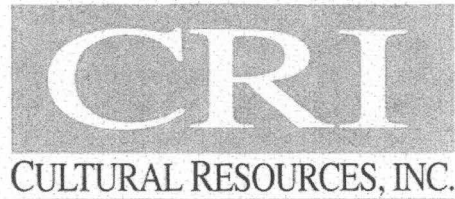


ST-91

1998-2257



**HISTORIC CONTEXT FOR
DOMESTIC AND AGRICULTURAL BUILDINGS IN
STAFFORD COUNTY, VIRGINIA**

Prepared For:

**Cultural Resources, Inc.
710 Littlepage Street, Suite C
Fredericksburg, VA 22401
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Prepared by:

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INTRODUCTION

This report was completed pursuant to the stipulations set forth in the Memorandum of Agreement (MOA) signed by the Army Corps of Engineers, Fredericksburg District (ACE-FD); Virginia Department of Historic Resources (DHR) and the Silver Companies in 2001 (see Appendix C) and the Treatment Plan for the Mitigation of Adverse Effects to the Chartter Farm/Cherry Hill Property (TP) (see Appendix D).

DHR determined the Chartter Farm eligible for listing in the National Register of Historic Places (NRHP) in 1997. The eligibility determination was forwarded to the National Park Service (NPS), which confirmed the building and associated parcel as eligible for listing. Kimble A. David, Architectural Historian in 2003, conducted an additional survey and the house and property were recommended ineligible due to their lack of integrity due to the house's deteriorated physical condition. The building was documented with photographs, which included surrounding agricultural support buildings and the adjacent cemetery associated with the property. This information was presented to DHR, who upheld the formal determination of eligibility made by the NPS in 1997.

Per the MOA, the demolition of the Chartter Farm required proposed mitigation should its determination of eligibility for listing in the NRHP be upheld. Pursuant to the concurrence with DHR that the property was still eligible, a TP was submitted by Cultural Resources, Inc. (CRI) in January 2004 to mitigate the adverse affects of the demolition of the house and associated outbuildings. The plan proposed additional documentation of the property, for which DHR and the ACE-FD concurred.

In March 2004, Kimble A. David, Architectural Historian, conducted additional survey of the site to document landscape features and photograph the interior of the house, which was determined unsafe during the original survey in 2003 due to the building's deteriorated condition. Pursuant to the terms of the TP and MOA the following report develops an historic context for domestic and agricultural outbuildings in Stafford County, Virginia. The findings presented in this report were based upon previous documentation housed at DHR in their Archives. To supplement the development of the historic context numerous works on domestic and agricultural architecture were consulted, in addition to previous research on the history of Stafford County.

The findings in this report focus on the development of farmsteads and their related buildings in Stafford County per the TP (see Appendix D, D-9).

DEVELOPMENT OF HISTORIC CONTEXTS

This report outlines the development of the Domestic and Agriculture/Subsistence Historic Contexts in Stafford County, Virginia. These contexts were developed as mitigation for the demolition of the Chartter Farm property in Stafford County per the TP (see Appendix D). The report documents domestic and agricultural themes associated with Stafford County's history. The report is organized into sections discussing the historic time periods associated with Virginia's history as outlined by DHR in their publication, *Guidelines for Conducting Cultural Resource Survey in Virginia*. Within each time period the domestic and subsistence/agricultural themes are discussed relevant to agricultural farmsteads in Stafford County.

Location Information

Stafford County is located in Northern Virginia geographical region of Virginia. It is bound on the south by the Rappahannock River, to the east by King George County and the Potomac River, to the west by Culpepper and Fauquier Counties, and Prince William County to the north (Figure 1). The cultural orientation and association with the Northern Neck Proprietary, which King Charles II of England granted in 1649, define the region. Associated with the development of the Tidewater settlements along the Chesapeake Bay, Stafford County benefited from increased water-related trade routes since it is accessed by the Potomac River, which feeds the Chesapeake Bay.

It is also traversed by primary land routes connecting the southern and northern portions of Virginia. Today, Interstate 95 bisects Stafford County and is the major north-south highway connection between Maine and Florida. Formerly, early roads that connected the original Colonial capitol of Williamsburg with other towns and villages, including county seats during the Colonial period, followed the current highway routes, such as U.S. Route 1 and U.S. Route 17 (Figure 2). Later when Richmond became the state capitol in 1779, the established routes were expanded to connect with the newly established governmental center.

The numerous land and water routes in and around Stafford County made it of importance during the Civil War. In addition, Stafford County is located at the approximate mid-point between the Confederate capitol, Richmond, and Union capitol, Washington, DC. The battles waged during the Civil War decimated the primarily agrarian Stafford County.

The proximity of Stafford County to Washington, DC eventually made it an *exurb* short for extended suburb, or *bedroom community* of Washington, DC in the late 20th century. It is approximately 60 miles south of Washington, DC and with easy access to highway and railroad transportation has become a bastion for suburban development. Numerous subdivisions and suburban developments reclaimed

farmsteads and converted them to residential use. The vast and development of Stafford County has diminished its original and early rural nature. The county now promotes itself for its proximity to the nearby city in its slogan *on the capital edge*.

Historic Time Periods

The historic time periods illustrated in this report were established by the DHR based upon the NRHP functions outlined in the NRHP process. The DHR time periods reflect the development of Virginia from the prehistoric period to the present day. The time periods examined in this report commence with the English settlement period of Virginia to the present day. Prehistory time periods were not examined as the context specifically focuses on farmsteads and the agricultural process.

Each time period gives an overview of the history of Stafford County, focusing on historical aspects of transportation, growth, and proliferated domestic and agricultural growth.

To supplement the discussion of the time periods, Appendices A and B list houses and outbuildings, respectively, by type and date of construction. These lists should be consulted for resources that were extant from the mid-20th century, though some have been demolished since their survey. All listed and discussed resources were compiled from information housed at the DHR Archives.

Historic Context and Building Types

Building types are divided between the Domestic and Agricultural functions. To support the stipulations as required by the MOA and TP, this report discusses the contexts separately within the time periods to reflect the development of building types during the course of Stafford County's history.

The Domestic historic context discussion within each time period covers dwellings and their construction methods and styles, and places them within the context of similar architectural design trends in Stafford County, Virginia and the United States. The Domestic historic context focuses on the human need for shelter. The specific sub-context examined is the farmhouse and its forms and development over time.

Within the Domestic historic context, certain outbuildings are considered domestic due to their function. Examples are dairies, garages, smokehouses, kitchens, storage sheds, and other dependencies associated with domestic life. While these buildings are considered in the Domestic historic context, this report has separated all detached outbuildings and placed them under the subcategory of Outbuildings. Many types of buildings have similar forms and since limited numbers of outbuildings remain, it seemed more logical to discuss them separately from the housing stock.

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

The Outbuilding discussion is more specific to Stafford County and Virginia, since the buildings constructed reflect the types of agricultural products produced within the region and farming methods. Areas of the United States reflect farming methods influenced by immigrants that settled in various areas. Their culture and traditions are specific to areas in which they settled. In many cases the settlement of areas are dominated by specific cultural groups. The style and form of their agricultural buildings reflect their inherited construction methods from their country of origin. With the numerous cultural groups that immigrated to the United States in the 19th and 20th centuries, there are many styles and influences of building practices.

The colonists of English descent primarily settled Stafford County in the 18th century. Their descendents propagated within the area and continued farming using traditional means passed down through families. The outbuildings reflect the settlers' English heritage and influence of architectural building traditions.

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

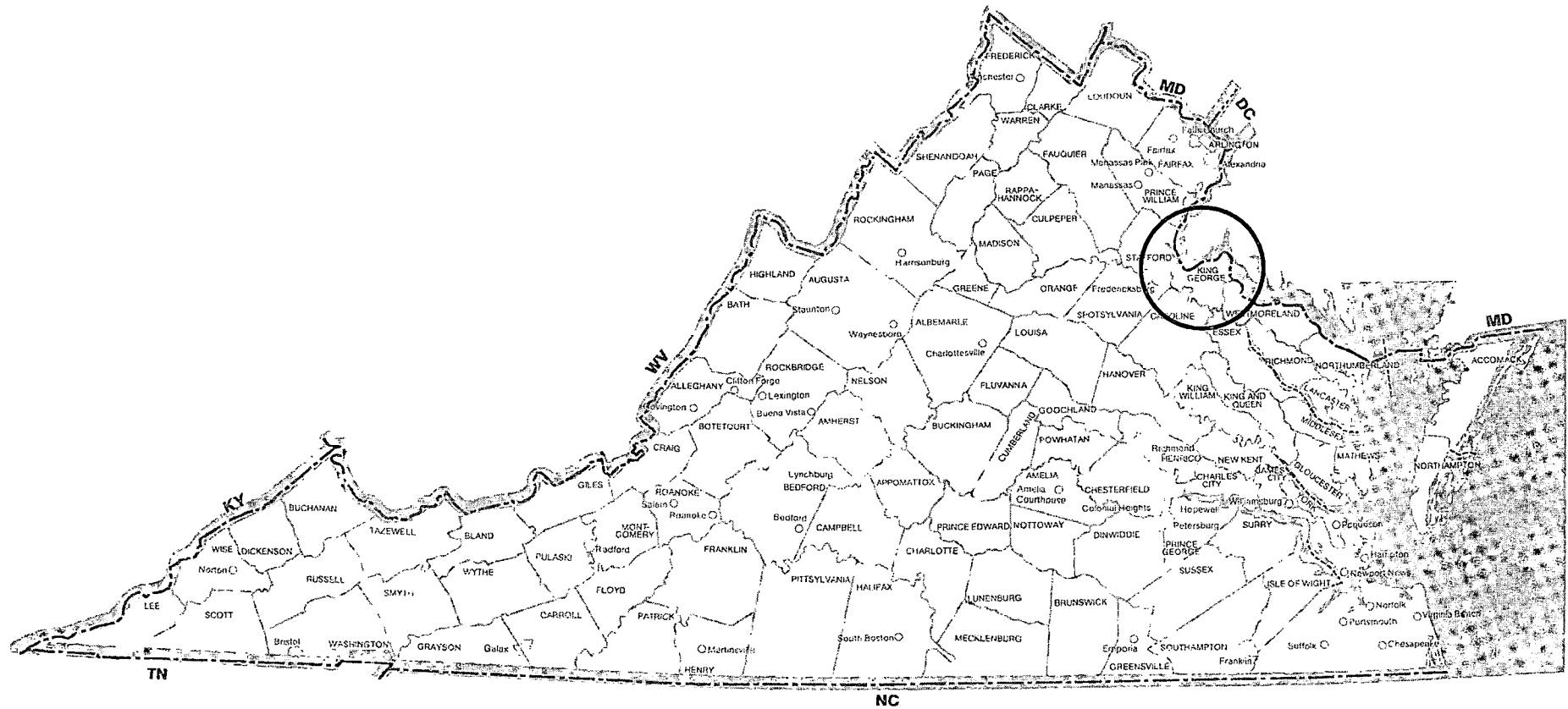


Figure 1: Map of Virginia, 1994. Stafford County is denoted.

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

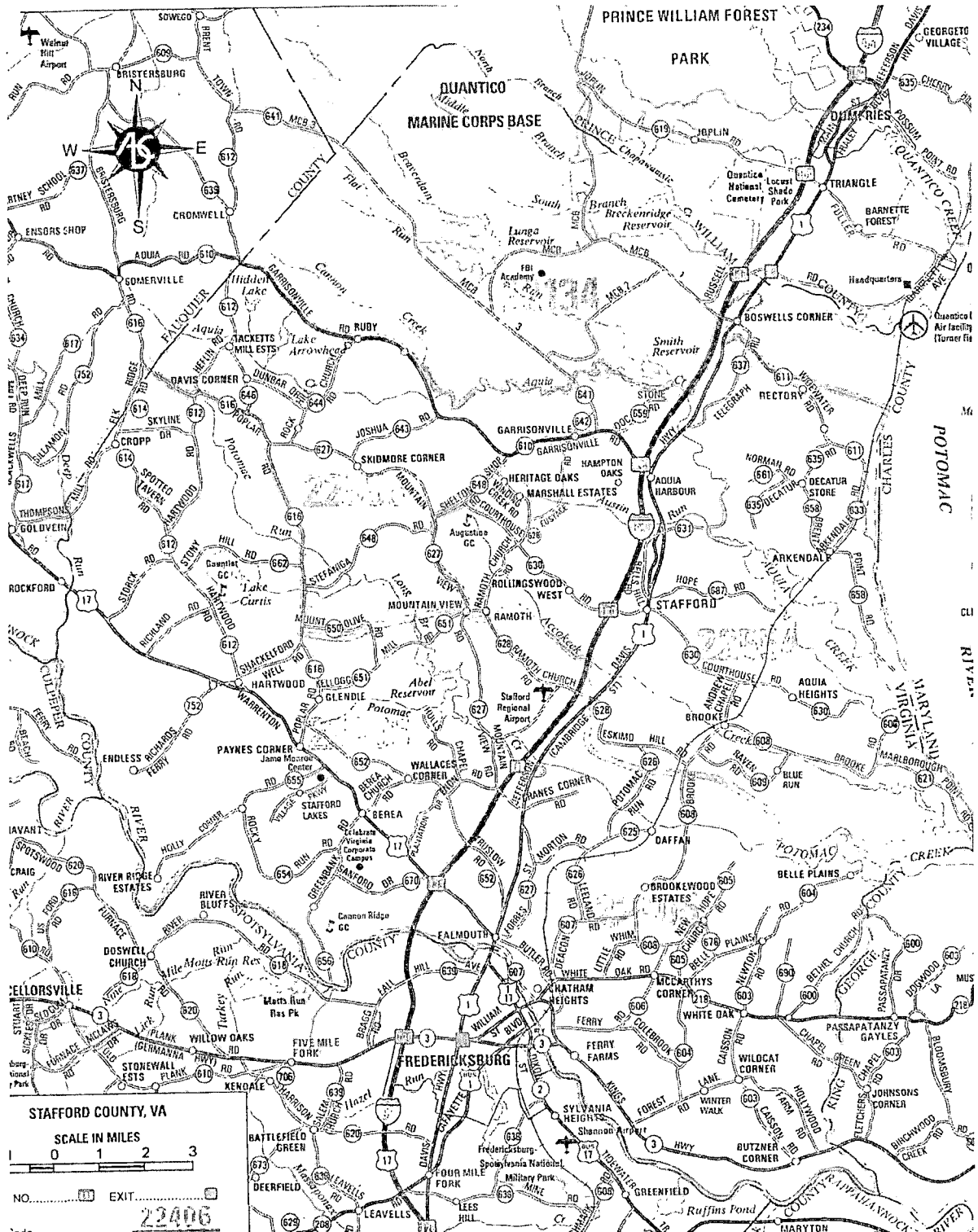


Figure 2: Map of Stafford County, 2000, Alexandria Drafting Company, Alexandria, VA.

HISTORIC CONTEXT SUMMARY

Settlement to Society (1607-1750)

The lands of Stafford County were partially mapped in 1608 by Captain John Smith during his mapping expedition of the Chesapeake Bay and its tributaries. In addition to mapping the creeks and rivers, Smith also noted the Indian tribes residing along the waterways. The north portion of Stafford County was inhabited by the Mayaones, Nacothant and Taux (Taoags) tribes¹, who also resided on the opposite side of the Potomac River. Their villages were primarily located along the waterways at the mouths of the creeks and rivers where they could fish and cultivate the enriched soils (Eby 1997, 1).

In addition to these tribes, the Algonquin Indians of the Powhatan Confederacy had settled a village at Marlborough Point, which they called *Petomek*, or the *place where the tribute is brought*. Early English settlers established a trading post at Marlborough Point soon after Smith's initial exploration, which was destroyed in 1620 during an Indian uprising (Eby 1997, 2).

