



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

JOINT MEETING

STATE REVIEW BOARD and BOARD OF HISTORIC RESOURCES

10:00 a.m., December 11, 2025

Virginia Museum of History & Culture, Richmond, Virginia

EASEMENT PROGRAM
BOARD PACKET

PROJECT SUMMARIES

**Provided to the
Virginia Board of Historic Resources**

December 5, 2025

**UPDATED
SIGNATURE AUTHORITY**



VIRGINIA BOARD OF HISTORIC RESOURCES

Resolutions to authorize the execution of deeds, deeds of easement, amendments to deeds of easements, and other legal instruments pertaining to the Board's acquisition of real property interests by the Director and any Acting Director of the Virginia Department of Historic Resources, on behalf of the Virginia Board of Historic Resources

WHEREAS, the Virginia Board of Historic Resources (the "**Board**") is empowered to acquire certain real property interests pursuant to Section 10.1-2204 of the Code of Virginia;

WHEREAS, it has been the standard procedure of the Board, working with the Virginia Department of Historic Resources (the "**Department**"), to permit the Director of the Department (the "**Director**") to execute deeds, deeds of easement, amendments to deeds of easements, and other legal instruments pertaining to the Board's acquisition of real property interests;

WHEREAS, the Board desires to confirm the Director's authority to execute such deeds, deeds of easement, amendments to deeds of easements, and other legal instruments on behalf of the Board;

WHEREAS, in the event there is a period of time during which the role of Director is being filled by an acting director (the "**Acting Director**") because the position of Director is vacant (an "**Interim Period**"), the Board desires to delegate to such Acting Director authority to execute deeds, deeds of easement, amendments to deeds of easements, and other legal instruments during an Interim Period; and,

WHEREAS, the Board desires to authorize the Director and the Acting Director to delegate to any Deputy Director of the Department (each, a "**Deputy Director**") such authority of the Director or Acting Director, as the case may be, to execute deeds, deeds of easement, amendments to deeds of easements, and other legal instruments.

NOW THEREFORE BE IT:

(1) RESOLVED that the Board hereby authorizes the Director, on behalf of the Board, to execute deeds, deeds of easement, amendments to deeds of easement, and other legal instruments pertaining to the Board's acquisition of real property interests, where the acquisition of such real property interests has been approved by the Board;

(2) FURTHER RESOLVED that the Board hereby authorizes the Director to delegate to any Deputy Director the Director's authority to execute deeds, deeds of easement, amendments to deeds of easement, and other legal instruments pertaining to the Board's acquisition of real property interests, where the acquisition of such real property interests has been approved by the Board;

(3) FURTHER RESOLVED that the Board hereby authorizes, only during an Interim Period, the Acting Director, on behalf of the Board, to execute deeds, deeds of easement, amendments to deeds of easement, and other legal instruments pertaining to the Board's acquisition of real property interests, where the acquisition of such real property interests has been approved by the Board; and,

(4) FURTHER RESOLVED that the Board hereby authorizes the Acting Director, only during an Interim Period, to delegate to any Deputy Director the Acting Director's authority to execute deeds, deeds of easement, amendments to deeds of easement, and other legal instruments pertaining to the Board's acquisition of real property interests, where the acquisition of such real property interests has been approved by the Board.

Adopted by the Board: December 11, 2025

Signature: _____
Kenneth Rutherford, Ph.D.
Chair, Board of Historic Resources





VIRGINIA BOARD OF HISTORIC RESOURCES

Resolutions to authorize and ratify execution of deeds, deeds of easement and other legal instruments pertaining to the Board's acquisition of real property interests by the Director of the Virginia Department of Historic Resources, on behalf of the Virginia Board of Historic Resources

WHEREAS, the Virginia Board of Historic Resources (the "Board") is empowered to acquire certain real property interests pursuant to Section 10.1-2204 of the Code of Virginia;

WHEREAS, it has been the standard procedure of the Board, working with the Virginia Department of Historic Resources (the "Department"), to permit the Director of the Department (the "Director") to execute deeds, deeds of easement, amendments to deeds of easements, and other legal instruments pertaining to the Board's acquisition of real property interests;

WHEREAS, the Board desires to confirm the Director's authority to execute such deeds, deeds of easement, amendments to deeds of easements, and other legal instruments on behalf of the Board;

WHEREAS, the Board desires to authorize the Director to delegate to the Deputy Director of the Department (the "Deputy Director") such authority of the Director to execute deeds, deeds of easement, amendments to deeds of easements, and other legal instruments; and,

WHEREAS, the Board desires to ratify and approve the Director's past execution, on behalf of the Board, of deeds, deeds of easement, amendments to deeds of easement, and other legal instruments pertaining to the Board's acquisition of real property interests, where the acquisition of such real property interests had been approved by the Board;

NOW THEREFORE BE IT:

(1) RESOLVED that the Board hereby authorizes the Director, on behalf of the Board, to execute deeds, deeds of easement, amendments to deeds of easement, and other legal instruments pertaining to the Board's acquisition of real property interests, where the acquisition of such real property interests has been approved by the Board;

(2) FURTHER RESOLVED that the Board hereby authorizes the Director to delegate to the Deputy Director the Director's authority to execute deeds, deeds of easement, amendments to deeds of easement, and other legal instruments pertaining to the Board's acquisition of real property interests, where the acquisition of such real property interests has been approved by the Board; and,

(3) FURTHER RESOLVED that the Board hereby ratifies and approves the Director's past execution of deeds, deeds of easement, amendments to deeds of easement, and other legal

instruments pertaining to the Board's acquisition of real property interests, where the acquisition of such real property interests had been approved by the Board.

