



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

JOINT MEETING

STATE REVIEW BOARD and BOARD OF HISTORIC RESOURCES

9:30 a.m. December 14, 2023

Halsey Family Lecture Hall

Virginia Museum of History and Culture, 428 North Arthur Ashe Boulevard, Richmond, Virginia

EASEMENT PROGRAM
BOARD PACKET

PROJECT SUMMARIES

Provided to the
Virginia Board of Historic Resources

December 5, 2023

**NEW
EASEMENT OFFERS**

BHR Meeting Date: December 14, 2023	Staff: Wendy Musumeci	DHR File No. 212-0001_ep
Applicant: Prince William County Board of Supervisors	County: Prince William County	Acres: ±0.287

Property Features and Current Use:

Williams Ordinary (the “Property”) occupies a single 0.287-acre parcel on Main Street (southbound Route 1) in the town of Dumfries in Prince William County. The tavern building is a classic example of late Georgian architecture in Virginia. Built ca. 1790, the five-bay, two-story brick building features a hipped roof, four interior end chimneys, Aquia stone quoins, keystone lintels and rusticated door surround all resting on a stone foundation. The Property was used as a tavern/hotel site until the early twentieth century. Located on an early north-south road with proximity to Quantico Creek and the Potomac River, the tavern was witness to many significant events including auctions of enslaved people as well as troop movements during the Civil War. While the Property is not within the defined boundaries of a Civil War battlefield, it was used as a Confederate field headquarters until 1862 and subsequently as a Union field headquarters from 1863 to the end of the war. The Property was converted for use as a private residence in the 1930’s, which involved significant modifications to the interior of the building. A single-story frame addition was added to the rear of the building in the mid-twentieth century. Today the Property is owned by the Prince William County Board of Supervisors (the “County”) and houses Prince William County’s Department of Parks, Recreation and Tourism. The County plans to retain the Property as county offices and as a public exhibit space highlighting the history of the building and Prince William County. Additionally, the County may work with the town of Dumfries to use the rear addition as a wayfinding/visitor’s center space. The County is not seeking any grant funding or tax incentives for its donation of an easement to the Board of Historic Resources.

Conservation Values:

Historic/Landscape:

The larger 1.0547-acre Williams Ordinary property was individually listed on the Virginia Landmarks Register (“VLR”) on May 16, 1969, and the National Register of Historic Places (“NRHP”) on November 17, 1969, for its architectural significance. A 0.287-acre parcel within the nominated boundaries and containing the historic tavern building is proposed to be placed under easement.

- Williams Ordinary, also known as the Brick Tavern or Love’s Tavern, is an exceptional example of late Georgian tavern architecture in Virginia. While it was believed to have been built in the 1760’s, recent dendrochronology testing has narrowed the date of construction to circa 1790. The symmetrical proportions of the two-story, five-bay building are complemented by a hipped roof with four interior end chimneys. The structure rests on an uncoursed stone foundation. Williams Ordinary is notable for its well-preserved exterior which features the unusual use of header bond brickwork on the façade, as well as Aquia quoins, lintels, keystones, a rusticated door surround, and a bracketed cornice. Williams Ordinary is the only known example of the use of header bond on the façade of a building in Virginia. Its use may indicate that the unknown architect and/or masons may have been trained in Maryland where examples of other noteworthy buildings constructed in the more costly header bond exist. The formal architectural treatment of this building made it a well-known landmark in the busy seaport town of Dumfries and surrounding areas, and travelers along the King’s Highway (current Route 1), would have recognized the tavern as one of the finer establishments along their route. Not only was the tavern host to travelers and local events, but it was also the site of auctions of enslaved people throughout the antebellum period. The Property (including the surrounding 0.7677-acre parcel) likely included several outbuildings where enslaved peoples lived and worked to support the tavern operation. Early in the Civil War, Confederate forces attempted to blockade the Potomac, and Dumfries served as one of the main encampment sites. Confederate General Louis T. Wigfall used the tavern, then known as Love’s Tavern, as a Confederate headquarters late 1861 from March 1862 when the Confederates retreated south. In late 1862, forces under Confederate General J.E.B. Stuart attacked the Federal garrison that occupied Dumfries but were repulsed by Union forces. Dumfries remained under Federal control for the rest of the war, with the tavern serving as a Union headquarters. Evidence of this can still be seen on the exterior of the building where Union troops carved their initials in the Aquia stone quoins. Following the Civil War, the Property continued to be operated as a tavern/hotel/boarding house until the late 1920’s/early 1930’s when it was converted for use as a single-family home. Most of the building’s original interior materials and floor plan were lost during this conversion. The only original interior materials remaining are the floors, one mantel and two doors. In the mid twentieth century, a single-story frame addition was added to the rear of the building. The Property remained a single-family home until its sale to Prince William County in 2006.

Archaeological: The Property (including the surrounding 0.7677-acre parcel) was the subject of a 2009 Phase I Archaeological Survey that identified features and deposits that could be associated with outbuildings both within the 0.287-acre proposed easement area and the 0.7677-acre adjoining parcel. The Property is further significant for its potential to contain archaeological sites, deposits or features directly associated with the historic commercial, military, and domestic occupation and use of the Property as a tavern, military headquarters, and dwelling.

Open Space: The Property contains ±0.287 acres of land comprised primarily of grass lawn.

ConserveVirginia: The Property lies entirely within the “Cultural and Historic Preservation Category” in ConserveVirginia, Virginia’s land conservation strategy that identifies high value lands and conservation sites across the Commonwealth.

Other Supporting Governmental Policy:

Federal: (i) National Historic Preservation Act (NHPA) of 1966 (54 U.S.C. §§ 300101-307108), which authorizes the National Register of Historic Places (NRHP); (ii) standards and guidelines promulgated by the Secretary of the Interior for the appropriate treatment of historic properties listed on the NRHP (36 C.F.R. Part 68); (iii) review and formal recommendation by the State Review Board of the Commonwealth of Virginia of eligibility for listing on the NRHP, made on 5/16/1969; (iv) formal determination by the Keeper of the NRHP that the Property meets the Criteria for Evaluation and subsequent listing of the Property on the NRHP on 11/17/1969.