The first recorded English settler residing on the lands of Stafford County was Giles Brent who relocated to Virginia from Maryland in 1647. Brent established a plantation, which he named *Peace*, on the Widewater peninsula at the confluence of the Potomac River and Aquia Creek. Brent's wife was a Piscataway Indian, and this union supposedly eased tensions between the English settlers and the local Indians (Eby 1997, 4-5).

By the 1660s there were enough plantations and planters on the lands of Stafford County to warrant the formation of a new county. Stafford County was formed from Westmoreland County in 1664. Like other Tidewater counties, Stafford was bound by rivers, which allowed ships to dock on the shores farther inland. Numerous creeks also permeated the landscape, which enriched the soil and provided a fresh water source. The access to water transportation and access to natural resources led to the infiltration of settlers farther west throughout the county (CRI 2003, 20).

The primary crop grown by planters in the 17th and early 18th centuries was tobacco. Most cultivated fields were tobacco, and most early towns had tobacco warehouses for the collection and shipping of the staple dotting the shoreline. Tobacco was so valuable that in the Colonies it was used as currency during the 17th century. Tobacco could only be grown on a field for two to three seasons before the soil had been left without its nutrient value. Though tobacco was the Colony's primary crop,

¹ The tribes are known today as the Piscataway, Anacostins, and Doegs, respectively.

it depleted the soil, which pushed settlement farther west for new arable lands (Eby 1997, 17).

Stafford County saw early development shortly after its formation. During the first town and port establishment act of 1680, Marlborough Point, then named Peace Point, was suggested as an advantageous location for a town due to its proximity to shipping points along the Chesapeake Bay at the mouth of Potomac Creek and River. The town act of 1691 required each county to plan a town of 50 acres, and sell lots and erect buildings within the town. The intention of the acts was to facilitate the transportation of tobacco and goods. Three towns were planned during this act prior to its repeal in 1693 (Reps 1972, 77).

Marlborough was formally established during the second town act of 1691. The town plan was proposed on a 50-acre site Marlborough Point, where the former trading post was once located. Development was slow as many lots lay vacant, and the town's future success was waning though it was still considered an important shipping point in 1706 by the Virginia Assembly. (Reps 1972, 77) A fire in 1718, which destroyed the courthouse and several houses, precipitated the fate of the town. After the fire, the county seat was relocated and by 1723 the town had been abandoned (Reps 1972, 78).

In 1726 an attempt to revive the town was made by John Mercer. He constructed his house there and constructed a mill, brewery and glass factory. In addition he owned a number of ships that transported goods along the Chesapeake Bay, which used the town as homeport. Mercer's death in 1768 again caused the town to wane. It continued as an important shipping point through the Revolutionary War, but afterward was formally abandoned (Reps 1972, 78).

The next formal town planned in Stafford County was Falmouth, located on the north side of the Rappahannock River just below the falls. It was created in 1727 at the same time as Fredericksburg, located on the south banks of the Rappahannock River in Spotsylvania County. It was a 50-acre plot similar to Marlborough, which was located northeast along the Potomac River. It did not attain the same size and population as Fredericksburg and was a modest town of 18 to 20 houses by 1759 (Reps 1972, 202).

The early towns served as transportation hubs for the shipping of tobacco and the tobacco market. Each town had an appointed tobacco inspector and warehouse for shipping and storage on the waterfront. Inspection of tobacco prior to shipping was required by 1730 (CCR 2001, 10). This solidified the town's significance to commerce and the tobacco economy in the Colonial period.

Early maps show the development of Stafford County primarily along the waterways of the Potomac River and Rappahannock Rivers. Those tributaries that were deep enough to accommodate a ship draught were also developed. Marked on the

Herman Moll map of 1736 are small plantations most riverbanks (Stephenson 2000, 77).

The ancient transportation artery of the Potomac Path, an Indian land route that evolved into U.S. Route 1, allowed for land travel inland from the waterways. The waterways were still the easiest and most convenient mode of travel during the Colonial era. The Potomac Path was a trail that led inland away from the Potomac River and allowed for easier access of the fertile farmland that lay away from rivers and creeks on the west side of Stafford County (CCR 2001, 10).

The farms that dotted the landscape primarily along the numerous waterways that bound and infiltrated Stafford County were comprised of a dwelling and outbuildings associated with farm production. Plans for farms were simple and placement of buildings usually followed three general forms; courtyard, linear and range. Each plan incorporated the house as the primary building, which faced the main road near the front of the property with the outbuildings placed behind it. Among the outbuildings, those relating to household functions were closest, such as the detached or summer kitchen, privy and carriage house. The agricultural buildings were set farther away from the house near the agricultural fields (Lanier 1997, 223-224).

In the courtyard plan, the barn is located behind the house with the farmyard between them. Other smaller outbuildings are placed off to the sides of the farmyard in one or two lines forming an open work area or "courtyard". There are variations to this plan, but the general configuration forms some sort of open space between the outbuildings located behind the house. The linear plan incorporates the barn and other outbuildings in line with the house. In some cases the outbuildings form their own separate lines in the farmyard. The range plan is similar to the linear plan except the roadway leading to the house turns to one side of the house and runs along the side of the house. It continues behind the house and the farm buildings are placed along the lane and usually face it (Lanier 1997, 224-225).

Aside from these three typical plans, there are farms that seem to incorporate no plan at all. In addition, there are farms that use elements of the three typical plans though they do not follow it in the placement of all buildings.

Early buildings were primarily constructed of timber and brick. The use of brick in building construction was reserved during the early periods for houses, chimneys, foundations, and major outbuildings. The manufacture of brick was rare and early brick was fired on site during these periods due to the lack of towns that supported brick manufacture (Noble 1984a, 18).

The use of timber for building construction is more common and is primarily seen in the wood-framed houses and outbuildings, and roughly constructed log buildings. English settlers did not commonly construct buildings of log, but other immigrants from Sweden and Germany, and then the Scots-Irish and Norwegians who

immigrated later, constructed log buildings that are based in their homeland traditions (Foster 2004, 78). Log buildings were easy to construct due to the access of the vast timberland of Stafford County. The logs were cut, stripped of bark and notched at the ends for assembly and a tighter construction.

Wood framing was also common, where the timber was hewn into the form of square lumber and assembled with mortise and tenon joints. The building was clad in weatherboard or overlapping wood boards. Foundations were typically brick baked on site or fieldstone, which was readily available in the region. The stone could be cut from deposits under the topsoil. Fieldstone foundations are frequently seen in Stafford County on early dwellings that remain.

Domestic

The earliest settlers constructed impermanent buildings for shelter with the intention of constructing a more permanent and fashionable house once the agricultural process began and enough money was earned to construct a more substantial house and agricultural outbuildings. Many of these earliest buildings were simple huts of earth and wood (Carson 1981, 140). None of these buildings remain as they were replaced early by houses, barns and other agricultural buildings.

The buildings constructed after the initial rough shelter buildings in many cases were also impermanent. They were weatherproof but cheaply constructed. In many cases they were not set upon a foundation and rested directly on the ground. These were impermanent buildings served as temporary shelter until more money could be amassed to construct a more substantial and permanent house (Carson 1981, 146).

In many cases the early house, of which many had a single room with a fireplace and loft, became the attached or detached kitchen for the new house. In some cases the early house had two rooms called a hall and parlor plan. The parlor served multiple uses such as a bedroom, guest chamber, and reception room and was the smaller of the two rooms. The hall served as the kitchen, dining room, work area, and living space. The hall contained the staircase to the loft story above and the main entrance from the exterior. Both rooms usually had a fireplace, which served as a heat source. Buildings of this form are typical to the Colonial period in the Tidewater region (Noble 1984a, 49).

An early building dating to this time period is the Shelton House (1700). It is a one-and-one-half story, three-bay, frame dwelling clad in weatherboards. Its side gable roof is clad in wood shake. This rustic building was moved from Falmouth to its current location outside of the town. It is a small Tidewater house of twenty feet deep by thirty feet wide. There is an interior chimney and the floor plan exhibits an irregular three-room plan. It may have originally had a hall and parlor plan of two rooms. The Tidewater house is quite common during the early periods as it provided needed space for colonists and was easy to construct with the materials available.

The Georgian style gained prominence on the landscape as wealthier planters could afford to construct large, stately houses. The style is symmetrical and reflects the Classical proportions and articulation of Greek and Roman architecture. The rediscovery of the architecture and Classicism of Greco-Roman design in the late 18th century spurred the rise of the Georgian style. The name Georgian was taken from the Hanoverian kings, George I, II and III of England, who reigned over this 126-year period. The style was simple and reflected a rejection of the Baroque style of the 17th century that was opulent and considered overly ornate. The simple form suited the architecture of the Colonies in America since craftsmen were not readily available. Pattern books of the period provided guides for builder-architects for designs of these high-style houses (Howe 2002, 143).

Some early grander plantation houses remain that were constructed during this time period. Hickory Hill (1736) is an imposing tall two-story house with a Dutch gambrel roof that was a tradition feature among Tidewater Colonial architecture. The building is constructed of brick laid in Flemish bond. The gambrel roof can be seen throughout the Tidewater region especially in the southern region. This is the earliest in Stafford County and has much taller proportions than those found in southeastern Virginia.

Outbuildings

Agricultural outbuildings can be divided into three construction periods, which reflect the agricultural economy of the region. The first period is defined by the early settlement of lands in the Chesapeake Bay region. These buildings were primarily used for supporting the cultivation of tobacco, which was the primary crop in Virginia. With changes in economy, crops grown and building materials and techniques, the first period ended by the commencement of the 18th century. The second phase would have reflected the changes in agricultural products from tobacco to corn and wheat. This diversification of crops was also supported by the increase in transit methods and the speed at which goods could be transferred to markets. The ease of transporting goods via newly developed rail lines and waterways and the development of larger markets promoted diverse crops as well. Also the ideas of mechanized and scientific farming with the introduction of new scientific discoveries also contributed to changes in farming. The last period is defined by the modern age, where fuel-powered tractors were introduced as well as larger equipment to farm. This period commences in the early 20th century and continues to the mid-20th century (Lanier 1997, 178-179).

Outbuildings constructed during this time period are also considered impermanent architecture. They are roughly constructed to provide shelter for assorted crops, equipment and livestock. Most were constructed of available timber and without foundations. The pole-set building construction method described for houses would have been used for large substantial agricultural buildings, while simpler cribs and storage buildings would have been set upon the ground. The decay associated with

domestic buildings would have applied to agricultural buildings as well (Lanier 1997, 180-181).

Many buildings from this period served multiple purposes or were designed to accommodate a number of functions. Small sheds could be used for slave or servant housing, or to store goods. Those buildings that served a specific function such as cribs, tobacco barns, and animal shelters or houses reflected their specific function by their building characteristics.

The early houses described above would have had early outbuildings, but none survive today.

There are no recorded agricultural outbuildings remaining from this period. Most were replaced in the 19th century due to deterioration, demolition or replacement to meet the needs of changes in agricultural growth patterns. There is some archeological evidence of building remains, though limited studies have been performed.

Colony to Nation (1750-1789)

By this time period, water routes were still the most convenient mode of travel. The numerous navigable waterways were mapped and provided a means to move goods from the farmlands situated along the waterways. Roadways as a mode of transportation were less frequently found in Stafford County and mainly provided transportation to areas to the west in Virginia. A 1751 map shows that Falmouth was the location of a road fork where the main north-south route divided for travelers heading west and north. These roads today are U.S. Route 1 and U.S. Route 17. The early U.S. Route 1 or Potomac Path paralleled the Potomac River and connected Falmouth with Alexandria, and the early Route 17 followed the Rappahannock River until it headed in a northwesterly direction toward Ashby's Gap and then connected to a roadway between Alexandria and Winchester. The road from the south to Fredericksburg originated at Williamsburg, the Colonial capitol of Virginia.

The location change of the capitol of Virginia to Richmond in 1779 had a profound effect on the roadway configuration. Roadways, which primarily led from the Colonial cities and towns to Williamsburg, became less traveled as the governmental focus was diverted to Richmond. During the last half of the 18th century, Williamsburg's dominance as an urban center had been waning (O'Mara 1979, 341). The port cities, such as Fredericksburg, Yorktown and Norfolk had steadily grown due to their active ports (O'Mara 1979, 344). Though Williamsburg was dependent on its own mercantile economy, its significance as the primary mercantile port was being overshadowed by Norfolk. The relocation of the capitol to Richmond further diminished its regional significance.

By the end of the 17th century, tobacco cultivation remained the principal economic activity for every farmer from the largest landowner to the small tenant farmer. Prices of tobacco fluctuated, which created a sense of uncertainty, and boom and bust cycle of economics in Colonial America (CRI 2003, 21).

Domestic

A small modest building constructed during this period is Cedar Hill Farm (1750). The house was constructed in two parts. The earliest dating to the mid-18th century is one-and-one-half stories with a wide, steeply pitched side-gable roof. The early dwelling portion is one room with a loft above. This style of building construction is quite common in the Tidewater area and is an example of a typical Tidewater house. It does not reflect the high Georgian style found in more substantial buildings, and follow a simple aesthetic. These functional modest houses have a single room or hall and parlor plan. The later two-story portion has a side-passage plan and dates to the early 19th century.

Another example of the modest Tidewater house is Concord (1760). The roof on this house had dormers and the interior has a hall and parlor plan. Its asymmetrical

façade is reflective of the functionality of the building versus esthetic symmetry found in Georgian-style architecture. Another example of this type of modest dwelling is the Anne Monocure House (Flurry/Fluerry) (1769).

Aside from impermanent dwellings and modest Tidewater houses, there were a number of substantial houses constructed by wealthy plantation owners.

Belmont is a substantial plantation house dating to 1761. It is two-stories and is frame construction. Similar to Belmont, Clearview (1770) is a substantial Rappahannock River plantation house overlooking the river on a high hill. It is two stories with a five bay façade and is constructed of wood framing clad in weatherboard. The roof is hipped and the roofline exhibits a modillion cornice. Two exterior end chimneys break the cornice at the end elevations.

Chatham was built between 1768 and 1771. It was commissioned by William Fitzhugh (1741-1809), a wealthy and influential planter. Unlike impermanent buildings constructed by moderately wealthy planters during this period, the building is constructed of brick laid in Flemish bond, is two-stories in height and is seventy-six feet wide by 24 feet deep. The building has two flanking one-story, brick wings of thirty-six feet wide by twenty-four feet deep connected to the main building by eighteen feet long, frame hyphens. A typical Georgian house, this plantation house reflects the wealth of its owner and symmetry of the high style architecture.

Another house dating to this period and reflects the Georgian esthetic is the Smith, Delia Forbes, House (1785), also known as the Smith-Forbes House. It is two-story with a raised stone foundation. Its five bay façade has a symmetrical central entrance flanked by window openings. The building is crowned by a side-gable roof and flanked by end chimneys.

Outbuildings

By the mid-1700s, farmers began to convert their crops from tobacco to corn and wheat. The change would impact buildings required on the area farms. The need for the tobacco house diminished and the rise for corncribs rose. These buildings were constructed with notched logs and wood framing methods established during the earlier period.

Clearview had a number of outbuildings of which most were replaced with later buildings. There are a number of early foundations on site and some serve as foundations to later buildings.

There are no recorded agricultural outbuildings remaining from this period. Most were replaced in the 19th century due to deterioration or replacement to meet the needs of changes in agricultural growth patterns. There is some archeological evidence of buildings, though limited studies have been performed.

Early National Period (1789-1830)

In 1815, the steamboat made its debut on the Potomac River and the transportation of mail and passengers opened new markets for agricultural business in Stafford County. A steamboat landing was located in Aquia, which facilitated travel for goods and passengers. The railroad line was under construction between Richmond and Washington, DC, and was eventually completed to Washington in the 1840s (CCR 2002, 61). The Potomac Path as a mode of inland travel diminished during this period due to the ease of use and frequency of water transportation.

