



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

JOINT MEETING

STATE REVIEW BOARD and BOARD OF HISTORIC RESOURCES

9:00 a.m., September 17, 2026

James Madison's Montpelier

11350 Constitution Highway in Montpelier Station, Virginia Virginia

EASEMENT PROGRAM
BOARD PACKET

PROJECT SUMMARIES

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

September 3, 2026

**NEW
EASEMENT OFFERS**

BHR Meeting Date: September 17, 2026	Staff: Kyle Edwards	DHR File No. 076-0024-0033_ep
Applicant: American Battlefield Trust	County: Prince William County	Acres: ±152.44

Property Features and Current Use:

The ±152.44-acre Hylton Tract (the “Property”) is located at the intersection of Bristow Road (a Virginia scenic byway) and Valley View Roads in Prince William County. The Property borders the Norfolk Southern Railroad to the northwest, a large agricultural property to the southwest, residential properties to the southeast and the Rollins Tract (a property under easement the Board of Historic Resources) to the north. The land gently slopes to the south with two ponds and three intermittent streams that drain to Kettle Run located just south of the Property. At the time of the Battle of Bristoe Station, the Property was largely under forested cover with an agricultural field near the heavily fought over railroad line. Today, most of the Property is in agricultural use with approximately 30 acres under forested cover. The existing Norfolk Southern railroad line bounding the northwest side of the Property is the same line that served as the focal point of the battles of Bristoe Station and Kettle Run. Per Prince William County’s 2016 *Bristoe Station and Kettle Run Battlefields Preservation Study*, the Hylton Tract is rated “Preservation Priority 1” because it has good integrity and preservation of the Property would preserve battlefield site lines and viewshed from the Civil War period. The Property includes one recorded archaeological site composed of a mix of Indigenous and late nineteenth and early twentieth century artifacts. The Property also contains an unrecorded road trace running parallel with the railroad line. The American Battlefield Trust (the “Trust”) has contracted with the current owner, Hylton at Bristoe, LLC, to acquire the Property in fee-simple with closing scheduled for November 2026. Upon its acquisition, the Trust will execute a new written agricultural lease which will include DHR’s standard subordination language. Following recordation of DHR’s easement, the Trust will convey the Property to Prince William County (“PWC”) for inclusion in its Bristoe Station Battlefield Heritage Park. The Trust has reserved the right to install one trail and up to two signs, if funding permits and will provide an access point to the Property through the adjoining Rollins Tract and/or along Bristow Road. The Trust will apply for an American Battlefield Protection Program (“ABPP”) grant and was awarded a Virginia Battlefield Preservation Fund (“VBPF”) grant in 2025 to assist with the fee-simple acquisition of the Property. Conveyance of an easement to the Board of Historic Resources is a condition of these grants.

Conservation Values:

Historic/Landscape:

- The Property is partially within the core and entirely within study areas of the Bristoe Station Battlefield, which has been given a Preservation Priority Rating of I.3 Class B by the Civil War Sites Advisory Commission (“CWSAC”). Sites with a priority rating of I are those with a critical need for action. Battlefield sites rated Class B are those that had a direct and decisive influence on their campaign, in this case the Bristoe Campaign from October to November 1863.
 - The Battle of Bristoe Station took place on October 14, 1863, when Confederate Lt. General A. P. Hill attacked what he thought was the rear guard of the retreating Union Army, but was actually a portion of the Union V Corps supported by the Union II Corps under Major General Gouverneur K. Warren. Approaching Bristoe Station from the northwest, Hill deployed his divisions to attack the rear of the V Corps on the north side of Broad Run. Simultaneously, the II Corps was moving northeast along the Orange and Alexandria Railroad, when they came across the right flank of Hill’s forces. Warren deployed his troops along the railroad grade, hiding his full force from the Confederates. Union fire from this position decimated the Confederate ranks, resulting in over 1,300 casualties. Union casualties numbered 540. The Battle of Bristoe Station was a resounding Confederate defeat that allowed the Union to consolidate the Army of the Potomac near Centerville.
 - During the Battle, Union forces moving north along the Orange and Alexandria Railroad passed through the Property. Additionally, Warren’s II Corps took up positions along the northwestern Property boundary beside the grade of the modern rail right-of-way, which was formerly the Orange and Alexandria Railroad.
- The Property is partially within the core and entirely within the study areas of the Manassas Station Operations Battlefield (also known as Kettle Run), 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 considered fragmented with poor integrity. Battlefield sites rated Class B are those that had a direct and decisive influence on their campaign, in this case the Northern Virginia Campaign from June to September 1862.
- 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.

4. The Property is within the Virginia Piedmont Heritage Area, a 1,800-acre area of Northern Virginia designated a Heritage Area by the Commonwealth of Virginia in 1995.

Archaeology: The Property includes one known multicomponent Indigenous (Woodland)-late nineteenth-early twentieth century archaeological site and one unrecorded historic road trace. Although the entire 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 the Battles of Bristoe Station and Kettle Run due to the number of troops that crossed the Property during the Civil War. The Property also has potential to contain additional pre-contact Indigenous resources and agricultural sites due to its location and topography.

Open Space: The Property contains ±152.44 acres of open-space land, of which ±29.79 acres are entirely under wooded cover.

Conserved Lands: The Property is adjacent to the Rollins Tract and lies just southeast of the Bristoe Station Battlefield Heritage Park, two properties already under easement to the BHR.

Scenic: The Property fronts on Bristow Road (Route 619) a designated Virginia Byway.

Agricultural: According to the Natural Resources Conservation Service ("NRCS") Web Soil Survey of the USDA, the Property contains ±100.2 acres of Prime Farmland.

Water Quality: As identified in the National Wetlands Inventory ("NWI"), the Property includes frontage on three unnamed intermittent streams that drain to Kettle Run which feeds into the Occoquan River and the Chesapeake Bay. The Property also includes ±2.10 acres of freshwater emergent wetlands, ±8.06 acres of freshwater forested/shrub wetlands and ±2.43 acres of freshwater ponds.

Conserve Virginia: The Property lies partially within the Cultural & Historic Preservation, Agriculture and Forestry, Scenic Preservation and Water Quality Improvement categories 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) JTHG, 15 U.S.C. § 461; (v) NRCS Web Soil Survey; and (vi) NWI as administered by the United States Fish and Wildlife Service (16 U.S.C. § 3931).