Adopted by the Board: September 17, 2020

Signature: 

Name: Dr. Colita Nichols Fairfax

Title: Chair, Board of Historic Resources

**NEW
EASEMENT OFFERS**

BHR Meeting Date: December 11, 2025	Staff: W. Musumeci	DHR File No. 269-0023_ep
Applicant: Shenandoah Valley Battlefields Foundation	Incorporated Town: New Market	Acres: ±9.549 acres

Property Features and Current Use:

The Stanley Hall Tract (the “Property”) is located along North Congress Street (Route 11), a Virginia Scenic Byway, in the town of New Market in Shenandoah County. The Property is bounded by Interstate 81 on the west and residential parcels to the north and south. The Property is comprised of a single parcel totaling ±9.549 acres, of which ±4.72 acres is wooded cover. The Property is improved with two historic buildings, the Hupp House (ca. 1810 with later additions) and Stanley Hall (ca. 1834 with later additions), as well as a mobile home and two sheds. The two-story brick Hupp House was built by Samuel and Mary Hupp in the first quarter of the 19th century. Dr. John W. Rice, a surgeon and founder and president of the Valley Turnpike Company, purchased the Property in 1834 and began construction of the Rice House (later renamed Stanley Hall), a three-story brick Greek Revival mansion. Rice retained the Hupp House for use as a domestic support building, possibly used to house Enslaved individuals. The Rice family resided in the upper floors of the Rice House and Dr. Rice used the basement level as his surgical office until his death in 1862. The Property played important roles during the 1863 Battle of New Market, first as a Union field headquarters before and during the early stages of the battle, and second as Confederate field hospital immediately following the battle. Following the Civil War, the Property served as a school during the early twentieth century, an orphanage from 1925 to 1952, a trucking terminal from 1952 to 1967, and a nursing home from 1967 to the late 2000’s. The building was renamed Stanley Hall during its use as a nursing home. A two-story Colonial Revival porch was added in 1925, and three rear additions were made to the building from 1925 to the early 1970’s to accommodate the building’s various new uses. Additions of unknown dates were also made to the Hupp House. The Property has been vacant since 2020. Structurally, Stanley Hall is in stable condition, and the Hupp House is in fair to poor condition with roof and chimney issues. SVBF acquired the Property in December 2021 and plans to stabilize the historic dwellings and ensure they are watertight and secure (i.e. “mothball” the buildings) until a suitable tenant can be found. SVBF will also remove the existing non-historic buildings which include two metal sheds and a mobile home, all of which are in poor condition. SVBF will incorporate the Property into its proposed New Market Battlefield Trail providing public access to the Property 365 days per year. SVBF was awarded a Virginia Land Conservation Fund (“VLCF”) grant and will apply for an American Battlefield Protection Program (“ABPP”) grant 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.

Conservation Values:

Historic/Landscape

- The Property is located entirely within the core and study areas of the New Market Battlefield, which has been given a Preservation Priority Rating of IV.1 Class B by the Civil War Sites Advisory Commission (“CWSAC”). Sites with a priority rating of IV are those that are considered fragmented with poor integrity. Battlefield sites rated Class B are those that had “direct and decisive influence on their campaign,” in this instance, the Lynchburg Campaign from May through June 1864.
 - As part of Lieutenant General Ulysses S. Grant’s 1864 battle plan, General Franz Sigel was ordered to move his forces south from Winchester through the Shenandoah Valley to destroy vital Confederate railroad links before meeting up with additional Union forces at Germanna Ford. On the morning of May 15, 1864, Sigel arrived at the Rice House, surveyed the battlefield from the Property, established his field headquarters in the Rice House and positioned artillery on the Property. Sigel’s troops were already positioned to the south on the battlefield and in the Town of New Market. Sigel joined them only to find that by midday Confederate forces under General John C. Breckinridge were overwhelming the Union forces and driving them north of town, back towards the Property. With artillery already in place on the Property, Sigel’s troops attempted to form a new battle line near the Rice House. However, the disarrayed Union forces were unable to establish a defensive line and Sigel ordered them northeast to Bushong’s Hill in a final, unsuccessful attempt to stop the advancing Confederate troops. Sigel’s forces retreated from New Market to Strasburg leaving the Valley firmly under the control of Confederate forces. Following the battle, the Property was used as a Confederate field hospital. The Battle of New Market resulted in a Confederate victory with 1,380 total casualties.
- The historic Hupp House (built circa 1810 with later additions) and Stanley Hall (built circa 1834 with later additions) are architecturally significant and retain integrity of materials, workmanship, design, and form as nineteenth century buildings. Stanley Hall is a two-story five bay brick dwelling in a mix of American and Flemish bond. It is good example of Greek Revival-style architecture in New Market, with additional Colonial Revival style detailing added in the 1920s. This

includes a full height tetrastyle pedimented portico. The Hupp House is a two-story three bay side gable roof dwelling with Greek Revival style cornice and detailing.

3. The Property is within the Shenandoah Valley Battlefields National Historic District, an eight-county region in the Shenandoah Valley of Virginia designated by Congress in the 1996 “Shenandoah Valley Battlefields National Historic District and Commission Act” (P.L. 104-333). The purpose of the district is to preserve, conserve, and interpret the region’s significant Civil War battlefields and related historic sites.

Archaeological: Although the Property has not been subjected to professional archaeological survey, in the opinion of VDHR, the Property has potential to contain archaeological sites, deposits and features associated with the Battle of New Market due to the number of troops and equipment that crossed the Property, the intensity of the fighting that occurred on the Property, and the use of the Property as a field hospital. The Property also has potential for archaeological sites relating to its previous domestic and commercial occupation and use.

Open Space: The Property contains ±9.549 acres of open space of which ±4.47 acres is wooded cover.

ConserveVirginia: The Property lies entirely within the “Cultural and Historic Preservation Category” and partially within the “Scenic Area Preservation” and “Water Quality Improvement” categories in 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); (iii) The Land and Water Conservation Fund Act, 54 U.S.C. §§ 200301 – 200310; and (iv) 1996 “Shenandoah Valley Battlefields National Historic District and Commission Act (P.L. 104-33).

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) BHR 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 BHR at a public meeting, as set forth in the BHR’s written adopted policies; (v) Virginia Outdoors Plan (2024) Region 2, Section 3.2; (vi) Virginia Land Conservation Foundation, Chapter 10.2 Title 10.1, Virginia Code §§ 10.1-1017 through 10.1-1026; (vii) Virginia Byways, Virginia Code §33.2-400 and §33.2-405 through §33.2-408; and (viii) ConserveVirginia (2018).

Local: The Property is currently zoned High Density Residential (R-3) and its future land use designation is Low Density Cluster in *New Market 2030: Town of New Market Comprehensive Plan*, adopted in July 2012, updated 2017. The comprehensive plan provides support for the preservation of open space at pages 53-54, and historic preservation in general at pages 6, 30 and 66. By letter dated January 4, 2019, the Town of New Market confirmed that VDHR’s proposed historic preservation and open-space easement is consistent with the current comprehensive plan.