Fredericksburg had become a prosperous commercial port and Falmouth lay in its shadow. The proximity of Stafford County to Fredericksburg led to the increased development of the southern portion of Stafford County. Growth in the north portion of Stafford County was precipitated by the burgeoning port of Aquia due to its steamship stop. Development in the northern portion of Stafford County also was prompted by the winding creeks, which provided waterpower for mills that dotted Aquia Creek and Potomac Creek. With the access to these industries, local farmers could bring grains for milling and could also acquire wood for the construction of new houses and outbuildings.

Stafford County had not generally prospered in the 18th century, but had waves of prosperity. Poor farming methods and conflict with the English market during the Revolution soured the financial state of Stafford's farmers. By the mid-19th century prosperity was generally growing and improvements in farming and development of local industry boosted Stafford's economy (Eby 1997, 18).

The primary cultivation of tobacco changed during this period to a diversified grain based economy. This was due to the depletion of nutrients from the area's soil caused by the repeated planting of tobacco. This produced a collapse of the tobacco economy and the migration of local farmers with their slaves to the Piedmont and southwest frontier (CRI 2002, 21).

In this period, Stafford County saw an increase in building activity. Many of the impermanent buildings constructed in the previous time period were demolished to make way for new and more permanent building. With more permanent construction there are examples of more "high style" buildings reflecting the current trends in architectural fashion.

Classicism in Virginia reached its height between the 1770s and 1810s. The Early Classical Revival style is based in the forms of ancient Rome, which were elaborated by Andrea Palladio, the 16th century Venetian architect. Palladio based his architectural designs on first century B.C. architect, Vitruvius's ten-volume treatise, *De Architectura*. Palladio designed numerous buildings in Venice that echoed the lost tradition of the ancient world. In addition, he published his own treatise on architecture, *Quattro Libri*. Classicism employed classical forms and proportions for buildings, which were simple and harmonious in design (Howe 2002,

180-183). The interest in this style of architecture was adopted by statesman-architect, Thomas Jefferson, in his design of Monticello. A number of buildings in Virginia reflect Jefferson's sensibility of architectural style, which was adapted to plantation houses of the period.

Pattern books produced at the turn of the 19th century provided gentleman-architects with a model for building construction. Asher Benjamin's *American Builder's Companion* of 1806 was reprinted a number of times between its original printing and 1827. The book provided elevations and plans for buildings in addition to architectural details. Minard Lafever's *The Modern Builder's Guide* was also reprinted after its original printing in 1833. These two books had a wide reaching effect on architectural building during the early 19th century. Many high-style buildings were constructed based upon their designs. The pattern book provided a source for builders and builder-architects to construct high style, fashionable buildings, which permeated the United States landscape (Reiff 200, 45-46).

A more simplified style of architecture is the Federal style. This style of architecture defined this period and had its roots in the corresponding Regency style popular in England between 1780 and 1820. The style is a refined Georgian incorporating elements of the Palladian-Georgian style and more Classical architectural details. The Federal style was also considered a "national" style in American architecture during this period and was promulgated by Charles Bulfinch (Howe 2002, 169). His designs included the original Capitol Building in Washington, DC and numerous buildings in Massachusetts. The Federal style is primarily an architectural style found in an urban setting among prosperous individuals. It is not typical of farmhouses, though farmhouses use proportion and roof forms within their sources in this style.

Domestic

This period saw a great change in domestic buildings on farmsteads throughout Stafford County. Small urban centers were growing along the inland roadways and along the waterfront. These small hamlets provided places for congregation and were the first backbone of the mail system, and a place where information was collected from travelers. These small hamlets became community focal points.

Farming was still the primary means of livelihood outside the small hamlets. Prosperous farmers were replacing small one- and two-room houses dating to the Colonial period. The rough, small houses made way for more substantial two-story houses clad in weatherboard or constructed of brick. In some cases the earlier building remained, though evidence of this is substantiated in the following time period.

Impermanent buildings were still constructed during this period as settlement continued with the subdivision of larger, early plantations. An example of the rough log construction is evident in a house on Westebbe Lane near Henry. It was

constructed in 1820 and is one-and-one-half stories. There is a remaining one-room log building on the Sanford Farm dating to 1820 as well. Though minor modifications have been made, the original stair remains accessing the loft.

A number of large imposing two and two-and-one-half story plantation houses remain in Stafford County from this time period. They are primarily frame, though there are a number that are constructed of brick.

The most prominent feature associated with these houses is the massive chimneys on the end walls. In some cases the chimneys are eight to ten feet in width and project three feet from the exterior wall. They are usually constructed of brick and rest on fieldstone foundations.

Most of the houses that remain from this time period reflect the symmetrical Georgian style of the previous period and the Classically-influence Federal style. There is only one example of an Early Classical-style house. By this period the Tidewater house is no longer found and has yielded to higher style buildings.

Like similar Georgian-style houses of the previous period, Carlton (1790) exhibits similar features. This two-and-one-half-story house has a five bay symmetrical façade with a hipped roof. It is frame like others of the same style. A similar building is located on Greenbank Road.

Little Whim (1790) is a Classical Revival style house constructed about the same time as Carlton. It is also two-and-one-half stories with two end chimneys. The entry porch is two stories flanked by projecting, two-story, polygonal bays. The main roof is hipped with small eyebrow dormers. It has Classical articulation on its cornice and interior woodwork.

Federal-style houses are the largest remaining number of houses from this time period. The houses are primarily two to two-and-one-half stories with a central passage plan or side passage plan. Those that have a side passage plan exhibit a chimney on the opposite side of the passage, and those that have a central passage exhibit chimneys on the ends. Other characteristics include low-pitched roofs, decreasing height on upper stories, and a one-story porch entry.

Examples of Federal-style houses are Glencairne (1790), Sherwood Forest (1810), Oakley (1820), and Eastwood (1829). Glencairne has a central passage, single pile plan and is two-and-one-half stories. It is frame with brick end chimneys. The façade has five bays with a central entrance articulated by an arched opening. Sherwood Forest has a central passage, double-pile plan and is brick construction. The portico on the five bay façade has a pedimented roof. Oakley is a side passage, double-pile house with a brick end chimney. The façade is three-bay with an asymmetrical entry. The roof is marked by a modillion cornice.

Though fieldstone was readily available in Stafford County, there is only one house remaining from this period that is constructed of stone. The Lyndale Farm House (1800) is a two-and-one-half-story, three bay building with an irregular plan.

Outbuildings

As in the previous period, agricultural outbuildings were roughly constructed. They exhibit simple forms and simple methods of construction. Outbuildings were constructed as a need arose on the farmstead. The addition of buildings and replacement of buildings within the farmstead reflect the ever-changing means of their owners. In addition, as farmers prospered in the 19th century, buildings were constructed to provide additional storage. In many cases, as farmers acquired more lands adjacent to their existing property, additional outbuildings were constructed to meet the needs of increased farming.

Barns took a variety of forms. In some cases barns were simple "pole" barns, constructed of unfinished young tree trunks that were stripped of their bark. These were nailed or pegged together forming a simple structure that was easily erected. Other barns included one- or two- story barns. Most are frame construction clad in vertical boards. The barns usually had gable roofs. Some had three bays with a center aisle flanked by pens.

Corncribs were constructed as farmers began to change their crops to corn. The crib form did not change from earlier periods and still retained its general form of a rectangular plan with gable roof. Some corncribs were divided on the interior to separate types of produce. The crib was primarily constructed of log notched at the buildings corners.

Smokehouses were frame and usually constructed of rough-cut logs, but tightly sealed using weatherboard or beaded board. They usually reflected a square footprint and steeply-pitched, pyramidal or gable roof. The smokehouse at Sherwood Forest (1810) has a stone foundation and is clad in beaded-board. Its pyramidal roof crowned with a wood finial is more typical of earlier smokehouses in Virginia. Like the Sherwood Forest smokehouse, the Lyndale Farm smokehouse (1800) has a similar form, such as the pyramidal roof, and materials, including a stone foundation and wood siding, though in this case the siding is weatherboard. The framing in this smokehouse is mortise and tenon and all beams are hand hewn.

Remaining springhouses from the 19th century are a rarity in Stafford County. The springhouse at Lyndale Farms dating to 1800 is stone with brick gable ends. The roof is a steeply pitched gable. The springhouse is nestled into a hillside with the spring flowing into the structure from the visible end.

Log buildings are the most common building that remains from this period. Kitchens were constructed of log and may have served as early shelter. The kitchens at

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Sherwood Forest (1810) and Hollywood (1820) are log early buildings. These retain their rough, early construction methods.

Of the extant agricultural outbuildings associated with farmsteads in Stafford County, the earliest date to 1800. Sherwood Forest, Lyndale Farm, Sanford Farm, and Hollywood retain outbuildings dating between 1800 and 1820. These buildings are kitchens, a log building, a springhouse and smokehouses. Most use rough construction methods of log with chinking and the log building and smokehouses do not have foundations. The kitchens and springhouse retain their original fieldstone foundations in most cases. They are all one-story buildings and do not reflect high-style architecture. See Appendix B for a list of buildings and their construction dates.

Antebellum Period (1830-1860)

In addition to steamship transportation, which commenced in the prior period, the Richmond, Fredericksburg and Potomac Railroad opened its line from Richmond to Fredericksburg in 1834, and then to Aquia in 1842. This facilitated the access to larger ports and cities for agricultural goods and timber farmed in Stafford County (CCR 2001, 61).

The period just prior to the Civil War reflected the change in the agricultural business of area farmers and planters. Most farms had converted to mixed-grain crops by this period. Changes in farming were also more prevalent with the introduction of techniques to restore soil and improve production. The increase in yield led to additional prosperity for property owners. These changes led to the improvement of area plantations and the construction of new housing stock to replace earlier modest houses (CRI 2003, 19).

The life of Stafford County was still largely agrarian. This is reflected in the census taken in 1860 just prior to the Civil War. Most heads of household were farmers who owned numerous slaves, though most families owned ten slaves or less. The 1860 census reflects that Stafford County had a slave population of 40.2% of the entire population of the county (Salmon 1994, 44).

Architectural trends during this period had become more prolific and exhibited a more sophisticated sense of history. The early to mid-19th century is defined by the European Revival styles popularized in pattern books that were readily available in the United States. Though pattern books were made available as early as the mid-18th century, a boon in pattern book availability was marked by the European Revival styles. Greek Revival, Gothic Revival and Italianate styles dominated domestic architecture of the period. Though other styles such as Egyptian Revival, Swiss Chalet, and Octagon were also produced during this period, their popularity was diminished over the Classical styles of Greek Revival, Italianate and the highly ornate Gothic Revival (Howe 2002, 184-219).

Pattern books provided easy access for gentlemen-builders of the period to emulate high styles and have an accurate source for their reproduction. The earliest pattern book on the Greek orders was published by architect, John Haviland in 1818-1821. Earlier books produced by Asher Benjamin and Minard Lafever had a widespread impact in the early 19th century (Reiff 2000, 45).

The Greek Revival style employed Greek proportions and Classical inspired articulation, such as columns, cornices, and friezes. The Italianate style is similar to the Gothic Revival style in its focus on the vertical and employed of asymmetrical balance. It employs classical motifs and influences such as bracketed cornices and ornate window surrounds (Howe 2002, 184). Though these styles were popular throughout the United States there is not an instance of their use in Stafford County.

The Gothic Revival house exhibits in many respects the opposite of the Greek Revival style. It is asymmetrical and focuses on the building's verticality. In addition to its massing, the building employs heavy ornament such as pendants, finials and vergeboards, which were cut with scroll saws. The style was popularized by architects, Andrew Jackson Downing and Alexander Jackson Davis. Downing produced pattern books, which were widely distributed throughout the United States at the time (Howe 2002, 198-199).

The vernacular tradition in house construction exemplified in the early period by log buildings or Tidewater houses of one-and-one-half stories was expanded in the 18th and 19th centuries to two-stories into what is termed an "I-house". This term is more recent and refers to tall, thinly profiled buildings with long, narrow floor plans. Floor plans ranged from hall and parlor, to center passage. The rooms contained within the I-house were primary and served as formal spaces such as sitting rooms and receiving rooms, on the first story, and informal rooms, such as bedrooms on the second story. Kitchens were usually housed in an ell off the rear of the house or in a dependency (Foster 2004, 74). This is a very common style found throughout Stafford County and in Virginia's rural agricultural landscape.

Some houses were modernized or updated at a later date. Early log buildings are clad in weatherboard and expanded in some cases or a new building is constructed adjacent to an earlier building. Evidence of this type of occurrence can be found throughout Stafford County. The earlier buildings are sometime unrecognizable under additions or new siding.

Domestic

In some cases, houses were constructed adjacent to the earlier building and abutting the building on one side. The earlier building was removed upon the completion of the new building or in some cases the earlier building was expanded and updated. Log buildings were still being constructed in the early part of this period, though this practice is giving way to more sophisticated houses. A house on Westebbe Lane constructed in 1840 is a one-story, roughly constructed log building. Appended to the building is a two-story frame addition, which was made in the mid-19th century after its construction. Another example of this method of additive construction can be seen in the Chartter Farm (1830) and the Grafton Home (1830). In the Chartter Farm, the first story of the west elevation is not punctuated by windows or openings. It is clad in weatherboard. On the interior, there is a door on the west wall that no longer opens. It is surmised that an earlier building abutted the west wall of the house and was most likely one to one-and-one-half stories. The door in the present hallway connected the two buildings. The earlier building was removed and the weatherboard was continued across the door opening. In the Grafton Home, a building of a similar scale was constructed adjacent to an early building maintaining the mass and scale of the other house. An early image shows that a seam was visible between the two buildings denoting that the two blocks were constructed during different periods. The early building has been demolished, but

the WPA records reflect that the building was constructed of log and clad in weatherboard. Another example of a similar house is Woodford (1848), though there is no early building that may have been appended noted in the survey.

During this period, small one-and-one-half story log houses continue to be constructed. An example of a simple one-room house can be found in a house on U.S. Route 1 constructed in 1850 and the Montieth property constructed in 1840. The Montieth house was originally a log house clad in board and batten siding. Like other roughly constructed log buildings it was one room (later divided into two rooms).

Vernacular style I-houses appeared during this period. The I-house is a variation on the earlier Tidewater house. An I-house typically has end chimneys, a side-gable roof, central entrance, and is two stories. The I-houses remaining that were constructed during this period were primarily built between 1840 and 1860. They are frame clad in weatherboard or in some cases a later replacement cladding such as asbestos siding. Most have a two-room plan, though some have been modified over time. The foundations of these buildings are fieldstone or brick. Examples of this type of vernacular house are Dr. Lee's Place/Fleetwood (1840), Springfield Farm (1854), and Portch-Burton/Burton House (1860).

House styles that are popular during a period in history in many cases continue past their period of fashion. There are some instances where a house will be constructed toward the end of a style's period and will not be completed until the style is no longer commonly used. This is quite common in the rural countryside. An example of a late Federal-style house is Hartwood (1841), which is two-and-one-half stories with a central passage plan. It is constructed of brick and exhibits arched brick window and door surrounds. A similar Federal-style house (1850) is located on Route 619. It is two-stories with a side passage plan. It is constructed of wood frame and clad in weatherboard.

The high style fashionable buildings of the period were primarily constructed around 1850. The Foote House/Hartwood Manor (1849) and Oakenwold (1855) are Gothic Revival-style houses inspired by the Gothic Revival movement. These pastoral houses exemplify the Gothic Revival inspiration in Stafford County. The houses employ Gothic Revival characteristics typical of the style including intersecting gabled blocks, vergeboards, an irregular plan, and bay windows.