State: (i) Section 1 of Article XI of the Constitution of Virginia; (ii) Chapter 22 of Title 10.1, Sections 10.1-2200 through 10.1-2214 of the Code of Virginia; (iii) The Open-Space Land Act, Chapter 17 of Title 10.1, Sections 10.1-1700 through 10.1-1705 of the Code of Virginia; (iv) Virginia Code § 10.1-1017 *et. seq.*; (v) the Board's practices in reviewing and accepting an easement over this Property, which include review by VDHR's Easement Program staff, review by a committee comprised of VDHR staff from different divisions and review and acceptance by the Board at a public meeting, as set forth in the Board's written adopted policies; (vi) Virginia Byways, Virginia Code §33.2-400 and 33.2-405 through 33.2-408; (vii) Virginia Piedmont Heritage Area (1995); (viii) Virginia Outdoors Plan (2024) Region 4, Section 3.2; (ix) Chesapeake Bay Preservation Act, Virginia Code §§62.1-44.15:67-79; and (x) ConserveVirginia (2018).

Local: The Property's future land use designation is "Conservation Residential" in the *Prince William County 2040 Comprehensive Plan* (adopted December 13, 2022). The comprehensive plan provides support for the use of conservation easements in the Cultural Resources Plan at pages 7 and 14 and in the Open Space Plan at page 7. Support for historic preservation in general may be found in the Cultural Resources Plan at Pages 4, 7 and 12, in the Land Use Plan at pages 5 and 14, and in the Open Space Plan at page 6. By letter dated July 30, 2025, Prince William County confirmed that the placement of an historic preservation and open-space easement conforms with the County's current comprehensive plan.

Existing Buildings and Structures:

Various fences and an earthen road

General Easement Terms:

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

Division: no subdivision or division permitted.

Existing Buildings and Structures: provision for the demolition of existing non-historic buildings and structures and restoration or rehabilitation of the battlefield landscape within three (3) years of easement recordation and completed according to a written rehabilitation management plan negotiated by the Trust and DHR.

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

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: cap at 1% or less.

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

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

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

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

Signs: restrictions on size and number of signs permitted; interpretive signage permitted.

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

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: 7594-75-6237

Property Address: At or near 10728 Bristow Road, Bristow, VA 20136

USGS Quad: Nokesville

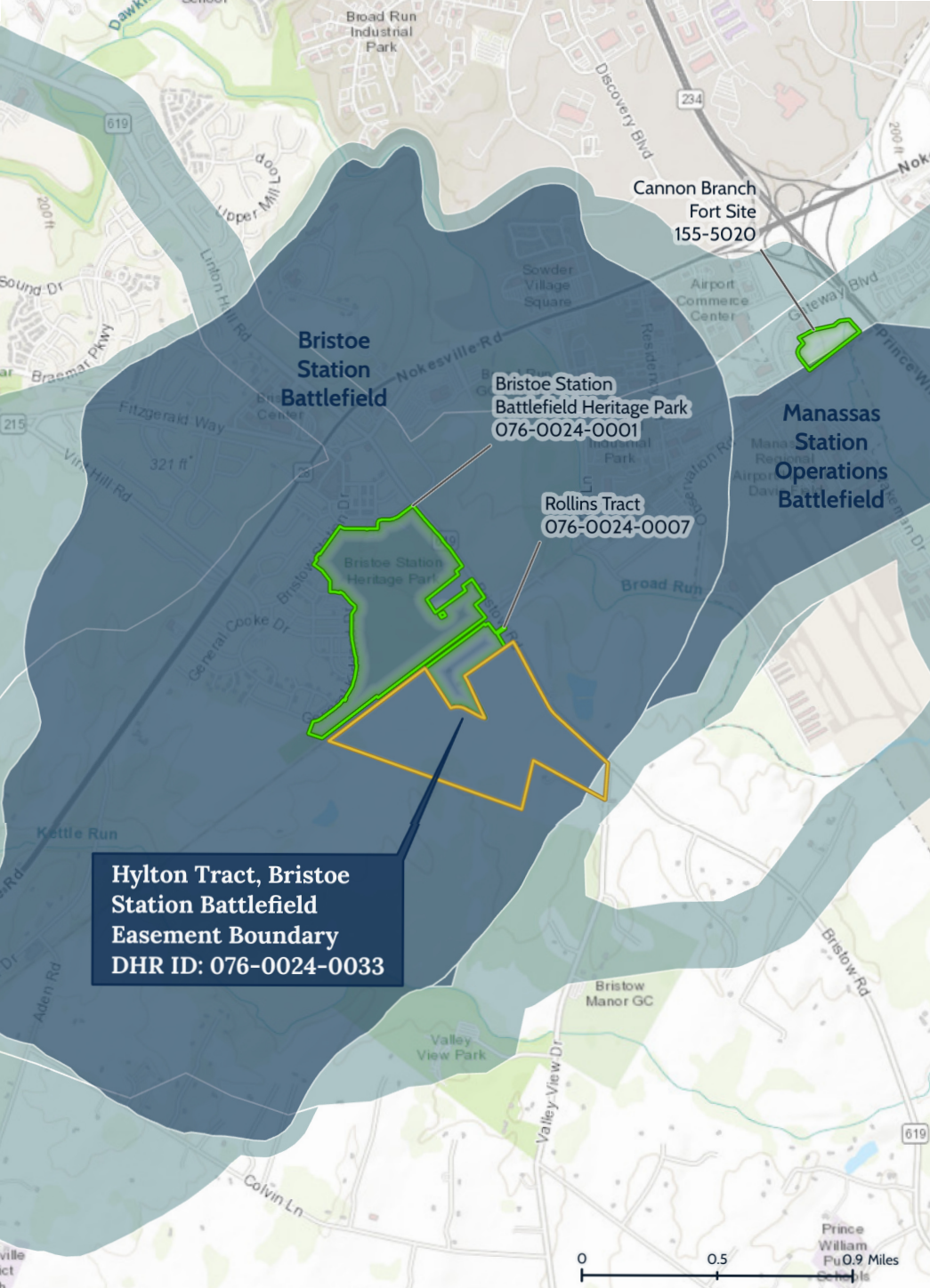
Statement of Public Benefit:

The Hylton Tract is of historic and archaeological significance and is within the boundaries of a Civil War battlefield with preservation priority ratings from the Civil War Sites Advisory Commission. 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 as a Civil War battlefield landscape. Preservation of the Property will augment efforts to preserve historic properties in Prince William County including ±577.88 acres already subject to perpetual easements held by the Board. Additionally, restrictions on development, new construction, and ground disturbing activities and requirements for forest management in the easement will protect the forestal and ecological resources on the Property and the natural benefits associated with forest conservation such as clean air and water. 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 Bristow Road (Route 619), a Virginia Byway. Restrictions on new construction and viewshed requirements in the Easement will protect scenic and historic views from Bristow Road by the general public and users of such roads. The Property includes frontage on three intermittent streams and is part of 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. The protection of the Property by the easement will 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 Hylton Tract easement offer subject to the following conditions:

1. Receipt of a title commitment insuring the Commonwealth of Virginia – Board of Historic Resources.
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.