State: (i) Virginia Code §§ 10.1-2200 - 10.1-2214; (ii) Open-Space Land Act (Virginia Code §§ 10.1-1700 through 10.1-1705); (iii) Board’s determination at a public meeting on 5/16/1969 that the Property meets the criteria for listing on the VLR and the Board’s designation of the Property for inclusion on the VLR; (iv) Board’s practices in reviewing and accepting an easement over this Property which include review by VDHR’s Easement Program staff, review by a committee comprised of VDHR staff from different divisions and review and acceptance by the Board at a public meeting, as set forth in the Board’s written adopted policies; (v) *Virginia Outdoors Plan* (2018), Region 8: Northern Virginia (12.2, 12.3, 12.7, 12.8, and 13.50); and (vi) ConserveVirginia.

Local: Current zoning is Neighborhood Business (B-2), and the Property is also within Dumfries’ Historic Overlay District. Future land use is designated as Mixed Use. The 2014 Town of Dumfries Comprehensive Plan (amended 2020) offers support for historic preservation at pages 47-61 and support for conservation easements generally at pages 33 and 154. By letter dated January 19, 2023, the Town of Dumfries planning department confirmed that placement of a historic preservation and open-space easement on the Property is generally consistent with the 2014 Town of Dumfries Comprehensive Plan (amended 2020) but noted that “ultimately, the Town Council would determine Comprehensive Plan consistency.”

Existing Buildings and Structures:

Brick tavern (ca. 1790) with rear addition (mid-20 th century) Part of a paved asphalt parking lot Wood fence Concrete pads Well	Brick walkway and brick patio Concrete walkway ADA-compliant ramp Freestanding sign
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General Easement Terms:

Note: *provisions in italics below indicate non-standard easement template language*

Maintenance and Preservation: Property shall be maintained, preserved, and protected in same or better condition.

Division: no subdivision or division permitted.

Existing Historic Buildings and Structures: *exteriors* of the tavern must be maintained in existing condition or better; demolition prohibited; alterations/additions to the *exterior* of the tavern require prior review and approval. *Due to significant twentieth century renovations, the easement restrictions will apply to the entire exterior of the tavern (and not the interior), including the rear addition.*

Existing Non-Historic Structures: provision for demolition and removal of existing non-historic structures; no demolition is currently planned.

Permitted New Buildings, Structures and Amenities: (i) reconstructions of documented historic buildings/structures; (ii) pervious roads/drives; (iii) pervious paths/trails; (iv) utilities that serve the Property (v) fences, gates, mailboxes; (vi) outbuildings/structures ancillary to use as a historic site or battlefield park, not to exceed 300 square feet in collective footprint; and (vii) parking area.

New Construction & Alterations: all new construction and alterations to existing buildings/structures requires prior written approval; use *Secretary of the Interior’s Standards for Treatment of Historic Properties* as standard for review.

Archaeology: ground disturbance may require professional archaeological survey; owner must take precautions to protect archaeological sites; no relic hunting.

Impervious Surface Coverage: *specific language to be developed, will likely be either (i) 6% cap (750 square feet) on collective*

footprint for permitted new improvements only OR (ii) adjust cap on overall collective footprint to reflect existing footprint plus permitted new improvements.

Activities: prohibits activities inconsistent or incompatible with the Conservation Values protected by easement.

Ground Disturbance: (i) any Ground Disturbing Activities are subject to prior written approval; (ii) mining by any method, dredging on or from the Property, or drilling for oil, gas or any natural resource (excluding fresh water), is prohibited.

Forest Management: trees and vegetation shall be managed according to established arboreal and horticultural practices; easement shall address land conversion consistent with current easement template; review and approval required prior to battlefield landscape rehabilitation.

Trash: accumulation or dumping of trash/refuse/junk, or hazardous/toxic material is prohibited.

Signs: restrictions on size and number of signs permitted.

Public Access: Two days of public access required by the easement terms.

Documentation Information:

Tax Map Number: 8189-92-3641

Property Address: 17674 Main Street, Dumfries, VA 22026

USGS Quad: Quantico

Statement of Public Benefit:

Williams Ordinary is of historic and archaeological significance and is listed on the Virginia Landmarks Register and the National Register of Historic Places. Restrictions on ground disturbing activities and alterations of historic and landscape resources on the Property, including archaeological sites, and requirements for the maintenance of such resources will ensure the Property retains its historic integrity. Preservation of the Property will augment efforts to preserve historic properties in Prince William County, including approximately 543.63 acres of land already subject to perpetual easements held by the Board. The Property is also located within the Chesapeake Bay watershed. The Property is visible from Main Street (Route 1), a public right-of-way. The protection of the Property by the easement will fulfill the intent of the 2018 Virginia Outdoors Plan to protect Virginia’s historic and cultural resources and to place historic preservation and open-space easements on historic properties.

Easement Acceptance Committee Recommendation:

The Easement Acceptance Committee recommends approval of the Williams Ordinary easement offer subject to the following conditions:

1. Due to extensive twentieth century interior renovations, inclusion of a term in the easement that protects the entire exterior of the tavern (and not the interior), including the mid-twentieth century addition.
2. Final review of the title work, title commitment, survey, draft easement, and other recorded and unrecorded documents affecting title to the property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.

