



*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., March 19, 2026

Virginia Museum of History and Culture, Richmond, Virginia

**EASEMENT PROGRAM**  
**BOARD PACKET**

**PROJECT SUMMARIES**

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

**March 12, 2026**

**NEW  
EASEMENT OFFERS**

<b>BHR Meeting Date:</b> March 19, 2026	<b>Staff:</b> Wendy Musumeci	<b>DHR File No.</b> 053-0090_ep
<b>Applicant:</b> The Conservation Fund (“TCF”)	<b>County:</b> Loudoun	<b>Acres:</b> ±88.426

**Property Features and Current Use:**

Located along James Monroe Highway just northeast of Aldie in Loudoun County, Oak Hill is comprised of a single ±88.426-acre parcel (the “Property”) containing the historic core of the larger ±1,196.28-acre Oak Hill Farm property. The Property is located on a prominent knoll that slopes gently towards the south and west and the Little River which lies just outside the western boundary. The Property, together with the surrounding ±1,100 acres and hundreds of additional acres of land northwest of the current Oak Hill Farm boundary, comprised the Loudoun County holdings of President James Monroe from 1794 until his death in 1831. Monroe purchased the land with his uncle Judge Joseph Jones (d. 1805) in 1794, and he and his family periodically lived on the Property in a small frame house (the Jones Cottage, ca. 1808 with later additions) while he served as Secretary of State and Secretary of War (1811 to 1817) in Washington, D.C. Following his election to the Presidency in 1816, Monroe began planning a larger dwelling which was constructed in 1822-1823 and served as his primary residence following his retirement in 1825. The Marquis de Lafayette visited Monroe twice at Oak Hill in 1825 and gifted him two ornately carved marble mantels that remain in the double parlors of the main house. Following Monroe’s death in 1831, his daughter Maria and husband Samuel Gouverneur owned the Property until 1852. A succession of private owners in the late 19<sup>th</sup> century and the early 20<sup>th</sup> centuries developed the Property into a large agricultural complex with a variety of building types and uses. In 1948, the DeLashmutt Family purchased the Property and its surrounding acreage and maintained it for over 75 years until they conveyed it to The Conservation Fund (“TCF”) in 2025. TCF plans to retain ownership of the ±1,196.28-acre property in the short term while working with state and local partners to conserve the land and provide for future public access to the site. Among other grants and private donations, TCF was awarded a two-million-dollar Virginia Land Conservation Foundation (“VLCF”) grant to assist with the acquisition of the ±88.426-acre Oak Hill parcel. The VLCF grant requires the conveyance of a historic preservation and open-space easement to the Board of Historic Resources.

**Conservation Values:**

**Historic/Landscape:**

- Oak Hill Farm was designated as an NHL on 9/9/1969 and was individually listed on the NRHP on 10/15/1966 and the VLR on 12/19/1969 in the area of politics and government for its association with U.S. President James Monroe (b. 1758, d. 1831).
  - The Property served as the home of James Monroe from 1811 to 1830. Following his military service during the Revolutionary War, Monroe served as Governor of Virginia from 1799-1802 and again briefly in 1811 before he was appointed by President James Madison as U.S. Secretary of State from 1811 to 1817 and a concurrent term as U.S. Secretary of War from 1814 to 1815. Monroe was elected the fifth President of the United States in 1816 and served two terms from 1817 to 1825. While Monroe had many significant national and international accomplishments during his presidency, it is his authorship of the Monroe Doctrine, a policy that opposes any foreign interference in the Western Hemisphere, for which he is best remembered. Monroe drafted this policy while in residence at Oak Hill in 1823. While Monroe owned Oak Hill initially with his uncle, Judge Joseph Jones (d. 1805), Monroe and his family first began using the Property as a regular residential retreat in 1811 while he was working in Washington. During his second term as President, Monroe built the main house at Oak Hill (1822-1823) which served as his primary residence following his retirement in 1825. Monroe and his wife Elizabeth lived on the Property until her death in 1830 and his subsequent move to New York City and death in 1831.
  - The Property contains seven buildings constructed during President Monroe’s occupancy, including the main house. Monroe accepted design advice from well-known architects of the time including Thomas Jefferson, James Hoban and George Bomford, but no evidence survives to attribute the house to any single architect. As built, the brick dwelling had a two-story main block with a tetrastyle two-story rear portico flanked by single-story one bay wings. Other buildings that date to the Monroe period include a brick smokehouse (ca. 1817), a stone spring house (early 19C with later additions), a large frame barn (early 19C with later additions), a frame blacksmith’s shop (early 19C) and a stone barn (early 19C, now in ruinous condition).
  - Later owners throughout the nineteenth and early twentieth centuries expanded agricultural operations. The resulting agricultural building complex located just west of the main house is an important example of late nineteenth century/early twentieth century architecture and agricultural practices (crop production and animal husbandry) in northern Virginia. Noteworthy frame buildings constructed during this period include the Main Barn (ca. 1875), Dairy

Barn (ca. 1890), and Machine Shop which included a windmill (ca. 1890). Additional buildings constructed during this era include multiple frame tenant houses, smaller agricultural buildings (scale shed, pumphouse, barns) and numerous frame sheds. Frank Littleton acquired Oak Hill Farm in 1920 and employed architect Henry David Whitfield to enlarge the main house by adding one bay, second stories and two-story porticos to each of the wings. Littleton also developed the large, terraced gardens located south of the main house. Oak Hill Farm was auctioned in 1948 and purchased by the DeLashmutt Family.

- The Property is within the Journey Through Hallowed Ground (“JTHG”) National Heritage Area, a 180-mile corridor stretching from Gettysburg, Pennsylvania to Monticello, near Charlottesville, Virginia designated a National Heritage Area by Congress in 2008. It is also located along the JTHG National Scenic Byway, a 180-long mile route incorporating U.S. Route 15, U.S. Route 15 Business, and Virginia Routes 20, 231, 22 and 53, designated by the U.S. Secretary of Transportation on October 16, 2009. This byway is the primary touring route from which visitors and travelers can explore the scenic and historically rich landscape.

**Archaeological:** Although the Property has not been subjected to professional archaeological survey, in the opinion of DHR, the Property has high potential to contain archaeological sites, deposits and features associated with Monroe’s occupancy and use of the Property. The Property may also include archaeological sites, deposits and features associated with the nineteenth and early twentieth century expansion of agricultural operations and domestic occupation of the Property. Finally, the Property has potential to contain Indigenous sites due to its proximity to the Little River.

**Open Space/Forestral:** The Property includes ±88.426 acres of land, of which ±23.96 acres are under forested cover.

**Water Quality:** As identified in the National Wetlands Inventory, the Property includes frontage on several intermittent streams, all of which drain to the Little River, and the floodplain of which adjoins the western boundary of the Property. The Property is within the Chesapeake Bay watershed.

