

CULTURAL RESOURCES

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—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. References to applicable state and national historic/cultural resources criteria and other relevant material for each appropriate action strategy are also identified.

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

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 pre-historic sites, Civil War sites, historic viewsheds (or views of and from historic properties), 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 References, where stated.
- Map 1: High Sensitivity Areas and Designated Cultural Resources (fold-out map).
- Map 2: Pre-Historic Sensitivity Areas (fold-out map).
- Bristoe Station Historical Area (Figure 1).
- Bristoe Station Historic Resource Easement (Figure 2).
- Designated Cultural Resource (DCR) Properties (Table 1).

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 pre-historic 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 pre-history or history."

References:

- Virginia Department of Historic Resources (DHR) inventory forms.
 - Prince William County list of Board-approved Designated Cultural Resources (DCRs).
 - Prince William County Historical Commission Cemetery Documentation and Mapping Project.
 - Bristoe Station Historical Area.
2. Conduct studies to identify the most important features and historic values of each of the DCRs under the County's land planning jurisdiction. (Refer to Table 1 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 pre-historic and historic sites.

References:

- Sections 106 and 110 of the National Historic Preservation Act.

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 that 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.

- Archeology and Historic Preservation; Secretary of the Interior's Standards and Guidelines, including the Professional Qualification Standards.
4. Require that Phase I level archaeological/cultural studies—as defined by the Virginia Department of Historic Resources—be conducted by rezoning, provisional use permit, 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.

References:

- Phase I, II, and III level studies, as defined by the Virginia DHR 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.

Reference:

- 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 pre-historic 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.

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

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.
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.

Reference:

- 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 - 10.1-1016).
 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 pre-historic 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, Comprehensive Plan amendment and/or provisional use permit. 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 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 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.
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 will accept historic properties and preservation easements.
13. Develop a County viewshed policy around DCRs and criteria for implementing that policy.
14. Evaluation by the Historical Commission of the list of DCRs 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 the 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 Plan

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 reports 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 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. Inventory, in cooperation with the Prince William County Department of Economic Development, 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. 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 the conversion of 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.
- 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 DCRs in the annual evaluation and update of such list by the Historical Commission during the past 12 months.

- Has the consent of the property owner at the time of the DCR designation and the 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 1, at the end of this chapter.

Table 1 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 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.

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

- **Residential**, which includes dwelling unit densities corresponding to the residential land use classifications reflected on the Long-Range Land Use Plan Map.
- **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, such as bed-and-breakfast, restaurant or 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, such as museum, community center or 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 1 identifies appropriate primary uses on a property-by-property basis.

The County's Planning Office maintains files on all designated and non-designated 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 non-designated cultural resources may be impacted as a result of the proposed project.

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

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 that 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—cultural resources, or where the exact location is unknown of potentially significant cultural resources.
- The presence of expected significant cultural resources.
- Potential impacts to important historic viewsheds.

If an Historic Resources Management Overlay is shown (Maps 1 and 2) and important cultural resources are expected to be located in a given area, then special actions are usually indicated. Examples of these actions 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 pre-historic 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 pre-historic and historic sites, cultural resources, and historic viewsheds (Maps 1 and 2). The 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. 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 pre-historic 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. Documentation exists that 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 are important aspects 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 (DCSM) 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 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 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 Figure 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 resource easements in the general locations depicted on Figure 2, at the time a rezoning is granted or a special use permit or other site development is approved—whichever occurs earliest. Said easements are to be granted at the time of site plan approval. Land disturbance and new construction will not be permitted within the Bristoe historic resource 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 Figure 2, flexibility shall be exhibited during the rezoning process to allow for adjustment to the historic resource easements reflected on Figure 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 Figure 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 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 Figure 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 existing 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.