Hylton Tract, Bristoe Station Battlefield
Prince William County, Virginia
DHR ID: DHR ID: 076-0024-0033



- 076-0024-0033
- VBHR Easements
- ABPP Core Areas (2014)
- ABPP Study Areas (2014)



DHR VIRGINIA DEPARTMENT OF HISTORIC RESOURCES

Created By: D. Bascone 7/7/2025
Sources: VDH 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.

BHR Meeting Date: August 17, 2026	Staff: Kyle Edwards	DHR File No. 063-5009-0001
Applicant: American Battlefield Trust	County: New Kent	Acres: ±52.23

Property Features and Current Use:

The ±52.23-acre Goddard Tract (the "Property") is located along Farmer's Road (Route 273), just southwest of West Point in New Kent County. The Property is composed of two tax parcels measuring ±44.21 acres and ±8 acres. The Property is unimproved and almost entirely under forested cover with loblolly pines and a few areas of scattered hardwood timber. The southwestern quadrant of the Property is generally flat while the rest of the Property includes four drainage ravines with at least one unnamed intermittent stream. An unnamed perennial stream draining to the York River forms the eastern boundary of the Property. The Property was likely under forested cover at the time of the Battle of Eltham's Landing and has been used for open-space and domestic purposes (one dwelling, now demolished, was located along Farmer's Road) since the Civil War. The American Battlefield Trust (the "Trust") has contracted with the owner, John Goddard, to facilitate the conveyance of a historic preservation and open-space easement to the Virginia Board of Historic Resources. The Trust has reserved the right to install a roadside pull-off with an interpretive marker, one trail and two signs, if funding permits. The Trust will apply for an American Battlefield Protection Program ("ABPP") and was awarded a Virginia Outdoors Foundation ("VOF") Preservation Trust Fund Grant in 2025 to assist with the acquisition of a historic preservation and open-space easement. Conveyance of an easement to the Board is a condition of these grants.

Conservation Values:

Historic/Landscape:

The Property is entirely within the core and study areas of the Eltham's Landing Battlefield, which has been given a Preservation Priority Rating of III.4 Class D by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a priority rating of III are those needing additional protection. Battlefield sites rated Class D are those having a limited influence on the outcome of their campaign, in this case the Peninsula Campaign from March through September 1862, but achieving or affecting important local objectives.

- In the spring of 1862, Union forces under Major General George McClellan began a major offensive campaign from Fort Monroe up the peninsula towards Richmond. Following a month-long siege at Yorktown, Union forces made their way towards Williamsburg where they clashed with Confederate forces leading to another inconclusive result. As the Confederate forces under General Joseph Johnston started to retreat further up the peninsula, McClellan ordered an amphibious operation on the York River, seeking to stop or hinder the Confederate retreat. Union Brigadier General William Franklin's forces landed southwest of West Point at Eltham's Landing in New Kent County. Upon word of Franklin's landing, Johnston sent Brigadier General William H. C. Whiting's division to engage the Federal forces. Whiting was able to drive Franklin's forces back while protecting the Confederate army train on Barhamsville Road. However, Whiting soon discovered that his forces were in range of the Federal gunboats and quickly withdrew, continuing the Confederate retreat towards Richmond. During the battle, infantry from Brigadier General John B. Hood's Texas Brigade moved from south to north over the Goddard Tract to engage Union forces from New York and Pennsylvania. The result of the Battle of Eltham's Landing was inconclusive with total casualties estimated at 242 men.

Archaeology: 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 the Battle of Eltham's Landing due to the number of troops that crossed the Property during the Civil War. The Property also has high potential to contain pre-contact Indigenous resources as well as seventeenth to twentieth century domestic and agricultural sites due to its location and topography.

Open Space: The Property contains ±52.23 acres of open-space land, of which ±47.96 acres are under forested cover.

Water Quality: The Property includes frontage on one unnamed intermittent stream and one unnamed perennial stream, both of which drain to the York River. The Goddard Tract also contains ±0.42 acres of freshwater forested/shrub wetlands and ±0.63 acre of Riverine wetlands as documented on the National Wetland Inventory ("NWI"). The Property is within the Chesapeake Bay watershed.

Conserve Virginia: The Property lies partially within the "Floodplains and Flooding Resilience" 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) 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) NWI as administered by the United States Fish and Wildlife Service (16 U.S.C. § 3931).

State: (i) Section 1 of Article XI of the Constitution of Virginia; (ii) Chapter 22 of Title 10.1, Sections 10.1-2200 through 10.1-2214 of the Code of Virginia; (iii) The Open-Space Land Act, Chapter 17 of Title 10.1, Sections 10.1-1700 through 10.1-1705 of the Code of Virginia; (iv) Virginia Code § 10.1-1017 *et. seq.*; (v) Virginia Code § 10.1-1801.1 (Virginia Outdoors Foundation Preservation Trust Fund); (vi) the Board’s practices in reviewing and accepting an easement over this Property, which include review by VDHR’s Easement Program staff, review by a committee comprised of VDHR staff from different divisions and review and acceptance by the Board at a public meeting, as set forth in the Board’s written adopted policies; (vii) Virginia Outdoors Plan (2024) Region 4, Section 3.2; (viii) Chesapeake Bay Preservation Act, Virginia Code §§ 62.1-44.15:67-79; and (ix) ConserveVirginia (2018).