212-0001



Williams Ordinary
Prince William County, Quantico Quad
DHR ID: 212-0001



Created By: D. Bascone, 1/11/2023
Sources: VDHR 2020, ESRI 2020, VDOT 2020, VGIN 2020
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BHR Meeting Date: December 14, 2023	Staff: Kyle Edwards	DHR File No. 026-5004-0001
Applicant: American Battlefield Trust (the "Trust")	County: Dinwiddie	Acres: ±11.311 acres

Property Features and Current Use:

The Amelia & Associates, LLC Tract (the "Property") is comprised of a ten tax parcels totaling ±11.311 acres and is located on Boydton Plank Road (Route 1), approximately 9.5 miles southwest of Petersburg. The Property is bounded on the east by Boydton Plank Road and forested lands to the north, south and west. The Property is currently in open space use with ±9.57 acres under forested cover. In the mid-1950's, the Property was improved with the Georgian Motel, a two-story frame Colonial Revival motel with wings to the north and south. This roadside motor inn included a restaurant and two apartments in addition to 10 rooms. The Georgian Motel went out of business in the 1990's and was demolished ca. 2014, leaving cement pads and foundations. The Property also includes two concrete block entrance columns, a concrete block foundation for a former pump house, septic system, well and concrete outfall structure, all located north of the motel site. DHR staff conducted a site visit in August 2023 and located a previously undocumented line of Union earthworks from the Battle of Boydton Plank Road running northeast to southwest through the center of the Property. The American Battlefield Trust acquired the Property from Amelia & Associates, LLC, on November 15, 2023. The Trust will demolish and remove all the existing structures (except the concrete outfall structure) within three years from easement recordation. Per the Easement Acceptance Committee's recommendation, the Trust will also consolidate the property into a single ±11.311-acre parcel. The Trust will use the Property for open-space and battlefield interpretation purposes and will install a 0.25-mile trail and 3 to 5 signs. The Trust will apply for an American Battlefield Protection Program ("ABPP") grant and has already been awarded a Virginia Land Conservation Foundation ("VLCF") grant to assist with acquisition of the Property. Conveyance of an easement to the Board of Historic Resources is a condition of these grants.

Conservation Values:

Historic/Landscape:

1. The Amelia & Associates, LLC Tract is entirely within the core and study areas of the Boydton Plank Battlefield, which has been given a Preservation Priority Rating of I.3 Class B by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a priority rating of I are those with a critical need for action. Battlefield sites rated Class B are those that had a "direct and decisive influence on their campaign", in this instance, the Richmond-Petersburg Campaign from June 1864 to March 1865.
 - On the morning of October 27, 1864, Union Brigadier General Regis de Trobriand's troops occupied the strategically important intersection of Boydton Plank and Dabney Mill Roads. Confederate forces under General William Mahone attacked from the north forcing de Trobriand to deploy parts of his brigade along Dabney Mill Road. Union troops on the Amelia & Associates, LLC Tract held their ground and successfully repulsed Confederate General Mathew Butler's cavalry division. The Confederates ultimately recaptured Boydton Plank Road and held it until the spring of 1865. The Battle of Boydton Plank Road resulted in a Confederate victory and over 3,000 combined casualties.
2. The Property is entirely within the core and study area of the White Oak Road Battlefield, which has been given a Preservation Priority Rating of I.3 Class B by the CWSAC. Sites with a priority rating of I are those with a critical need for action. Battlefield sites rated Class B are those that had a "direct and decisive influence on their campaign", in this instance, the Appomattox Campaign from March to April 1865.
3. The Property is entirely within the study area of the Five Forks Battlefield, which has been given a Preservation Priority Rating of III.1 Class A by the Civil War Sites Advisory Commission. Sites with a priority rating of III are those that need additional protections. Battlefield sites rated Class A are those that had a "decisive influence on their campaign and a direct impact on the course of the war" in this instance, the Appomattox Campaign from March to April 1865.
4. The Property is entirely within the study area of the Petersburg "The Breakthrough" Battlefield, which has been given a Preservation Priority Rating of I.1 Class A by the CWSAC. Sites with a priority rating of I are those with a critical need for action. Battlefield sites rated Class A are those that had a "direct and decisive influence on a campaign and a direct impact on the course of the war", in this instance, the Appomattox Campaign from March to April 1865.

Archaeological:

1. DHR staff has located a previously undocumented line of Union earthworks from the Battle of Boydton Plank Road running northeast to southwest on the Property.

2. Although the Property has not been subjected to professional archaeological survey, in the opinion of DHR, the Property has the potential to contain archaeological sites, deposits and features associated with the Civil War, specifically the battles of Boydton Plank Road, White Oak, Five Forks, and Petersburg “The Breakthrough”, based on the concentration of troop movements and engagement of the opposing armies across or on the Property.

Open Space: The Property includes ±11.311 acres of land of which ±9.57 acres is under forested cover.

Water Quality: The Property includes ±1.38 acres of forested/shrub wetlands identified on the National Wetland Inventory (“NWI”). The Property is located within the Chowan watershed.

ConserveVirginia: The Property lies entirely within the “Cultural and Historic Preservation” layer and partially within the “Water Quality Improvement” layers of ConserveVirginia, Virginia’s land conservation strategy that identifies high value lands and conservation sites across the Commonwealth of Virginia.

Other Supporting Governmental Policy:

Federal: (i) “The Report on the Nation’s Civil War Battlefields,” issued by the CWSAC in 1993, authorized under 54 U.S.C. § 100507; (ii) Battlefield Land Acquisition Grant Program administered by ABPP (54 U.S.C. §§ 30801 – 308103); and (iii) The Land and Water Conservation Fund Act, 54 U.S.C. §§ 200301 – 200310; (iv) The National Wetlands Inventory as established by 16 U.S.C. § 3931.