Figure 1

Bristoe Station Historical Area

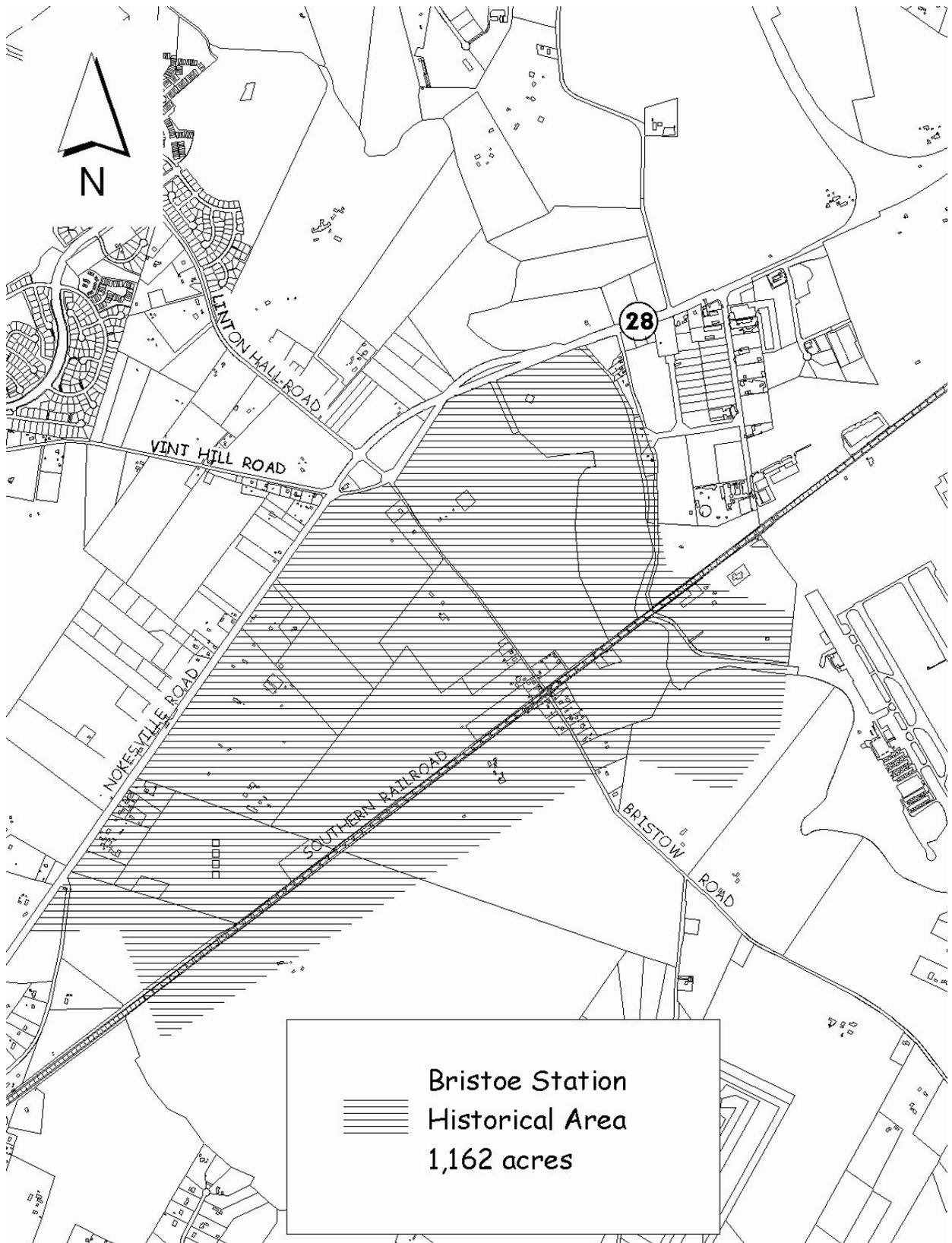


Figure 2 **Bristoe Station Historic Resource Easement**

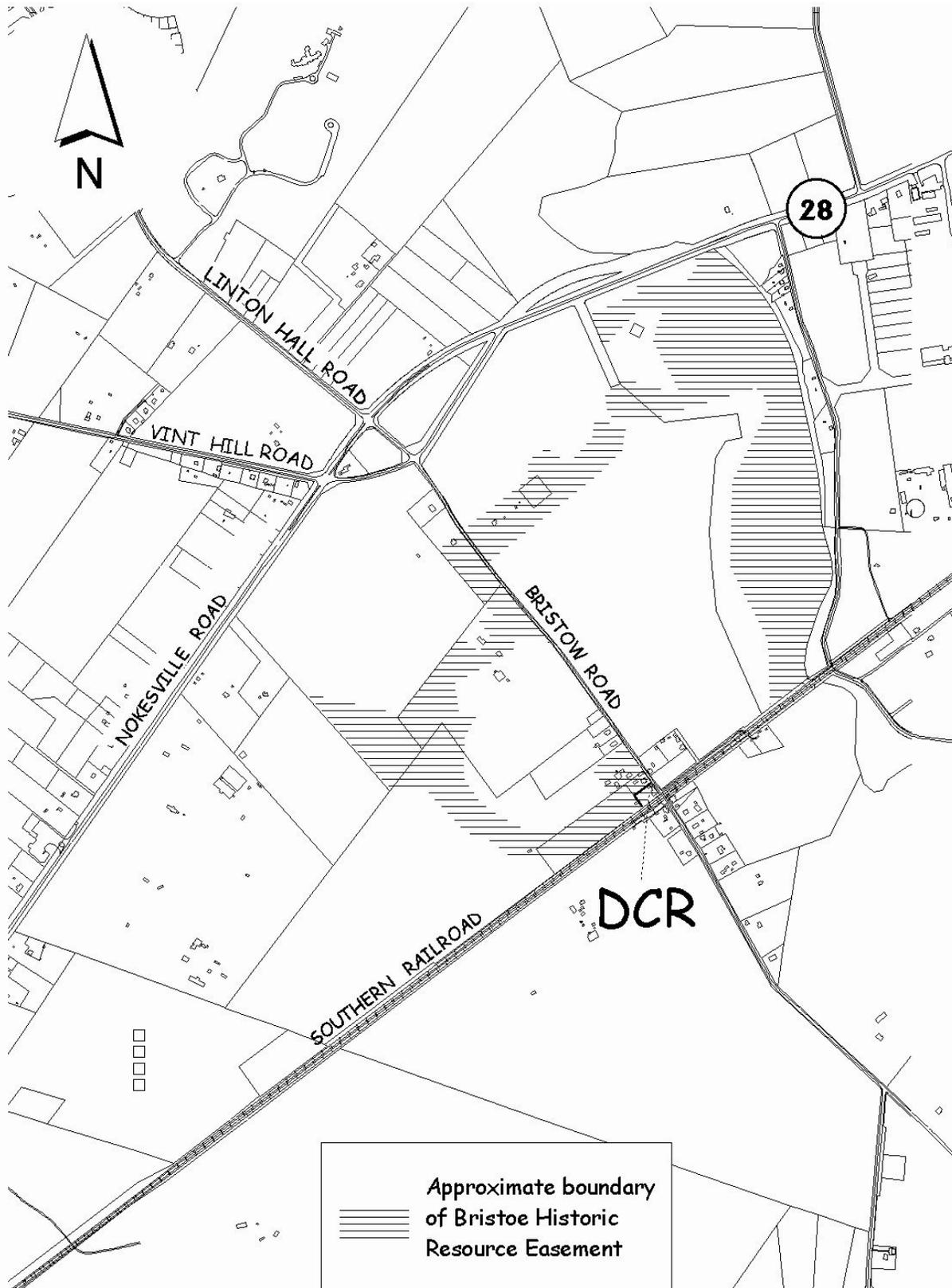


TABLE 1

DESIGNATED CULTURAL RESOURCE (DCR) PROPERTIES

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 includes 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 historical values of a site. Example Historical/Cultural uses include: museums, community centers, and educational centers.