**Agricultural:** As identified in the Natural Resources Conservation Service (“NRCS”) Web Soil Survey of the U.S. Department of Agriculture, the Property contains ±38.6 acres of prime farmland and ±24.8 acres of farmland of statewide importance.

**ConserveVirginia:** The Property lies entirely within the Cultural and Historic Preservation and partially within the Scenic Preservation, Agricultural & Forestry, and Water Quality Improvements categories of ConserveVirginia, Virginia’s land conservation strategy that identifies high value lands and conservation sites across the Commonwealth of Virginia.

#### Supporting Governmental Policy:

**Federal:** (i) National Historic Preservation Act (NHPA) of 1966 (54 U.S.C. §§ 300101-307108), which authorizes the designation of historic properties as National Historic Landmarks (NHL); (ii) National Historic Landmarks Program, codified at 36 C. F. F. Part 65, which authorizes the Secretary of the Interior to designate as an NHL certain historic resources of national significance, (iii) Criteria for eligibility and designation as an NHL promulgated by the Secretary of the Interior pursuant to 54 U.S.C. § 302103 of the NHPA, codified at 36 C. F. R. Parts 65.4 and 65.5; (iv) formal determination the Keeper of the NRHP that the Property meets the Criteria for Evaluation and subsequent listing of the Property as an NHL on 12/19/1960; (v) NHPA of 1966 (54 U.S.C. §§ 300101-307108), which authorizes the National Register of Historic Places (NRHP); (vi) 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); (vii) 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 10/15/1966; (viii) JTHG National Heritage Act of 2008 (15 U.S.C. § 461); (ix) JTHG National Scenic Byway; (x) National Wetlands Inventory; and (xi) NRCS Web Soil Survey.

**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) Section 10.1-1017 *et. seq.* of the Code of Virginia; (iv) The Open-Space Land Act, Chapter 17 of Title 10.1, Sections 10.1-1700 through 10.1-1705 of the Code of Virginia; (v) BHR practices in reviewing and accepting an easement over this Property, which include review by DHR’s Easement Program staff, review by a committee comprised of DHR staff from different divisions and review and acceptance by the BHR at a public meeting, as set forth in the Board’s written adopted policies; (vi) Virginia Outdoors Plan (2024) Region 2, Section 3.2; and (vii) ConserveVirginia.

**Local:** Loudoun County has designated the Property’s future land use as rural. The *Loudoun County 2019 General Plan, Interim Final Version* (adopted June 20, 2019 and amended through February 7, 2023) provides support for historic preservation and the placement of conservation easements at Chapter 2, pages 2-96 through 2-102 and Chapter 3, pages 3-14, 3-16, 3-26 and 3-27. Loudoun County will need to review DHR’s draft easement and baseline documentation report for Oak Hill prior to confirming if it is consistent with the County’s current comprehensive plan.

#### Existing Buildings and Structures:

<u>Monroe Era Buildings (1794 to 1831)</u>	Frame Corn Crib
Main House (1822-23 with later additions ca. 1922)	Brick Library with Outhouse
Jones Cottage (ca. 1805-1808 with later additions)	Frame Gardener’s Cottage with Greenhouse

Smokehouse (ca. 1817 with later modifications)	Frame Manager's Cottage
Springhouse (early 19C with later additions)	6 Frame Tenant Houses with assoc. frame sheds (1-2 sheds/dwelling)
Blacksmith Shop (early 19C with later modifications)	6 Frame structures (barns, sheds, 1 dwelling) in ruinous condition
East Barn (early 19C with later additions)	Terraced Garden with stone walls and paths (ca. 1922 to 1948)
Stone Stallion Barn (early 19C, currently a ruin)	Pool (mid 20C)
<u>Mid to late 19C/Early 20C Buildings and Structures</u>	<u>Other</u>
Frame Main Barn	Multiple water wells
Frame Dairy Barn	Underground irrigation system with multiple water lines and spigots
6 Frame Barns	Gravel/earthen farm roads
Frame Scale Building	Wooden fencing

**Proposed General Easement Terms:**

**Note: provisions in italics below indicate non-standard easement template language; some provisions are still to be determined.**

**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:** exteriors and interiors of all historic buildings and structures determined by DHR to have sufficient integrity must be maintained in existing condition or better; demolition prohibited without prior review and approval; alterations/additions require prior review and approval.

**Existing Non-Historic Buildings and Structures:** provision for potential demolition and removal of existing non-historic buildings and structures; *scope of work for removal of certain ruinous sheds has been reviewed by DHR.*

**Permitted New Buildings, Structures and Amenities:** (i) *TBD--provision for a replacement single-family dwelling of the same size/footprint should an existing dwelling be completely destroyed;* (ii) reconstructions of documented historic buildings/structures; (iii) pervious roads/drives/parking areas (*including roadside pull-offs*); (iv) pervious paths/trails (*including for pedestrian, biking, and equestrian use*); (v) utilities that serve the Property *and surrounding Oak Hill Farm* (vi) fences, gates, footbridges, mailboxes; (vii) *TBD--outbuildings/structures ancillary to use as a park (may include a collective footprint sub-cap)*; (viii) outbuildings/structures accessory to residential use; and (ix) agricultural buildings and structures.

**Restricted Build Zone:** *only certain buildings, structures, and amenities (such as fencing, signs, trails, roads) will be permitted within 200 feet of U.S. Route 15.*

**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:** *TBD based on existing collective footprint; easement will address impervious surfaces as may be needed for local, state, and federal accessibility requirements.*

**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 strip surface or subsurface mining (including extraction/removal of gravel or similar material), dredging on or from the Property, or drilling for oil, gas or any natural resource (excluding fresh water), is prohibited.

**Riparian Protection Zone:** minimum 100-foot-wide forested/vegetated buffer from the bank of the Little River; certain activities are prohibited within buffer; livestock shall be excluded from buffer. *Possible buffer for intermittent streams TBD.*

**Forest Management:** trees and vegetation shall be managed to protect historic resources; also addresses forest management including timbering, replanting, and land conversion consistent with standard easement template. BMP's required to control erosion and protect water quality when any forest activity undertaken.