Existing Buildings and Structures:

Two-story brick dwelling, ca. 1800-1825	Two metal sheds (twentieth century)
Three-story brick dwelling, ca. 1834 with later additions	Stone wall
Mobile home	Asphalt driveway

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: (i) historic buildings must be maintained in existing condition or better; demolition prohibited; alterations/additions to the exterior and interior require prior review and approval; (ii) non-historic buildings and structures must be maintained in existing condition or better; alterations and demolition permitted with prior written approval; *the mobile home and two non-historic sheds shall be removed within one year of easement recordation. Note: Until the historic Stanley Hall and Hupp House buildings are rehabilitated, they must be regularly monitored and maintained in a weather-tight, stable condition to ensure that they are not exposed to the elements/weather and historic fabric is preserved and protected. Mothballing of Stanley Hall and the Hupp House must be consistent with NPS Preservation Brief 31: Mothballing Historic Buildings.*

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

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 permitted new improvements only.

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.

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: per VLCF grant, easement will require 365 days of public access; the Property is also visible from a public-right-of-way.

Grant Funding: ABPP grant requires specific language for Section 6(f)3 of the Land and Water Conservation Fund Act; VLCF grant requires specific easement language regarding conversion/diversion and public access.

Documentation Information:

Tax Map Number: 104A 01 000A

Property Address: 9137 North Congress Street, New Market

USGS Quad: New Market

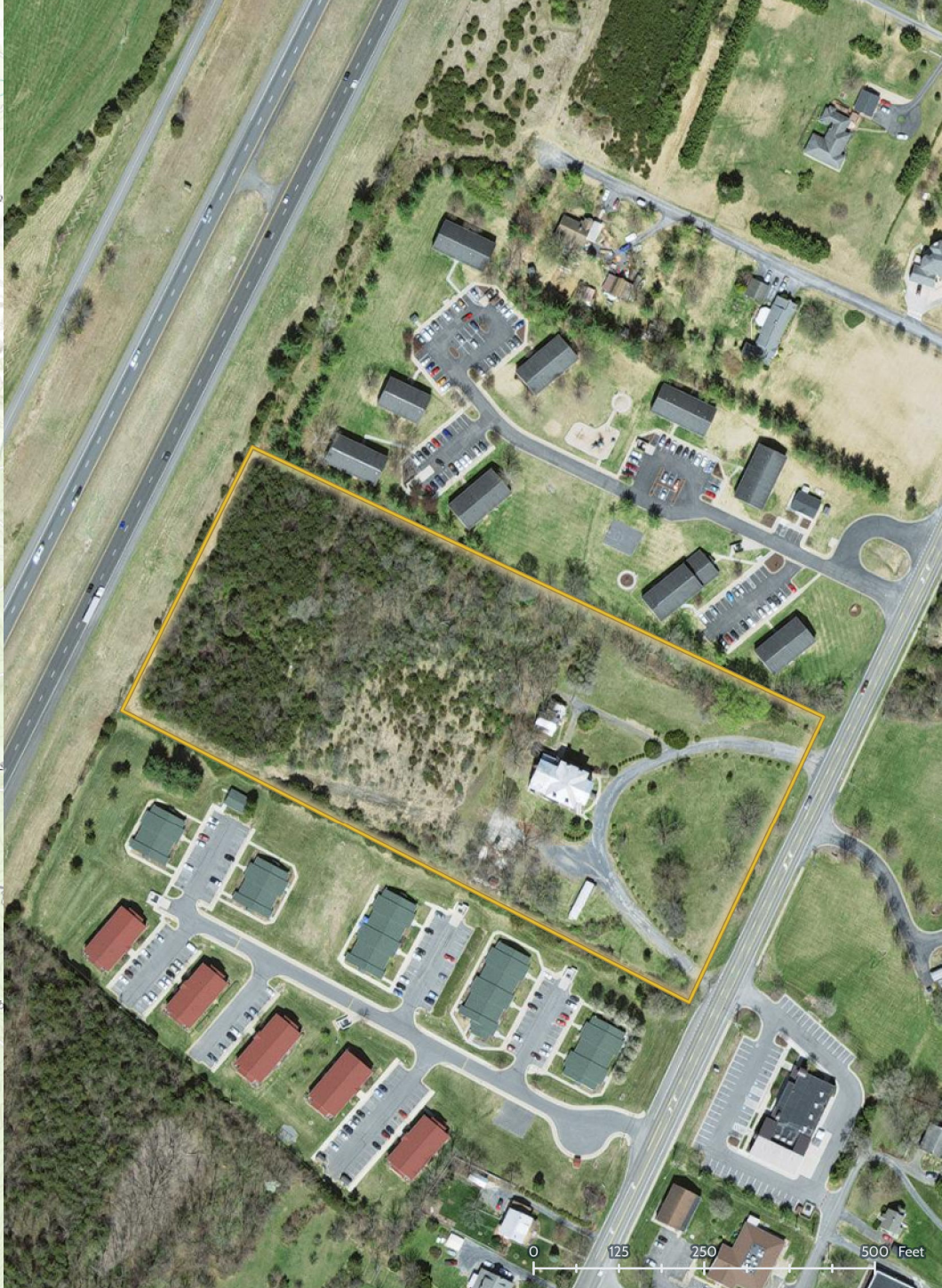
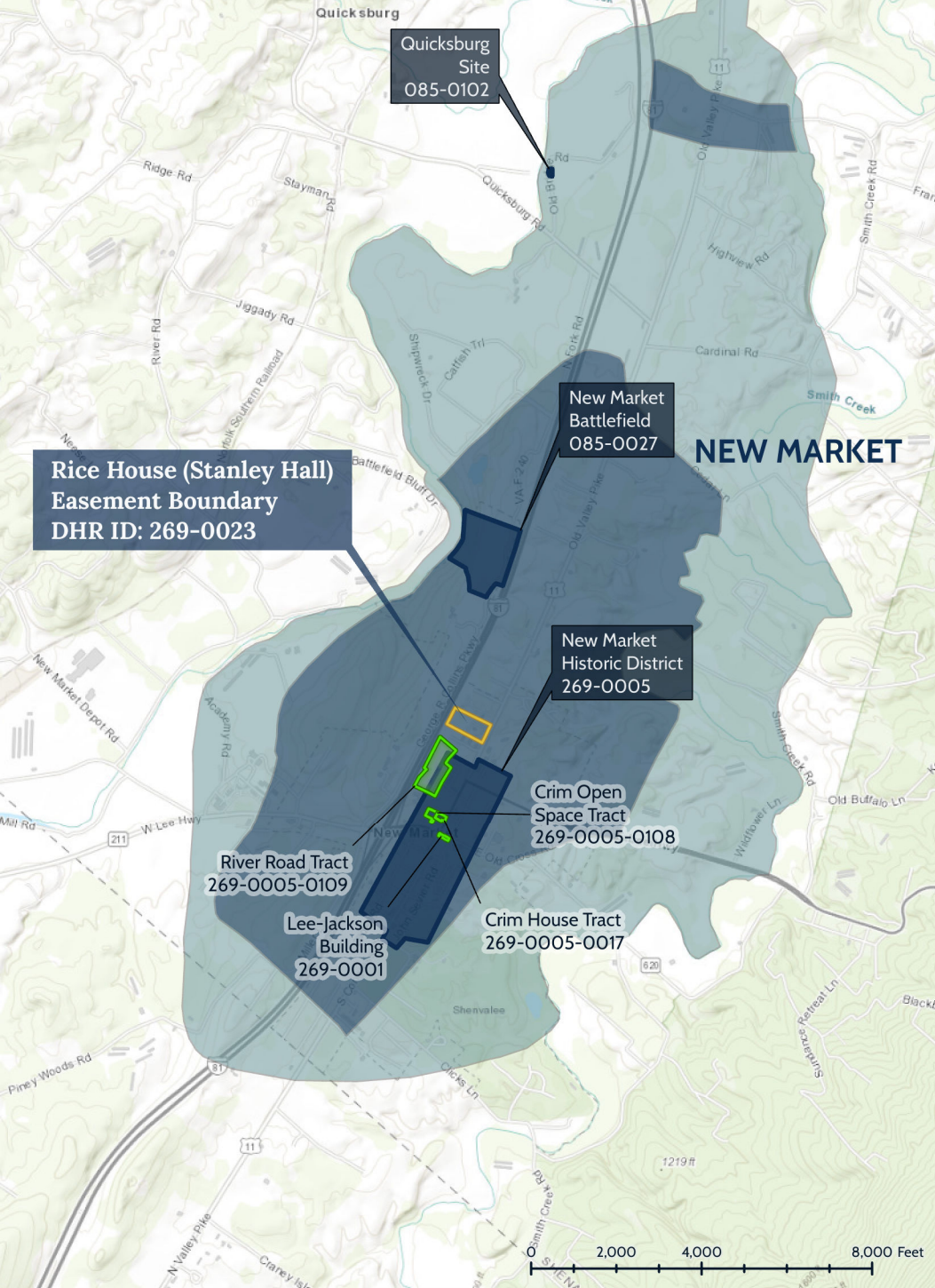
Statement of Public Benefit:

