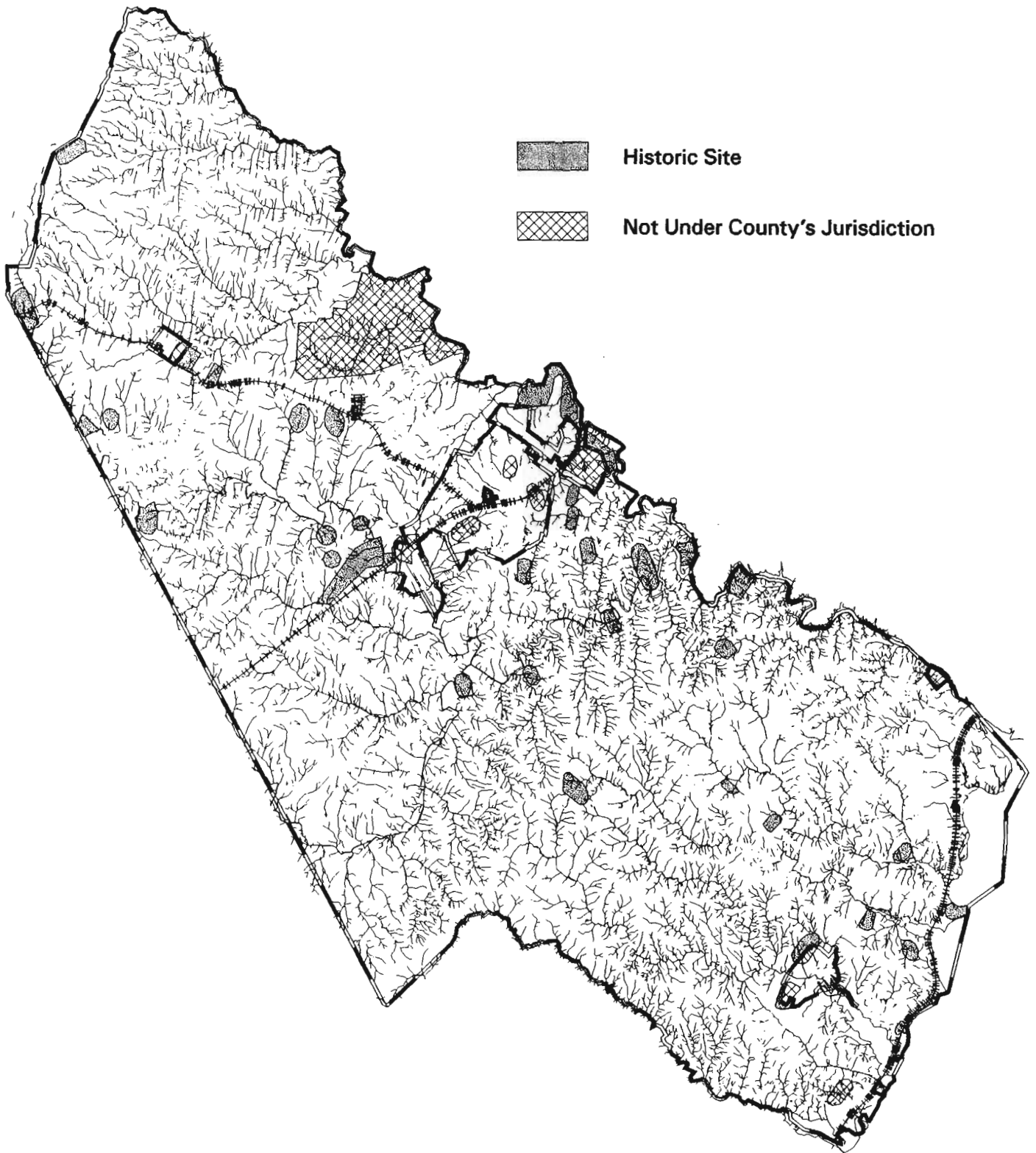
High Sensitivity Areas: Prehistoric Sites



Cultural Resources Plan

Map 3

High Sensitivity Areas: Historic Sites



Cultural Resources Plan

If a Historic Resources Management Overlay is shown (Maps 2 and 3) and important cultural resources are expected to be located in a given area, then special actions are usually indicated. Examples of these include:

- conducting archaeological 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).
- 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.

Appropriate actions must be determined on a site-specific basis. In general, a Phase I and, perhaps a Phase II, level study will be requested when potentially significant prehistoric or Civil War archaeology sites are expected.