**Landscape Alteration:** review and approval required prior to landscape alteration [including areas of the Property that have been historically open for agriculture and historic gardens]

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

**Signs:** restrictions on size and location of signs on property.

**Public Access:** *TBD—after a certain period (e.g. one or two years), Property will be accessible to be public daily (required per VLCF grant)*

**Grant Funding:** VLCF grant requires certain restrictions and specific language per Virginia Code Section 10.1-1017 *et. seq.*

**Documentation Information:**

**Tax Map Number:** 359406830000

**Property Address:** 40015 Oakhill Farm Road, Aldie, VA

**USGS Quad:** Arcola

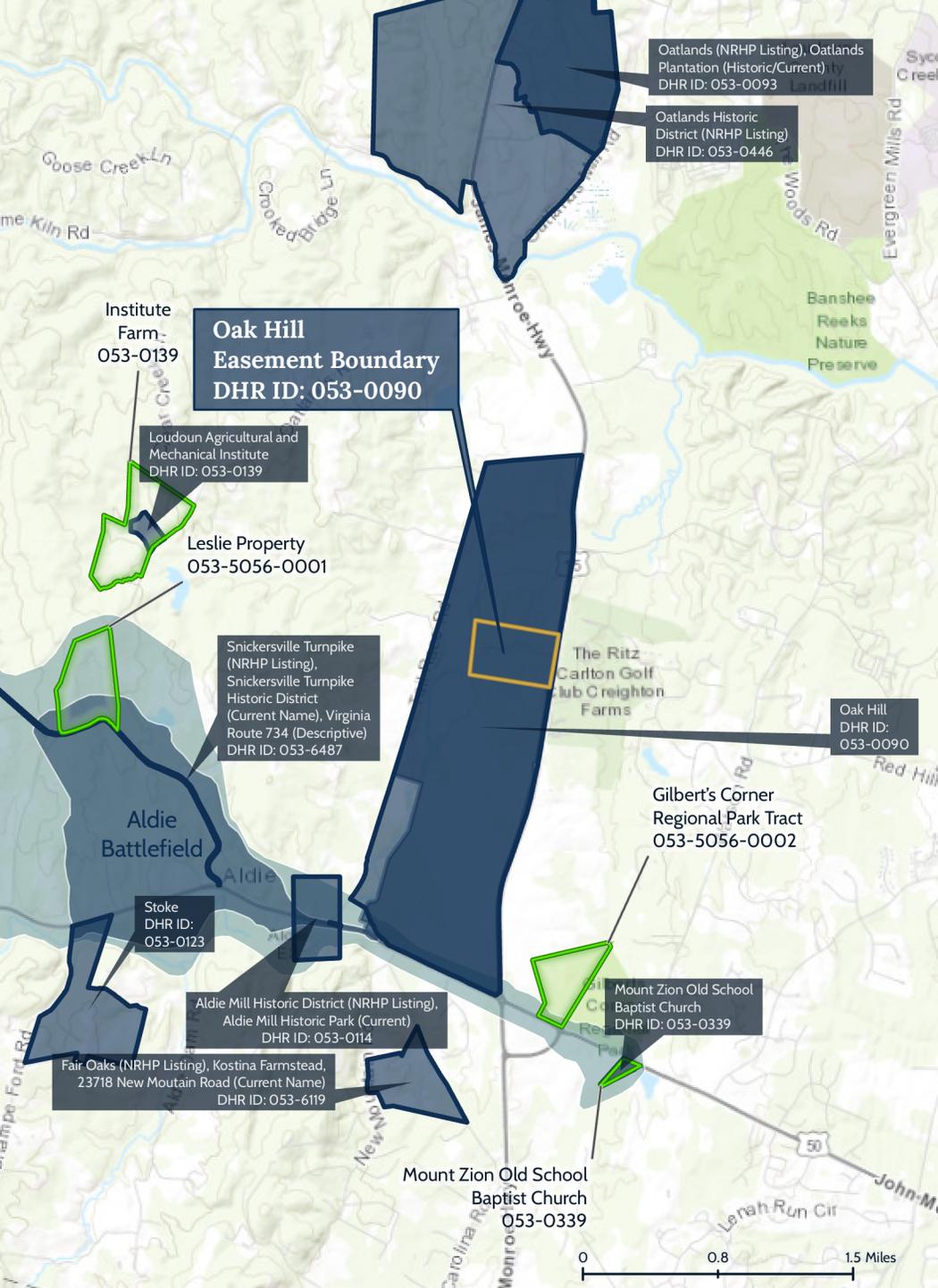
**Statement of Public Benefit:**

Oak Hill is of historic and archaeological significance, is designated as an NHL and listed on the VLR and NRHP. Restrictions on ground disturbance, 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 Loudoun County, including ±2,556 acres of land already subject to perpetual easements held by the BHR. Additionally, restrictions on development, new construction and ground disturbing activities will protect the forestal and ecological resources on the Property. The Property includes floodplain along the Little River, frontage on intermittent streams and is within the Chesapeake Bay watershed. Limiting new construction, timbering, ground disturbing activities and uses of the Property in the Easement will support protection of water quality in the Chesapeake Bay. 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 is visible from U. S. Route 15, James Monroe Highway, a public right-of-way. In addition to visibility from this public right-of-way, the easement will require physical public access. 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, and to place historic preservation and open-space easements on historic properties.

**Easement Acceptance Committee Recommendation:**

The Easement Acceptance Committee recommends approval of the Oak Hill easement offer subject to the following conditions:

1. Continued negotiations of the specific provisions, restrictions, and reserved rights to be included in the BHR 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.



**Oak Hill** (Historic Listing)  
**Loudoun County, Virginia**  
**DHR ID: 053-0090**

- Oak Hill Easement Area
- VLR/NRHP/NHL Listed
- Oak Hill Boundary
- ABPP Core Areas (2014)
- VBHR Easements
- ABPP Study Areas (2014)



Created By: D. Bascone 11/12/2025  
 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.

<b>BHR Meeting Date:</b> March 19, 2026	<b>Staff:</b> Kyle Edwards	<b>DHR File No.</b> 020-5301-0001
<b>Applicant:</b> Capital Region Land Conservancy	<b>County:</b> Chesterfield	<b>Acres:</b> ±4.183

**Property Features and Current Use:**

Located along Route 1 in Chesterfield County, the ±4.183-acre Burton Family Farm (the "Property") composed of three parcels and is one of only a few remaining open space properties in this area of the highly developed Route 1 transportation corridor. The Property slopes gently to the west towards Kingsland Creek, an intermittent stream that crosses the Property's southeastern corner. The Property lies within the core area of the Proctor's Creek Battlefield just behind of the main line of Confederate earthworks associated with Fort Darling, located approximately one half mile north of the Property. The Burton Family Farm is also of local significance because it was originally part of a 78-acre tract acquired by the Order of the Sons and Daughters of Union Star ("OSDUS") in 1887. The OSDUS was a local African American benevolent organization created to support its members in various ways, including acquiring land and providing a member cemetery. The Property borders the OSDUS cemetery which is a 1-acre land-locked parcel with an unknown number of marked and unmarked graves. Easement staff conducted an initial site visit to review the area around the cemetery and did not find any graves on the Property, but further archaeological survey is recommended to confirm this finding. The Burton Family acquired 2.24 acres of the Property from the OSDUS in 1909. The adjacent 2 acres were acquired by the Mayo Family in 1915, and both families have since intermarried, therefore the Property was owned by the same African American family for over 110 years. The Burton Family used a small open-space area near the north boundary of the Property for agricultural production. The Property includes one small metal shed. Capital Region Land Conservancy ("CRLC") acquired the Property in April 2025 and will work with the former owner, Art Burton, Kinfolk Community RVA and Virginia Commonwealth University to use the property for urban agricultural training, growing food for the East End Food Justice Collaborative and opening it for tours highlighting the Property's battlefield history as well as its connections to African American history in the late nineteenth and twentieth centuries. A frame dwelling and surrounding ±0.218 acre has been excluded from the easement area to enable its use as a small parking area and visitor's center associated with the Property. This excluded parcel contains the only point of access for the Property. CRLC has agreed to provide an access easement over the excluded parcel for use by DHR staff and the general public, including descendants of the people buried in the OSDUS cemetery which does not currently have deeded access. The Property also includes several debris piles which CRLC has agreed to remove prior to recordation of DHR's easement. CRLC was awarded two Virginia Outdoor Foundation (VOF) Preservation Trust Fund grants and will apply for American Battlefield Protection Program ("ABPP") funding. Conveyance of an easement to the Virginia Board of Historic Resources is a condition of both grant programs.