The Potomac Run Farmhouse (1860) constructed just prior to the commencement of the Civil War reflects the Victorian style that became more popular after the Civil War. The house employs traditional building methods of mortise and tenon joinery. The exterior exhibits a central core that may be earlier, enveloped by 19th century additions. The building has a steeply pitched roof and the walls within the gable ends are clad in fish scale shingle patterning. It is assumed that the updating of the house occurred in the late 19th century, which was common. In these cases, an

earlier building was “modernized” or updated, which included the exterior style and the interior moldings and woodwork.

Outbuildings

Prior to the Civil War, farming continued using its early methods. There is an increase in this period with the cultivation of wheat and corn and a decrease in the growth of tobacco. Also farmers produced goods for their own consumption versus large yields for export. The smaller farms also had buildings for specific functions. Carriage houses and horse barns became more common. In addition, crib barns gained prominence on the landscape to provide storage for goods grown on the farm. The construction methods of the outbuildings were similar to earlier methods though the organizational structure became more prevalent (Lanier 1997, 197).

There are four outbuildings remaining from this time period; two kitchens, a smokehouse, and a corncrib. Like in the previous time period, these buildings are roughly constructed and do not exhibit a specific style. They are log construction with no exterior details. They are purely functional in their design and execution. See Appendix B for a listing of buildings.

Civil War (1861-1865)

The period of the Civil War ceased most building activity in Stafford County. As Stafford County is located at the mid-point between Washington, DC and Richmond, VA, it was subjected to heavy battle between the Union and Confederate Armies. Military strategists considered it as an important stronghold due to its proximity to Washington, DC, the Union capital, and Richmond, VA, the Confederate capital. Both Armies confiscated many farmsteads as areas were taken during the fighting. Farmsteads were used as housing for Army officers. As the War ravaged, the fields lay bare and were not cultivated. Displaced families, slaves and servants fled their homesteads seeking safety in cities and town or with other family members or neighbors (CRI 2003, 22).

Domestic

During the Civil War, Stafford County was at the center of numerous battles and building stagnated during this period. There is only one recorded house constructed during this period.

According to the records at DHR, the Daffan House (1861) was constructed at the outset of the Civil War. It is a two-story, frame house with two exterior end chimneys. The chimneys are massive with stone bases and brick flues. This house is a typical I-house.

Outbuildings

There are no remaining outbuildings from this time period. Many outbuildings pre-dating this period were demolished during the Civil War. Due to heavy battle during numerous campaigns in the region, building construction was suspended.

Reconstruction and Growth (1865-1917)

Post-Civil War recovery was a slow process in the first ten years after the cessation of hostilities in 1865. The land was not worked during the Civil War period and Union troops were blamed for the destruction of the fields and buildings. The need for firewood by Union soldiers led to the demolition of outbuildings, houses, fences, and other structures and buildings constructed of wood. (Eby 1997, 60) The lack of buildings, material, draft animals and neglected lands had forced many to leave the county.

The period immediately after the Civil War reflects the devastation and reconstruction required considerable effort. Stafford County's population had decreased by 2000 persons between 1860 and 1870. The depressed economy, vast destruction and loss of population took a great toll on the development within the county. The restoration of the primarily agricultural nature of the county was slow. The railroad was repaired after the Civil War and continued to run throughout the remainder of the 19th century (CRI 20003, 22).

Agriculture was still an important industry in Stafford County, with the loss of the slave workforce, plantations were divided into smaller farms and tenant farms (Traceries 1992, 12). The great loss of field hands, outbuildings, and crops forced some farmers to sell the timber on their lands for cash. Farmers were also forced to reconstruct buildings or in some cases sell their lands. This was not profitable as lands that sold for \$10 per acre prior to the war were valued at \$1 to \$3 per acre afterward. The depressed economy force the General Assembly of Virginia to enact a law to prohibit the sale of land for less than 75 percent of its assessed value (CRI 2003, 25).

While some could maintain their farmsteads, most struggled in the late 19th century. As the century closed Stafford County was seeing a modest prosperity. Farmers had subdivided farms to be self-sufficient for the family living on it. The sale of goods was modest and provided a modest income. Changes in farming also occurred including the transition to dairying and market gardening. The access to the railroad promoted the shipping of market agricultural goods to larger markets for sale (CRI 2003, 26).

Though many architectural styles gained prominence during this period, the buildings found within Stafford County primarily exhibit vernacular traditional styles. The Second Empire, Stick, Eastlake, Richardsonian Romanesque, and Prairie styles are not represented in Stafford County outside of Falmouth. Within the town of Falmouth, there are modest examples of Victorian styles and early 20th century styles.

There are a few houses that exhibit Victorian, Queen Anne and Colonial Revival characteristics. These styles were popular in the late 19th and early 20th centuries. The Queen Anne style is rooted in the Second Empire and Victorian styles, and is a

culmination of embellishment and exterior articulation. Queen Anne buildings are two-story with steeply pitched roofs of gable, hipped, or both and large dormers. Numerous chimneys pierce the roofline and are often corbelled or paneled and exhibit ornate brickwork. Also typical of the Queen Anne style are towers with conical roofs, and bay windows, which are either rounded, canted or square. Buildings are typically frame, which allows for a variety of exterior treatment and articulation. Weatherboard can be plain or scalloped and shingles take on a number of forms, such as diamond, rounded or square. Ornate woodwork articulates friezes and cornices, window surrounds, cornerboards, and porches. Windows are typically decorative with diamond panes, elongated diamond patterning, multiple-light patterning and stained glass. The style entered the United States from England in 1876 and had a short life of approximately twenty years, though there are some instances where the Queen Anne style was used until the early 20th century (Howe 2002, 240-243).

Colonial-style architecture was popular throughout the 18th and 19th centuries in the United States. In 1876, the United States celebrated its 100th birthday and the popularity of the Colonial Revival style became quite common. The Colonial Revival style also became popular due to its simplicity over the Queen Anne and Victorian styles, which were heavily ornate. The style revived the earlier vernacular Tidewater house and Georgian style from the late 17th century and 18th century. It did not directly copy those styles but used them as a basis to develop a style that emphasized the Colonial appearance and simplicity of a building. Decorative elements were limited to cornices with dentils and square modillions. In addition, there are some instances where pilasters are added to building corners and porches exhibits Tuscan columns. Windows are simple with little articulation. Door surrounds are usually plain or are framed in pilasters supporting an entablature. The Colonial Revival style remains popular today and was used throughout the 20th century in various forms (Howe 2002, 273-274).

Houses designed from books were common. In addition, retailers such as Sears and Roebuck Company, and Aladdin provided pre-fabricated houses to be assembled on site in the early 20th century. Framing was pre-cut and interior finishes were also provided. In addition, Sears provided the mortgage for the house. An increase in building during the 1920 was the height of distribution of prefabricated houses, though they were available from the early through the mid-20th century. Traceries has note a number of houses that appear like those found in Sears catalogs from the period, though unsubstantiated. Since house forms were quite common and similar styles were widespread, the interior inspection could yield proof of construction (Reiff 2000, 185-189).

Domestic

Most houses constructed during this period continued the I-house form. The I-house was constructed from the end of the Civil War through 1914. There are some variations in plan. The most common I-house is a narrow linear building with a

rectangular plan. There are instances where the plan has taken the form of a "T" or "L" with an ell off the rear. They are all frame with gable or hipped roofs. There have been exterior treatment modifications, such as vinyl, asbestos or aluminum siding and asphalt-shingle roofs.

There are only a few houses reflecting popular styles of the turn of the 20th century. The Oetiker House (1920) exhibits some Colonial Revival details such as its door surround, but its form is that of an I-house. Ingleside (1900) also has Colonial Revival details on its porch.

Another influence appears to be the Queen Anne style. Elements from the Queen Anne style are found on the Point Farm (1890) house in its hipped and gable roof form with fish scale shingles in the gables and octagonal bay. The Late Victorian style is represented in the Gallagher House (1900). This house is an I-house with diamond-shaped shingling, cornice with modillions, and porch with turned posts and balustrade and sawn woodwork. The Folk House (1910) is a simple one-story house reflecting the style and form of the early Tidewater house.

Outbuildings

During this period, numerous farm buildings needed to be rebuilt. Corncribs, smokehouses, sheds, and other shelters were constructed. They used similar construction methods to those constructed prior to the Civil War. Changes to market farming and limited workforce curtailed the construction of buildings and diminished the size of buildings. In addition, changes in farming and the mechanization of farming yielded to new farming methods and crops, which required more general buildings.

Changes to market farming and dairying changed the types of buildings constructed. Market farming, which provided smaller crop yields for the purpose of distribution to markets outside of Stafford County, required less storage. Many of the crops were brought to market once harvested. The storage of cultivated goods served the immediate need of the farm and was not provided for the export of saleable crops.

The outbuildings from this period are simple outbuildings. There are remaining barns, a carriage House, a corncrib, a shed and a storage building. These buildings reflect rustic methods of construction and are frame or log construction. During this period, many household functions such as cooking are moved from an outbuilding to the interior of the house. Additions are made to many houses to incorporate a kitchen and interior storage. Like in the earlier time periods, there are few buildings remaining dating to the post-Civil War years. The buildings constructed are not permanent and still reflect early construction methods.

Of the barns constructed during this period, the barn at Chartter Farm and Sherwood Forest are constructed at the turn of the 20th century almost a century after the farms

were initially founded. They are examples of the construction of newer buildings on earlier farmsteads.

This period marks the largest changes in farming. New inventions in farming began to appear on the horizon with the addition of the silo at the turn of the 20th century. The silo provided storage for grain and feed. The function of a silo is to preserve green fodder crops in a semi-moist condition by excluding air and water. This process is known as ensilage and allows for the use of livestock feed throughout the year. Silos can be wood frame clad in staves or tile-block (Lanier 1997, 212). There are no recorded silos in Stafford County. See Appendix B for a list of buildings.

World War I to World War II (1917-1945)

The business of agriculture slowed in Stafford County in the early 20th century with the vast farming economy of the mid-west and west. This period saw the increase of the timber industry and formation of smaller farms and tenant farms throughout the county. While the population increased the north portion of the county was claimed by the Federal government for the formation of Quantico Marine Base, which diminished the taxable and working area of land in Stafford County. It did provide an economic impetus with the additional population (CRI 2003, 27).

The Quantico Marine Base, which occupies lands in Fauquier, Prince William, and Stafford Counties, was originally formed on 5100 acres leased to and then sold by the Quantico Company. (Coletta 1985, 523) The expansion of the facility was required during World War II and an additional 51,000 acres were acquired forming the current facility. (Coletta 1985, 528) The impact to Stafford County was the loss of one-fourth of its landmass to a restricted military entity. The base is primarily located north of Aquia Creek and Garrisonville Road, SR 610. All buildings within the area were condemned and many were demolished to meet the needs of the wartime military.

The Great Depression affected the rural farming communities in the United States. Farmers' markets were cut short, which lessened their cash flow, but allowed them to be self-sustaining during the lean years. Market farming provided a modest income, but prices had been depressed. This provided less income for farmers though they were able to sustain themselves through this period (CRI 2003, 27).

During this period, the Colonial Revival style continued to be employed for house design. It is modified closer to the mid-20th century. The mid-20th century Colonial Revival house uses a two-story plan or one-story plan. Within the century, building materials change and houses are clad in asbestos siding and asphalt siding.

The 20th century saw a rise of simple Craftsman style as a rejection of the ornate houses designed in the Queen Anne and Victorian styles. The style is based in the Arts and Crafts Movement, which sought a simpler design and emphasis on the *art* and *craft* of construction, which include manufacture of goods and houses. It is also a rejection of the mechanization of the Industrial Era that was growing in the late 19th and early 20th centuries. The Arts and Crafts Movement founder, Gustav Stickley saw the Craftsman style as a return to a simpler, idyllic life that was based in early traditions (Foster 348). The Craftsman style produced two primary house forms; the Bungalow and Foursquare. The Bungalow is a modest one to one-and-one-half story house and the Foursquare is a two-story house with four-room plan on each story. There is some modest variation to the foursquare exterior form (Howe 2002, 318-321).

The architecture of the Craftsman style is rustic in form with heavy columns that are battered and wide roof eaves with exposed rafters. The buildings have a horizontal

focus versus the vertical emphasis of their stylistic predecessors. In the United States the Bungalow and Foursquare were able to accommodate modern amenities and provide informal floor plans, which were efficient (Howe 2002, 318-321).

Domestic

The Bungalow is the most commonly constructed house of the Craftsman style. It was constructed from the 1910s through the 1930s, and in some instances into the early 1940s. Examples of one to one-and-one-half story Bungalows are the Houses on Greenbank Road, US Route 17, Route 610 and Forest Lane (1930-1934); Davis House (1930); Jeter, Douglas House (1930); and Fritter Farmstead (1936).

The Fritter Farmstead contains a large complex of farm buildings and is an example of an early 20th century farmstead. The Fritter Farm provided work during the Great Depression for farmhands. It is the last of the large farmsteads that maintain the farming tradition in Stafford County. After the construction of this house and associated outbuildings, most houses will be constructed to replace earlier houses or will be constructed on tracts that have been subdivided from larger farms.

Two-story Craftsman houses are the House off State Road 670 (1920) and House at 349 Greenbank Road (1930). These lie on modest acreage and the property was farmed primarily for market farming.

The Burton, Stansbury House (1942) is an example of a modest Colonial Revival house from the mid-20th century. It is one-and-one-half stories with three-bay façade and 6/6, double-hung sash windows.

Outbuildings

Changes in the transportation of goods developed in the 1920s when the automobile and trucking of goods via automobile and truck were employed more often. The automobile enabled farmers to be more flexible in harvesting their crops and transporting them to market. The flexibility of transportation of goods allowed farmers to harvest their crops at varying times. The produce was also moved directly from the harvest to market and did not require an intermediate stop for transport, which also cut out additional costs.

The manner of farming also changed in the 1920s with the employment of tractors versus traditional horse or mule for tilling the soil. Tractor manufacturers traveled the rural countryside demonstrating tractors to local farmers and the efficiency gained through the use of the tractor. The tractor coupled with the truck expedited the planting and harvest of crops and the transport of goods to market. Automotive advantages would change farming in Stafford County. (Lanier 1997, 218)

The remaining buildings that served to support the farmstead primarily date to the 20th century. In many cases the farm buildings are located on the earlier farms. The

changes in farm methods, needs, equipment, and livestock along with the importance of farm buildings led to the replacement of earlier buildings. Farm buildings were not intended to serve long periods, but were constructed roughly to provide storage or serve a specific purpose with the assumption that when the building had become deteriorated it would be replaced. Unlike stone outbuildings, which implied permanence frame outbuildings could be enlarged, or replaced, especially those of a smaller size.

During this period there is a boom in the construction of agricultural outbuildings. Tenant houses appear on farmsteads to house workers on the modest farms. In addition, wells are modernized to accommodate pumps that were introduced during the late 19th century. Modest animal shelters can be found on large farms such as the Fritter Farm (1936) including additional outbuildings, such as barns. The construction method is still rough and does not exhibit high style architecture of a larger and wealthier farmstead. The buildings are modest, frame-construction and use similar forms to their predecessors.

An additional building found on farms is the garage, which in some cases is a converted carriage house. The rise of the use of automobiles and trucks in farming created a need for equipment or vehicle storage. New open-building types emerged on the landscape to house the new equipment that took forms of general shelters.

The changes in farming in the 20th century marked the modernization and mechanization of farming that would radically change the landscape of farm. In addition, earlier buildings would be replaced with new buildings to provide the current necessities of the farm. See Appendix B for a listing of outbuildings constructed during this period.