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

Map #31 Location: Saratoga Lane, Woodbridge
 Ownership: Private Acres: Approximately 22 in historic easement

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.

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

Map #19 Location: Bristow Road, Brentsville
Ownership: Prince William County Park Authority 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.

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

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

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

Comment: The Courthouse and Jail are part of a larger complex comprising the Brentsville 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 will be permanently placed at the site. The master plan for the complex includes the ultimate re-establishment of a tavern (Brentsville Hotel) known to have existed on the site and some other minor improvements that will not compromise the overall appearance of the site as it has existed for the past 75 years. The Brentsville Historic Centre Trust was organized in 1988 to manage the restoration program for the complex.

Brentsville Historic District [76-338] (NR, VHL)

Map #20 Location: Brentsville, Virginia
Ownership: Private, Prince William County, and Prince William County Park Authority
Acres: 50

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. **Retail-Historic use of historic structures (e.g., restaurants, bed-and-breakfasts); Agriculture; Parks. Small lots (about 1/3 - 2/3 acre) are characteristic of Brentsville Historic District. ***Historical/Cultural (see Brentsville Courthouse and Jail)

Analogous Land Use Classification: See comment below.

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

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.

Buckland Historic District [76-313], (NR, VHL), Historic Overlay District

Map #10 Location: Buckland, Virginia

Ownership: Private Acres: 19.6

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 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); see comment below.

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 uses of the historic structures should be encouraged when residential use is undesirable.

Cockpit Point Battery [76-302] (NR eligible, VHL)

Map #30 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: Parks and Open Space; See comment below.

Analogous Land Use Classification: See comment below.

Surrounding Land Use Classifications: EI, ER

Comment: Cockpit Point Battery is on the National Register of Historic Places "eligible" list. It has not been placed on the Register because of owner objection. The property is zoned heavy industrial. There is currently no road access to the site. For the property to be accessible to vehicles, a crossing over the RF&P tracks would have to be constructed or an easement obtained through the property to the north, currently used as a fuel depot. The County may wish to consider pursuing the purchase of this site, to ensure the preservation of this significant national resource.

Effingham [76-6] (NR, HABS [VA-575], VHL)

Map #25 Location: Aden Road, Nokesville
 Ownership: Private Acres: 494.6

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.

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 or Estate
 Surrounding Land Use Classifications: AE, PL, ER

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

Map #5 Location: Evergreen Country Club, Waterfall
 Ownership: Private Acres: 176.2

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, offices, meeting rooms); *Residential (1 du/10 ac.)

Analogous Land Use Classification: Agricultural or Estate
 Surrounding Land Use Classifications: AE

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

Map #23 Location: Fleetwood Drive, Nokesville
 Ownership: Private Acres: 54.4

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 or Estate
 Surrounding Land Use Classifications: AE, ER

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

Map #16 Location: Bristow Road, Bristow
Ownership: Private Acres: 5.6

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

Map #26 Location: Aden Road, Nokesville
Ownership: Private Acres: 7.1

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 or Estate
Surrounding Land Use Classifications: AE, ER

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: AE, DCR

Comment: Institutional use is appropriate for this site. Residential use of the church and cemetery would be 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: HOA 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 road is now located within the Belmont Bay development within common open space of the homeowner association. 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. 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.

Primary Uses: Parks and 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 and Open Space
Surrounding Land Use Classifications: REC, SRL, ER

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

Map #6 Location: Antioch Road, Haymarket
Ownership: Private Acres: Approximately 20

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

Analogous Land Use Classification: Agriculture or Estate
Surrounding Land Use Classifications: AE, ER

The Lawn [76-178 (NR, VHL)

Map #12 Location: Vint Hill Road, Greenwich
Ownership: Private Acres: 28.6

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-19th century, Gothic Revival farm complex in Prince William County.