State: (i) Section 1 of Article XI of the Constitution of Virginia; (ii) Chapter 22 of Title 10.1, Sections 10.1-2200 through 10.1-2214 of the Code of Virginia; (iii) The Open-Space Land Act, Chapter 17 of Title 10.1, Sections 10.1-1700 through 10.1-1705 of the Code of Virginia; (iv) Virginia Board of Historic Resources practices in reviewing and accepting an easement over the Property, which include review by VDHR’s Easement Program staff, review by a committee comprised of VDHR staff from different divisions and review and acceptance by the Board at a public meeting, as set forth in the Board’s written adopted policies; (v) Virginia Outdoors Plan: Region 19 - Crater (Pages 12.2, 12.3, 12.7, 12.8, 13.113-117); and (vi) Virginia Land Conservation Foundation, Chapter 10.2, Title 10.1, Virginia Code §§ 10.1-1017 through 10.1-1026

Local: The Property is currently zoned A-2 (Agricultural General), and its future land use designation is Planned Growth Area. The *Dinwiddie County Comprehensive Plan 2006, Updated February 2014* provides support for the placement of a conservation easement on the Property at Chapter X, Future Land Use, page 15, Chapter XI, Policies Goals & Objectives, pages 5-7. By letter dated May 15, 2023, Dinwiddie County has confirmed that DHR’s proposed historic preservation and open-space easement is consistent with the current comprehensive plan.

Existing Buildings and Structures:

Motel concrete pads	Abandoned concrete outfall structure
Concrete block entrance column (2)	Septic system
Concrete block foundation	Well

General Easement Terms:

Note: *provisions in italics below indicate non-standard easement template language*

Maintenance and Preservation: Property shall be maintained, preserved, and protected in same or better condition.

Division: no subdivision or division permitted.

Existing Buildings and Structures: provision for the demolition the existing non-historic buildings and structures and restoration or rehabilitation of the battlefield landscape within three years and completed according to a written rehabilitation management plan negotiated by the Trust and DHR.

New Dwellings: no new residential dwellings permitted.

New Buildings Structures and Amenities: walking trails, footpaths, parking facilities, signs, for interpretation of the Property as a Civil War battlefield.

New Construction: construction of new buildings, structures, and amenities, requires prior written approval; use *Secretary of the Interior’s Standards for Treatment of Historic Properties* as standard for review.

Archaeology: ground disturbance may require professional archaeological survey; owner must take reasonable precautions to protect archaeological sites; no relic hunting.

Impervious Surface Coverage: cap at 1% or less for all construction.

Activities: prohibits activities inconsistent or incompatible with the Conservation Values protected by easement.

Ground Disturbance: (i) grading, blasting, earth removal, or other ground disturbing activities shall not alter topographic aspects of property, except as for construction of permitted buildings, structures, and roads; (ii) mining by any method, dredging on or from the property, or drilling for oil, gas or any natural resource (excluding fresh water), is prohibited.

Forest Management: easement shall address forest management including timbering, replanting, landscape rehabilitation and land conversion consistent with the current standard easement template; review and approval required prior to battlefield landscape rehabilitation.

Trash: accumulation or dumping of trash/refuse/junk, or hazardous/toxic material is prohibited.

Signs: restrictions on size and location of signs on property; interpretative signage permitted.

Public Access: easement requires 2 days minimum public access and property is also visible from a public-right-of way.

Grant Funding: ABPP grant requires specific easement language for Section 6(f)3 of Land and Water Conservation Fund Act.

Documentation Information:

Tax Map Number: 33A-1-12 through 33A-1-21 (parcels to be vacated prior to easement recordation)

Property Address: 9222 Boydton Plank Road North Dinwiddie, Virginia 23803

USGS Quad: Sutherland

Statement of Public Benefit:

The Amelia & Associates, LLC Tract is of historic and archaeological significance and is within the boundaries of four battlefields with preservation priority ratings from the CWSAC. Restrictions on ground disturbance, archaeological resources and historic resources will ensure the Property retains its historic integrity as a Civil War battlefield landscape. Preservation of the Property will augment efforts to preserve historic properties in Dinwiddie County, including approximately 1,068 acres of land already subject to perpetual easements held by the Board. Preservation of the open-space and wooded character of the Property preserves a local landscape that attracts tourism and commerce to the area and enhances the quality of life for area residents. The Property includes ±1.38 acres of forested/shrub wetlands and is within the Chowan watershed. Additionally, restrictions on development, new construction, and ground disturbing activities and requirements for forest management in the easement will protect the forestal and ecological resources on the Property and the natural benefits associated with forest conservation such as clean air and water. In addition to visibility from Boydton Plank Road, a public right-of-way, the easement will require physical public access two calendar days per year. The protection of the Amelia & Associates, LLC Tract by the easement will also fulfill the intent of the 2018 Virginia Outdoors Plan to protect Virginia’s historic and cultural resources, including Civil War battlefield landscapes and resources, and to place historic preservation and open-space easements on historic properties.

Easement Acceptance Committee Recommendation:

The Easement Acceptance Committee recommends approval of the Amelia & Associates, LLC Tract easement offer subject to the following conditions:

1. Demolition of the existing structures (except the concrete outfall structure) within three (3) years from easement recordation.
2. Confirmation from Dominion that the existing pole and line have been removed and Dominion has vacated any rights it may have on the Property.
3. Confirmation from Dinwiddie County that the existing parcel lines have been vacated and the Property has been consolidated into one ±11.311-acre parcel.
4. Final review of the title work, title commitment, survey, draft easement and other recorded and unrecorded documents affecting title to the Property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.