The New Dominion (1945-Present)

Stafford County's growth was fueled by its proximity to Fredericksburg, Richmond and Washington, DC. Along with the growth of Quantico Marine Base and the increased ease of travel along U.S. Route 1, Stafford's population grew. Interstate 95, which opened in 1964, also precipitated an increase in growth along this new transportation corridor. As late as 1956, forested land comprised 67 percent of Stafford's total acreage. Though by 1980 its residential population began to grow and by 1990 had grown to more than 50% of its 1980s population. Increases in population grew dramatically and by 2000 Stafford had grown in population to over 200 percent of its 1990 population. This increase is marked by the number of residents who commute to Washington, Richmond and Fredericksburg (CCR 2003 27).

In 2001, the National Trust for Historic Preservation based in Washington, DC published a report entitled, "Virginia Policies that Contribute to Sprawl: An Agenda for Change." While the report does not specifically mention Stafford County, it discusses the trend of Virginia counties near Washington, DC to allow the uncontrolled development of former farmlands and open space into commercial and residential use. In addition, the report criticizes this form of development, as there are no restrictions in place at the county or state level to manage growth. This uncontrolled growth has promoted traffic congestion within the heavily traveled roadways that were formerly constructed for moderate travel. Prince William County to the north of Stafford County has been developed primarily in the areas surrounding Interstate 95, which has led to an eradication of the historic fabric and landscape that defined the county through the mid-20th century.

Though development in Stafford County remained average for a rural area after World War II, the increased need for housing surrounding Washington, DC and its growing suburbs began to have a profound effect on Stafford County. Bedroom communities such as Fredericksburg in Spotsylvania County on the Rappahannock began to grow and many commuters to Washington, DC and Richmond, VA purchased newly constructed houses in Stafford County. This development increase around Fredericksburg as well as developmental pressure from the Prince William County to the north began to diminish the open agricultural nature of Stafford County.

The recession of the early 1980s gave way to the economic growth in the 1990s, and numerous planned unit developments were constructed on former farmsteads. The development increased dramatically during the economic growth of the 1990s. Stafford County's population increased over 200 percent in 10 years.

This period represents a change in housing trends. With the conclusion of World War II a housing boom ensued which promulgated the small, quickly built, frame ranch-style houses that dominated the third quarter of the 20th century. These small houses provided modern conveniences that had grown out of the invention of

numerous products during World War II. The newly constructed houses promised modern living and a departure from earlier rustic ways. These houses began to dot the roadways in Stafford County that were currently under improvement. The road improvements coupled with the increase in automobile production and ownership allowed for development of the rural areas.

Changes in building construction were also made in the 1950s with the use of the "platform" framing method. Unlike balloon framing, platform framing used one-story beams. The joists of the second story formed the first story ceiling. This along with the use of prefabricated roof trusses eased building construction and allowed for shorter construction times. Most housing constructed reflects the traditional roots of Virginia architecture. Most houses reflect the early Colonial styles and a Classical vocabulary (Lanier 1997, 94).

Modernism did not take a widespread hold in the United States among domestic architecture. It was primarily for those with larger housing budgets or is found in urban areas, so houses continued their traditional trend. The interest in historic preservation and the adoption of the National Historic Preservation Act in 1966 was influential in maintaining the wide spread use of traditional colonial styles.

Domestic

There are only a few houses that have been surveyed from this time period. The Graves House (1947), House at 406 Greenbank Road (1948), and House at 396A Jefferson Davis Highway (1950) all reflect the modest Colonial Revival style of the mid-20th century.

There are numerous other houses from this time period within Stafford County that have not been surveyed and are the predominant housing types.

Outbuildings

With changes to the agricultural nature of Stafford County very few agricultural buildings were constructed during this time period. Those that were constructed were built during the mid-20th century. These buildings retained similar forms to late 19th and early 20th century agricultural building, but many of the types of buildings constructed during previous time periods were no longer constructed. Privies, barns, chicken houses, garages, and small sheds continued to be constructed, but used modern timber milled at large milling factories outside of the county and acquired from retail businesses. The use of outside timber in building construction was more prevalent as it was cut to uniform sizes. Trees were rarely felled and hewn and sawn locally for building materials.

Agricultural outbuildings would have taken on similar forms as their predecessors, but their functions would have been slightly modified due to changes in technology. Those outbuildings that remained from earlier periods would have served current

functions. These modest buildings are the last farm buildings surveyed to be constructed in Stafford County.

CONCLUSION

Stafford County retains few of its farmsteads with houses and outbuildings. The early periods of its history are reflected in the few houses that have been retained. Many were replaced with new houses through time, but many have been destroyed by war and development. More impacted are the outbuildings associated with the farmsteads in Stafford County. Very few of these remain and those that do not reflect the heritage of building construction prior to the 20th century. The rarity of Stafford County's agrarian heritage is reflective of the changes of the late 20th century and the suburbanization of the lands surrounding major cities.

The record of buildings associated with the agricultural heritage of Stafford County has been diminished over time. As development in Stafford County increases and older buildings are demolished, and there will be few remaining buildings and structures associated with Stafford County history. Those few that remain reflect the impermanence of early architecture and the coming of age of Stafford County's farmsteads in the late-19th and early 20th centuries. The architecture also reflects the changes of Stafford County from an agrarian community to a suburban community.

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APPENDIX A

**List of Surveyed Single-Family Dwellings in Stafford County Listed in
the Archives of DHR**

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Property Name	Date of Construction	DHR Number	Virginia Landmarks Register and National Register of Historic Places Listed or Eligible
Shelton House	1700	089-0101	No
Hickory Hill	1736	089-0091	No
Cedar Hill Farm	1750	089-0061	No
Concord	1760	089-0097	Yes
Chatham	1760	089-0011	No
Melcher, Gari, Home	1761	089-0022	Yes
Anne Moncure House/Flurry/Fluerry	1769	089-0071	No
Clearview	1770	089-0012	Yes
Smith, Delia Forbes, House	1785	089-0059	No
Little Whim	1790	089-0041	Yes
Glencairne	1790	089-0020	Yes
Carlton	1790	089-0010	Yes
Falmouth Historic District	1800	089-0067	Yes
Lyndale Farm	1800	089-0035	Yes
Conway House	1807	089-0067-0031	Yes
House, Rt. 608	1809	089-0055	No

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Property Name	Date of Construction	DHR Number	Virginia Landmarks Register and National Register of Historic Places Listed or Eligible
Sherwood Forest	1810	089-0014-0001	No
House, 302 Greenbank Road	1820	089-5024	Yes
Sanford Farm	1820	089-5016	No
Oakley	1820	089-0089	No
House, Westebbe Lane	1820	089-0034	No
House, Route 632	1820	089-0028	No
Eastwood	1829	089-0288	No
Chartter Farm	1830	089-0240	Yes
Dr. Lee's Place/Hartwood Manor	1840	089-0098	No
Montieth Property	1840	089-0092	No
House, Melcher Drive	1840	089-0050	No
House, Westebbe Lane	1840	089-0033	No
Hartwood	1841	089-0068	No
Woodford	1848	089-0095	No
Foote House	1849	089-0021	Yes
House, U. S. Route 1	1850	089-0084	No

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Property Name	Date of Construction	DHR Number	Virginia Landmarks Register and National Register of Historic Places Listed or Eligible
House, Rt. 619	1850	089-0040	No
Andrews Chapel	1854	089-0107	No
Springfield Farm	1854	089-0094	No
Oakenwood	1855	089-0157	Yes
Burton House	1860	089-0357	No
Potomac Run Farm, Rt. 626	1860	089-0048	No
Daffan House	1861	089-0046	No
Leland Farm	1865	089-0044	No
Janda Farm	1870	089-0073	Yes
House, Lupton Lane	1870	089-0042	No
Locust Grove Farm	1870	089-0029	No
Farm, Route 651	1875	089-0088	No
House, Route 608	1875	089-0038	No
Monroe, Joseph Alexander, House	1880	089-0342	No
House, Rt. 628	1880	089-0057	No
Bonaise	1880	089-0036	No

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Property Name	Date of Construction	DHR Number	Virginia Landmarks Register and National Register of Historic Places Listed or Eligible
House, Route 653	1890	089-0356	No
Grafton Hall	1890	089-0081	No
Point Farm	1890	089-0074	No
House, Route 631	1890	089-0060	No
Rolling Hills	1890	089-0058	No
House, Rt. 652	1890	089-0053	No
Lane House, Naomi Road	1890	089-0043	No
House, Route 628	1890	089-0039	No
House, Route 608, west side	1890	089-0037	No
Doc Stone	1898	089-5012	No
House, Route 655	1900	089-0350	No
Compton House	1900	089-0345	No
Littrell House	1900	089-0341	No
House, Route 732	1900	089-0339	No
Gallagher House	1900	089-0337	No
House, Route 610	1900	089-0122	No

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Property Name	Date of Construction	DHR Number	Virginia Landmarks Register and National Register of Historic Places Listed or Eligible
House, Route 610 and Vulcan Road	1900	089-0121	No
House, Route 610	1900	089-0120	No
House, Route 610	1900	089-0114	No
House, Route 610 & Route 1208	1900	089-0112	No
Ingelside	1900	089-0049	No
Stevens House	1900	089-0031	No
House, Route 606	1900	089-0025	No
Way House	1900	089-0346	No
House, Rt. 1, near Glencairne	1905	089-0064	No
Folk House	1910	089-5028	No
Box 56 Rocky Run Road	1910	089-5023	No
Oetiker House	1910	089-0352	No
Winkler, Ellis B. House	1910	089-0320	No
House, Route 607	1910	089-0079	No
House, Rt. 652	1910	089-0052	No
House, Route 604	1910	089-0027	No

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Property Name	Date of Construction	DHR Number	Virginia Landmarks Register and National Register of Historic Places Listed or Eligible
House, off State Route 670	1920	089-0364	No
House, off State Route 670	1920	089-0363	No
House, Rock	1920	089-0355	No
House, Rt 663	1920	089-0340	No
House, Route 610	1920	089-0111	No
House, Route 610 at Mine Road	1920	089-0024	No
Abel, William C., House	1921	089-0348	No
House, Rt. 652	1925	089-0054	No
426 Greenbank Road	1930	089-5030	No
349 Greenbank Road	1930	089-5027	No
316 Greenbank Road	1930	089-5025	No
494 Greenbank Road	1930	089-5020	No
House, off US Route 17	1930	089-0365	No
Johanning House	1930	089-0353	No
Jeter, Douglas H., House	1930	089-0351	No
Davis House	1930	089-0338	No

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Property Name	Date of Construction	DHR Number	Virginia Landmarks Register and National Register of Historic Places Listed or Eligible
Beiler, David House	1930	089-0333	Yes
House, Route 610	1930	089-0126	No
House, Route 610	1930	089-0125	No
House, Route 610	1930	089-0119	No
House, Route 610	1930	089-0117	No
House, Route 610	1930	089-0116	No
House, Route 610 and Keystone Drive	1930	089-0115	No
House, Route 610 & Route 1208	1930	089-0113	No
House, Route 610	1930	089-0110	No
C C Curtis House	1931	089-0335	No
Curtis House	1932	089-0026	No
House, Forest Lane	1934	089-0062	No
Fritter Farmstead	1936	089-0323	Yes
Shelton, Willard D. House	1939	089-0321	No
923 Forbes St	1940	089-5043	No
House, Route 655	1940	089-0349	No

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Property Name	Date of Construction	DHR Number	Virginia Landmarks Register and National Register of Historic Places Listed or Eligible
Crismond, Allen and Mabel House	1940	089-0317	No
Burton, Stansbury, House	1942	089-0347	No
Graves House	1947	089-0354	No
406 Greenbank Road	1948	089-5029	No
396A Jefferson Davis Highway	1950	089-5042	No
Collapsed Frame House	Unknown	089-5022	No
Unknown	Unknown	089-0099	No
Unknown	Unknown	089-0087	No

APPENDIX B

**List of Surveyed Outbuildings in Stafford County Listed in the Archives
of DHR**

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Property Name	Outbuilding Type	Date of Construction	DHR Number
Sanford Farm	Animal Shelter	1920	089-5016
Fritter Farm	Animal Shelter	1940	089-0323
Fritter Farm	Animal Shelter	1950	089-0323
Fritter Farm	Animal Shelter	1970	089-0323
Fritter Farm	Barbecue Pit	1950	089-0323
King's Hill	Barbecue Pit	1960	089-0333
Crow's Nest	Barn	1870	089-0004
Sherwood Forest	Barn	1890	089-0014-0006
Chartter Farm	Barn	1900	089-0240
Hay Barn	Barn	1910	089-5021
322 Greenbank Road	Barn	1920	089-5026
Sanford Farm	Barn	1920	089-5016
Sanford Farm	Barn	1920	089-5016
Clearview	Barn	unknown	089-0012
King's Hill	Bath House	1930	089-0333
Chartter Farm	Carriage House	1900	089-0240
King's Hill	Carriage House	1937	089-0333
Chartter Farm	Chicken Coop	1920	089-0240

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Property Name	Outbuilding Type	Date of Construction	DHR Number
King's Hill	Cistern	1940	089-0333
Oakenwold	Corncrib	1850	089-0157
Chartter Farm	Corncrib	1880	089-0240
Fritter Farm	Corncrib	1960	089-0323
Sherwood Forest	Dairy Barn	1920	089-0014-0005
Clearview	Foundation	unknown	089-0012
Fritter Farm	Garage	1930	089-0323
923 Forbes Street	Garage	1940	089-5043
House, Route 610	Garage	unknown	089-0110
House, Route 610	Garage	unknown	089-0114
House, Route 610	Garage	unknown	089-0117
King's Hill	Garden	1940	089-0333
King's Hill	Guest House	1930	089-0333
Sherwood Forest	Kitchen	1810	089-0014-0002
Hollywood	Kitchen	1820	089-0072
Oakenwold	Kitchen	1840	089-0157-0002
Oakenwold	Kitchen	1850	089-0157
Sanford Farm	Log Building	1820	089-5016

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Property Name	Outbuilding Type	Date of Construction	DHR Number
Clearview	Other	unknown	089-0012
Fritter Farm	Other--Cattle Chute	1980	089-0323
King's Hill	Other--Refuse Pit	1930	089-0333
King's Hill	Other--Swing Set	1950	089-0333
Fritter Farm	Pond	1980	089-0323
King's Hill	Pump House	1930	089-0333
King's Hill	Quarry	1920	089-0333
Sanford Farm	Ruins	1820	089-5016
King's Hill	Ruins	1930	089-0333
Oakenwold	Shed	1900	089-0157
Sanford Farm	Shed	1920	089-5016
Belmont	Shed	unknown	089-0022
Clearview	Shed	unknown	089-0012
Hollywood	Shed	unknown	089-0072
House, Route 610 and Vulcan Road	Shed	unknown	089-0121
Chartter Farm	Shelter	1900	089-0240
Fritter Farm	Shelter	1980	089-0323
Lyndale Farm	Smokehouse	1800	089-0035-0002

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Property Name	Outbuilding Type	Date of Construction	DHR Number
Sherwood Forest	Smokehouse	1810	089-0014-0003
Dr. Lee's Place	Smokehouse	1840	089-0098-0002
King's Hill	Smokehouse	1930	089-0333
Clearview	Smokehouse	unknown	089-0012
Chartter Farm	Smokehouse	unknown-demolished	089-0240
Lyndale Farm	Spring House	1800	089-0035-0003
Tenant House, former Poplar Road at Potomac Run	Tenant House	1920	089-5045
Fritter Farm	Tenant House	1960	089-0323
King's Hill	Wall	1940	089-0333
Chartter Farm	Well	1930	089-0240
396A Jefferson Davis Highway	Well	1966	089-5042
Hollywood	Well	unknown	089-0072

APPENDIX C

Memorandum of Agreement Among the U. S. Army Corps of Engineers Norfolk, District, The Virginia State Historic Preservation Office, Mainline Gold, LLC, and Celebrate Virginia North Community Development Authority for The Celebrate Virginia! Project, Stafford County, Virginia (VDHR #98-2257), 2001.