Local: The Property’s future land use designation is “Rural Lands” in the *New Kent 2045 Comprehensive Plan* (adopted June 9, 2025). The comprehensive plan provides support for the use of conservation easements at pages 8 and 35, historic preservation in general at pages 8 and 14, and preservation of the County’s rural character at pages 8, 9, 33 and 46. By letter dated June 25, 2025, New Kent County confirmed that the placement of an historic preservation and open-space easement complies with the County’s current comprehensive plan.

Existing Buildings and Structures:

None

General Easement Terms:

NOTE: Provisions in italics below indicate non-standard easement template language.

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

Division: no subdivision or division permitted.

Existing Buildings and Structures: provision for the demolition of existing non-historic buildings and structures and restoration or rehabilitation of the battlefield landscape within three (3) years of easement recordation and completed according to a written rehabilitation management plan negotiated by the Trust and DHR.

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

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.

Collective Footprint Cap: *cap at 0.48% or less for collective footprint for permitted new improvements as per VOF’s Preservation Trust Fund grant 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 any method, dredging on or from the Property, or drilling for oil, gas or any natural resource (excluding fresh water), is prohibited.

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

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

Signs: restrictions on size and number of signs permitted; interpretive signage permitted.

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

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

Documentation Information:

Tax Map Numbers: 28-40B and 28-3-5

Property Address: Farmer’s Road, Barhamsville, VA 23011

USGS Quad: Toano

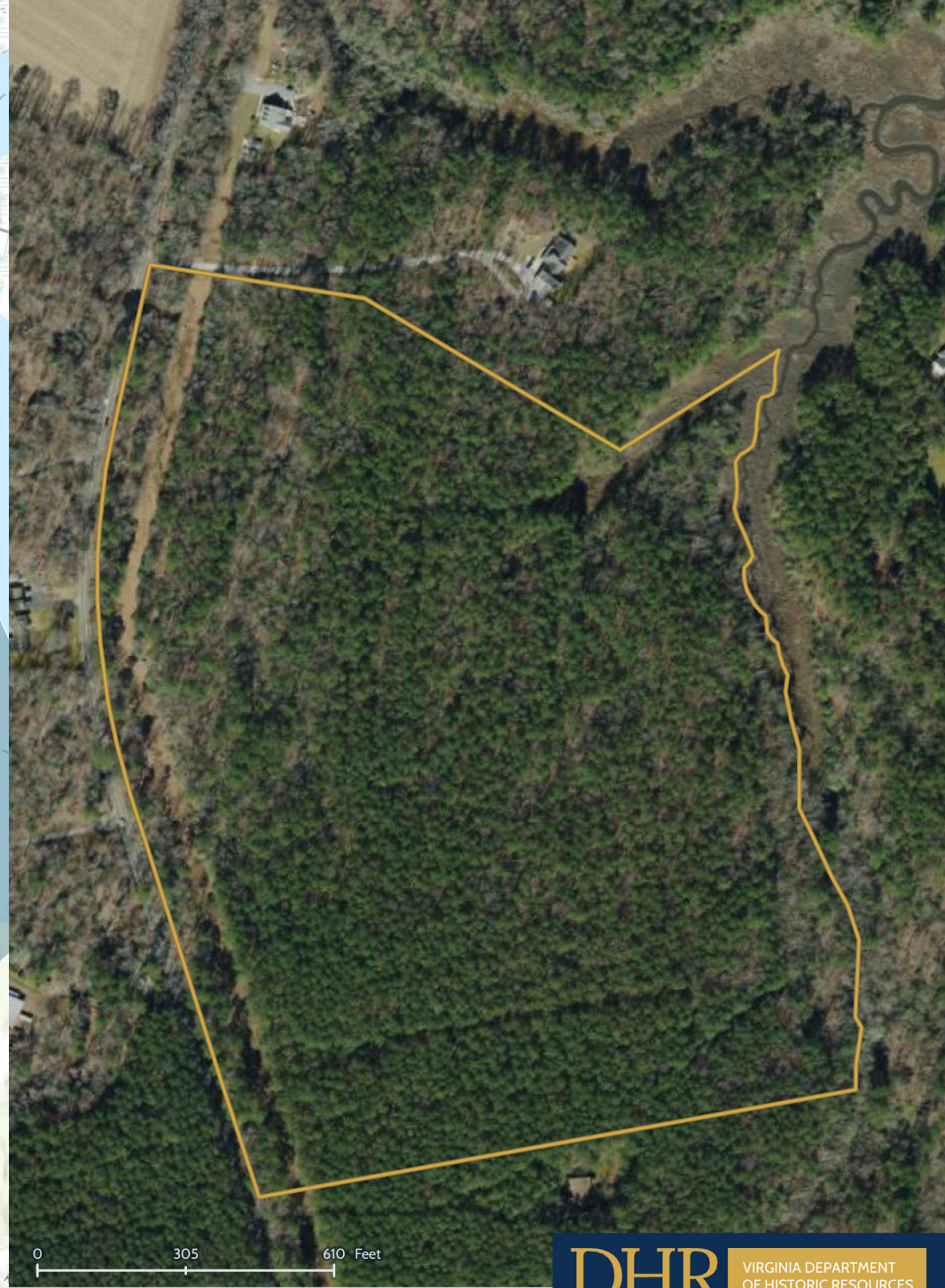
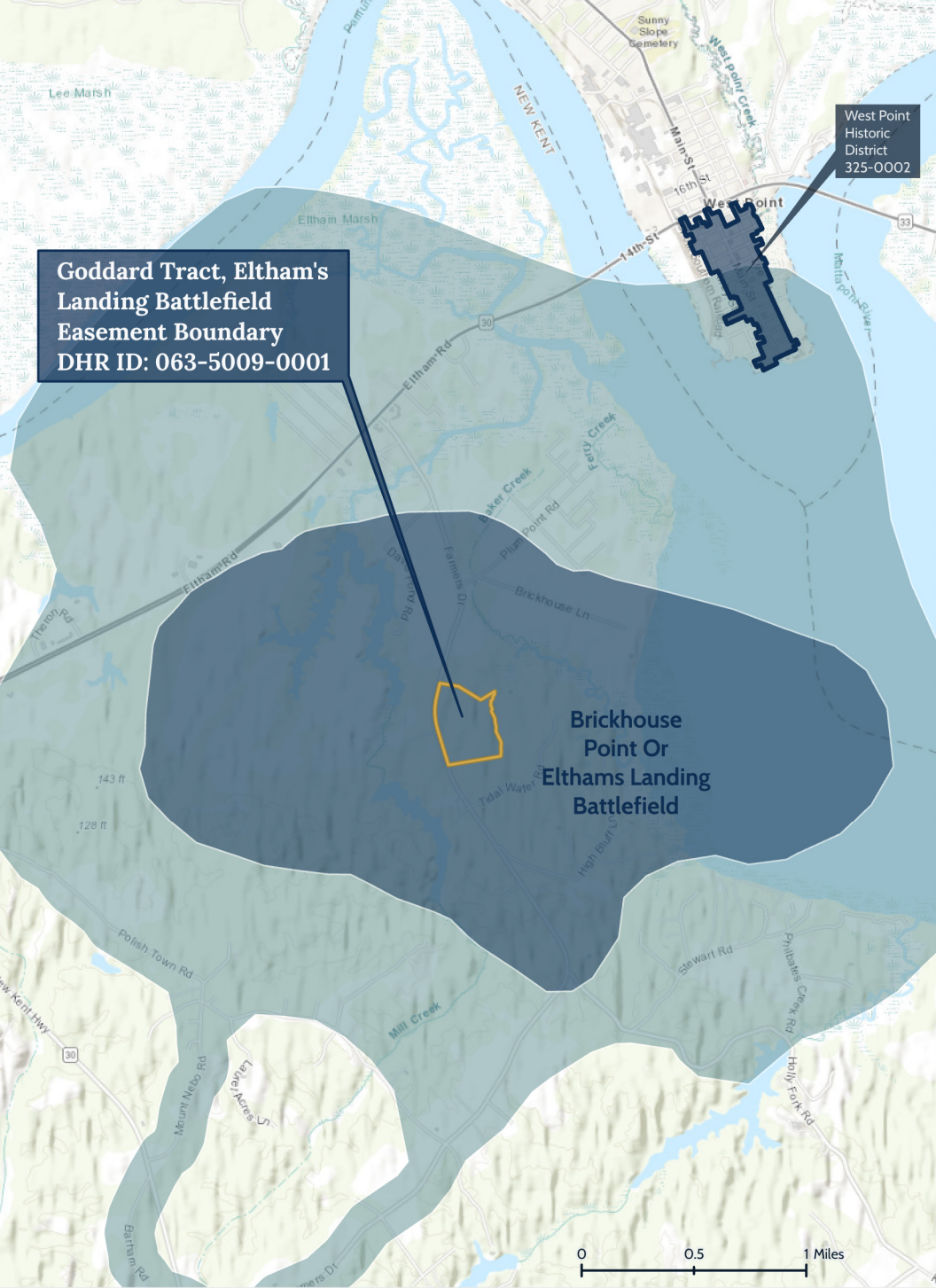
Statement of Public Benefit:

The Goddard Tract is of historic and archaeological significance and is within the boundaries of a Civil War battlefield with preservation priority ratings from the Civil War Sites Advisory Commission. 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 as a Civil War battlefield landscape. Preservation of the Property will augment efforts to preserve historic properties in New Kent County. Additionally, restrictions on development, new construction, and ground disturbing activities and requirements for forest management in the easement will protect the forestal and ecological resources on the Property and the natural benefits associated with forest conservation such as clean air and water. 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 also located within the Chesapeake Bay watershed. Limiting new construction, ground disturbing activities and uses of the Property in the Easement will support protection of water quality in the Chesapeake Bay. The Property is visible from Farmer's Road (Route 273), a public right-of-way. The protection of the Property by the easement will 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 Goddard Tract easement offer subject to the following conditions:

1. 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.



Goddard Tract, Eltham's Landing Battlefield
New Kent County, Virginia
DHR ID: 063-5009-0001

- 063-5009-0001
- VBHR Easements
- Listed Resources
- ABPP Core Areas (2014)
- ABPP Study Areas (2014)

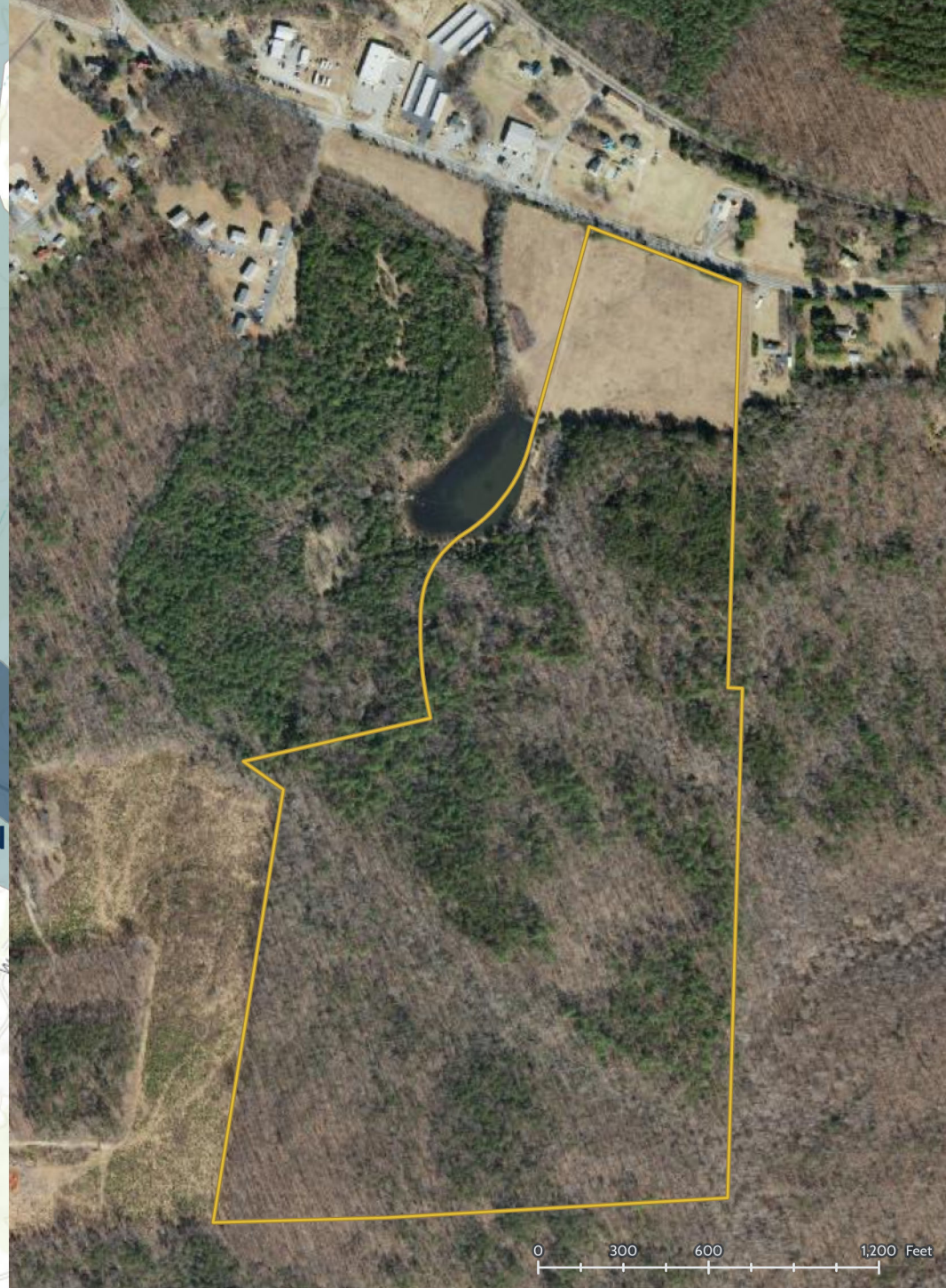
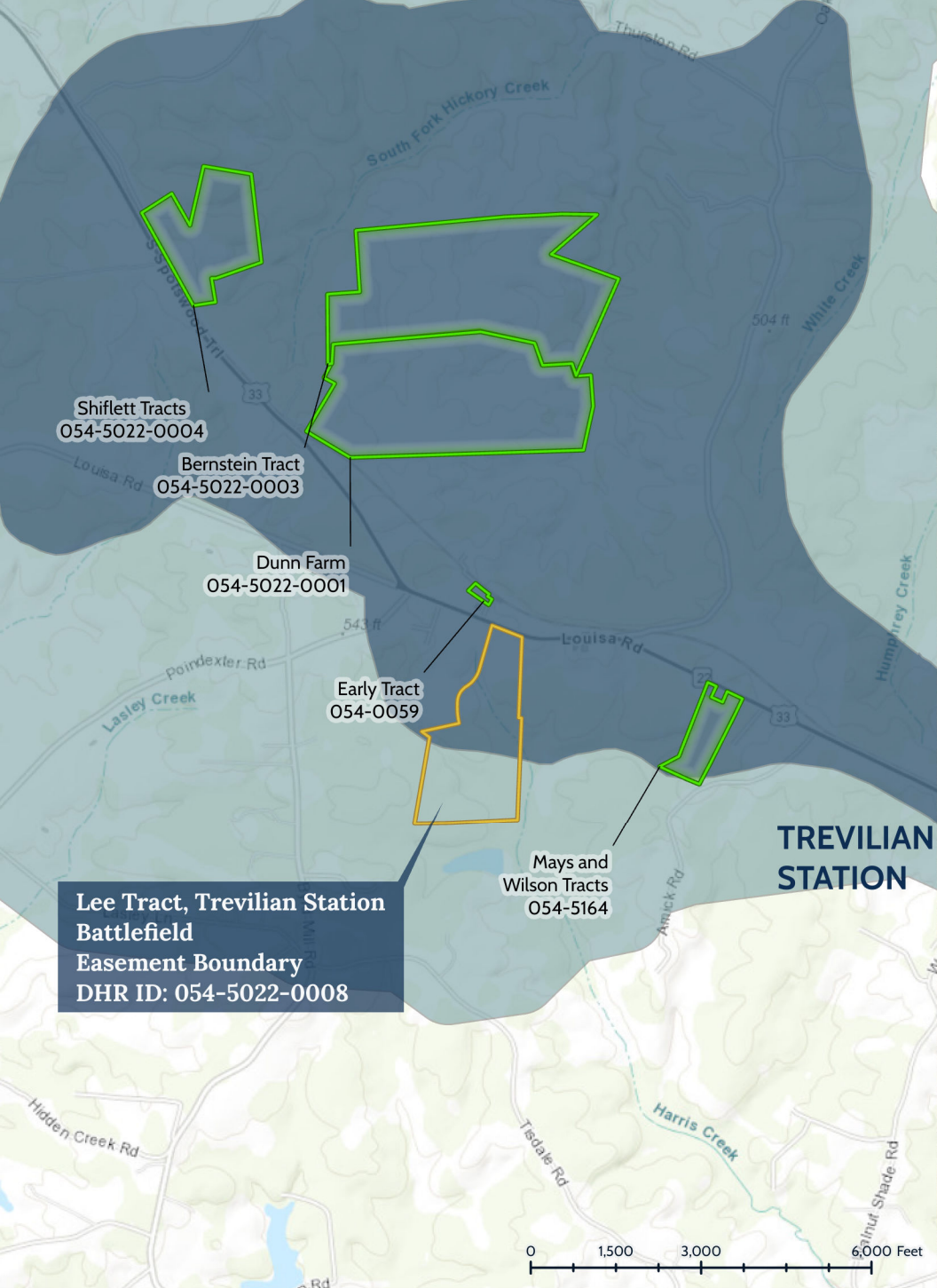


DHR VIRGINIA DEPARTMENT
 OF HISTORIC RESOURCES

Created By: D. Bascone 6/24/2025
 Sources: VDHR 2025, ESRI 2025, VDOT 2025, VGIN 2025
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**EASEMENT OFFER
FOR
RECONSIDERATION**