If historic viewsheds are of concern, then a visual study to identify ways to minimize or alleviate the visual impacts may be indicated. 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.

Sensitivity maps have been developed for prehistoric and historic sites, cultural resources, and historic viewsheds (Maps 2 and 3). The sensitivity maps are not site-specific. For example, some types of prehistoric sites are known to be located in areas that have certain environmental features. Areas with these features, rather than individual prehistoric sites, have been mapped. The 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 prehistoric and Civil War sites that are represented by subsurface remains 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. Developers are encouraged to consult with the Planning Office to determine the appropriate extent of the study area.

CR-POLICY 6: ENCOURAGE PRESERVATION AND MAINTENANCE OF KNOWN OR DISCOVERABLE CEMETERIES AND GRAVESITES, WHETHER MARKED OR UNMARKED.

The County promotes the identification, preservation, and maintenance of all cemeteries and/or gravesites located within the County, whether marked or unmarked.

Cultural Resources Plan

Documentation exists which indicates that many unmarked gravesites were placed on the perimeter of existing family cemeteries, whose markings may have since been destroyed. Many descendants visit the County with the specific intention of visiting old family sites. Identification, preservation, and maintenance of these sites is an important aspect of preservation of the past.

ACTION STRATEGIES:

1. Encourage owners and developers of land to preserve known or discoverable cemeteries, marked or unmarked, and to provide a 25-foot landscaped or undisturbed, natural vegetative buffer around these cemeteries.
2. Encourage owners and developers of land, including the County for County-owned sites to be developed, to research cemetery records for all parcels planned for 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, encourage the developer to have a Phase I level study conducted to determine if a cemetery existed and to quantify its boundaries. Said study should be submitted with the initial rezoning or special use permit application.
3. Encourage owners and developers of land planned for redevelopment, including the County for County-owned land, to incorporate requirements for future maintenance of the cemetery.
4. Discourage owners and developers of land planned for redevelopment, including the County for County-owned land, from relocating the cemetery and gravesites to another location. If circumstances require relocation, owners and developers shall 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.
5. Amend the Zoning Ordinance and the Design and Construction Standards Manual to require the identification, preservation, and maintenance of all cemeteries and/or gravesites as outlined in this policy.

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 Exhibit 1, and that delineation is hereby recognized.

Cultural Resources Plan

ACTION STRATEGIES:

1. Require the owners/developers of property located in the Bristoe Station Historical Area, depicted on Exhibit 1, to conduct Phase I archaeological/cultural studies in areas in which documented historical events occurred. If areas of historic/cultural significance are substantiated and additional archaeological study is appropriate, conduct or make the property available to other appropriate individuals or entities to 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 Exhibit 1 to submit a general development plan for all rezoning and special use permit applications within the area, said plan to be developed using the results of Phase I archaeological studies and such other studies as are indicated by the results of the Phase I archaeological study.
3. For the purpose of preserving and providing public access to historically significant features of the Bristoe Station Historical area, 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 use of the area during the Civil War, one or both of the following approaches will be used:
 - Encourage property owners to commit to provide historic resources easements in the general locations depicted on Exhibit 2, at the time a rezoning is granted or a special use permit or other site development is approved, whichever occurs earliest, said easements to be granted at the time of site plan approval. Land disturbance and new construction will not be permitted within the Bristoe historic resources easements except to the extent necessary to construct trails, markers, and other interpretive materials. The historic resource 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 easements based on the underlying land use designations depicted on the Long-Range Land Use Plan Map. In the event additional areas of historical significance impact otherwise developable land outside the limits of the area reflected on Exhibit 2, flexibility shall be exhibited during the rezoning process to allow for adjustment to the historic resource easements reflected on Exhibit 2, so as to allow reasonable development of land without historical significance as otherwise permitted by the underlying land use designations.
 - The area depicted on Exhibit 2 may be designated as a Historic Resource Management Overlay to enhance and protect the area as a setting for pedestrian trails, and for the location of historic markers and other interpretive