The Stanley Hall Tract is of historic architectural and archaeological significance and is within the boundary of a battlefield with a preservation priority rating from the CWSAC. Restrictions on ground disturbance, and protections for archaeological and historic resources in the easement will ensure the Property retains its integrity as a Civil War battlefield landscape. 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 open space, wooded and historic 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. Preservation of the Property will augment efforts to preserve historic properties in Shenandoah County, including approximately 1,193 acres of land already subject to perpetual easements held by the BHR. The Property is visible from North Congress Street (Virginia Route 11), a public right-of-way. In addition to visibility from a public right-of-way, the easement will require physical public access 365 days per year. The protection of the Stanley Hall Tract by the easement will fulfill the intent of the 2024 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 acceptance of the Stanley Hall easement offer by the Virginia Board of Historic Resources, subject to the following conditions:

1. SVBF shall work with the local electrical utility to locate any existing recorded or unrecorded easements for the utility line running along the southwestern boundary and the spur line running to the main building. If these utility easements are unrecorded or do not exist, SVBF shall work with the utility to record new utility easements prior to recordation of DHR's easement, if possible.
2. Until such time as the historic Stanley Hall and Hupp House buildings are rehabilitated, they should be regularly monitored and maintained in a weather-tight, stable condition to ensure that they are not exposed to the elements/weather and historic fabric is preserved and protected. Mothballing of Stanley Hall and the Hupp House must be consistent with *NPS Preservation Brief 31: Mothballing Historic Buildings* and must be completed prior to easement recordation or no later than December 31, 2026.
3. Removal/demolition of the existing non-historic mobile home and metal sheds must be completed within one (1) year from the date of easement recordation.
4. Rehabilitation of Stanley Hall and the Hupp House shall be conducted according to a written plan(s) negotiated by DHR and SVBF that shall be incorporated into the easement either directly or by reference. Such plan(s) shall include certain thresholds and deadlines that must be met.
5. Final review of the title work, title commitment, survey, draft easements, 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.



Rice House (Stanley Hall) Shenandoah County, New Market Quad DHR ID: DHR ID: 269-0023

- 269-0023
- VBHR Easements
- Listed Resources
- ABPP Core Areas (2014)
- ABPP Study Areas (2014)

Created By: D. Bascone 5/8/2023
Sources: VDHR 2023, ESRI 2023, VDOT 2023, VGIN 2023
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

BHR Meeting Date: December 11, 2025	Staff: Kyle Edwards	DHR File No. 088-5183-0001_ep
Applicant: Central Virginia Battlefields Trust ("CVBT")	County: Spotsylvania	Acres: ±61.69

Property Features and Current Use:

The Atkins-Link Tract (the "Property") consists of a single ±61.96-acre parcel of land fronting on the south side of Plank Road (Virginia Route 3) just to the east of its intersection with Constitution Highway (Virginia Route 20). The Atkins-Link Tract is bordered by additional open-space lands to the south, east and west, and residential lots to the northeast. To the northwest, Property adjoins lands within the Fredericksburg and Spotsylvania National Military Park. The initial project, proposed in 2009, included one ±99.9954-acre parcel, including the currently proposed ±61.69 acres. Subsequently, the boundaries for the Fredericksburg and Spotsylvania National Military Park were altered allowing the National Park Service to acquire ±31.04 acres of the western end of the Property. Today, the Atkins-Link Tract is in agricultural and open-space use with ±30.22 acres of open fields in agricultural use and ±31.74 acres under mature forested cover. A perennial stream bisects the Property from west to east with a dense wooded buffer. Central Virginia Battlefields Trust acquired the Property in fee-simple in December 2009 with grant funding from the American Battlefield Protection Program (2010) and the Virginia Battlefield Preservation Fund (2009). Conveyance of an easement to the Virginia Board of Historic Resources ("BHR") is a condition of these grants. Since the easement's initial approval, recordation has been delayed due to the subdivision of the Property and partial acquisition by the National Park Service.