BHR Meeting Date: September 17, 2026	Staff: K. Edwards	DHR File No. 054-5022-0008
Applicant: American Battlefield Trust (the "Trust")	County: Louisa	Acres: ±98-765
Property Features and Current Use:		
The Lee Tract (the "Property") is located along Louisa Road (U.S. Route 33) in Louisa County. The Property is comprised of a single parcel totaling ±98.765 acres. It includes approximately 4,500 feet of frontage along a freshwater pond and two intermittent streams which drain to the South Anna River. The majority of the Property (±88.96 acres) is under forested cover, with ±9.36 acres in the northern area of the Property along Louisa Road currently in open-space fields used for hay production. The Lee Tract is unimproved and contains no recorded archaeological sites. According to an 1863 map, the Property was in open space and/or agricultural use at the time of the Battle of Trevilian Station. The Trust may install a pedestrian trail along Louisa Road and 3-5 interpretive signs. The Trust was awarded an American Battlefield Protection Program ("ABPP") grant and a Virginia Battlefields Preservation Fund ("VBPF") 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. After recording the easement, the Trust will convey the Property to Trevilian Station Battlefield Foundation.		
Board of Historic Resources Approval:		
The Board of Historic Resources ("Board") approved the Lee Tract easement offer on March 16, 2023 subject to the following conditions: 1. Receipt of a legible copy of the 1989 survey that forms the basis of the current legal description. 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.		
Update to March 2023 Board Approval:		
1. The Trust acquired the Property in August 2023. 2. The Trust provided Easement Staff with its August 2023 Deed of Acquisition, a new title commitment insuring the Board, a legible copy of the requested 1989 survey and the Phase I Environmental Site Assessment report in August 2026. 3. The Office of the Attorney General is currently reviewing the draft easement, survey, title work, and title commitment. 4. A baseline documentation report site visit will be scheduled in the next few weeks with easement recordation tentatively scheduled for October 2026.		
Documentation Information:		
GPIN Number: 24-77		
Address: Louisa Road southeast of Trevilian Station		USGS Quad: Louisa
Easement Program Policy #2: Criteria for Acceptance of Easements:		
Per <i>Easement Program Policy #2, Criteria for Acceptance of Easements</i>, standard approvals given by the Board are valid for three calendar years from the date of the Board approval. If the easement is not recorded within the specified timeframe, the property owner must seek new approvals from DHR and the Board.		
Recommendation:		
The Easement Acceptance Committee recommends the reapproval of the Lee Tract easement offer subject to the following revised condition: 1. 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.		



Lee Tract, Trevilian Station Battlefield **Louisa County, Louisa Quad** **DHR ID: 054-5022-0008**

- 054-5022-0008
- VBHR Easements
- Listed Resources
- ABPP Core Areas (2014)
- ABPP Study Areas (2014)

Created By: D. Bascone 2/9/2023
Sources: VDHR 2023, ESRI 2023, VDOT 2023, VGIN 2023
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VIOLATION

Notification of Violation

Barrett House, City of Richmond

Board Meeting Date: 9/17/2026		Staff: Megan Melinat	
Owner: Monarch Way LLC		City: Richmond	Acres: 0.25
Property Features and Current Use:			
The Barret house is located on Fifth Street, one of Richmond's first riverside neighborhoods to be developed. William Barret was the son of John Barret, thrice mayor of Richmond during the 1790s. Both father and son were tobacconists, William being the original manufacturer of "Lucky Strike" chewing tobacco. The property is individually listed on the Virginia Landmarks Register and the National Register of Historic Places. Built in 1844, the proportion of the two-and-a-half story stucco Greek revival mansion are simple and symmetrical with carefully aligned windows, and double brick chimneys on each end of the low hip roof. The back of the house has a three-story wooden porch supported by six, two-story, paneled wooden piers above stucco brick piers on the ground level. The interior is notable for its decorative stencil work, marble fireplaces, molding, and staircase. In the garden behind the house is a two-story outbuilding known as the Carriage House, which has a stucco finish on the garden sides to match the main house. Historically, the upper level was the servants' quarters while the lower street level housed the stables. Part of the stable structure is the arched brick horse alley that was perpendicular to the city alleyway and provided an underground alleyway underneath the ground above to lead the horses to stalls at the back of the carriage house. The property was restored in 1937 and converted from residential to office use in 1945, a function it retains today.			
Easement Violation:			
On May 13, 2026, DHR conducted an easement monitoring visit. During the visit, staff observed a violation of the 1975 easement. The violation concerns the extensive moisture remediation completed in the lower level of the carriage house building. This work involved removal of existing flooring, drain repair, sump pump and dehumidifier installation and the application of waterproofing directly to the existing historic masonry walls, including the historic arched horse alley, portions of the walls in the rooms and in the passageway.			
Pertinent Easement Terms and Restrictions:			
The easement, conveyed to the VBHR by Mary Wingfield Scott on December 29, 1975, includes the following restrictions: <u>Provision 1 states:</u> No buildings on the Property shall be changed, removed, altered, added to or improved except as provided herein. Internal structural changes, alterations, additions or improvements as would not in the opinion of the Grantee fundamentally alter their historic character may be made thereto by the owner, provided that the prior written approval of the Grantee to such change, alteration, addition or improvement shall have been obtained. <u>Provision 2 states:</u> No building or structure shall be built or maintained on the Property or any part thereof other than (i) the present building, (ii) any existing outbuildings and (iii) such other structure or building, if any, as may be authorized by the recorded consent of the Grantee. After the date of this Deed of Easement, no outbuilding or structure described above shall be altered, restored, renovated or extended, and no structure described herein constructed, except in a way that would, in the opinion of the Grantee, be in keeping with the historic character of the existing building, and provided that the prior written approval of the Grantee to such action shall have been obtained.			
Easement Program Policy #7: Violations:			
A violation is defined as (i) any action or event or lack of maintenance that has caused or has the potential to cause harm to the historic resources and features and/or the conservation values of the property that are protected by the easement, or (ii) any action, event or failure to act that conflicts with or contradicts any restriction or covenant contained in the easement. - The comprehensive moisture mitigation completed on the Carriage House was conducted without the prior review and approval of DHR. A <u>Major Violation</u> is defined as one that "results in irreversible damage to the historic resources, features, or conservation clause of the property that are protected by the easement." - The measures taken for the moisture mitigation effort in the Carriage House were completed in an irreversible			

manner utilizing means and methods that do not reflect best practices in the stewardship of historic buildings and are inconsistent with the guidance provided by the Secretary of the Interior's *Standards for Rehabilitation*. Historic masonry is inherently designed with a high level of permeability; it is intended to breathe and sealing it eventually results in the moisture causing physical damage elsewhere.