Cultural Resources Plan

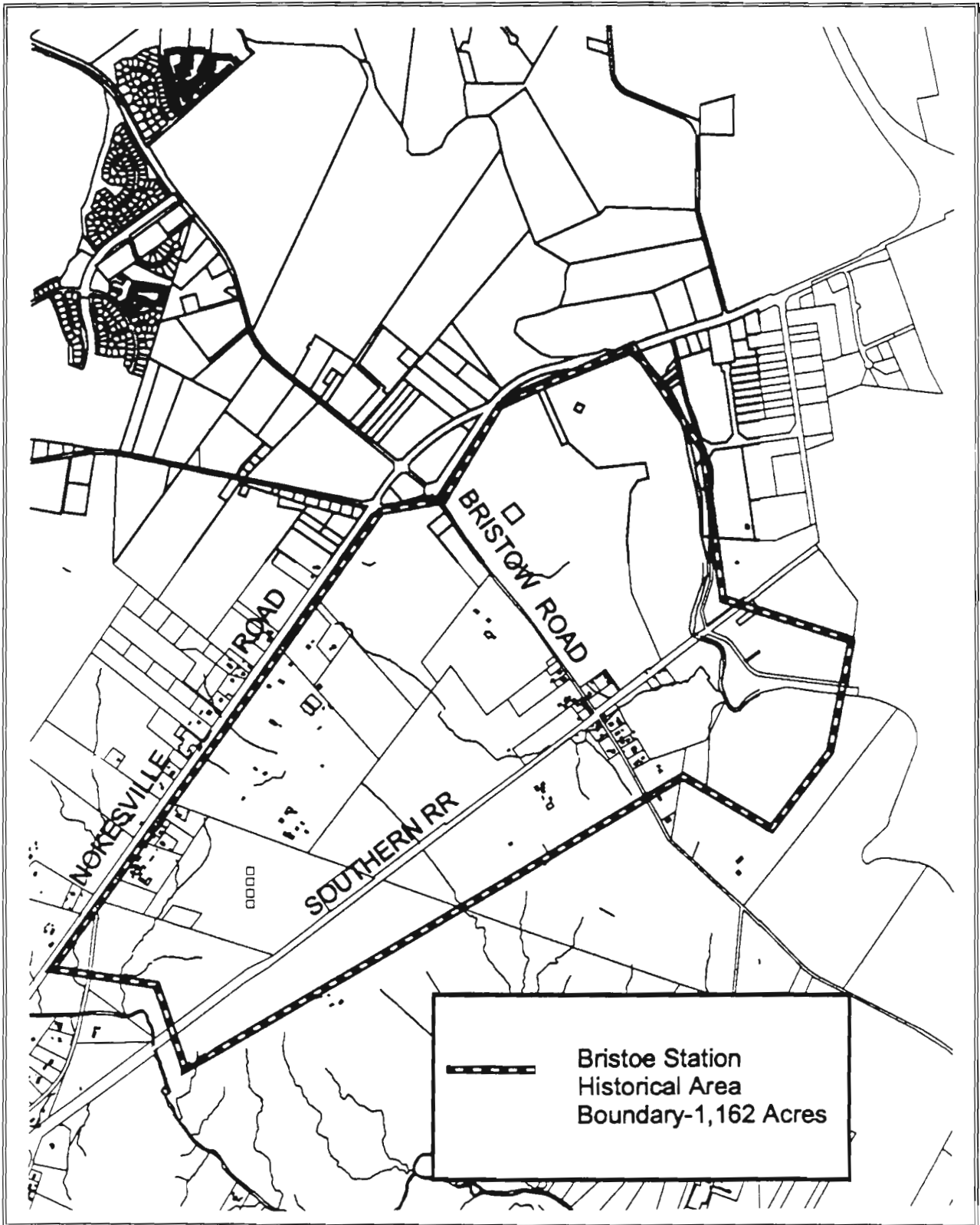
materials to provide information about the Battle of Bristoe Station and other significant uses of the area during the Civil War. In the event other areas of historic/cultural significance, located outside of Exhibit 2, are identified as a result of Phase I or further archaeological/cultural studies, such areas may also be designated as Historic Resource Management Overlay, with appropriate regulations to protect the historic/ cultural resources.

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.
5. The following development techniques shall be provided as part of any rezoning/ special use permit process for the Bristoe Station Historic Area:
 - 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.
 - A development plan, submitted and approved as part of the rezoning/special use permit process that outlines the concept for development within the area planned for Community Employment Center (CEC), Suburban Residential-Low (SRL), and Semi-Rural Residential (SRR). Said plan shall include a street and site layout, specific information on the number, types of units, location of units, and uses. The plan shall attempt to recreate a nineteenth century village in terms of design and scale.
 - An architectural concept plan, submitted and approved as part of the rezoning/ special use permit process for the area located within the CEC, SRL, and SRR designations. Said plan shall provide a general concept for dwelling and structure design, including architectural style, details of roof lines, architectural ornamentation, materials, colors, and texture.
 - Use of landscaping and buffers to create a setting compatible with the historic/cultural significance recognized/memorialized on the property.
6. Encourage retention of exiting vegetation where appropriate and where it contributes to the character consistent with the historical/cultural significance of the area.
7. Encourage individual development proposals to reserve land/open space for use as interpretive settings related to the significance of the site as identified on Exhibit 2 and any subsequent archaeological studies in accordance with paragraph 3 above. In cases where there are multiple development proposals within such area, encourage pedestrian trails or other similar linkages between areas.