Boydton Plank Rd

Dabney Mill Rd

0 70 140 280 Feet



 026-5004-0001

Created By: D. Bascone, 5/1/2023
Sources: VDHR 2020, ESRI 2020, VDOT 2020, VGIN 2020
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Amelia & Associates, LLC Tract, Boydton Plank Road Battlefield
Dinwiddie County, Sutherland Quad
DHR ID: 026-5004-0001

**EASEMENT OFFER
FOR
RECONSIDERATION**

BHR Meeting Date: December 14, 2023	Staff: Kyle Edwards	DHR File No. 076-0024-007
Applicant: American Battlefield Trust (the “Trust”)	County: Prince William County	Acres: ±22.35

Property Features and Current Use:

Located along Bristow Road (Route 619) in Prince William County, the Rollins Tract (the “Property”) is comprised of two parcels containing 22.35 acres. The Property is characterized by a rolling topography and is bounded on the northwest by the Norfolk Southern railroad line and on the south by additional farmland. The Property includes a narrow access corridor to Bristow Road (Route 619), a Virginia Scenic Byway. The Rollins Tract also includes approximately 424 feet of frontage along an unnamed perennial stream that drains to Broad Run. The Property has been primarily in agricultural (crop, dairy and cattle production) and residential use since at least the 1930’s. The Rollins Tract includes a ca. 1930 frame dwelling which has recently been renovated with new windows and aluminum siding. There are eleven agricultural buildings/structures located just south of the dwelling. Most of the agricultural buildings date to the late 1930’s and mid 1940’s, and four metal granaries were added in the 1980’s. Aside from the mid-twentieth century farm buildings, little has changed on the Property since the Civil War. The existing Norfolk Southern railroad line bounding the northwest side of the Property is the same line that served as the focal point of the battles of Bristoe Station and Kettle Run. Therefore, according to Prince William County’s 2016 *Bristoe Station and Kettle Run Battlefields Preservation Study*, the Rollins Tract retains a high degree of integrity. This report further states that the preservation of the Property would preserve battlefield site lines and viewshed from the Civil War period and designates the Property as “Preservation Priority 1.” The Trust acquired the Property in fee-simple on December 29, 2021. Following recordation of the historic preservation and open-space easement, the Trust will donate the Property to Prince William County (“PWC”). PWC will demolish the buildings according to a rehabilitation management plan and interpret the Property as part of the Bristoe Station and Manassas Station Operations (Kettle Run) Battlefields with trails, signage, and a small gravel parking area. The Trust has been awarded grants from the Virginia Land Conservation Fund (“VLCF”) and the American Battlefield Protection Program (“ABPP”) to assist with the fee-simple acquisition of the Property. Conveyance of an easement to the Virginia Board of Historic Resources (“BHR”) is a condition of these grants. The Trust will also receive a grant from Prince William County to assist with the acquisition of the Property.

Board of Historic Resources Approval:

The Board of Historic Resources approved the easement offer for the Rollins Tract at its September 23, 2021 meeting, subject to the following conditions:

1. Subordination of the existing agricultural and residential leases to the BHR easement.
2. Should demolition of the existing non-historic buildings and structures occur, it shall be completed within three (3) years of the date of easement recordation according to a written rehabilitation management plan, such plan shall be incorporated into the easement either directly or by reference.
3. Review of title work, title insurance policy, survey, and draft easement by the Office of the Attorney General.

Update to the September 23, 2021 Board approval:

1. The draft easement has been reviewed by the Trust, VLCF, and PWC.
2. The Trust and PWC have reviewed and approved the draft rehabilitation and management plan.

Documentation Information:

Tax Map Number: 7594-77-3726 and 7594-76-0448	
Property Address: 10806 and 10810 Bristow Road, VA 20136	USGS Quad: Nokesville

Easement Program Policy #2: Criteria for Acceptance of Easements:

Per *Easement Program Policy #2: Criteria for Acceptance of Easements*, standard approvals given by the BHR were valid for two calendar years from the date of the Board approval (in effect until September 23, 2023). Since the approval for the Rollins Tract easement expired on September 23, 2023, staff is presenting the project to the Board for reconsideration.

Easement Acceptance Committee Recommendation:

The Easement Acceptance Committee recommends that the Board reapprove the Rollins Tract easement offer subject to the following conditions:

1. Subordination of the existing agricultural and residential leases to the historic preservation and open-space easement.
2. Demolition of the existing non-historic buildings and structures shall be completed within three (3) years of the date of easement recordation according to a written rehabilitation management plan, and such plan shall be incorporated into

the easement either directly or by reference.

3. Final review of the title work, title commitment, survey, draft easement, and other recorded and unrecorded documents affecting title to the property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.

2017 Aerial Image
Provided by VDEM



Rollins Tract on the Bristoe Station Battlefield
Prince William County, Nokesville Quad
DHR ID: 076-0608

 076-0608

Created By: D. Bascone3/31/2021
Sources: VDHR 2020, ESRI 2020, VDOT 2020, VGIN 2020
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VIOLATIONS

Notification of Easement Violation

Mayo-Carter House, City of Richmond (127-0281-0006_ep)

Board Meeting Date: 12/14/2023	Staff: Megan Melinat	
Owner: 207 West Franklin Street Property LLC	City: Richmond	Acres: 0.12

Property Features and Current Use:

The Mayo-Carter House stands prominently on W. Franklin Street between Jefferson Street and Madison Street, across the intersection from the Jefferson Hotel, in the City of Richmond. The two-and-a-half-story brick house exhibits a two-bay façade design featuring three-part windows with limestone surrounds in the wider, eastern bay. The western bay contains the entrance, framed by a massive Ionic stone frontispiece, and is similarly embellished with limestone trim. A tall hipped roof with its ridge perpendicular to the street covers the main portion of the house. High chimneys and pedimented dormers embellish the roof along the long wall.

Listed on the Virginia Landmarks Register and National Register of Historic Places as a contributing resource to the 200 Block W. Franklin Street Historic District for its architectural significance, the Mayo-Carter House is noted as the most outstanding dwelling of the group. It was designed by the nationally prominent firm of Carrere and Hastings in the traditional Beaux-Arts Eclecticism and constructed circa 1893 for P.H. Mayo. Distinguished for its elaborate interior trim and high-quality craftsmanship, the former dwelling retains a standard Georgian-derived town house plan.