Primary Uses: *Residential (1 du/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: Agricultural or Estate
Surrounding Land Use Classifications: AE, DCR

Locust Bottom [76-88] (NR, VHL)

Map #3 Location: Logmill Road, Hickory Grove
Ownership: Private Acres: 453.5

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.); Agriculture (1 du/ 10+ ac.); **Retail-Historic use of structure(s) (e.g., bed-and-breakfast)

Analogous Land Use Classification: Agricultural or Estate
Surrounding Land Use Classifications: AE, ER

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

Map #8 Location: Beverley Mill vicinity
Ownership: Private, nonprofit Acres: Less than 4

These are probably the ruins of the Beverley Mill miller's house. Meadowland was built in the mid-1700s; it burned in the 1880s.

Primary Uses: Parks and Open Space (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, VHL)

Map #13 Location: Old Centreville Road and Bull Run
Ownership: HOA Acres: 5

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 and are part of the Quail Hollow Homeowners Association property.

Primary Uses: Parks and Open Space (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], VHL)

Map #15 Location: Flint Rock Road, Bristow
 Ownership: Private Acres: 10.8

This early 19th century brick house, built by the Hooe family, is an outstanding example of a country Federal estate.

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

Analogous Land Use Classification: Agricultural or Estate
 Surrounding Land Use Classifications: AE

Mount Atlas [76-15] (NR, HABS [VA-831], VHL)

Map #4 Location: Mount Atlas Lane, Waterfall
 Ownership: Private Acres: 3.5

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/10 ac.), ***Historical/Cultural (e.g., house museum)

Analogous Land Use Classification: Agricultural or Estate
 Surrounding Land Use Classifications: AE

Nokesville Truss Bridge (NR, VHL)

Map #18 Location: Aden Road and railroad tracks, Nokesville
 Ownership: Private Acres: Less than 1 acre

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.

Primary Uses: Transportation

Analogous Land Use Classification: Not Applicable
 Surrounding Land Use Classifications: AE

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

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.

Primary Uses: Park and Open Space

Analogous Land Use Classification: Parks and Open Space
 Surrounding Land Use Classifications: ER

Park Gate [76-18] (NR, HABS [VA-555], VHL)

Map #22 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.); 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.

Pilgrim's Rest [76-19] (NR, HABS [VA-837], VHL)

Map #24 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.); 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 or Estate
Surrounding Land Use Classifications: AE, ER

Prospect Hill [76-22] (HABS [VA-832])

Map #1 Location: Little River Road, Hickory Grove
Ownership: Private Acres: 6.8

Built in the late 1700s, this 1-1/2-story, frame house sits atop a sandstone foundation. It 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: Agricultural or Estate
Surrounding Land Use Classifications: AE

Rippon Lodge [76-23] (PE, NR, HABS [VA-106], VHL)

Map #29 Location: Blackburn Road, Woodbridge
Ownership: Board of County Supervisors Acres: 40

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. The property was acquired by Prince William County in 2000 and will be preserved as a house museum. The property will also be used for functions and events.

Primary Uses: *Residential (1 house [manor] per about 10+ acres); See comment below.

Analogous Land Use Classification: None
Surrounding Land Use Classifications: RPC, P&OS, PL

Comment: An easement places restrictions on the use or development of this property.

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

Map #32 Location: Signal Hill Road and Blooms Road
Ownership: City 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 and Open Space; Residential. See comment below.

Analogous Land Use Classification: Parks and Open Space; See comment below.
Surrounding Land Use Classifications: SRR, P&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.

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

Map #21 Location: Bristow Road, Brentsville
Ownership: Private Acres: 1.8

This is the finest example of Federal, residential architecture in Brentsville. 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: DCR, POS