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

MEMORANDUM OF AGREEMENT
AMONG THE
U.S. ARMY CORPS OF ENGINEERS
NORFOLK DISTRICT,
THE VIRGINIA STATE HISTORIC PRESERVATION OFFICE, MAINLINE GOLF,
LLC, AND
CELEBRATE VIRGINIA NORTH COMMUNITY DEVELOPMENT AUTHORITY FOR
THE CELEBRATE VIRGINIA! PROJECT, STAFFORD COUNTY, VIRGINIA
(VDHR # 98-2257)

WHEREAS, Mainline Golf LLC and the Celebrate Virginia North Community Development Authority (Applicant) proposes to construct a mixed use development on an approximately 1483 acre tract located in southern Stafford County, as depicted on the project map attached hereto as Attachment A (Project);

WHEREAS, permits from the Norfolk District of the Corps of Engineers (Corps) will be required for encroachments into jurisdictional wetlands or waters of the United States;

WHEREAS, the Corps has determined that issuance of permits to the Applicant for undertakings in jurisdictional wetlands or waters of the United States may have an effect upon the Banks Ford Unit (VDHR File #88-335) of the Salem Church Battlefield Historic District, Charter Farm/Cherry Hill (VDHR File #89-240), the Sanford Farmstead (VDHR File #89-5016), and other archaeological properties not yet identified, all properties that are included or may be eligible for inclusion in the National Register of Historic Places (National Register),

WHEREAS, pursuant to 36 CFR Part 800, *Protection of Historic Properties*, regulations implementing Section 106 of the National Historic Preservation Act of 1966, as amended, 16 U.S.C. 470f, and 33 CFR Part 325, *Appendix C, Processing of Department of the Army Permits, Procedures for Protection of Historic Places*, the Corps is required to take into account the effects of federally permitted undertakings on properties included in or eligible for inclusion in the National Register prior to the issuance of permits for the undertaking and to consult with the SHPO; and

WHEREAS, the City of Fredericksburg, Stafford County, and the Fredericksburg Spotsylvania National Battlefield Park have participated in consultation and have been invited to concur in this agreement; and

WHEREAS, all architectural resources 50 years of age or older located within the Project have been previously surveyed and recorded with the Virginia Department of Historic Resources (SHPO),

WHEREAS, a Cultural Resource Management Plan (CRMP), entitled *Cultural Resource Management Plan for the Celebrate Virginia Development Stafford County and the City of Fredericksburg, Virginia*, has been completed and submitted to the Corps and the SHPO (Attachment B);

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Celebrate Virginia! Memorandum of Agreement
VDHR File # 98-2257

WHEREAS, the Corps acknowledges and accepts the advice given in the Advisory Council on Historic Preservation's (Council) *Recommended Approach for Consultation on the Recovery of Significant Information from Archaeological Sites*, published in the Federal Register on May 18, 1999; and

WHEREAS, all parties and the consulting parties agree that recovery of significant information from archaeological sites determined eligible for listing in the National Register may be done in accordance with the published guidance; and

WHEREAS, all parties and the consulting parties agree that it is in the public interest to expend funds to mitigate the effects of the project on significant and potentially significant historic property; and

WHEREAS, all parties and the consulting parties agree that there are no known Indian Tribes that may attach religious or cultural importance to the affected sites and there has been no objection raised to the proposed work; and

WHEREAS, to the best of our knowledge and belief, no human remains, associated or unassociated funerary objects or sacred objects, or objects of cultural patrimony as defined in the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001), are expected to be encountered in the archaeological work; and

WHEREAS, the area of potential effect for the proposed project, as defined in 36 CFR § 800.16(d), is the project boundaries as depicted on the project map (Attachment A); and

NOW THEREFORE, the Corps, the SHPO, and the Applicant agree that the Project requiring permits from the Corps shall be implemented in accordance with the following stipulations in order to satisfy the Corps' Section 106 responsibilities to take into account the effects of Corps permitted activities within the Project on historic properties.

STIPULATIONS

The Corps will ensure that the following stipulations are attached to Corps permits issued to the Applicant for the Project.

ARCHAEOLOGICAL RESOURCES

Identification and Evaluation

1. The Applicant will conduct Phase I identification survey in those areas of the Project identified in the CRMF as having high potential to contain prehistoric and historic archaeological properties. The

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Celebrate Virginia! Memorandum of Agreement
VDHR File # 98-2257

survey methods employed will be appropriate for identification of expected site types (i.e. metal detector and close interval shovel testing for Civil War sites).

II. The Applicant will conduct Phase I identification survey for archaeological properties in 10% of the Project area identified in the CRMP as having low potential to contain archaeological properties. No additional archaeological testing will be required in the low potential areas identified in the CRMP.

III. Copies of all Phase I identification surveys for archaeological properties will be submitted to the SHPO for review and approval. If the SHPO, in consultation with the Corps, determines further investigation is required within the Area of Potential Effect (APE) to determine whether identified historic properties may be eligible for the National Register, the Applicant shall undertake, in consultation with the SHPO, further investigation of sufficient intensity to make such determination. Archaeological investigations will take into account the views, if any, of Native Americans who have knowledge of or a cultural affiliation with the study area.

IV. The Corps, in consultation with the SHPO, will apply the criteria (36 CFR Part 63) for listing in the National Register to previously identified archaeological properties and archaeological properties identified in accordance with the provisions of stipulation III above that are located within the APE. The Corps and the SHPO will take into account the views, if any, of the interested public or Native Americans regarding the significance of the properties being evaluated.

V. Phase I identification and Phase II evaluation studies and documentation shall meet the federal standards entitled *Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines* (48 FR 44716-44742, September 29, 1983) and the SHPO's *Guidelines for Preparing Identification and Evaluation Reports for Submission Pursuant to Sections 106 and 110, National Historic Preservation Act, Environmental Impact Reports of State Agencies, Virginia Appropriations Act, 1992 Session Amendments* (June 1992). Reports will be prepared and submitted to the SHPO for review and comment. The SHPO will have 30 days, from the date of receipt, to provide comments on Phase I identification and Phase II evaluation studies and documentation submitted pursuant to this part. If the SHPO does not respond within 30 days of receipt, then concurrence can be assumed.

VI. For those archaeological properties located within the APE that are included, or determined eligible for inclusion in the National Register, the Applicant shall proceed in accordance with the stipulations listed under the heading Treatment of this Agreement.

VII. For those archaeological properties located within the APE, which the Corps and the SHPO agree are not eligible for the National Register, no further investigation will be required.

VIII. If the Corps and the SHPO disagree on the National Register eligibility of an archaeological property, the Corps shall seek a formal determination from the Keeper of the National Register, National Park Service, whose determination shall be final. If the Keeper of the National Register

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

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determines that an archaeological property is not eligible for listing on the National Register or fails to respond within 45 days of receipt of the request, the Applicant may proceed to conclude its action on the property as not eligible.

Assessing Effects

The Corps, in consultation with the SHPO, will apply the criteria of effect, in accordance with 36 CFR § 800.5 and 33 CFR 325, Appendix C, Sections 7 and 15, to those properties located within the APE that are included or eligible for inclusion in the National Register that will be affected by the Project.

Treatment

I. If the Corps, in consultation with the SHPO, determines that an undertaking requiring a Corps permit will have an adverse effect on an archaeological property located within the APE that is included in or eligible for inclusion in the National Register, the Applicant shall prepare a treatment plan for the avoidance, protection, or recovery of information of such property. The treatment plan shall detail the nature of the potential effects and the proposed measures to be taken to avoid, minimize, or mitigate effects to the archaeological property or properties. Preservation in place shall be the preferred treatment. Properties may be avoided either through project design changes (including realignments and shifts in the undertaking, shifts in the location of construction staging areas, access roads, or other support areas, and the use of temporary fencing or barricades to protect sites, etc.) or the use of specified construction techniques, such as site burial in accordance with an approved plan.

II. If the selected treatment is avoidance or preservation in place, then the Applicant shall detail in the treatment plan the specific steps, specifications, and materials, that will be used and implemented to ensure that the archaeological property is avoided and protected. In addition, archaeological properties to be avoided or preserved in place will be clearly identified with a buffer of not less than 10' feet on construction plans and drawings. Should, at a later date, plans change and potential effects are anticipated to an archaeological property previously avoided or preserved, then the property will be treated in accordance with the terms of this agreement.

III. If data recovery is the selected treatment option, then a data recovery plan shall be developed. The plan shall be consistent with the *Secretary of the Interior's Standards and Guidelines for Archaeological Documentation* (48 FR 44734-37, September 29, 1983) and take into account the Council's publication, *Treatment of Archaeological Properties* (1980). The plan shall specify at a minimum, the following:

- a. the property, properties, or portions of properties where site-specific data recovery plans will be carried out.

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- b. any property, properties, or portions of properties that will be destroyed or altered without data recovery;
- c. the research questions to be addressed through data recovery, with an explanation of their relevance and importance;
- d. the methods to be used with an explanation of their relevance to the research questions;
- e. the methods to be used in analysis, data management, and dissemination of data, including a schedule;
- f. the proposed disposition of recovered materials and records;
- g. a site protection plan detailing steps to be taken to ensure the protection of the resource during data recovery efforts (e.g. security fencing, patrols, etc.);
- h. proposed methods of disseminating the results of the work to the interested public; and
- i. a schedule for the submission of progress reports to the Corps and the SHPO.

IV. The Applicant will submit the Treatment Plan to the SHPO and the Corps for review and comment. The SHPO will provide comments to the Corps within 30 days of receipt of a treatment plan.

V. If the SHPO does not object to the treatment plan within 30 days of receipt, the Applicant will implement the treatment plan.

VI. Following implementation of the treatment plan, a completion of fieldwork memorandum will be prepared by the Applicant and submitted to the Corps and the SHPO. Upon acceptance of the completion of fieldwork memorandum by the SHPO and the Corps, the Applicant may proceed.

VII. Results of Phase III data recovery excavations will be reported in accordance with the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*, and the SHPO's guidance entitled *Guidelines for Preparing Identification and Evaluation Reports for Submission Pursuant to Section's 106 and 110, National Historic Preservation Act, Environmental Impact Reports of State Agencies, Virginia Appropriations Act, 1998 Session Amendments (1994)* and *Guidelines for Archaeological Investigations in Virginia*. One final draft copy of the report will be submitted to the Corps and the SHPO each for review and comment prior to finalization.

VIII. Any objections to implementation of the treatment plan shall be resolved following the process set forth in the section of this entitled Dispute Resolution.

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Unexpected Discoveries

I. In the event that previously unidentified archaeological properties are discovered within the APE during ground disturbing activities associated with the Project, the Applicant will halt all construction work involving subsurface disturbance in the area of the discovery and in the surrounding area where further subsurface remains can reasonably be expected to occur and notify the Corps and the SHPO of the discovery.

II. The Corps and the SHPO, or an archaeologist approved by them, will immediately inspect the work site and determine the boundaries and nature of the affected archaeological resource. Construction not in the immediate area of the discovery may continue uninterrupted.

III. Within 48 hours of the original notification of discovery, the Corps, in consultation with the SHPO, will determine the National Register eligibility of the resource.

IV. If the resource is determined eligible for the National Register, the Applicant shall prepare a plan for its avoidance, protection, recovery of information, or destruction without data recovery. Such plan shall be submitted to the Corps and SHPO for review and approval, prior to implementation. If the Corps and SHPO do not respond to the plan within seven (7) days of receipt, then the Applicant may proceed to implement the plan as presented.

V. Work in the affected area shall not proceed until either

- a. the development and implementation of appropriate data recovery or other recommended mitigation procedures, or
- b. the determination is made that the located remains are not eligible for inclusion on the National Register.

VI. Any disputes over the evaluation or treatment of previously unidentified resources will be resolved as provided in the section of this entitled Dispute Resolution.

ARCHITECTURAL AND LANDSCAPE RESOURCES

Evaluation

I. The Applicant will complete an intensive level survey form in the DSS software for the architectural component of the Sanford Farmstead (89-5016) and submit it to the Corps and the SHPO for review and evaluation.

II. The Corps, in consultation with the SHPO, will apply the criteria (36 CFR Part 63) for listing in the National Register to the architectural component of the Sanford Farmstead property.

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III. If the architectural component of the Sanford Farmstead is determined eligible for inclusion in the National Register, the Applicant shall proceed in accordance with the stipulations listed under the heading Assessing Effects Treatment for this section of the Agreement.

IV. If the Corps and the SHPO agree that the architectural component of the Sanford Farmstead is not eligible for the National Register, no further investigation will be required for that component of the property.

V. If the Corps and the SHPO disagree on the National Register eligibility of the architectural component of the Sanford Farmstead, the Corps shall seek a formal determination from the Keeper of the National Register, National Park Service, whose determination shall be final. If the Keeper of the National Register determines that the architectural component of the Sanford Farmstead is not eligible for listing in the National Register or fails to respond within 45 days of receipt of the request, the Applicant may proceed to conclude its action on the architectural component of the property as not eligible.

Assessing Effects

The Corps, in consultation with the SHPO, will apply the criteria of effect, in accordance with 36 CFR § 800.5 and 33 CFR 325, Appendix C, Sections 7 and 15 to the Banks' Ford Unit (88-335) of the Salem Church Battlefield Historic District and the Charter Farm/Cherry Hill (89-240), properties included or potentially eligible for inclusion in the National Register, and the Sanford Farmstead, should it be determined eligible for inclusion in the National Register.

Treatment

I. If the Corps, in consultation with the SHPO, determines that an undertaking within the APE requiring a Corps permit will have an adverse effect on the Banks' Ford Unit (88-335) of the Salem Church Battlefield Historic District, the Charter Farm/Cherry Hill (89-240), or the late 19th-century farmstead (89-239), properties included or eligible for inclusion in the National Register, or the Sanford Farmstead (89-5016), should it be determined eligible for listing in the National Register, the Applicant shall prepare a treatment plan for the avoidance, protection, recordation of such property. The treatment plan shall detail the nature of the potential effects and the proposed measures to be taken to avoid, minimize, or mitigate effects to the property or properties.

II. The Applicant will submit the Treatment Plan to the SHPO and the Corps for review and comment. The SHPO will provide comments to the Corps within 30 days of receipt of a treatment plan.

III. If the SHPO does not object to the treatment plan within 30 days of receipt, the Applicant will implement the treatment plan.

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

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VI. Any objections to implementation of the treatment plan shall be resolved following the process set forth in the section of this entitled Dispute Resolution.

V. Effects to the Banks' Ford Unit (88-335) of the Salem Church Battlefield Historic District, the Charter Farm/Cherry Hill (89-240), or the Sanford Farmstead (89-5016), should it be determined eligible for inclusion in the National Register, may be taken into account either through project design changes (including realignments and shifts in the undertaking, shifts in the location of construction staging areas, access roads, or other support areas, and the use of temporary fencing or barricades to protect sites, etc.) or the use of specified construction techniques, such as landscaping, and maintaining the relationship of existing wooded space to open space.

VI. Natural and cultural resource conservation areas will be designated in the general areas identified in Attachment C. Cultural resource conservation easements will be placed on all Civil War earthworks and their related archaeological components located within the APE and will stipulate that the earthworks and their related archaeological components will be preserved in perpetuity and periodically monitored. A map depicting the final location of the cultural resource conservation areas will be submitted to the Corps and SHPO.