Cultural Resources Plan

Exhibit 1

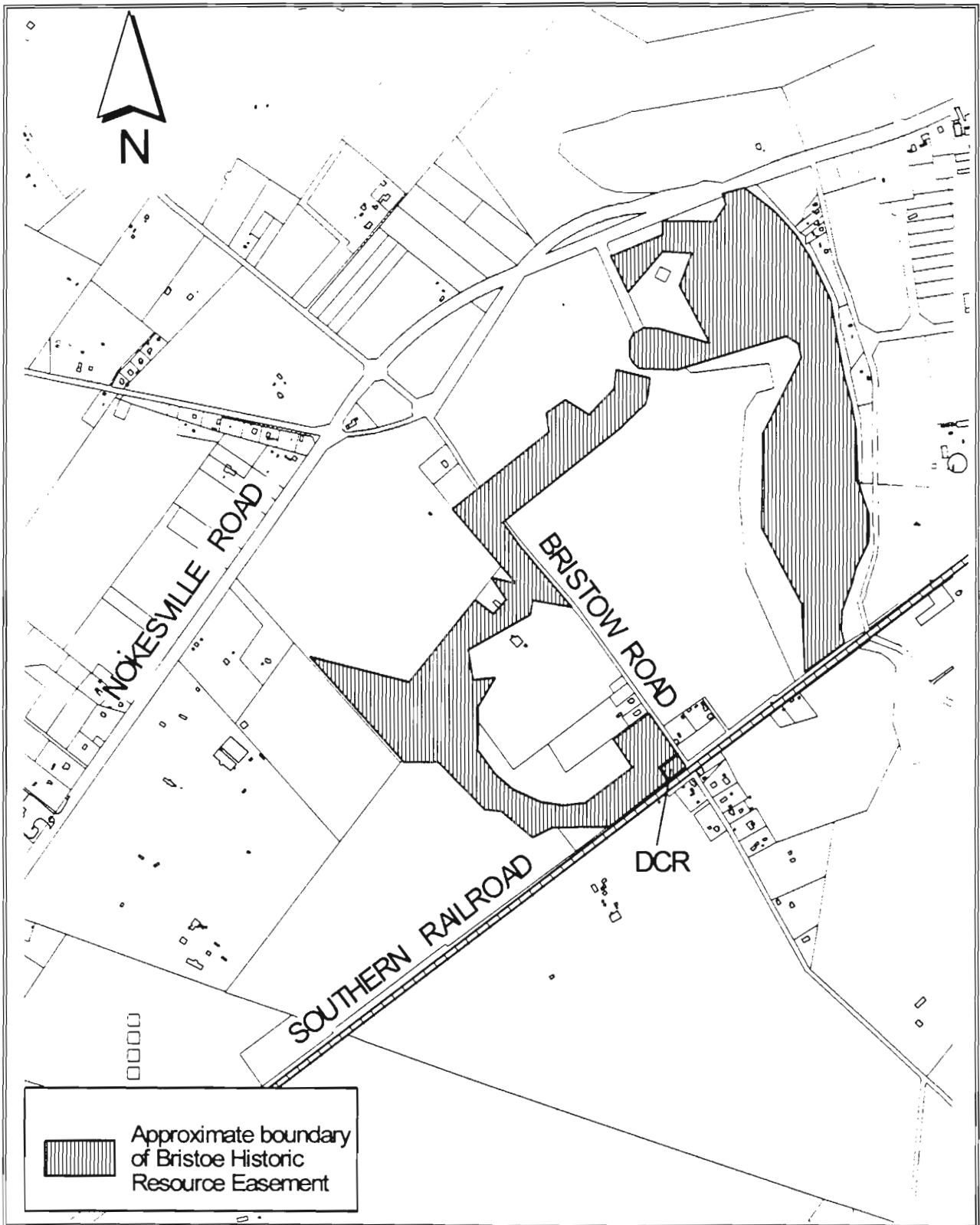
Bristoe Station Historical Area



Cultural Resources Plan

Exhibit 2

Bristoe Station Historic Resource Easement



Cultural Resources Plan

TABLE 1

DESIGNATED CULTURAL RESOURCE (DCR) PROPERTIES UNDER THE COUNTY'S LAND PLANNING JURISDICTION

key:

[]	= Assigned official number
PE	= Preservation easement
NR	= Listed in or officially determined eligible for listing in the National Register of Historic Places
HABS	= 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], Sudley [VA-427], 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.)
VHL	= Virginia State Historic Landmark

Note: Land use classification abbreviations correspond to those in the Long-Range Land Use Plan and on the Long-Range Land Use Plan Map.