Conservation Values:

Historic Battlefield/Landscape:

- The Property is located partially within the core (±17.95 acres) and entirely within the study area of the Wilderness Battlefield, which has been given a Preservation Priority Rating of I.2 Class A by the Civil War Sites Advisory Commission (CWSAC"). Sites with a Priority Rating of I are those with a critical need for action and those with a Class A rating are battlefields that had a decisive influence on their campaign, in this case Grant's Overland Campaign from May to June 1864, and a direct impact on the course of the war.
 - The Battle of the Wilderness occurred between May 5th and 7th 1864. On May 4th, 1864, Union Lieutenant General Ulysses S. Grant ordered the Army of the Potomac and independent IX Corps across the Rapidan River Fords, marking the beginning of the Union offensive that became known as the Overland Campaign. The main body of the Army crossed at Germanna Ford and coalesced near Wilderness Tavern and planned to continue moving eastward before engaging the Confederate Army. However, on May 5th, Warren's Corps were attacked by Confederate forces under the command of Major General Richard S. Ewell along the Orange Turnpike (Route 20) to the west of Wilderness Tavern. This began two days of intense fighting in the Wilderness before the Union forces withdrew only to reengage the Confederates at the Battle of Spotsylvania Court House on May 8th. During the battle, the Property was to the rear of the Union line along the Orange Turnpike with troops moving within and through the Property over the course of the Battle. It is also possible that the former route of the Germanna Plank Road passed through the Property. The result of the Battle of the Wilderness was inconclusive with 29,800 total casualties.
- The Property is also entirely within the study area of the Chancellorsville Battlefield, which has been given a Preservation Priority Rating of I.2 Class A by CWSAC. Sites with a Priority Rating of I are those with critical need for action and those with a Class A rating are battlefields that had a decisive influence on their campaign, in this case the Chancellorsville Campaign of 1863, and a direct impact on the course of the war.
- The Property is within the Journey Through Hallowed Ground National Heritage Area, an 180-mile corridor stretching from Gettysburg, Pennsylvania to Monticello, near Charlottesville, Virginia designated a National Heritage Area by Congress in 2008.

Archaeological: Although the Property has not been subject to professional archaeological survey, in the opinion of the DHR, the Property has the potential to contain archaeological sites, deposits and features associated with the Civil War, specifically the Battle of the Wilderness and Battle of Chancellorsville, based on the concentration of troop movement and direct engagement of the opposing armies across or on the Property. The Property also has moderate to high potential for pre-contact resources due to the topography and presence of an unnamed intermittent stream, a tributary of Wilderness Run.

Open Space: The Property contains approximately ±61.69 acres of open-space land with ±31.74 acres under mature forested cover and ±29.94 acres of field/meadow.

Wetlands: The Property contains ±0.69 acres of riverine wetlands as documented on the National Wetlands Inventory ('NWI') and ±2429.6 linear feet along an unnamed perennial stream that flows into Wilderness Run. The Property is within the Chesapeake Bay watershed.

Agricultural: As identified in the Natural Resources Conservation Service ("NRCS") Web Soil Survey of the United States Department of Agriculture, the Property contains ±30 acres of Farmland of Statewide Importance ±19.6 acres of Prime Farmland.

ConserveVirginia: The Property is partially within the "Water Quality Improvement" category in 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) The "American Battlefield Protection Program Act of 1996," authorized under 16 U.S.C. § 469k, as amended by the "The Civil War Battlefield Protection Act of 2002," authorized under 16 U.S.C. § 469k-1, as amended; (iii) The "American Battlefield Protection Program Authorization of 2009," 54 U.S.C. § 308103; (iv) The Land and Water Conservation Fund Act, 54 U.S.C. §§ 200301 – 200310; (v) Journey Through Hallowed Ground National Heritage Area Act of 2008 (15 U.S.C. § 461); (vi) NRCS Web Soil Survey; and (vii) NWI as published by the U. S. Fish and Wildlife Service.

State: (i) Section 1 of Article XI of the Constitution of Virginia; (ii) Virginia Code §§ 10.1-2200 - 10.1-2214; (iii) The Open-Space Land Act; (iv) Virginia Outdoors Plan (2024) Region 4, Section 3.2; (v) Virginia Code § 3.2-205, defining the characteristics to be considered for Farmland of Statewide Importance; (vi) *ConserveVirginia*; and (vii) the Board's 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 DHR 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.

Local: The Property is currently zoned Rural (RU); the future land use designation is Open Space as cited in the *Spotsylvania County Comprehensive Plan* (adopted December 14, 2021, amended July 9, 2024; the "Plan"). The Plan provides support for the use of easements to protect historic and scenic landscapes at Chapter 5, Policy 1 and Policy 2 (page 5). Easement staff has requested a letter confirming that an easement is consistent with the current Comprehensive Plan which, as of the date of this summary, has not been received.

Existing Buildings and Structures:

None

General Easement Terms:

Division: no subdivision or division permitted

New Dwellings: no new residential dwellings permitted

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, including roads and parking facilities

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 the Property, except 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

Agricultural Resource Management: agricultural activities conducted in accordance with a written agricultural conservation plan that requires the use of appropriate Best Management Practices.

Forest Resource 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.