**Conservation Values:**

- Historic/Landscape:**
1. The Burton Family Farm is entirely within the core area of the Proctor's Creek Battlefield, which has been given a Preservation Priority Rating of IV.2 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 a direct and decisive influence on their campaigns, in this case the Bermuda Hundred Campaign from May to June 1864.
    - Following a Confederate victory at the Battle of Swift Creek on May 9, 1864, Union Major General Benjamin Butler fell back and quickly reorganized his 30,000 troops to attack the Confederate defensive lines at Fort Darling and Drewry's Bluff (located just northeast of the Property) on March 12 in what would become the largest battle of the Bermuda Hundred Campaign. Following his initial attack on the Confederate lines, Butler found he did not have support from Union gunboats in the James River, so what was intended to be a formidable offensive attack quickly turned into a defensive stalemate. After two more days of fighting, Confederate forces under Brigadier General Matt W. Ransom attacked and routed the Union right flank. This, coupled with foggy conditions, left the Union forces disorganized and exhausted after four days of battle. Butler directed his army to retreat to its original defensive line at Bermuda Hundred, thus ending the Union advance towards Richmond. The battle resulted in a Confederate victory with 6,600 total casualties.
  2. The Property is also partially within the study area of the Petersburg (Assault on Petersburg) Battlefield which has been given a Preservation Priority rating of III.1, Class A. Sites with a priority rating of III are those that need additional protection. Battlefield sites rated Class A are those that had a decisive influence on their campaign, in this case the Richmond-Petersburg Campaign from June 1864 to March 1865, and direct impact on the course of the war.
  3. The Property is also of local significance due to its ties to the OSDUS, an African American benevolent society which was

formed to benefit its members with the acquisition of homesteads and a member cemetery. In 1887, OSDUS acquired 78 acres at the crossroads of Kingsland Road and Petersburg Turnpike (current Route 1) and sold small parcels of this land to its membership at reduced rates. The Burton Family acquired the Property from the OSDUS and owned it for over 110 years. OSDUS descendants still live in the area and attend the First Baptist Church of Centralia which is located just southeast of the Property.

**Archaeological:** Although the Property has not been subjected to professional archaeological survey, in the opinion of DHR, the Property has potential to contain archaeological sites, deposits and features associated with the Civil War, specifically the Battles of Proctor’s Creek and Petersburg, based on the concentration of troop movements and engagement of the opposing armies across or on the Property. The Property also has potential to contain archaeological sites, deposits and features associated with its domestic and agricultural uses in the 19<sup>th</sup> and 20<sup>th</sup> centuries.

**Agricultural:** According to the Natural Resources Conservation Service (“NRCS”) Web Soil Survey of the USDA, the Property contains ±2.1 acres of Prime Farmland.

**Open Space:** The Property includes ±4.183 acres of open-space land, of which ±3.88 acres is under forested cover.

**Water Quality:** The Property includes ±0.56 acre of freshwater forested/shrub wetlands and a small area of frontage on Kingsland Creek, an intermittent stream. The Property is within the Chesapeake Bay Watershed.

**ConserveVirginia:** The Property lies entirely within the “Cultural and Historic Preservation” layer 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); (iii) The Land and Water Conservation Fund Act, 54 U.S.C. §§ 200301 – 200310; (iv) National Wetlands Inventory; and (v) NRCS Web Soil Survey.

**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; (iii) Virginia Board of Historic Resources 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; (iv) Chesapeake Bay Preservation Act, §§64.1-44.15: 67-79; (v) Virginia Outdoors Plan (2024) Region 4, Section 3.2; (vi) ConserveVirginia; and (vii) Virginia Outdoors Foundation Preservation Trust Fund.

**Local:** The Property’s future land use designation is Light Business and Residential Neighborhood 4. Chesterfield County’s current comprehensive plan entitled *Moving Forward: The Comprehensive Plan for Chesterfield County* (adopted May 2019, amended October 22, 2025) provides support for the placement of easements on historic lands at Chapter 8, the preservation of farmland at Chapter 9 and support for historic preservation in general at Chapter 10. By letter dated April 6, 2022, Chesterfield County confirmed that the placement of a DHR easement on the Property would be consistent with its comprehensive plan.

**Existing Buildings and Structures:**

Manufactured metal shed (late 20 <sup>th</sup> century) Small concrete pad	Sections of wood and wire fencing
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**General Easement Terms:**

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

**Division:** no subdivision or division permitted

**New Dwellings:** no new residential dwellings allowed.

**Existing Buildings and Structures:** demolition prohibited without prior review and approval; alterations/additions require prior review and approval.

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

**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 existing structures and permitted new improvements

**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.

**Riparian Protection Zone:** minimum 35' vegetated buffer required along intermittent stream.

**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:**

**Current Tax Map Numbers:** 793669059200000, 793669088500000 and 792669987000000

<b>Property Address:</b> At or near 9300 Jefferson Davis Highway, Chesterfield, VA	<b>USGS Quad:</b> Drewry's Bluff
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**Statement of Public Benefit:**

The Burton Family Farm is of historic and archaeological significance and is within the boundary of two Civil War battlefields with preservation priority ratings from the CWSAC. The Property is also of local significance given its connection to the OSDUS and African American communities following the Civil War. Restrictions on ground disturbance, 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 Chesterfield County, including ±76.28 acres of land already subject to perpetual easements held by the BHR. Additionally, restrictions on development, new construction and ground disturbing activities will protect the forestal and ecological resources on the Property. The Property includes wetlands, frontage on an intermittent stream and is within the Chesapeake Bay watershed. Limiting new construction, timbering, ground disturbing activities and uses of the Property in the Easement will support protection of water quality in the Chesapeake Bay. 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 is visible from Route 1, a public right-of-way. In addition to visibility from this public right-of-way, the easement will require physical public access. 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 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 Burton Family Farm easement offer subject to the following conditions:

1. CRLC conveys an access easement as part of DHR's easement to allow access to the Property for DHR staff and the general public.
2. CRLC must move forward with removal of trash and debris piles along the southern boundary of the cultivation area but must inform DHR prior to any possible ground disturbance or if evidence of an archaeological site is found.
3. 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.