The 200 Block W. Franklin Street Historic District contains a collection of intact nineteenth century buildings constructed in a variety of architectural styles. The Mayo-Carter House easement is one of eight easements held by the Virginia Board of Historic Resources in the 200 W. Franklin Street Historic District. The property is highly visible from W. Franklin Street. Previously the home of the Richmond Junior League, the building currently houses the legal offices of Virginia Commonwealth University; the ground level is unoccupied.

Easement Violation:

As part of typical stewardship activity, DHR Stewardship Specialist Elizabeth Lipford reached out to the property owner to schedule a monitoring visit. The request was responded to by the owner’s architect, who informed staff of active construction at the property, as the property owner was unaware that the Mayo-Carter House was protected by an easement. The current owner purchased the property on or about January 31, 2022 according to city records. Following consultation with the Division Director, Ms. Lipford informed the architect that all work must stop and a site visit was scheduled to assess the current conditions.

On November 17, 2023, Ms. Lipford and Megan Melinat met with the architects and toured the lower level of the property and confirmed a violation of the easement occurred. The interior historic masonry walls of the lower level were removed in their entirety, as was the large masonry chimney base at the center of the space. Non-historic interior finishes and select portions of the poured concrete floor were also removed. None of this work was reviewed or approved by DHR. The architect provided the permit set of plans and staff completed a detailed review of the current condition.

On November 20, 2023, DHR issued a formal letter informing the property owner that these incidents conformed to the definition of “major violation” as provided in Easement Program Policy #7, due to the irreversible removal of historic building fabric without prior approval.

Pertinent Easement Terms and Restrictions:

The easement over the property was conveyed to the Board in 1977, one of eight easements recorded on that city block at the time.

Provision 1 of the easement states:
The property shall be maintained in its present state subject to the following: (a)...neither the house, including the interior thereof, nor any appurtenant fixtures on the property (including without limitation, outbuildings, fences, walls, light fixtures and paving) shall be changed, removed, added to or improved without the prior written approval of the Grantee. (b) no new building or structure shall be built on the property nor shall any such new building or structure be changed, removed, added to or improved without the prior written approval of the Grantee; and (c) without limiting the foregoing, painting shall constitute a change for purposes of this Deed of Easement.

Easement Program Policy #7: Violations:

A violation is defined as (i) any action or event or lack of maintenance that has caused or has the potential to cause harm to the historic resources and features and/or the conservation values of the property that are protected by the easement, or (ii) any action, event, or failure to act that conflicts with or contradicts any restriction or covenant contained in the easement.

The unapproved demolition of the historic masonry walls and masonry chimney bases absent the review and approval of DHR constitutes a Major Violation of the property's deed of easement. A *Major Violation* is defined as "a violation that results in irreversible damage to the historic resources, features, or conservation values of the property that are protected by the easement".

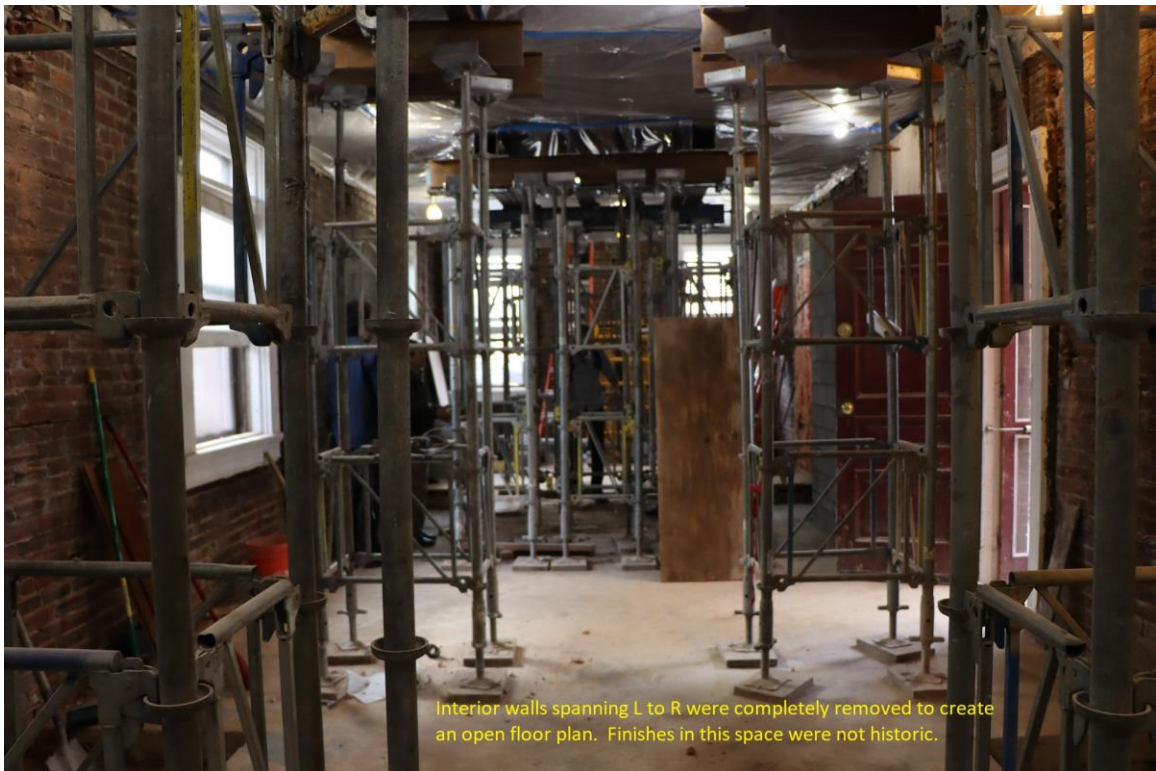
Recommended Remediation:

The property owner immediately ceased construction at the property and instructed the project architect to collaborate with DHR staff on a resolution. At this time, DHR anticipates the submission of a stabilization scope of work limited to what is required to prevent additional damage to the resource. A second proposal to revise the planned work to ensure the modifications are consistent with the Secretary of the Interior's *Standards for Rehabilitation (Standards)* is also expected by December 11, 2023. Staff will review and provide the necessary technical assistance to achieve a project cumulatively consistent with the Standards.