*Residential dwelling unit densities correspond to those in the Long-Range Land Use Plan.

**Retail-Historic include retail uses that are compatible with and help preserve and promote the cultural or historical values of a site. Example Retail-Historic uses include: bed-and-breakfast establishments, restaurants, and gift stores.

***Historical/Cultural includes educational or cultural uses that are compatible with and help preserve and promote the cultural or historic values of a site. Example Historical/Cultural uses include: museums, community centers, and educational centers.

Cultural Resources Plan

Table 1 Continued

Bel Air [76-1] (PE, NR, HABS [VA-99], VHL)

Map #31

Location: Saratoga Lane, Woodbridge

Ownership: Private

Acres: approximately 22

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, 1-1/2-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 about 22 acres); See comment below.

Analogous Land Use Classification: None

Surrounding Land Use Classifications: SRL

Comment: An easement restricts uses and development on this property.

Ben Lomond [76-4] (NR, HABS [VA-836], VHL)

Map #9

Location: Sudley Manor Drive, Manassas

Ownership: Prince William

Acres: 5.92

County Park Authority

This manor 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' last wills and testaments can still be seen on the wall.

Primary Uses: ***Historical/Cultural (e.g., museum); **Retail-Historic use of structure(s)(e.g., restaurant, bed-and-breakfast); Parks

Analogous Land Use Classification: Parks/Open Space

Surrounding Land Use Classifications: SRL, SRH

Cultural Resources Plan

Table 1 Continued

Beverley Mill [76-2] (NR, HABS [VA-282], VHL)

Map #7

Location: John Marshall Highway, Thoroughfare Gap

Ownership: Private Acres: 4.6

Built in the mid-1770s, 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.

Primary Uses: *Residential (1 du/5-10 ac.); **Retail-Historic use of historic structure (e.g., restaurant; gift shops); Parks; ***Historic/Cultural (e.g., mill museum).

Analogous Land Use Classification: See comment below.

Surrounding Land Use Classifications: RR

Comment: Despite Beverley Mill's proximity to Interstate 66, access is somewhat limited. Although desirable, using the structure as a residence would probably be impractical. **Retail-Historic uses of the mill that promote the structure's history and maintain its setting or historical/cultural uses are practical and should be encouraged.

Brentsville Courthouse and Jail [76-21 and 76-231] (NR, VHL)

Map #19

Location: Bristoe Road, Brentsville

Ownership: Prince William

Acres: 3.0

County Park Authority

Brentsville Courthouse was Prince William County's fourth courthouse. The courthouse and jail were built in the early 1820s and retained their functions until the County seat was moved to Manassas in the early 1890s.

Primary Uses: ***Historical/Cultural (e.g., museum, community center); Parks; **Retail-Historic use of historic structures (e.g., reception hall)

Analogous Land Use Classification: Park and Open Space; Also see Brentsville Historic District comments.

Surrounding Land Use Classifications: AE, P/OS

Cultural Resources Plan

Table 1 Continued

Brentsville Historic District [76-338] (NR, VHL)	
Map #20	Location: Brentsville, Virginia
Ownership: Private, County, and Prince William County Park Authority	Acres: 50
<p>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.</p> <p>Primary Uses: *Residential (1 du/10+ ac.); **Retail-Historic use of historic structures (e.g., restaurants, bed-and-breakfasts); Agriculture (1 du/10+ ac.); Parks; ***Historical/Cultural (see Brentsville Courthouse and Jail)</p> <p>Analogous Land Use Classification: See comment below.</p> <p>Surrounding Land Use Classifications: AE, P/OS</p> <p>Comment: Emphasis should be placed on encouraging 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), and park uses. Small lots (about 1/3 - 2/3 acre) are characteristic of Brentsville Historic District</p>	