**Burton Family Farm, Proctor's Creek Battlefield**  
**Chesterfield County, Virginia**  
**DHR ID: 020-5320-0001**

- 020-5320-0001
- VBHR Easements
- VLR/NRHP/NHL Listed
- ABPP Core Areas (2014)
- ABPP Study Areas (2014)



**DHR** VIRGINIA DEPARTMENT OF HISTORIC RESOURCES

Created By: D. Bascone 3/5/2026  
 Sources: VDHR 2026, ESRI 2026, VDOT 2026, VGIN 2026  
 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.

<b>BHR Meeting Date:</b> March 19, 2026	<b>Staff:</b> Kyle Edwards	<b>DHR File No.</b> 034-0007-0006
<b>Applicant:</b> Shenandoah Valley Battlefields Foundation (“SVBF”)	<b>County:</b> Frederick	<b>Acres:</b> ±127.273

**Property Features and Current Use:**

The Glass Tract (the “Property”) is comprised of two parcels totaling ±127.273 acres. It is within three Civil War battlefields and associated with the ±280-acre Rose Hill Farm, a property listed on the Virginia Landmarks Register (“VLR”) in 1996 and the National Register of Historic Places (“NRHP”) in 1997. In 1972, Rose Hill Farm was bisected by Virginia Route 37 leaving a ±65.224-acre parcel on the east side and a ±193.4-acre parcel on the west side. The previous owner, the Glass Glen-Burnie Foundation (“GGBF”) subdivided the ±193.4-acre western parcel and conveyed the southern ±62.049 acres and the ±65.224-acre eastern parcel to the Shenandoah Valley Battlefields Foundation (“SVBF”) in 2025 for a total of ±127.273 acres. The eastern parcel is bounded by Middle Road to the southeast, Route 37 to the west and residential and open space parcels (including the Jones I Tract, a property currently under consideration for a DHR easement) to the east. This parcel features a gently rolling topography with access via a gravel drive from Middle Road. The eastern parcel is improved with two frame dwellings (ca. 1930’s) and a frame outbuilding (ca. 1930’s), all of which have been vacant for at least ten years and are in poor condition. Most of the eastern parcel is under forested cover with a few open fields along the gravel drive. The western parcel is bounded by Jones Road on the west, Route 37 on the east, the ±37.48-acre Sandy Ridge Tract (a property under easement to the Board of Historic Resources) to the southeast, and Rose Hill Park to the north (the remainder of the GGBF property). The unimproved western parcel slopes from east (Sandy Ridge) to west and is entirely under forested cover. SVBF is working with Frederick County and GGBF to access the property indirectly through Rose Hill Park and to improve the property with a pervious trail system that will also connect to the Sandy Ridge Tract. However, because there is currently no direct access to the western parcel, SVBF has agreed to provide a pull-off area along Jones Road (exact location to be determined). This will ensure dedicated legal access for DHR staff and the general public to the western parcel if Rose Hill Park should ever cease to exist. SVBF has applied for an American Battlefield Protection Program (“ABPP”) grant and a Virginia Battlefield Preservation Fund (“VBPF”) grant to assist with the fee-simple acquisition of the Property. Conveyance of an easement to the Board of Historic Resources is a condition of both grants.

**Conservation Values:**

**Historic/Landscape:**

1. The Glass Tract is entirely within the core area of the First Kernstown 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 campaigns, in this case Jackson’s Shenandoah Valley Campaign in 1862.
  - On March 23, 1862, following an arduous march from Strasburg, Confederate forces under Major General Thomas J. “Stonewall” Jackson sought to engage what Jackson understood to be depleted Union forces at Kernstown, just southwest of the City of Winchester. Union forces established a defensive stronghold on Pritchard Hill. Confederate forces established their line along Sandy Ridge just to west of Pritchard’s Hill and it was there that Jackson realized he faced a much larger Union force than had previously been reported. Union forces engaged the Confederates that afternoon at Sandy Ridge with much of the most intense fighting happening on the Sandy Ridge Tract and Rose Hill Farm (part of which is the existing Glass Tract). The Confederates tried to hold their line along Sandy Ridge but soon ran out of ammunition and began to withdraw against Jackson’s orders. Confederate Brigadier General Richard B. Garnett finally ordered the retreat, thus saving the lives of many Confederate soldiers. While the Confederates suffered a major loss at the Battle of First Kernstown, President Lincoln realized the Confederate threat to Washington, D.C. and redirected reinforcements from George McClellan’s Peninsula Campaign to the Shenandoah Valley. The First Battle of Kernstown resulted in a Union victory with approximately 1,308 total casualties.
2. The Property is entirely within the core area of the Second Kernstown Battlefield, which has been given a Preservation Priority Rating of IV.1 Class B by the CWSAC. Sites with a priority rating of IV are those that are fragmented with poor integrity. Battlefield sites rated Class B are those that had a direct and decisive influence on their campaign, in this case Early’s Raid and Operations against the B & O Railroad from June to August 1864.
3. The Property is entirely within the study area of the First Winchester Battlefield, which has been given a Preservation Priority Rating of IV.2 Class A by the CWSAC. Sites with a priority rating of IV are those that are fragmented with poor integrity. Battlefield sites rated Class A are those that had a decisive influence on their campaign, in this case Jackson’s Shenandoah Valley Campaign, and a direct impact on the course of the war.

4. The Property is entirely 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 this district is to preserve, conserve and interpret the region’s significant Civil War battlefields and related historic sites.
5. The Property is partially within the NRHP boundary for Rose Hill Farm which was listed on the VLR in 1996 and the NRHP in 1997 under criteria A and C. Rose Hill Farm was settled in the late 18<sup>th</sup> century by Samuel Glass who constructed a two-story Federal style dwelling and associated outbuildings. Glass farmed the surrounding 200 acres, and his son added another 80 acres to the farm. The farm passed down through the Glass Family until 1988 when it was gifted to GGBF. The Rose Hill Farm NRHP boundary covers only a portion of the original 280-acre Rose Hill Farm. Conservation of the Glass Tract will ensure that ±127.273 open-space acres of Rose Hill Farm are preserved in perpetuity.

**Archaeological:** 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 First and Second Kernstown and First Winchester, based on the concentration of troop movements and engagement of the opposing armies across or on the Property. The Property may also include archaeological sites, deposits and features associated with its previous residential and/or agricultural uses as part of Rose Hill Farm.

**Conserved Lands:** The Property is adjacent to a 34-acre property under easement to the BHR and will be part of a ±530-acre corridor of conserved lands within the boundaries of First and Second Kernstown Battlefields and First Winchester Battlefield.

**Open Space:** The Property includes ±127.273 acres of which ±113.27 acres are under forested cover.

**Agricultural:** As identified in the Natural Resources Conservation Service (“NRCS”) Web Soil Survey of the United States Department of Agriculture, the Property contains ±13.3 acres of prime farmland and ±51.2 acres of farmland of statewide importance.