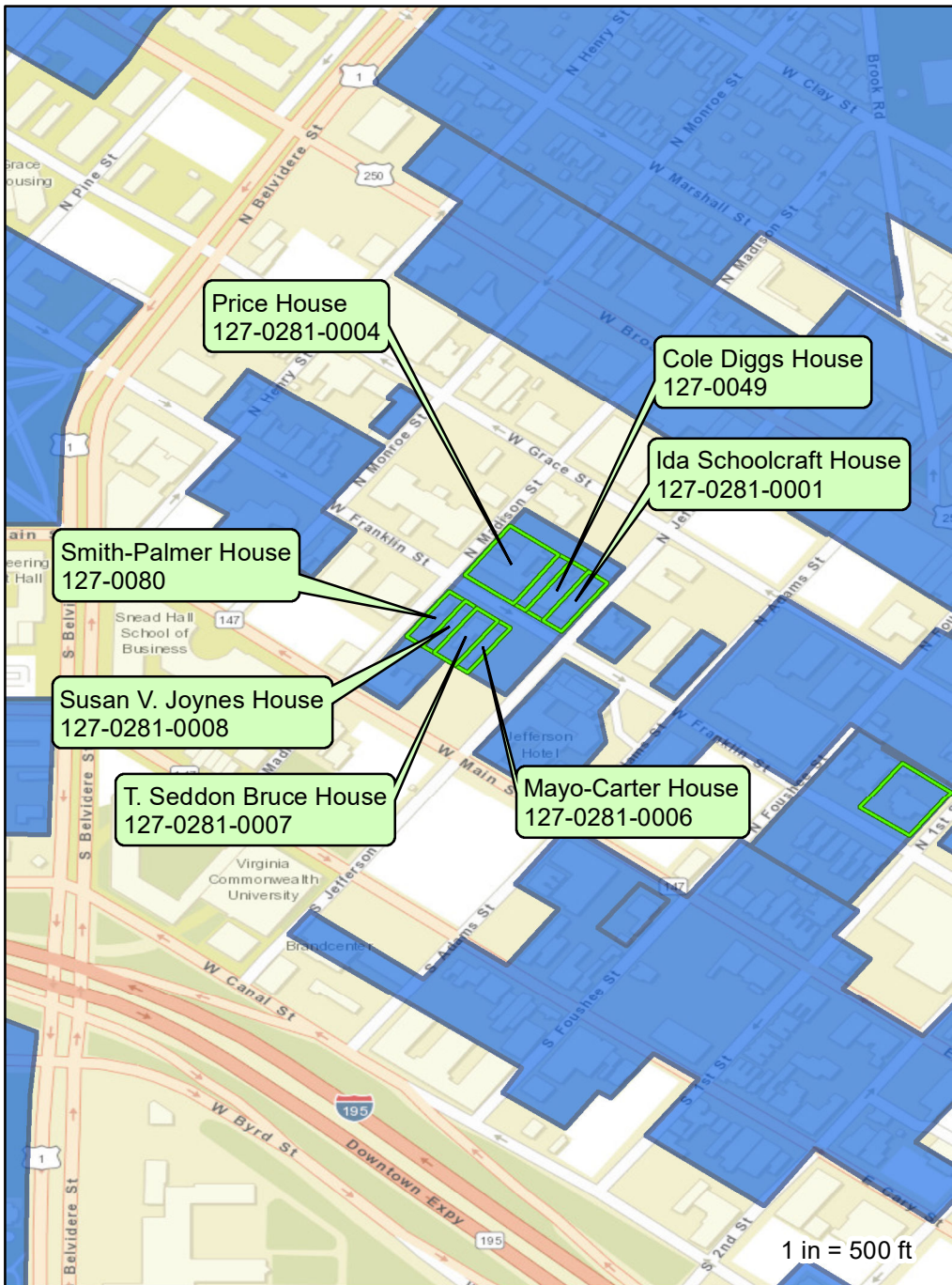






Affected area



Interior walls spanning L to R were completely removed to create an open floor plan. Finishes in this space were not historic.



Mayo-Carter House
City of Richmond, Richmond Quad
DHR ID: 127-0281-0006

 DHR Easements
 Architecture Resources



Created By: B. McDonald July 31, 2019
 Sources: VDHR 2015, ESRI 2015, VDOT 2015, VGIN 2017
 Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.



DHR
 Department of Historic Resources

**EASEMENTS RECORDED
SINCE THE
SEPTEMBER 21, 2023 MEETING**

BHR Meeting Date: December 14, 2023	Staff: K. Edwards	DHR File No. 007-5095-0002_ep
Donors: Larry and Suzanne Shiflett	County: Augusta County	Acres: ±141.393

Property Description:

Larry Shiflett and Suzanne Shiflett have conveyed a perpetual historic preservation and open-space easement to the Board of Historic Resources (VBHR) over the Shiflett Tract in Augusta County. The Property is located at the intersection of Battlefield Road and Piedmont Road in Grottoes, Virginia, and protects 141.393 ± acres of historically significant land within the Piedmont Battlefield. Today, the Shiflett Tract is in mixed agricultural use and appears largely as it did at the time of the battle.