VII. A "restricted build" zone will be established as depicted in Attachment C. The purpose of this zone is to maintain significant sight lines in viewsheds relevant to Civil War actions associated with the Banks Ford Unit (88-335) of the Salem Church Battlefield Historic District. In this zone, no buildings or structures in excess of 1000 square feet and one story in height will be constructed. Buildings or structures that fall under this size restriction will be sited and constructed in areas where their presence will be screened by vegetation and topography to the greatest extent practical.

SITE PROTECTION MEASURES

I. The Applicant will take all prudent and reasonable steps to ensure that significant historic property (architectural and archaeological) is not looted or destroyed prior to or during implementation of the Project.

II. The Applicant and its consultant, in consultation with the Corps, will identify specific areas that contain significant and potentially threatened resources (e.g. Civil War resources, abandoned historic structures), and will ensure that those areas are clearly posted for no trespassing.

III. The Applicant will inform all contractors, consultants, and other authorized personnel working on the property that unauthorized excavation or collecting of cultural resources located in the Project area is not authorized and could result in prosecution. All personnel working on the Project will be asked to report any observed evidence of unauthorized looting or collecting in the Project area.

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IV. The Applicant, at its discretion, will prosecute to the fullest extent of the law, any individual found looting or conducting unauthorized collecting in the Project area.

PUBLIC EDUCATION AND BENEFIT

Educational Material

I. The Applicant, in consultation with the SHPO, will establish and implement a multi-year program for the development of interpretive and educational materials highlighting the role of the project area in the history and development of the region (Program). The Program will utilize, to the greatest extent practicable, new and innovative technology. The Program will identify innovative approaches and electronic media (i.e. website, interactive educational computer program, etc., tied to the Commonwealth's Standards of Learning) to assemble and disseminate graphic and textual data regarding the project areas history and development. Initial material shall concentrate on a broad-based history of the project area and the region. Subsequent material will focus on specific aspects of the area's history (i.e. Civil War, Navigation, etc.) with particular attention given to their impact on local communities and the region.

II. The Program will be developed and implemented by the Applicant in consultation with the NPS, Stafford County Historical Commission, the Central Virginia Battlefields Trust, the Civil War Battlefields Trust, and other parties identified by the Applicant (i.e. Stafford County School systems). To the greatest extent practical, the Program shall be developed and implemented in cooperation and partnership with appropriate public agencies and/or private institutions in the Commonwealth of Virginia (i.e. Commonwealth's committee for the 400th anniversary celebration of founding of Jamestown, Virginia Tourism Corporation, etc.) whose purpose is historical interpretation and education. The Program will include, but not limited to, the following elements:

- a. A schedule for developing, implementing, and updating educational and interpretive materials
- b. Identification of responsible parties for coordinating, developing, implementing and updating programs and materials
- c. Identification of audiences/markets and methods of distribution
- d. Identification of multi-year initiatives and products
- e. A schedule for public review and comment
- f. Progress regarding implementation of the Program will be detailed in an annual report and submitted to the SHPO.

III. The Program will be developed within 1 year after signature of this agreement.

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IV. The Program will be submitted to the SHPO for review and comment prior to implementation. The SHPO shall provide comments within 45 days of receipt. After addressing comments received, the Program will be implemented.

Walking Trails and Interpretative Signage

A program of walking trails and interpretive signage will be developed for the Project, in consultation with the NPS, and submitted to the SHPO for review and comment. The interpretative trails will focus on Civil War activity in the area, as well as unique natural features and habitats. The program will be submitted to the SHPO for review within one year of signature of this agreement. The program will be implemented within three years of signature of this agreement.

PROFESSIONAL QUALIFICATIONS

All work carried out pursuant to this Agreement shall be conducted by or under the direct supervision of an individual or individuals who meet, at a minimum, the *Secretary of the Interior's Qualifications Standards* (48 FR 44738-9, September 29, 1983).

DISPUTE RESOLUTION

Should any party to this Agreement object in writing to the Corps to any actions carried out or proposed pursuant to this Agreement, the Corps shall consult with the objecting party to resolve the objection. If the Corps determines that the objection cannot be resolved, the Corps shall forward all documentation relevant to the dispute to the Council. Within 30 days after receipt of all pertinent documentation, the Council shall either:

- a. Provide the Corps with recommendations, which the Corps shall take into account in reaching a final decision regarding the dispute; or
- b. If the signatories cannot agree regarding a dispute, any one of the signatories may request the participation of the Council to assist in resolving the dispute.

Any recommendation or comment provided by the Council will be understood to pertain only to the subject of the dispute; the Corps' responsibility to carry out all other actions pursuant to this that are not the subject of the dispute shall remain unchanged.

EXPIRATION

This Agreement shall be null and void if its terms are not carried out within 25 (twenty-five) years from the date of its execution, unless the signatories agree in writing to an extension for carrying out its terms.

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ANNUAL REPORTS

On or before January 31st of each year until the Corps and the SHPO determine that the terms of this Agreement have been fulfilled and so notify other consulting parties, the Applicant will prepare and provide an annual report to all parties to this Agreement, addressing:

- 1 Status of Project Implementation
- 2 Progress in Work
- 3 Coordination of work with planning and construction schedules
- 4 Any problems or unexpected issues related to this Agreement encountered during the year, and
- 5 Any changes that the Corps believes should be made in implementation of this Agreement.

AMENDMENTS

Based upon this annual review, any party to this Agreement may propose to the Corps that the Agreement be amended, whereupon the Corps and the SHPO will consult with the other parties to this Agreement to consider such an amendment. All parties to this Agreement will then consult to consider such amendment in the same manner as the original.

TERMINATION

Any party to this may terminate its participation by providing 30 days written notice to the other parties, provided that the parties will consult during the period prior to the termination to seek on amendments or other actions that would avoid termination. The Council will be afforded an opportunity to comment during this period as well. In the event of termination, the Corps will comply with 36 CFR 800.

FAILURE TO CARRY OUT THE TERMS OF THE AGREEMENT

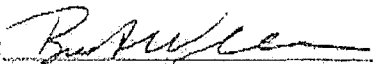

In the event that the terms of this agreement are not carried out, the Corps shall comply with 36 CFR 800 with regard to actions covered by this agreement.

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

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Execution and implementation of this agreement evidence that the Corps has satisfied its Section 106 responsibilities for all actions of this project.

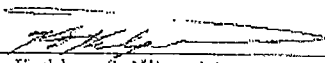
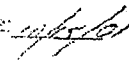
NORFOLK DISTRICT CORPS OF ENGINEERS

By:  Date: 10/11/01
Colonel David Hansen
 District Engineer, Norfolk District

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

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VIRGINIA STATE HISTORIC PRESERVATION OFFICER

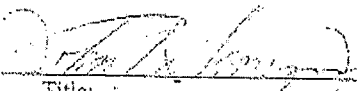
By:  Date: 
Kathleen S. Kilpatrick
State Historic Preservation Officer

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

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CONCUR

CELEBRATE VIRGINIA NORTH COMMUNITY DEVELOPMENT AUTHORITY

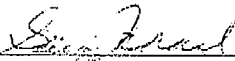
By:  Date: 11/23/11
Title: Chairman

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Celebrate Virginia! Memorandum of Agreement
VDHR File #98-2257

CONCUR

MAINLINE GOLF L.L.C.

By:  Date: 12-10-01
Gary Schaal, President

APPENDIX D

**TREATMENT PLAN FOR THE MITIGATION OF ADVERSE EFFECTS TO
THE CHARTTER FARM/CHERRY HILL PROPERTY (VDHR ID #089-0240)
CELEBRATE! VIRGINIA NORTH STAFFORD COUNTY, VIRGINIA; VDHR
File No: 1998-2257; January 2004.**



**TREATMENT PLAN
FOR THE MITIGATION OF ADVERSE EFFECTS TO
THE CHARTER FARM/CHERRY HILL PROPERTY (VDHR ID #089-0240)
CELEBRATE VIRGINIA NORTH
STAFFORD COUNTY, VIRGINIA**

VDHR File No: 1998-2257

Prepared for:

Silver Companies
1201 Central Park Boulevard
Fredericksburg, Virginia 22404

Prepared by:

Cultural Resources, Inc.
710 Littlepage Street, Suite C
Fredericksburg, Virginia 22401

January 2004

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I. INTRODUCTION

In March 2003, Kimble A. David conducted an intensive level architectural survey of the associated Chartter/Cherry Hill Farm (089-0240) on behalf of Cultural Resources, Inc. (CRI). The house was re-evaluated in order to determine whether it retained sufficient integrity to be eligible for listing in the National Register of Historic Places (NRHP).

The Chartter Farm was first surveyed in 1992 by Tracerics, Inc and was recommended eligible for listing in the NRHP. In 1992 the Virginia Department of Historic Resources (VDHR) Architectural Evaluation Team found that the Farm was eligible for listing in the NRHP. The Farm was evaluated in 1997 for the Virginia Department of Transportation by Coastal Carolina Research and again recommended eligible. At that time, a formal Determination of Eligibility (DOE) was requested from the Keeper of the National Register of Historic Places and the property, including the 256 surrounding acres, was found eligible for listing in the NRHP. However, the condition of the Chartter Farm has worsened over the past 10 years, resulting in an advanced state of deterioration and diminished integrity. For this reason, the Silver Companies requested that CRI re-evaluate the property. Architectural Historian Kimble A. David performed an evaluation of the property. Because of the farm's deteriorated condition and diminished integrity, CRI recommended the Chartter Farm *Not Eligible for listing in the NRHP* under criteria A, B or C. Despite this recommendation, on August 18, 2003, VDHR issued a letter upholding its earlier determination and the Keeper of the National Register's determination that the Chartter Farm is eligible for listing in the NRHP under Criterion C, but not Criteria A, B or D.

In November 2001, a memorandum of agreement (MOA) governing the treatment of cultural resources within the *Celebrate Virginia North* development was signed by the Celebrate Virginia North Community Development Authority, Mainline Golf, L.L.C., the U. S. Army Corps of Engineers (Corps), and the VDHR. The MOA was designed to fulfill the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, as a result of the issuance of permits from the Corps for encroachments into jurisdictional wetlands or waters of the United States. According to the MOA, if the Corps, in consultation with the VDHR, determines that an undertaking will have an adverse effect on the Chartter Farm/Cherry Hill, the Applicant (i.e. the party governed by the Corps permit) shall prepare a treatment plan to the SHPO and Corps for review and comment.

In accordance with the requirements of the MOA, and specifically Stipulations I and II under Treatment of Architectural and Landscape Resources, the following treatment plan includes a discussion of previous research conducted at Chartter Farm/Cherry Hill; the anticipated effects to the property; and specific recommendations and procedures to guide the preferred mitigation efforts.

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

Figure 1. Quad showing the location of the Chartter Farm/Cherry Hill Property

II. BACKGROUND

Previous Investigations

The Chartter Farm was surveyed in 1992 by Tracerics, Inc and was recommended potentially eligible for listing in the NRHP. In 1992 the VDHR Architectural Evaluation Team found the Farm eligible for listing with a score of 30 points. The Farm was evaluated in 1997 by Coastal Carolina Research and again recommended eligible. At that time, a formal DOE was requested from the Keeper of the National Register and the property, including the 256 surrounding acres, was found to be eligible for listing in the NRHP. However, the Chartter Farm has deteriorated rapidly over the past 10 years, resulting in diminished integrity. For this reason, the Silver Companies requested that CRI re-evaluate the property. Architectural Historian, Kimble A. David, performed the evaluation. Because of the farm's deteriorated condition, CRI recommended the Chartter Farm *Not Eligible for listing in the NRHP* under criteria A, B or C. Despite this recommendation, on August 18, 2003, VDHR issued a letter upholding the earlier determination that the Chartter Farm is eligible for listing in the NRHP.

The DOE prepared by Kimble David is located in Appendix A of this document.

Historic Background for the Chartter Farm/Cherry Hill

The Chartter Farm was originally known in the early 19th century as "Ficklen's Tract", which was an approximately 450-acre tract of land along the Rappahannock River in the south portion of Stafford County. The Withers family purchased the tract from Ficklen between 1793 and 1804. Due to the loss of records in Stafford County, the exact transaction date is unknown.

Edward Withers first wife Mary had died in 1814, by evidence of her gravestone in the small family plot on the west side of the dwelling. He remarried afterward to Sophia Withers, with whom he had a daughter, Amanda. Edward died in 1837 leaving his estate divided between the three children of his first marriage and his daughter from his second marriage. His property was valued at \$4094.50 at this death, which included 11 slaves.

Edward Withers' family resided on the tract until 1846, when it was sold at auction to Lymon Kellogg. In the Kellogg deed of 1846 it is described as a 436-acre tract with a graveyard. Kellogg retained the property until 1853, when he sold it to William Fitzhugh.

The first appearance of the name "Cherry Hill" was in the Fitzhugh deed of sale in 1869 to James H. Roy. Prior to this sale the farm was referred as "Ficklen's Tract". During the sale, the property is only described as 250 acres versus the original 436 found in earlier deeds of sale. Like Fitzhugh, Roy only owned the property for a short while

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

before selling the property to Dr. Martin in 1873, who then sold it to Julia Charters in 1876.

Cherry Hill is the common name for the parcel due to its most prominent occupants the Charters, who were descendents of the Chancellors. The Chancellors were one of the first settlers in Stafford County. The Charters owned the property throughout the 20th century and maintained the agricultural function.

III. ANTICIPATED EFFECTS

As a part of the development of the Celebrate Virginia North project, the Chartter Farm/Cherry Hill house and extant outbuildings will be demolished. In addition, the character of the surrounding 256 acres will be altered to the point that they are no longer recognizable as part of a rural farm landscape.

According to the Advisory Council on Historic Preservation's (ACHP) regulations implementing the NHPA, and particularly 36 CFR 800(a)(2) Adverse Effects include: (i) Physical destruction of or damage to all or part of the property; (iv) Change of the character of the property's use or physical features within the property's settings that contribute to its historical significance; and (v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features.

As such, it is anticipated that the demolition of the Chartter Farm/Cherry Hill house and extant outbuildings and the permanent alteration of the surrounding landscape will have an adverse effect on the Chartter Farm.

IV. TREATMENT

It has been determined that avoidance and/or minimization of effects to the Chartter Farm/Cherry Hill property are not possible. It will therefore be necessary to mitigate the adverse effect to the property through other alternatives. The proposed mitigation measures are outlined below:

1. Additional research on the historical significance of the Chartter Farm/Cherry Hill will be conducted. This research will go beyond that supplied in the DOE/Intensive Level Survey Form. In addition, historic contexts for domestic architecture and agricultural properties in Stafford County will be developed. It will address the relationship of the Chartter Farm to these contexts, which is more in keeping with the level of historical research conducted for National Register Nominations.
2. Additional photographic documentation of the house, outbuildings and landscape will be taken. These photographs will document the relationship between the house and outbuildings and between the buildings and the surrounding landscape. The landscape surrounding the house itself will be photographed. These photographs will be used as part of the Program. While it is not safe to enter the house due to the degree of deterioration, every effort will be made to document significant interior features – in particular the fieldstone fireplace located in the cellar.
3. The history and significance of the Chartter Farm/Cherry Hill will be included in the educational Program outlined in Stipulation I of the MOA under Public Education. The roll of the farm in Stafford County's history will be highlighted.
4. The cemetery associated with the farm will be preserved in perpetuity. A fence will be placed around the cemetery and its location will be clearly demarcated on project plans.

APPENDIX A: CHARTTER FARM/CHERRY HILL DOE

DETERMINATION OF ELIGIBILITY

CHARTTER FARM

STAFFORD COUNTY, VIRGINIA

***KIMBLE A. DAVID
ARCHITECTURAL HISTORIAN***

NORFOLK, VIRGINIA

FOR

CULTURAL RESOURCES, INC.