**ConserveVirginia:** The Property lies entirely within the “Cultural and Historic Preservation” category 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); (iii) The Land and Water Conservation Fund Act, 54 U.S.C. §§ 200301 – 200310; (iv) 1996 “Shenandoah Valley Battlefields National Historic District and Commission Act” (P.L. 104-333); (v) National Historic Preservation Act (NHPA) of 1966 (54 U.S.C. §§ 300101-307108), which authorizes the National Register of Historic Places (NRHP); (vi) 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); (vii) review and formal recommendation by the State Review Board of the Commonwealth of Virginia of eligibility for listing on the NRHP, made on 6/19/1996; (viii) 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 2/21/1997; and (ix) NRCS Web Soil Survey.

**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) Chapter 22 of Title 10.1, Sections 10.1-2200 through 10.1-2214 of the Code of Virginia; (iv) Board’s determination at a public meeting on 6/19/1996 that the Property meets the criteria for listing on the VLR and the Board’s designation of the Property for inclusion on the VLR; (v) The Open-Space Land Act, Chapter 17 of Title 10.1, Sections 10.1-1700 through 10.1-1705 of the Code of Virginia; (vi) 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 Board’s written adopted policies; (vii) Virginia Battlefield Preservation Fund; (viii) Virginia Outdoors Plan (2024) Region 2, Section 3.2; and (ix) ConserveVirginia.

**Local:** Frederick County has designated the Property’s future land use as rural. The 2035 Comprehensive Plan for Frederick County (adopted November 10, 2021) provides support for historic preservation and the placement of conservation easements at Chapter II, pages 13 and 15 and Chapter VIII, pages 99-101. By letter dated May 7, 2025, Frederick County confirmed that a historic preservation and open-space easement placed on the Property would be consistent with its current comprehensive plan.

**Existing Buildings and Structures (eastern parcel only):**

Two frame dwellings (ca. 1930’s) One frame outbuilding (ca. 1930’s)	Gravel drive
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**General Easement Terms:**

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

**Division:** Permits one division of Property into no more than two parcels

**Existing Buildings and Structures:** demolition and removal of existing buildings and structures; buildings to be removed within three (3) years from the date of easement recordation and according to a documented plan.

**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 new 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 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 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:** 62-A-73 and 62-A-73C

**Property Address:** 3161 Middle Road, Winchester, VA 22602

**USGS Quad:** Winchester

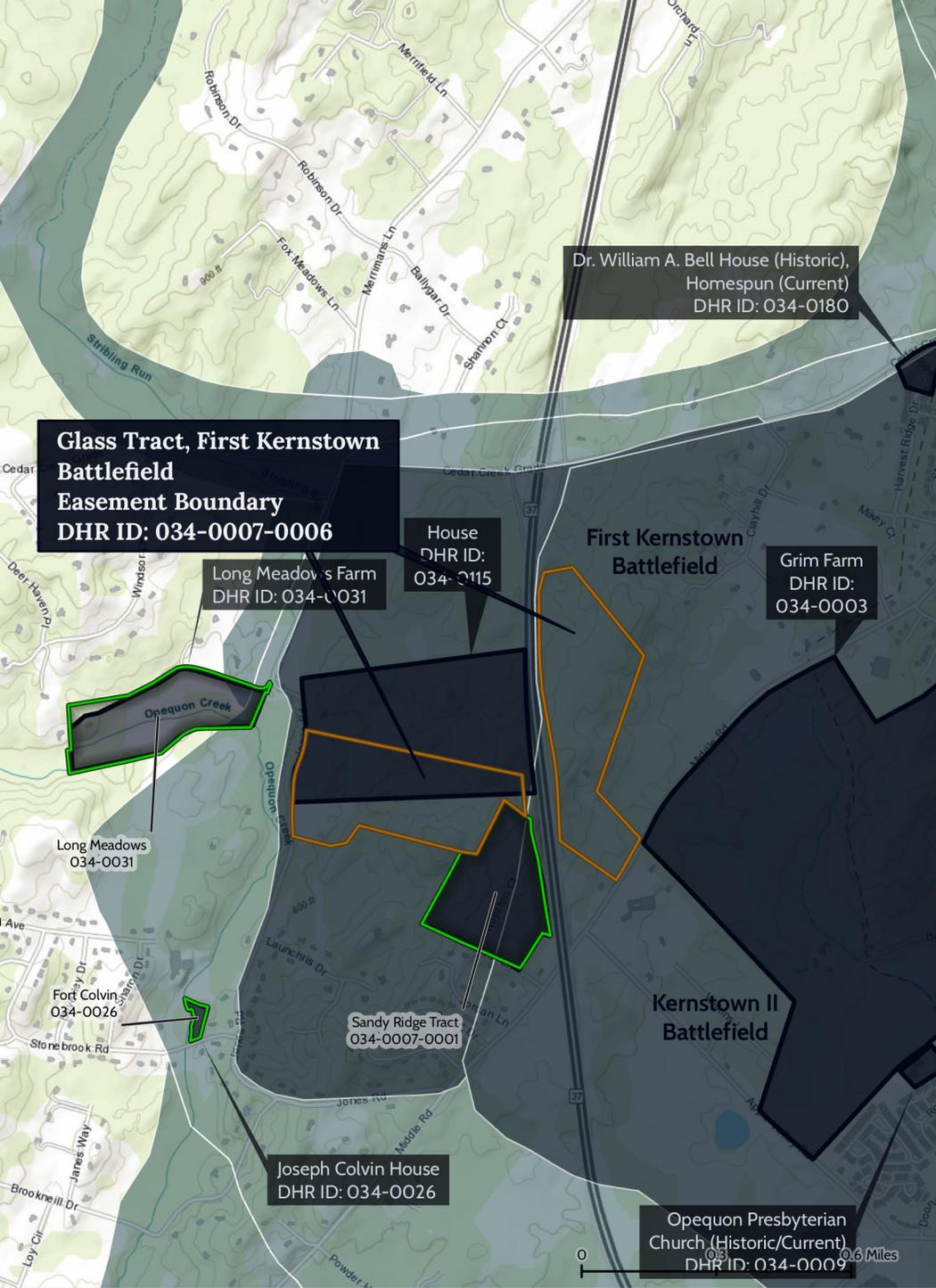
#### **Statement of Public Benefit:**

The Glass Tract is of historic and archaeological significance and is within the boundary of three Civil War battlefields with preservation priority ratings from the CWSAC. The Property also lies partially within the boundary of Rose Hill Farm, a property listed on the VLR and NRHP. 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. Preservation of the Property will augment efforts to preserve historic properties in Frederick County, including ±638.183 acres of land already subject to perpetual easements held by the BHR. Preservation of the open-space, wooded and agricultural 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. Additionally, restrictions on development, new construction and ground disturbing activities and requirements for forest management in the easement will protect the forested landscape and ecological resources on the Property and the natural benefits associated with forest conservation such as clean air and water. The Property is visible from Route 37, Middle Road and Jones Road, all public rights-of-way. In addition to visibility from these public rights-of-way, the easement will require physical public access at least two calendar days per year. 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 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 Glass Tract easement offer subject to the following conditions:

1. Demolition of the existing non-historic buildings and structures and rehabilitation of the landscape shall be completed within three (3) years from the date of easement recordation. Rehabilitation or restoration of the landscape shall be conducted according to a written rehabilitation management plan negotiated by DHR and SVBF, and such plan shall be incorporated into the easement directly or by reference.
2. SVBF must provide perpetual, direct and dedicated access for DHR staff and the general public to the western parcel either via a pull-off located along Jones Road or another direct route.
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.