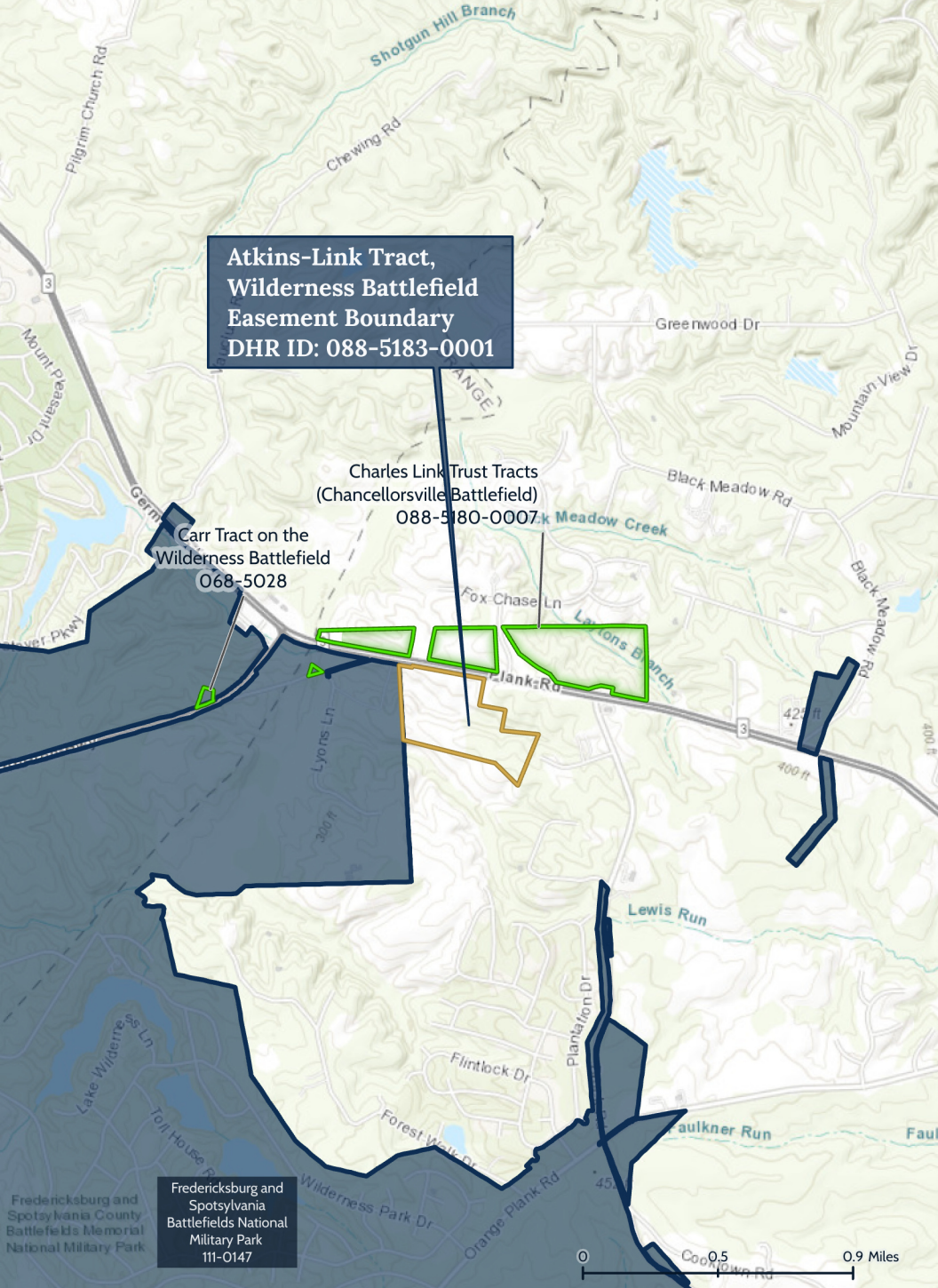
Trash: accumulation or dumping of trash/refuse/junk, or hazardous/toxic material is prohibited

Signs: restrictions on size and location of signs on the Property; interpretative signage permitted

Public Access: easement requires 2-days minimum public access; the Property also visible from 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: 8-A-3F	
Property Address: 11006 Plank Road Spotsylvania, VA	USGS Quad: Chancellorsville
Statement of Public Benefit:	
<p>The Atkins-Link Tract is of historic significance and is within the boundaries of two Civil War battlefields with preservation priority ratings from the CWSAC. Restrictions on alterations of historic resources on the Property, including archaeological sites, and requirements for the maintenance of such resources, will ensure the Property retains its historic integrity as a Civil War battlefield and a historic landscape. The Property is also contiguous to a portion of the Fredericksburg-Spotsylvania National Military Park and adjacent to an additional ±81.56 acres of historic battlefield held under a perpetual historic preservation and open-space easement by VBHR. Preservation of the Property will add to the perpetually protected historic landscape corridor associated with the Wilderness and Chancellorsville Battlefields. The Property contains publicly significant open space that is visible from Plank Road (Route 3). The open-space 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. Preservation of the Property will augment efforts to preserve historic properties in Spotsylvania County, including approximately 1,148 acres of land already subject to perpetual easements held by the BHR. Restrictions on development, new construction, and ground disturbing activities in this Easement will protect the open-space and rural character of and landscape on the Property and prevent excessive development, soil loss, and pollution on the Property which would lead to or contribute to the degradation of the scenic character of the area. The protection of the Property by the easement will also fulfill the intent of the 2024 Virginia Outdoors Plan to protect Virginia’s historic and cultural resources, including Civil War battlefield landscapes, and to place historic preservation and open-space easements on historic properties.</p>	
Easement Acceptance Committee Recommendation:	
<p>The Easement Acceptance Committee recommends approval of the Atkins-Link Tract easement offer subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Receipt of a title commitment insuring the Board of Historic Resources for its easement interest. 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. 	



Atkins-Link Tract, Wilderness Battlefield Spotsylvania County, Virginia DHR ID: 088-5183-0001

- 088-5183-0001
- VBHR Easements
- Listed Resources
- ABPP Core Areas (2014)
- ABPP Study Areas (2014)



DHR VIRGINIA DEPARTMENT OF HISTORIC RESOURCES

Created By: D. Bascone 4/8/2025
Sources: VDHR 2025, ESRI 2025, VDOT 2025, VGIN 2025
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.

**EASEMENT OFFERS
FOR
RECONSIDERATION**

BHR Meeting Date: December 11, 2025	Staff: W. Musumeci	DHR File No. 401-0112
Applicant: Dr. David Barr Crowe	County: Loudoun	Acres: ±0.1556

Property Features and Current Use:

Located on Main Street in the Village of Waterford, the John McGeath Log Cabin property is comprised of one parcel totaling ±0.1556 acre (the "Property"). The Property is improved for residential use by a two-story historic vernacular style dwelling constructed circa 1800 and modified in the mid-20th century. The topography of the Property slopes steeply to the west and toward the Dwelling and ground cover is a mix of grass lawn and mature trees. A non-historic stone retaining wall runs parallel to Main Street while a second non-historic stone wall runs along the west boundary. The John McGeath Log Cabin is a contributing resource to the Historic Waterford District, listed on the Virginia Landmarks Register and the National Register of Historic Places in 1969, and designated a National Historic Landmark ("NHL") in 1970. The Secretary of the Interior approved updated documentation for the NHL District in 2023. The owner intends to convey an historic preservation and open-space easement on the Property prior to listing it for sale.