Buckland Historic District [76-313], (NR, VHL)	
Map #10	Location: Buckland, Virginia
Ownership: Private	Acres: 19.6
<p>This historic district is representative of the small, mill oriented communities that characterize much of the Virginia Piedmont from the late 18th through the 19th 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 Leesburg Highway (Alexandria-Warrenton Turnpike).</p> <p>Primary Uses: *Residential (1 du/5-10 ac) See comment below; **Retail-Historic use of historic structures [located adjacent to highway] (e.g., gift shops, restaurants); See comment below.</p> <p>Analogous Land Use Classification: See comment below.</p> <p>Surrounding Land Use Classifications: ER-FP, RR</p> <p>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 uses of the historic structures should be encouraged when residential use is undesirable.</p>	

Cultural Resources Plan

Table 1 Continued

Cockpit Point Battery [76-302] (NR, VHL)	
Map #30	Location: Cockpit Point, Dumfries
Ownership: Private	Acres: 16.2
<p>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.</p>	
<p>Primary Uses: *Residential (1 du/5-10 ac.); Parks/Open Space; See comment below. Analogous Land Use Classification: See comment below. Surrounding Land Use Classifications: RR Comment: Cockpit Point Battery is on the National Register of Historic Places "eligible" list. This property is zoned heavy industrial, but the 1982 Comprehensive Plan, as amended by the Board of County Supervisors, March 5, 1985, designates the area as Resource management. There is currently no road access to the site. For the property to be accessible to vehicles, a bridge over the RF&P tracks would have to be constructed.</p>	
<p>In accordance with adjacent Rural Residential uses in the 1990 Comprehensive Plan, three dwelling units could be placed on the property. At this density, the most important features of the site (at a minimum, the batteries and associated trench) should be avoided through judicious placement of the structures away from the edge of the cliff. If the area is to be used for industrial purposes, as zoned, then most significant features of the Cockpit Point battery sites should be preserved and the industrial uses located to the rear of the batteries.</p>	

Effingham [76-6] (NR, HABS [VA-575], VHL)	
Map #25	Location: Aden Road, Nokesville
Ownership: Private	Acres: 330
<p>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.</p>	
<p>Primary Uses: *Residential (1 du/10+ ac.); Agriculture (1 du/10+ ac.); **Retail-Historic use of historic structures (e.g., bed-and-breakfast); parks; ***Historical/Cultural (e.g., 18th century plantation complex museum) Analogous Land Use Classification: Agricultural/Estate Surrounding Land Use Classifications: AE, PL, ER-FP</p>	

Cultural Resources Plan

Table 1 Continued

Evergreen [76-7] (HABS [VA-833])

Map #5

Location: Evergreen Country Club, Waterfall

Ownership: Private

Acres: 600+

Built in the late 1820s, this 2-1/2 story Greek Revival house was the residence of the Berkeley family that owned Evergreen Plantation. It is currently incorporated into the country club's central complex.

Primary Uses: **Retail-Historic (e.g., club house; restaurant); *Residential (1 du/5-10 ac.)

Analogous Land Use Classification: Rural Residential

Surrounding Land Use Classifications: RR

Fleetwood [76-8] (HABS [VA-427])

Map #23

Location: Fleetwood Drive, Nokesville

Ownership: Private

Acres: 54

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

Primary Uses: *Residential (1 du/10+ ac.); Agriculture (1 du/10+ ac.); **Retail-Historic use of structure(s) (e.g., bed-and-breakfast, restaurant); ***Historical/Cultural (e.g., house museum)

Analogous Land Use Classification: Agricultural/Estate

Surrounding Land Use Classifications: AE, ER-FP

Cultural Resources Plan

Table 1 Continued

Glee Hall [Davis-Beard House] [76-245] (NR, VHL)

Map #16

Location: Bristow Road, Bristow

Ownership: Private

Acres: .25

Prominently located at the intersection of Bristow Road and the Southern Railway tracks, this house and attached store (now an antique store) is 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 use of historic structure; (e.g., store, restaurant); ***Historical/Cultural

Analogous Land Use Classification: See comment below.

Surrounding Land Use Classifications: AE, SRL, ER-FP, LIF

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 House [76-9] (HABS [VA-825])

Map #26

Location: Aden Road, Nokesville

Ownership: Private

Acres: 8

Original portions of this frame building date to about 1775.

Primary Uses: *Residential (1 du/10+ ac.); Agriculture (1 du/10+ ac.); **Retail-Historic use of historic structure (e.g., restaurant, gift shop)

Analogous Land Use Classification: Agricultural/Estate

Surrounding Land Use Classifications: AE, ER-FP.