**Glass Tract, First Kernstown Battlefield**  
**Frederick County, Virginia**  
**DHR ID: 034-0007-0006**

- 034-0007-0006
- VBHR Easements
- VLR/NRHP/NHL Listed
- ABPP Core Areas (2014)
- ABPP Study Areas (2014)



Created By: D. Bascone 2/12/2026  
 Sources: VDHR 2026, ESRI 2026, VDOT 2026, VGIN 2026  
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<b>BHR Meeting Date:</b> March 19, 2026	<b>Staff:</b> Kyle Edwards	<b>DHR File No.</b> 082-0390_ep
<b>Applicant:</b> Lewiston Farm, LLC and Ellen Kaylor, facilitated by Shenandoah Valley Battlefields Foundation (“SVBF”)	<b>County:</b> Rockingham	<b>Acres:</b> ±169.891

**Property Features and Current Use:**

The Kaylor Farm (the “Property”) contains ±169.891 acres over two parcels. The Property is located at the intersection of South East Side Highway (Route 340) and Lynnwood Road (Route 708), approximately 12 miles southeast of Harrisonburg. South East Side Highway bisects the Property leaving ±5 acres southeast of the road and ±163 acres northwest of the road. Norfolk Southern Railroad borders the northwest side of the Property. The Kaylor Farm is adjacent to a ±1,184-acre corridor of conserved lands including Cub Run Farm, a property under easement to the Board of Historic Resources. The Kaylor Farm features a flat topography with ±4.8 acres under forested cover. The Property fronts on two intermittent streams, Deep Run and Stillhouse Run, which drain to the North Fork of the Shenandoah River. The Property also includes a freshwater pond and 0.5 acres of freshwater emergent wetlands. The Property has been in agricultural use since the Civil War and residential use since about 1920. Prior to 1920, the Property included a girl’s school which was destroyed by fire in 1917. The Kaylor Farm is currently used for agricultural, residential, and open-space purposes and includes a two-story frame dwelling (ca. 1920) and an additional 20 agricultural and outbuilding structures. SVBF has contracted with the owners, Lewiston Farm, LLC (168.641-acre parcel; Lewiston Farm, LLC is owned and managed by the Kaylor family) and Ellen Kaylor (1.25-acre residential parcel) to facilitate the conveyance of a historic preservation and open-space easement to the Virginia Board of Historic Resources. The owners have agreed to allow SVBF to install two public access points. The first will be a small roadside pull-off area along Lynnwood Road on the northeastern side of the property. A second access point with interpretative signage will be located along the southern side of South East Highway with access and parking located on the existing gravel parking area, part of which the owners currently lease to a neighboring church. SVBF has recorded a trail easement on the Property for access to the interpretive signage area. SVBF was awarded a Virginia Battlefield Preservation Fund (“VBPF”) in 2024 and will apply for an American Battlefield Protection Program (“ABPP”) grant to assist with easement costs. The conveyance of an easement to the Board of Historic Resources is a condition of these grants.

**Conservation Values:**

**Historic/Landscape:**

1. The Kaylor Farm is entirely within the core and study areas of the Port Republic Battlefield, which has been given a Preservation Priority Rating of II.2 Class B by the Civil War Sites Advisory Commission (“CWSAC”). Sites with a priority rating of II are those that are in relatively good condition with opportunities for “comprehensive preservation”. Battlefield sites rated Class B are those that had a direct and decisive influence on their campaigns, in this case Jackson’s Shenandoah Valley Campaign from March to June 1862.
  - Following a Confederate victory at the Battle of Cross Keys, Major General Thomas J. “Stonewall” Jackson sought to engage Union forces again in a surprise attack in the early morning hours of June 9, 1862 at the Battle of Port Republic. The outnumbered Union forces under Brigadier General Erastus B. Tyler, were positioned along a ridge that extended to a knob called the Coaling. Fearing the arrival of Union reinforcements, Jackson ordered his disassembled troops to immediately attack across the lower open wheatfields (including the Kaylor Tract) towards the Union ridgeline position. Confederate forces suffered significant losses from Union artillery fire and temporarily fell back. Jackson recognized a weakness at the Union’s left flank at the Coaling and dispatched forces to attack the left flank and draw attention away from his main forces while they regrouped for another attack. This second attack across the wheatfields appeared to be doomed until Confederate Major General Richard S. Ewell arrived with enough troops to turn the tide. The battle resulted in a Confederate victory with a total of 1,818 total casualties. Perhaps more importantly, this victory put the Shenandoah Valley firmly within Confederate control and allowed Jackson to send forces to assist Lee in the Seven Days Battle near Richmond.
2. The Property is entirely 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 this 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 DHR, the Property has potential to contain archaeological sites, deposits and features associated with the Civil War, specifically the Battle of Port Republic, based on the concentration of troop movements and engagement of the opposing armies across or on the Property. It also has potential for archaeological resources associated with 18<sup>th</sup> and 19<sup>th</sup> century domestic sites and

Native American occupations along the South Fork of the Shenandoah River.

**Agricultural:** According to the Natural Resources Conservation Service (“NRCS”) Web Soil Survey of the USDA, the Property contains ±165.8 acres of Prime Farmland. Agricultural conservation plan required.

**Open Space:** The Property includes ±169.891 acres of open-space land, of which ±4.8 acres is under forested cover.

**Conserved Lands:** Located within a 1,184-acre corridor of conserved lands comprised of easements held by DHR and the Virginia Outdoors Foundation.

**Water Quality:** The Property includes frontage on two intermittent streams, Deep Run and Stillhouse Run, that drain to the South Fork of the Shenandoah River. The Property is within the Chesapeake Bay Watershed.

**ConserveVirginia:** The Property lies entirely within the “Cultural and Historic Preservation” layer and partially within the “Water Quality Improvement” layer 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); (iii) The Land and Water Conservation Fund Act, 54 U.S.C. §§ 200301 – 200310; (iv) 1996 “Shenandoah Valley Battlefields National Historic District and Commission Act” (P.L. 104-333); (v) National Wetlands Inventory; and (vi) NRCS Web Soil Survey.

**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 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 Battlefield Preservation Fund; (vi) Virginia Outdoors Plan (2024) Region 2, Section 3.2; and (vii) ConserveVirginia.