Board of Historic Resources Approval:

The Board of Historic Resources ("Board") approved the McGeath Log Cabin easement offer on September 20, 2018 and September 17, 2020 subject to certain conditions. The Board reapproved the easement offer again on September 15, 2022, subject to the following revised conditions:

1. Receipt of documents authorizing the existing Deed of Trust that encumbers the Property to be subordinated to the easement. These documents include: (i) Name and position of the individual who will be signing the easement on behalf of the lender and document identifying that individual as authorized to sign on behalf of the lender; (ii) Name of Trustees who will be signing on behalf of the lender; and (iii) Recorded Appointment of Substitute Trustee document.
2. Final review of 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.

Update to 2022 Board Approval:

1. An access easement and maintenance agreement with the adjoining property owner was recorded in 2024.
2. An existing lien/mortgage encumbering the Property was sold. DHR and the owner's representative engaged with the lender that now holds the Deed of Trust to procure the necessary subordination documents and signatures. The lender reviewed the draft easement deed in June 2025 and agreed to subordinate its interest.
3. The draft easement, survey and title work have been reviewed by DHR in consultation with the Office of the Attorney General.
4. The nature of the transaction and easement terms remain unchanged.
5. Easement staff made a site visit on November 18, 2025 to obtain updated photographs and information for the baseline documentation report.

Documentation Information:

GPIN Number: 8045603355

Address: 40191 Main Street, Waterford, Virginia 20197 **USGS Quad:** Waterford

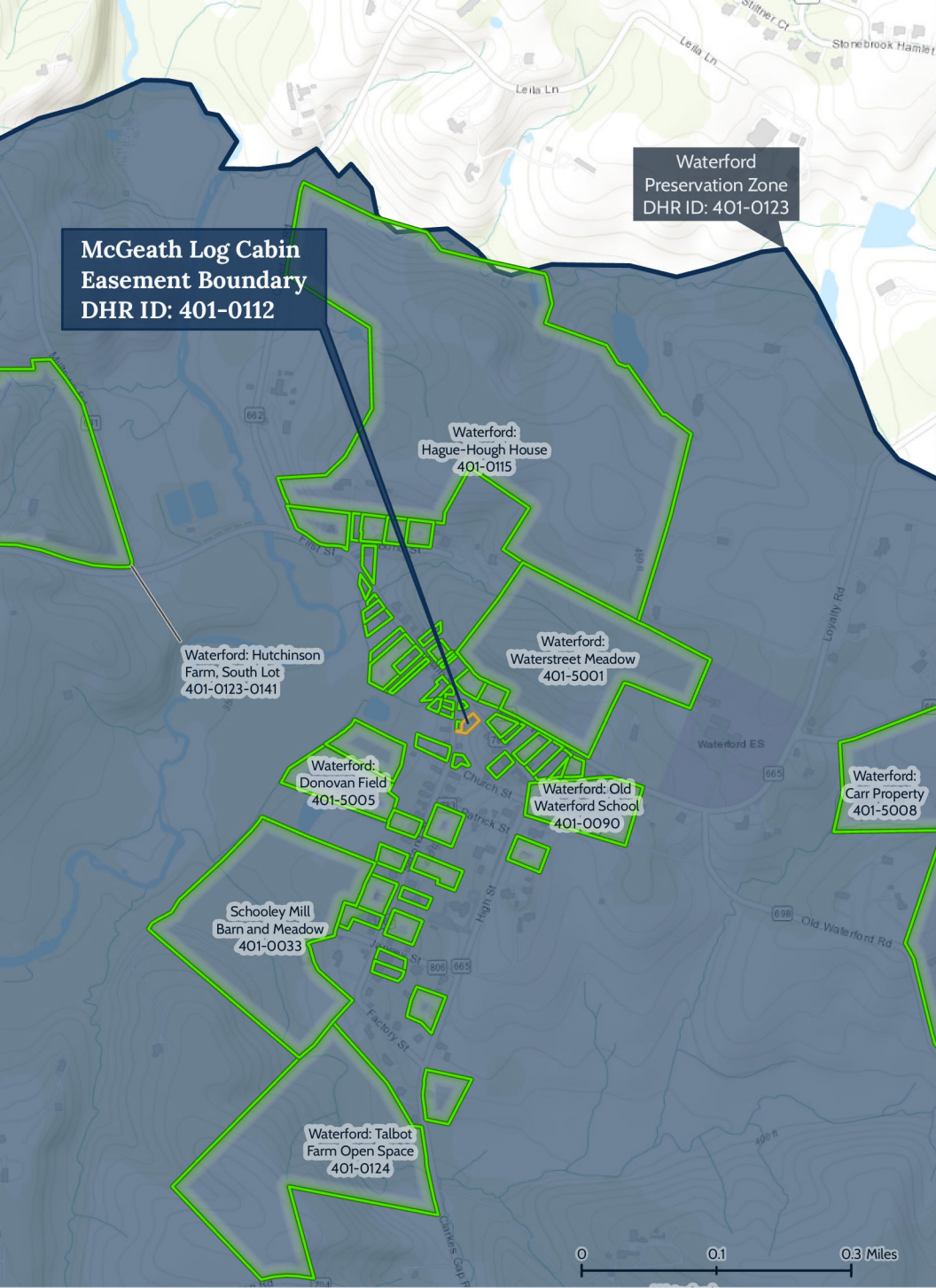
Easement Program Policy #2: Criteria for Acceptance of Easements:

Per *Easement Program Policy #2, Criteria for Acceptance of Easements*, standard approvals given by the Board were previously valid for two calendar years from the date of the Board approval. As approved by the Board in December 2022, approvals are now valid for three calendar years. The Board's September 15, 2022 approval of the McGeath Log Cabin easement offer expired on September 15, 2024. Therefore, the project is being presented to the Board for reconsideration.

Easement Acceptance Committee Recommendation:

The Easement Acceptance Committee recommends reapproval of the McGeath Log Cabin easement offer, subject to the following revised conditions:

1. Receipt of documents authorizing the existing Deed of Trust that encumbers the Property to be subordinated to the easement.
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.



McGeath Log Cabin Loudoun County, Virginia DHR ID: 401-0112

Waterford:
Waterford Farms
401-5007

- 401-0112
- VBHR Easements
- VLR/NRHP/NHL Listed



DHR VIRGINIA DEPARTMENT
OF HISTORIC RESOURCES

Created By: D. Bascone 12/1/2025
Sources: VDH 2025, ESRI 2025, VDOT 2025, VGIN 2025
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Easement Reconsideration Summary

Amelia & Associates Tract

Boydton Plank Road Battlefield, Dinwiddie County

BHR Meeting Date: December 11, 2025	Staff: K. Edwards	DHR File No. 026-5004-0001
Applicant: American Battlefield Trust (the "Trust")	County: Dinwiddie	Acres: ±11.311

Property Features and Current Use:

The Amelia & Associates 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 may install a 0.25-mile trail and 3 to 5 signs if funding permits. The Trust has been awarded an American Battlefield Protection Program ("ABPP") grant and 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.