FREDERICKSBURG, VIRGINIA

MAY 2003

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

*Kimble A. David, Architectural Historian
for Cultural Resources, Inc.*

*Determination of Eligibility
Charter Farm, Stafford County, Virginia*

DETERMINATION OF ELIGIBILITY FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

Introduction

The survey for the Charter Farm in Stafford County was conducted in April 2003 and was comprised of an architectural survey and historical research for the evaluation of the property for listing in the National Register of Historic Places.

Background

Previous surveys of the property occurred in 1992 by Tracerics and 1997 by Coastal Carolina Research. Review by the Virginia Department of Historic Resources in 1992 determined that the property was eligible for listing in the National Register of Historic Places.

Within 10 years the property has deteriorated significantly and the need for reevaluation was concluded by Cultural Resources, Inc.

Evaluation Process

The property evaluated is located on a roughly 236-acre site in Stafford County north of the Rappahannock River in the south of the county. Resources were identified and evaluated according to the standards set by the National Park Service.

First the property evaluated for its integrity. The seven aspects of integrity were applied to the building and its surroundings.

Location	Location is the place where the historic property was constructed or the place where the historic event occurred.
Design	Design is the combination of elements that create the form, plan, space, structure, and style of a property.
Setting	Setting is the physical environment of a historic property.
Materials	Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
Workmanship	Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
Feeling	Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
Association	Association is the direct link between an important historic event or person and a historic property.

6 May 2004

page 2

Historic Context for Domestic and Agricultural Properties in Stafford County, Virginia

*Kimble A. David, Architectural Historian
for Cultural Resources, Inc.*

*Determination of Eligibility
Charter Farm, Stafford County, Virginia*

The dwelling, barn, corncrib, carriage house, shelter, well, and cemetery retain their integrity of location, design, setting, and materials. The resource does not meet the workmanship, feeling, and association aspect of integrity.

Based upon this evaluation, the building was determined to retain marginal integrity to be evaluated under the National Register Criteria and Criteria Considerations. Its deteriorated condition was taken into account during the integrity assessment.

The Criteria and Criteria Considerations used for evaluation follows:

National Register Criteria:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield information important in prehistory or history.

National Register Criteria Considerations

- A. owned by a religious institution or used for religious purposes.
- B. removed from its original location.
- C. a birthplace or a grave.
- D. a cemetery.
- E. a reconstructed building, object or structure.
- F. a commemorative property.
- G. less than 50 years of age or achieved significance within the past 50 years.

Using the above criteria required for evaluation, it was determined that the farm meets Criterion C for its architectural significance. Though the farm retains many of its original elements, its

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current deteriorated condition makes the property marginal in its integrity. In addition, there is no historical evidence to support Criterion A to augment the marginal Criterion C. After documented research and architectural review, the property is not recommended for listing in the National Register of Historic Places due to its condition and loss of integrity.

The architectural and historical statements on the site can be found in the "Determination of Eligibility in the National Register of Historic Places Format" on the following pages.

Notes:

Should the cemetery be evaluated as a separate property due to its apparent disassociation with the farm property, it would not be eligible for listing in the National Register of Historic Places. With approximately 4 gravesites, it only retains two markers, which do not have high architectural value. The cemetery only meets the location and setting aspects of integrity, which is not sufficient to meet the National Register of Historic Places Criteria or Criteria Considerations.

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Determination of Eligibility in National Register of Historic Places Format

Determination of Eligibility for Listing in the National Register of Historic Places formatted for the National Register of Historic Places Registration Form, OMB No. 1024-0018, NPS Form 10-900, Rev. 10-90.

- I. Property Name: Charter Farm
Department of Historic Resources Number 089-0240
- Historic Name: Cherry Hill, Cherry Grove
- Other Name(s):
- II. Address: unknown
- County: Stafford
- State: Virginia, VA
- Code: 179
- III. This resource was evaluated for its local significance to the agriculture located in Stafford County, Virginia.
- IV. This section of the National Register Nomination Form is reserved for the certification by the Keeper of the National Register of Historic Places.
- V. The farm is privately owned and is considered a building for its resource type. There are two contributing buildings (dwelling, carriage house), five contributing structures (corncrib, chicken coop, barn, shelter, well), and one contributing site (cemetery).
- VI. The farm's historic category is Agriculture with the subcategory of agricultural building, and Domestic with the subcategory of single dwelling and secondary structure. The cemetery's historic category is Funerary with the subcategory of cemetery. The site's current category is Vacant/Not in Use.
- VII. Description

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Architectural Classification: Early Republic: Federal

Materials: Foundation: Stone
Walls: Wood: Weatherboard
Roof: Metal

Description:

The Chartter Farm is a side-passage, double-pile, single family dwelling with a three bay façade. The dwelling is two stories, of frame construction and clad in weatherboard. Capped by a side-gable roof, it is a typical early 19th century vernacular dwelling with few architectural embellishments. The farmhouse was constructed circa 1830 and exhibits a massive chimney on the east elevation. Various agricultural buildings surround the dwelling to support its agricultural function, including a carriage house, chicken coop, corncrib, barn, and shelter.

The dwelling rests of an elevated plot of land in the approximate center of the 236-acre tract. There is an unimproved roadway leading from the main road located to the north. The roadway curves past the corncrib to the northeast of the dwelling, and then passes between the dwelling and carriage house. It then loops to the west in front of the dwelling and then heads south. It terminates at approximately 300 feet from the dwelling and a break in the fence reveals another perpendicular roadway oriented east-west. A wood fence marks the roadway at the north end and south end.

The site is generally flat with open space bound by tree stands. The ground is sloping on the west and south sides of the open fields toward the stands, where it further slopes to a creek located on the west and the Rappahannock River to the south, respectively.

The dwelling is the earliest and most prominent building on site. It has a stone foundation and pegged, wood-frame structural system. The dwelling is clad in weatherboard and brick nogging is visible between the weatherboard and interior walls. The weatherboard is applied with cut nails and the building edges are marked by cornerboards. The south façade and north elevation have three bays with a side passage entrance. The entrances are comprised of pegged, paneled doors surmounted by 3-light transoms. The door and window surrounds are simplified. The windows are 6-over-9, double-hung, wood sash on the first story, and 6-over-6, double-hung, wood sash on the second story. Louvered shutters still frame some windows.

The south façade has a poured concrete porch floor, but the porch is no longer extant. A 1937 photo of the building shows a Victorian-inspired porch with three bays, chamfered

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posts with scrolled brackets, and plain balustrade. A pent roof applied to the wall plane sheltered the north elevation door. There are visible support elements still applied the building flanking the door. A plain stoop is located at this door.

A massive brick chimney marks the east elevation. There are small, casement windows on the east elevation in the gable flanking the chimney. 6-over-6, double-hung, wood sash windows illuminate the interior of the east elevation on the second story, and also flank the chimney. They have bracketed, pent roofs sheltering the upper sashes, with standing-seam metal treatment. Additions obscure the lower story of the east elevation.

The west elevation is plain, unadorned, and absent of much architectural detail. There are two window opens without windows on the second story, evenly spaced on the wall plain. The first story and gable are covered with weatherboard. It is alleged that there was an addition on this side of the dwelling. The interior door in the hallway, which is now covered by weatherboard and partially visible from the exterior would have allowed access between the dwelling and addition. There is no evidence of this alleged addition.

There are two additions on the east elevation, which are linked via doorways. The earlier addition is located on the south. The addition is frame and has a side-gable roof similar in pitch to the main roof. The addition partially obscures the second story window of the main house on the second story of the east elevation. There are no openings on the south elevation. The east elevation has multiple openings. There is a door opening gaining access to the partial basement on the south corner. To the north of the door opening is a bank of double-hung sash windows. A porch formerly sheltered the east elevation, which is evident by the missing weatherboard above the first story. A small attic window punctuates the gable.

Another, later addition was appended to the north side of the first addition on the east wall of the main house. It has a shed roof, which descends from below the roof eave of the first addition. A three-panel, one-light door is located on its east elevation. A plain brick chimney and sliding, wood window mark the north elevation of this addition. Similar to the other addition, it is frame construction, clad in weatherboard and has a standing-seam, metal roof.

The interior plan of the main house is side-passage, double-pile. The hall is narrow with a narrow, enclosed stair in the northwest corner. Below the stair is a closet with 6-panel door. Within the hall is a door on the west wall that would have once accessed the alleged west addition. The two rooms on the first story are similar in size and plan. Each has an angled corner with mantel. The mantels have classical details. The mantel in the

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north room is much more ornate with a heavy cornice and dentils. Both fireplaces on the first story have been converted for use with a stove.

There are door openings between each room and hall in the dwelling. The surrounds are plain. The walls and ceilings are plaster-on-lathe. Additional articulations include a wood cornice, chairrail, and baseboards.

The second story was inaccessible due to the condition of the dwelling, but from exterior inspection it appears that a second staircase ascends to the attic story above the first story staircase. Like the first story, the walls are treated with plaster and the doors are 6-panel. Light fixtures dating to the early 20th century illuminate the rooms.

The early addition interior is a single room with plaster walls. The ceiling is low in this room and appears to have been lowered to accommodate a taller ceiling in the gable of the addition. This is evident in the truncated cornices of the window and door surrounds. Wallpaper has been applied to the plaster. The exterior door located on the south corner of the east elevation accesses a wood stair, which leads to the partial basement. The basement is unfinished with a fireplace in the chimney. The chimney foundation is stone.

The newer addition is a single room that now occupies the kitchen. It has a modern vinyl floor and plaster and wallboard walls. The ceilings are lower and the door surrounds are plain.

The loss of the metal roofing material on the north elevation and general neglect has led to the building to decay. The interior has collapsed making the building unsafe for access. The deterioration has diminished the architectural integrity of the dwelling.

There are four remaining outbuildings on site along with a well. The carriage house located to the east of the dwelling appears to have been constructed at the turn of the 20th century or late 19th century. It is frame construction with a gabled, standing-seam metal roof. Like the dwelling it is clad in weatherboard. Windows openings punctuate the north and south elevations. The flooring is poured concrete, which is likely a later modification of the mid-20th century. Attached to the east end of the carriage house is an open corral.

Northeast of the dwelling is a corncrib. It appears to date from the late 19th century. It is frame construction with weatherboard and horizontal-board siding and elevated wood plank floor. The roof is gable with standing-seam metal treatment. The interior is divided into bays with wood boards. Located to the immediate southeast of the corncrib is a pine tree, which shelters a shallow pond.

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To the north of the dwelling is a chicken coop. It was constructed in the early 20th century with modifications dating to the mid-20th century. It is frame construction with vertical board siding, shed roof and small window openings. The roof system is visible on the interior. Chicken wire has been added to the window openings on the south, east and west elevations. The door opening on the south elevation has a primitive hasp and the door is missing. The flooring is wood plank. Chicken roosts located within the interior are comprised of unimproved poles attached to the walls.

The barn located in the field to the southwest is 1-1/2-stories with a gable roof. It is frame construction with vertical board siding and openings on the east elevation. Appended to the south elevation is a flat roof open storage bay supported by unimproved poles. The structural system on the interior is similar with unimproved poles supporting the roof and walls.

South of the barn is an open shelter. It is constructed of unimproved wood poles with a shed roof. The vertical board wall on the south elevation is the only enclosure. It dates to the turn of the 20th century.

The well, which is comprised of a concrete slab covering the opening pierced by a metal hand pump, is located to the immediate northeast of the dwelling.

To the west of the dwelling is a small family cemetery. It contains approximately 4 to 6 graves with only two markings. The headstones are cut fieldstone with a vernacular scroll motif. They face east with footstones facing west at the east end of the cemetery. The south stone reads, "Sacred to the memory of Mary Withers wife of Edward Withers who departed this life Feb. 3, 1814 --- years." There is an associated footstone located to the east. The north stone reads, "Sacred to the memory of Charles Withers son of James and Susan Withers who departed this life Aug. 24, 1918 aged 57 years."

VIII. Statement of Significance

National Register Criteria A and C marked.

Area of Significance: Agriculture

Period of Significance: 1830c. to 1953

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Significant Dates: N/A

Significant Person: N/A

Cultural Affiliation: N/A

Architect/Builder: N/A

Significance Statement:

The Chartter Farm was originally known in the early 19th century as "Ficklen's Tract", which was an approximately 450-acre tract of land along the Rappahannock River in the south portion of Stafford County. The Withers family purchased the tract from Ficklen between 1793 and 1804. Due to the loss of records in Stafford County, the exact transaction date is unknown.

Edward Withers first wife Mary had died in 1814, by evidence of her gravestone in the small family plot on the west side of the dwelling. He remarried afterward to Sophia Withers, with whom he had a daughter, Amanda. Edward died in 1837 leaving his estate divided between the three children of his first marriage and his daughter from his second marriage. His property was valued at \$4094.50 at this death, which included 11 slaves.

Edward Withers' family resided on the tract until 1846, when it was sold at auction to Lymon Kellogg. In the Kellogg deed of 1846 it is described as a 436-acre tract with a graveyard. Kellogg retained the property until 1853, when he sold it to William Fitzhugh.

The first appearance of the name "Cherry Hill" was in the Fitzhugh deed of sale in 1869 to James H. Roy. Prior to this sale the farm was referred as "Ficklen's Tract". During the sale, the property is only described as 250 acres versus the original 436 found in earlier deeds of sale. Like Fitzhugh, Roy only owned the property for a short while before selling the property to Dr. Martin in 1873, who then sold it to Julia Chartters in 1876.

Cherry Hill is the common name for the parcel due to its most prominent occupants the Chartters, who were descendants of the Chancellors. The Chancellors were one of the first settlers in Stafford County. The Chartters owned the property throughout the 20th century and maintained the agricultural function.

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The dwelling is one of the few remaining early 19th century farmhouses in Stafford County. Unlike many houses within Stafford County, it faces south to the river versus north to the road leading from Fredericksburg to the west.

IX. Bibliographic Resources

Campbell, Capt. A. H. Map of Stafford County. 1864.

Department of Historic Resources Archives (089-0240), Richmond, Virginia.

Gedney, J. F. Map of Stafford County. 1862.

Map of Stafford County, 1820s.

Stafford County Deed Records (microfilm).

Stephenson and McKee, Virginia in Maps: Four Centuries of Settlement, Growth, and Development, 2000.

United States Geological Survey. Stafford Quadrangle. 15 minute. 1926.

Virginia Historical Inventory files, Works Progress Administration, 1937.

X. The parcel contains approximately 236 acres.

XI. The form was completed by Kimble A. David, Architectural Historian, P. O. Box 7638, Norfolk, VA 23509, 757/623.3456.

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APPENDIX E

**Supplementary Information for the Determination of Eligibility of the
Chartter Farm/Cherry Hill**

VII: Description

The farm uses the range plan typical of farm plans found throughout the United States. The range plan incorporates the house and outbuildings in their organizational hierarchy with the house facing the road at the front of the property and the associated outbuildings located to the side and rear. The range plan incorporates a roadway that leads from the main road to the house. The roadway then turns toward the side of the house and runs along the side to the rear of the property. The outbuildings are sited along the roadway and face it with the buildings serving household functions closer to the house than those serving agricultural functions.

To the south of the house is a road trace. It is located at the tree line at the south end of the open agricultural fields. Evidence of this roadway can be seen on early maps.

The basement story, which was not examined during the initial survey, is an open space. The fieldstone foundation walls are exposed under the two-story portion of the house. The floor is dirt and the first-story, hand-hewn, wood floor joists are visible on the basement ceiling. The chimney foundation at this level is fieldstone with a heavy lintel over the fireplace opening on the south canted elevation. The north canted elevation has a warming oven opening with a jack arch.

VIII: Statement of Significance

The ownership of this house and parcel is unclear due to the missing records from its period of acquisition. There is evidence that Edward Withers paid taxes on land for another individual. It is unclear if it is this parcel.