The Shiflett Tract is entirely within the core area of the Piedmont Battlefield as determined by the Civil War Sites Advisory Commission (CWSAC), which has given the Piedmont Battlefield a Preservation Priority II.2 Class B Rating. The CWSAC defines Priority II battlefields as those in relatively good condition with opportunities for “comprehensive preservation”, while those rated Class B had a direct and decisive influence on their campaign, in this case the Lynchburg Campaign from May to June 1864. The battle occurred on June 5, 1864, when Union forces under Major General David Hunter engaged Confederate troops under Brigadier General William “Grumble” Jones near the village of Piedmont. After intense fighting through the morning, Union Colonel Joseph Thoburn saw a gap in the Confederate line and ordered his troops to attack at Jones’ vulnerable point. While trying to thwart this breach and rally his troops, Jones was shot and killed. Following the loss of their leader, the Confederate forces collapsed and began their retreat south. Subsequently, Hunter’s force continued its march to Staunton, where it destroyed Confederate supply depots and railroad infrastructure.

Additional conservation values associated with the Shiflett Tract and protected by the easement include 2,698± linear feet of frontage along the Middle River, 13.16 ± acres of forested cover, 0.38 ± acres of Freshwater Emergent Wetlands, 68.7 ± acres of acres of Prime Farmland, and 24.4 ± acres of Farmland of Statewide Importance. The Shiflett Tract is also contiguous to the 3.26 ± acre Cline Tract, already protected by a VBHR easement.

The Shenandoah Valley Battlefields Foundation (SVBF) worked with DHR to record the easement over the Shiflett Tract. They received a Virginia Battlefield Protection Fund grant, an American Battlefield Protection Program grant, and a Virginia Land Conservation Foundation grant to fund the easement acquisition and an easement was a requirement of all three grants. Working with the landowners, SVBF will construct an interpretive area along Battlefield Road and conduct battlefield tours to make the Property accessible to the general public.

Documentation Information:

Tax Map Number: 038-48	USGS Quad: Fort Defiance
Property Address: Between 1230 and 1344 Battlefield Road, Grottoes, Virginia 24441	
Board Approval:	Easement Recordation Date:
June 16, 2022	October 13, 2023



BHR Meeting Date: December 14, 2023	Staff: K. Edwards	DHR File No. 068-0201_ep
Donor: The Memorial Foundation of the Germanna Colonies in Virginia, Incorporated	County: Orange County	Acres: ±163.89

Property Description:

Historic Germanna has conveyed a perpetual historic preservation and open-space easement to the Board of Historic Resources (VBHR) over the Siegen Forest Tract in Orange County, which was recorded on November 8, 2023. The Property is located at 2062 Germanna Highway in Orange, Virginia, and protects 163.89 ± acres of historically significant land partially within the Chancellorsville and Wilderness Battlefields. The Property is currently open to the public and connected to the Historic Germanna Visitors Center and Hite Archaeology Center with an extensive trail system along the Rapidan River.

The Siegen Forest Tract is located at the historic Germanna Ford of the Rapidan River. This ford was a key the crossing of the Union Army throughout the Civil War, as it was one of the few places along the Rapidan River where large groups of infantry and cavalry could cross quickly. Civil War historian Bud Hall has described the Germanna Ford as the “most heavily utilized military ford on the Rapidan River.” Most notably, portions of the Siegen Forest Tract are located within study areas the Wilderness and Chancellorsville Battlefields, both of which have been given a Priority I.2, Class A rating by the Civil War Sites Advisory Commission. Preceding the Battle of Chancellorsville, Federal troops under the command of Major General Joseph Hooker crossed the Rapidan River via Germanna Ford to outflank the Army of Northern Virginia under Confederate General Robert E. Lee encamped near Fredericksburg. The Union XI Corps and the Union XII Corps crossed at Germanna Ford on April 29, 1863, before heading southeast toward the Orange Turnpike and passing through the Property. Similarly, Union Lieutenant General Ulysses S. Grant ordered a portion of the Army of the Potomac across the Rapidan River at Germanna Ford on May 4, 1864, marking the beginning of what became known as the Overland Campaign. Union cavalry under Brigadier General James H. Wilson crossed the river first, engaging Confederate pickets and cavalry in the vicinity of the property. After constructing pontoon bridges across the Rapidan, the Union V Corps and the VI Corps crossed the river and headed southeast on the Germanna Plank Road by or through the Siegen Forest Tract to camp near Wilderness Tavern.

Adding to the Siegen Forest Tract's historic significance are seven (7) known archaeological sites. These include an historic mill complex, and 18th-19th-century domestic site, millrace and dam, a family cemetery, Civil War earthworks, a 20th-century airway beacon, and an unidentified stone structure. Many of these sites were present at the time of the battles augment the battlefield landscape integrity. Furthermore, they serve as indication that the property is likely to contain additional sites, deposits or features associated with its prehistoric and historic occupation that will contribute to future research.

Beyond its historic resources, the Siegen Forest Tract easement protects 160.44 ± acres of forested cover, 46.6 ± acres of Farmland of Statewide Importance, 30.7 ± acres of Prime Farmland, 2.74 ± acres freshwater/forested shrub wetlands, 7,393.23 ± linear feet of frontage the Rapidan River, and 2,112± linear feet of frontage along an unnamed intermittent stream. The protection wetland and riparian resources will help promote the water quality of the Rapidan-Upper Rappahannock watershed, the Rapidan River-Fields Run subwatershed, and Chesapeake Bay Watershed. Conservation of the Siegen Forest Tract adds to the 3,373 acres of land already protected by historic preservation and open-space easements held by the Board of Historic Resources in Orange County.

Acquisition of this easement was funded, in part, with an American Battlefield Protection Program Grant and a Virginia Land Conservation Foundation Grant. Conveyance of a perpetual historic preservation and open-space easement to the Virginia Board of Historic Resources is a requirement of these grants and the easements are administered by staff at the Virginia Department of Historic Resources. Historic Germanna will continue to operate the property for historic preservation and education purposes with its scenic trails and facilities open to the public.

Documentation Information:

Tax Map Number: 12-40	
Property Address: 2062 Germanna Highway, Locust Grove, Virginia 22508	USGS Quad: Germanna Bridge and Mine Run
Board Approval:	Easement Recordation Date:
March 17, 2022	November 8, 2023