**Local:** The Property is currently zoned Agricultural, and its future land use designation is Agricultural. The Rockingham County Comprehensive Plan (adopted in 2015) provides support for the placement of a historic preservation easement on the property at pages 2-76 and 2-77. By email dated March 29, 2024, Rockingham County confirmed that the placement of a DHR easement on the Property would be consistent with its comprehensive plan.

**Existing Buildings and Structures (24 total):**

Frame dwelling (ca. 1920) with 3 small outbuildings	Silos (2)
Barns (3)	Billboard
Sheds (5)	9,500 square foot gravel parking area
Frame Chicken Houses (2)	Drainage facilities along Route 340
Metal Grain Bin (2)	3 electrical panels/boxes
Shop	Lewistown Farm sign
Garage	Earthen/gravel farm roads
Well House	Fences

**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:** Permits one division of the ±168.641-acre parcel into no more than two parcels to ensure future viability.

**Existing Buildings and Structures:** demolition prohibited without prior review and approval; alterations/additions require prior review and approval.

**New Buildings Structures and Amenities:** walking trails, footpaths, parking facilities, signs, for interpretation of the Property as a Civil War battlefield, and structures or buildings consistent with agricultural use of the Property.

**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 0.75% of total easement acreage or less for all construction, including existing non-historic resources.*

**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.

**Riparian Protection Zone:** minimum 35' vegetated buffer required along intermittent streams.

**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:** 153-A-39 and 153-A-39B

**Property Address:** 11930 South East Side Highway, Port Republic

**USGS Quad:** Grottoes

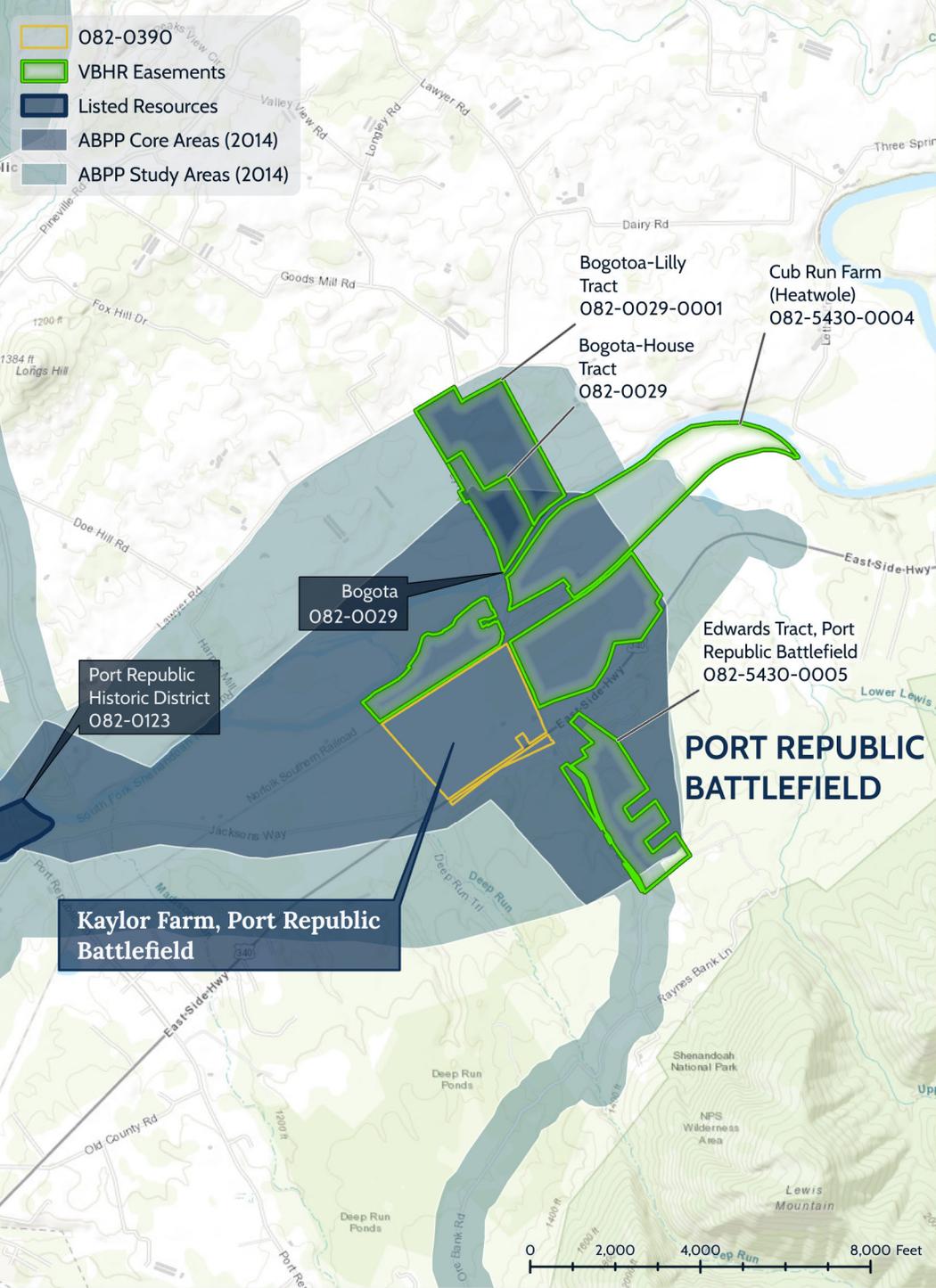
**Statement of Public Benefit:**

The Kaylor Tract is of historic and archaeological significance and is within the boundary of two Civil War battlefields with preservation priority ratings from the CWSAC. Restrictions on ground disturbance, 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 Rockingham County, including ±1,033.44 acres of land already subject to perpetual easements held by the BHR. Additionally, restrictions on development, new construction and ground disturbing activities will protect the forestal and ecological resources on the Property. The Property includes frontage on intermittent streams and is within the Chesapeake Bay watershed. Limiting new construction, timbering, ground disturbing activities and uses of the Property in the Easement will support protection of water quality in the Chesapeake Bay. 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 is visible from South East Side Highway (Route 340) and Lynnwood Road (Route 708), public rights-of-way. In addition to visibility from these public rights-of-way, the easement will require physical public access. 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 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 Kaylor Tract easement offer subject to the following conditions:

1. Agreement on a maximum collective footprint of 0.75% of the total acreage of the easement, including permitted new improvements, existing non-historic resources, and existing historic resources. Easement staff will continue to work with the Kaylor Family to clarify details of this cap and answer any questions they may have.
2. 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.



**Kaylor Farm, Port Republic Battlefield**  
**Rockingham County, Grottoes Quad**  
**DHR ID: 082-0390**

Created By: D. Bascone 4/10/2024  
 Sources: VDHR 2024, ESRI 2024, VDOT 2024, VGIN 2024  
 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.