Board of Historic Resources Approval:

The Board of Historic Resources ("Board") approved the Amelia & Associates, LLC Tract easement offer on December 14, 2023, 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 Energy ("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.

Update to 2023 Board Approval:

1. The existing parcel lines have been vacated and the Property has been consolidated into a single ±11.311-acre parcel.
2. Easement staff made a site visit on October 28, 2025 to obtain updated photographs and information for the baseline documentation report.
3. The American Battlefield Trust contacted Dominion regarding the removal of the existing pole line and vacation of any rights it may have on the Property. Dominion confirmed plans to remove the pole line in January 2026, in compliance with the previous condition, but has not responded to a request for the release of its rights on the Property. Following recordation of the easement, the Trust will continue to follow-up about the potential for future release.
4. The nature of the transaction and easement terms remain unchanged.
5. The draft easement, survey and title work have been reviewed by DHR's outside counsel in consultation with the Office of the Attorney General.

Documentation Information:

GPIN Number: 33A-1-12	
Address: 9222 Boydton Plank Road North Dinwiddie, Virginia 23803	USGS Quad: Sutherland

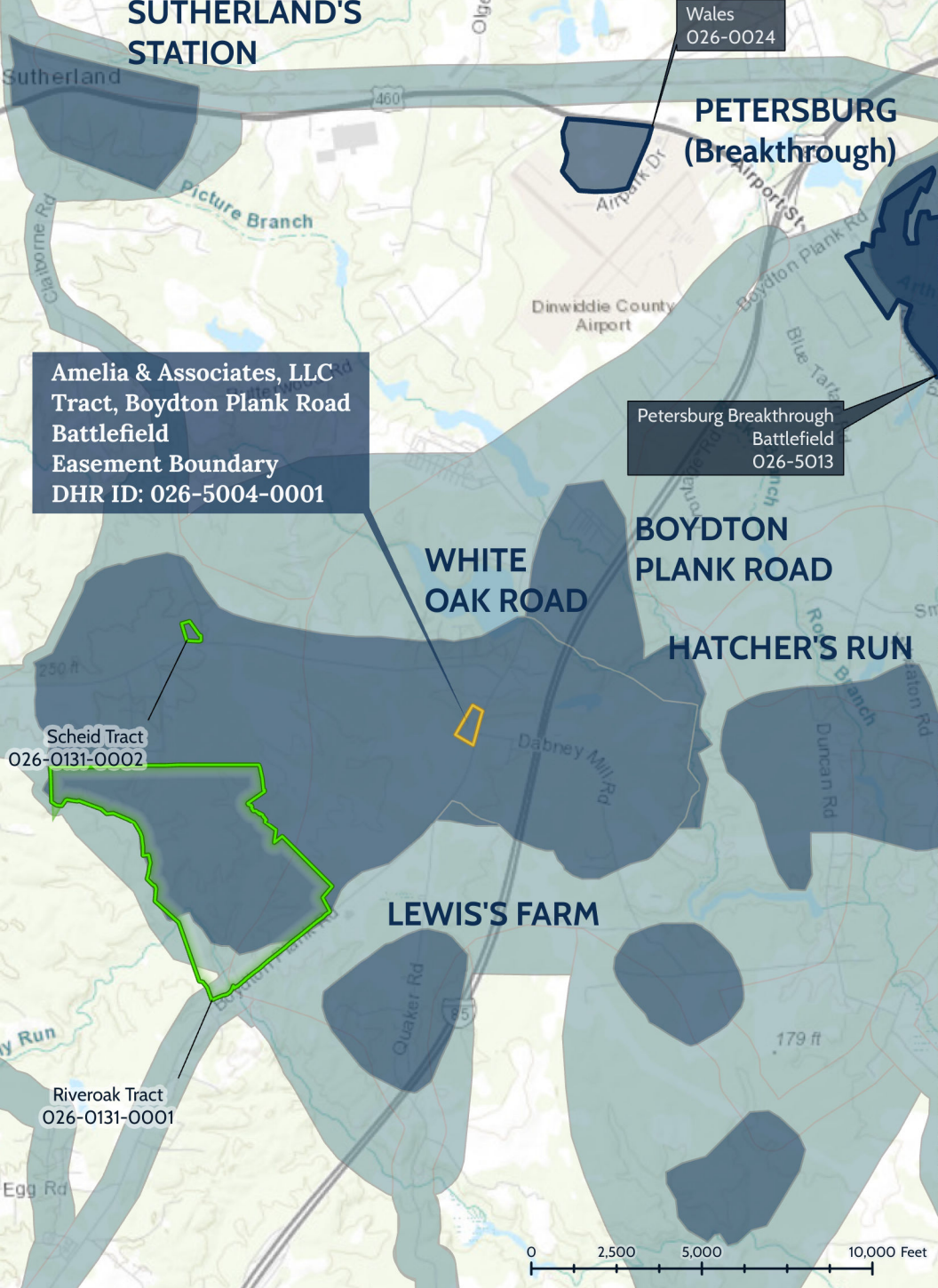
Easement Program Policy #2: Criteria for Acceptance of Easements:

Per *Easement Program Policy #2, Criteria for Acceptance of Easements*, any significant changes to the terms of the easement offer made after approval by the Board but prior to recordation of the easement require reconsideration by the Board at its next regularly scheduled meeting. Therefore, the project is being presented to the Board for reconsideration.

Recommendation:

Easement staff recommends the reapproval of the Amelia & Associates Tract easement offer subject to the following revised conditions:

1. Demolition of the existing structures (except the concrete outfall structure) within three (3) years from easement recordation.
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.



Amelia & Associates, LLC Tract, Boydton Plank Road Battlefield
Dinwiddie County, Sutherland Quad
DHR ID: 026-5004-0001

- 026-5004-0001
- VBHR Easements
- Listed Resources
- ABPP Core Areas (2014)
- ABPP Study Areas (2014)

Created By: D. Bascone 5/1/2023
 Sources: VDHR 2023, ESRI 2023, VDOT 2023, VGIN 2023
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