Cultural Resources Plan

Table 1 Continued

Greenwich Presbyterian Church and Cemetery [76-175] (NR, VHL)

Map #11

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: Religion; ***Historical/Cultural; *Retail-Historic use of historic structure (e.g., restaurant)

Analogous Land Use Classification: See comment below.

Surrounding Land Use Classifications: CR, RR, AE

Comment: Rural Residential with a secondary institutional use is appropriate for this site. Residential use of the church and cemetery is inappropriate. If the church use ceases, then a use that maintains the outside appearance of the church and minimizes impacts to the interior should be encouraged.

King's Highway [76-11](HABS [VA-579])

Map #27

Location: Near Railroad Avenue, Woodbridge

Ownership: Private

Acres: probably less than 2 acres

This is one of two remaining unpaved segments of the King's Highway as it cut through eastern Prince William County. 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. 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. The foundations of the courthouse need to be located. Just to the northwest is Railroad Avenue, which has a series of small houses. Although these houses are in disrepair, restoration is probably warranted.

Cultural Resources Plan

Table 1 Continued

Primary Uses: Park/Open Space in the Regional Employment Center development; ***Historical/Cultural (e.g., together with the nearby Courthouse site [1st Courthouse of "Old" Prince William County], there could be a small museum that focuses on early political and transportation history of northern Virginia.)
 Analogous Land Use Classification: Parks/Open Space
 Surrounding Land Use Classifications: REC, ER-FP

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

Map #6

Location: Antioch Road, Haymarket

Ownership: Private

Acres: approximately 416

La Grange is a large, impressive brick house. It was built about 1790 and commands a magnificent view of the surrounding countryside.

Primary Uses: *Residential (1 du/5-10 ac.); Agriculture (1 du/10+ ac.); **Retail-Historic use of historic structures (e.g., bed-and-breakfast)

Analogous Land Use Classification: Rural Residential

Surrounding Land Use Classifications: RR

The Lawn [76-178 (NR, VHL)

Map #12

Location: Vint Hill Road, Greenwich

Ownership: Private

Acres: 29

The Lawn was built by Charles Green, a wealthy English cotton merchant. Architecturally, The Lawn is unique and the only surviving example of a mid-nineteenth century, Gothic Revival farm complex in Prince William County.

Primary Uses: *Residential (1 du/5-10 ac.); Agriculture (1 du/10+ ac.); **Retail/Historic use of the historic structures (e.g., bed-and-breakfast, conference center); ***Historical/Cultural (house or large estate museum)

Analogous Land Use Classification: Rural Residential; Agricultural/Estate

Surrounding Land Use Classifications: RR, CR, AE

Cultural Resources Plan

Table 1 Continued

Locust Bottom [76-88] (NR, VHL)	
Map #3	Location: Logmill Road, Hickory Grove
Ownership: Private	Acres: 199
<p>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.</p> <p>Primary Uses: *Residential (1 du/5-10 ac.); Agriculture (1 du/10+ ac.); **Retail-Historic use of structure(s) (e.g., bed-and-breakfast)</p> <p>Analogous Land Use Classification: Rural Residential; Agricultural/Estate</p> <p>Surrounding Land Use Classifications: RR, AE, ER-FP</p>	

Meadowland (ruins) [76-197] (HABS [VA-829])	
Map #8	Location: Beverley Mill vicinity
Ownership: Private	Acres: less than 4
<p>These are probably the ruins of the Beverley Mill miller's house. Meadowland was built in the mid-1700s; it burned in the 1880s.</p> <p>Primary Uses: Parks/Open Space (e.g., incorporate ruins and house site into plans for using Beverley Mill--see above)</p> <p>Analogous Land Use Classification: See Beverley Mill comments above.</p> <p>Surrounding Land Use Classifications: ER-FP</p>	

Mitchell's Ford Entrenchments (NR, VHL)	
Map #13	Location: Old Centreville Road and Bull Run
Ownership: Private	Acres: 5
<p>These entrenchments were constructed by South Carolinian troops and used by the Confederates 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.</p> <p>Primary Uses: Parks/Open Space (e.g., a small, passive park with interpretive signs; reconstruction of the earthworks is not recommended).</p> <p>Analogous Land Use Classification: Parks/Open Space</p> <p>Surrounding Land Use Classifications: ER-FP, SRH</p>	

Cultural Resources Plan

Table 1 Continued

Orange and Alexandria Railroad Bridge Piers [76-238] (NR, VHL)	
Map #14	Location: Southern Railroad and Bull Run
Ownership: Private	Acres: less than 1 acre
<p>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. Parkland surrounds the piers on the north and south side of the run.</p>	
Primary Uses: Park/Open Space	
Analogous Land Use Classification: Parks/Open Space	
Surrounding Land Use Classifications: ER-FP	