Remediation:

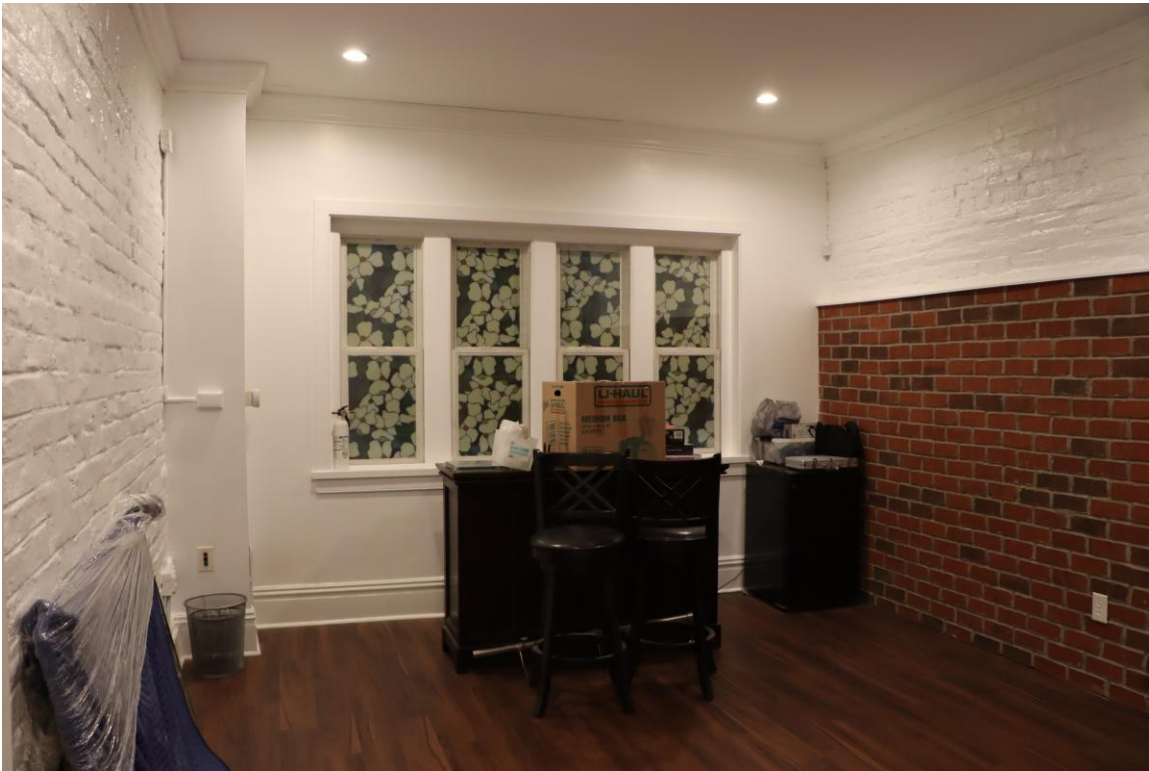
DHR will require regular independent conditions assessments of this building to be completed annually for a period of five years, and at mutually agreed upon intervals thereafter to ensure appropriate stewardship of this important historic resource and minimize future impact to the existing historic building materials. The first conditions assessment must be completed by December 1, 2026 with a written report provided to DHR. In the interim, a scope of work detailing the removal any reversible aspects of the waterproofing installation was due September 4, 2026. To date, no information has been submitted to DHR.



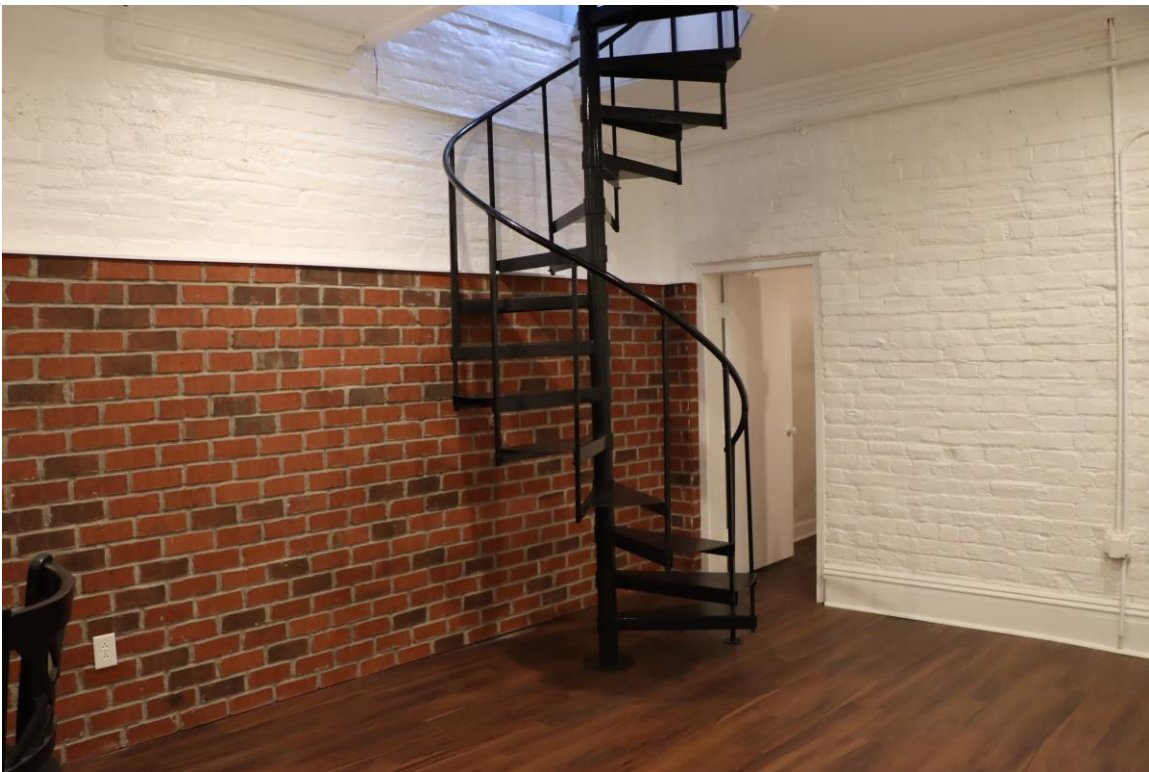
Carriage House exterior, north elevation, 5/16/2026



Barret House and Carriage House, south elevation, 5/16/2026



Carriage House, basement, west room, view facing south, 5/16/2026



Carriage House, basement, view facing northwest, 5/16/2026



Carriage House, basement, enclosed horse alley, west side, views west and east, 5/16/2026



Carriage House, basement, enclosed horse alley, south wall, 5/16/2026



Carriage House, basement, enclosed horse alley, 5/16/2026



Carriage House, basement, enclosed horse alley, north wall, 5/16/2026