Park Gate [76-18] (NR, HABS [VA-555], VHL)	
Map #22	Location: Park Gate Drive, Nokesville
Ownership: Private	Acres: 2.7
<p>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.</p>	
Primary Uses: *Residential (1 du/10+ ac.); Agriculture (1 du/10+ ac.); **Retail-Historic use of historic structures (e.g., restaurant); ***Historical/Cultural (e.g., house museum)	
Analogous Land Use Classification: See comment below.	
Surrounding Land Use Classifications: AE	
Comment: For the area in which it is located, Park Gate is on a relatively small lot. 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 encouraged.	

Cultural Resources Plan

Table 1 Continued

Pilgrim's Rest [76-19] (NR, HABS [VA-837], VHL)	
Map #24	Location: Carriage Ford Road, Nokesville
Ownership: Private	Acres: 71
<p>This house is one of the best preserved examples of a late-eighteenth 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.</p>	
Primary Uses: *Residential (1 du/10+ ac.); Agriculture (1 du/10+ ac.); **Retail-Historic use of historic structure(s) (e.g., bed-and-breakfast); ***Historical/Cultural (e.g., house museum)	
Analogous Land Use Classification: Agricultural/Estate	
Surrounding Land Use Classifications: AE, ER-FP	

Prospect Hill [76-22] (HABS [VA-832])	
Map #1	Location: Little River Road, Hickory Grove
Ownership: Private	Acres: 10
<p>Built in the late 1700s, this 1-1/2-story, frame house sits atop a sandstone foundation.</p>	
Primary Uses: *Residential (1 du/10+ ac.); ***Historical/Cultural	
Analogous Land Use Classification: Agricultural/Estate	
Surrounding Land Use Classifications: AE	

Rippon Lodge [76-23] (PE, NR, HABS [VA-106], VHL)	
Map #29	Location: Blackburn Road, Woodbridge
Ownership: Private	Acres: approximately 40
<p>Believed to have been built by Richard Blackburn about 1725, this 1-1/2-story frame house has interior paneling of a fine quality not often seen in this region of Virginia. During the Revolutionary War, troops are said to have been quartered on the estate.</p>	
Primary Uses: *Residential (1 house [manor] per about 10+ acres); See comment below.	
Analogous Land Use Classification: None	
Surrounding Land Use Classifications: SRL, SRM	
Comment: An easement places restrictions on the use or development of this property.	

Cultural Resources Plan

Table 1 Continued

The Shelter [76-27] (HABS [VA-285])

Map #2

Location: Woolsey vicinity

Ownership: Private

Acres: 128

The Shelter, a large frame house, was built in the 1790s by Martin Cockburn, who also owned "Springfield" located near Mount Vernon and Gunston Hall. The Shelter is in extreme disrepair and is slated to be torn down to make room for development. The developer has been asked to incorporate the house site (about one acre), which should contain archaeological remains, into the development's open space.

Primary Uses: *Residential (1 du/5-10 ac.); Parks/Open Space; See comment below.

Analogous Land Use Classification: Rural Residential; Park/Open Space

Surrounding Land Use Classifications: RR

Comment: Every effort should be made to incorporate the house site into the planned development as park or open space.

Signal Hill Fortifications [76-16] (NR, VHL)

Map #32

Location: Signal Hill Road and Blooms Road

Ownership: City and Private

Acres: 5.9

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 half of the site and has plans to incorporate this area into a park. The eastern half is privately owned.

Primary Uses: Park/Open Space; Residential (1 du/5-10 ac.); See comment below.

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

Surrounding Land Use Classifications: PL, SRR

Comment: If the eastern side of the hill is rezoned to residential zoning, then every effort should be made to include the hill in open space. The slope on the eastern side of Signal Hill is roughly 25 percent.

Cultural Resources Plan

Table 1 Continued

The White House [76-31] (NR, HABS [VA-553], VHL)

Map #21

Location: Bristoe Road, Brentsville

Ownership: Private

Acres: 1.8

This is the finest example of Federal, residential architecture in Brentsville, Virginia. It is a two-story, scored, stucco-over-brick house, which was probably built in 1822 for the clerk of the Prince William County Courthouse.

Primary Uses: *Residential (1 du/10+ ac.); **Retail-Historic uses of structure (e.g., bed-and-breakfast); ***Historical/Cultural (e.g., house museum)

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

Surrounding Land Use Classifications: CR