



HERITAGE RESOURCES

CHAPTER 2, SECTION B



Fauquier County Board of Supervisors
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Introduction

The history of Fauquier County can be told through its landscape. From the earliest presence of Native American people, through Euro-American settlement, the emergence of crossroad communities and villages, the evolution of farming practices and commercial enterprises, the destruction of war, the arrival of the railroad, and the transformation of old Colonial thoroughfares into modern highways, Fauquier County's history reflects the influences of the natural environment, as well as the adaptability and diversity of its people. The abundant cultural landmarks and traditional landscapes found throughout Fauquier County are expressions of this past.

Heritage resources help to define the identity and character of the County, and their retention maintains a unique sense of place and quality of life. They are irreplaceable assets to residents and visitors. However, heritage resources are non-renewable, and like any limited resource, they require careful planning to ensure their survival for future generations. The citizens of Fauquier County are heirs to an extraordinary legacy—the historic and cultural places—and with that comes the responsibility of stewardship.

The primary intent of this chapter is to further the County's Vision, more specifically Guiding Principle A, which states that *"the County's natural and cultural heritage are intrinsic to the County's character"* and Policy 3 thereunder, which advocates that the County, *"promote the identification, evaluation, registration and protection of heritage/historic resources, as well as the business opportunities presented by their rehabilitation and reuse."* Chapter 2, Section B, achieves this endeavor through the identification of best management and stewardship practices for the County's significant heritage resources—historic buildings, structures, objects, districts, archaeological sites, and cultural landscapes—and by clearly defining preservation goals, objectives, and actions for implementation so that preservation can play an integral role in the County's growth and progress.



Photos (in order): Rectortown Historic District; Remington Historic District; a family farm located outside of the Village of Calverton

A Brief Summary of Past Preservation Efforts

A grassroots effort emerged in the 1960s in response to the loss of large historic estates and the demolition of buildings, such as the 18th century Ross House.¹ These efforts mostly centered on protecting the historic properties in downtown Warrenton, including the old county jail. Also starting around this time and continuing through the present, land conservation groups, including the Virginia Outdoors Foundation (VOF), the Virginia Department of Historic Resources (DHR), and the Piedmont Environmental Council (PEC), have worked with Fauquier County property owners to conserve privately-owned land through open space easements.

In the 1970s, Fauquier County enacted zoning regulations for heritage resource protection. In 1976, an ordinance was adopted that gave the Board of Supervisors the authority to create a local historic area overlay district.² At the same time, the Fauquier County Architectural Review Board was established to assist and advise the County in matters involving heritage resource protection. In 1979, over 300 historic properties were surveyed. These early surveys were to become the foundation of the Fauquier County Heritage Resource Inventory, which complemented the historic property documentation and oral histories that were completed in 1936-37 through the Works Progress Administration. Information from these surveys was later consolidated and published in *A Pride of Place: Rural Residences of Fauquier County, Virginia (2003)*. In the 1980s, the towns of Warrenton and The Plains designated local historic overlay districts with the intent to protect against the deterioration, destruction and/or encroachment on historic properties within the towns.

In 1996, the Fauquier County Comprehensive Plan was updated to include a chapter devoted to heritage and environmental resources (Chapter 2). In 2000, the Board of Supervisors appointed a citizens committee to develop the *Fauquier County Historic Resource Preservation Plan*, which was adopted in September 2001. Implementation of the plan began with a multi-year project to survey approximately 200 historic properties and produce Preliminary Information Forms (PIFs) for 20 potential historic village districts throughout the County. Through collaboration and funding contributions from local civic organizations, foundations, private citizens, and the County, 18 of the 20 villages were nominated and listed in the Virginia Landmarks Register and National Register of Historic Places. Between 2003 and 2014, seven rural historic district designations and a battlefield designation were pursued through private property owner interest and funding. Five Fauquier County rural historic districts and the Auburn Battlefields are now listed in the National Register, which are rare accomplishments for a single locality.

Building on these efforts, County government began a long-term planning effort in 2006 to protect the 12 Civil War battlefields in the County with assistance from the American Battlefield Protection Program (ABPP). In 2008, Fauquier County government acquired ownership of a 24-acre parcel along the Rappahannock River, a part of the core area of the Rappahannock Station I Battlefield, with the objective of converting the parcel into the Rappahannock Station Battlefield Park. A conservation easement was then placed on the parcel to protect it in perpetuity, and Fauquier County was awarded an ABPP planning grant to develop a park master plan, which was completed in 2012. More recently, Fauquier County has made a concentrated effort to learn more about previously undocumented heritage resources through additional survey work and mapping sites in the County's GIS database. Additionally, the County has presented a variety of educational programs regarding historic preservation.

¹ The Ross House was located on South Third Street in Warrenton. Its demolition in 1962 was the impetus of historic preservation efforts in the town.

² Although the authority to create a historic area overlay district was established in 1976, a locally-regulated historic area overlay district has yet to be adopted in the County.

Vision

In 2013, the Fauquier County Department of Community Development began gathering public input for the revision of the heritage and natural resources sections of the Comprehensive Plan. Public meetings and an online questionnaire provided residents across the County with the opportunity to define current preservation issues, priorities, challenges, and opportunities. These comments and recommendations were used to develop a community preservation vision statement, goals, objectives, and actions. Building upon the Comprehensive Plan's Vision, the following vision statement provides additional direction regarding heritage resource planning.

Vision Statement

Fauquier County's heritage resources are integral to the County's identity, character, and sense of place. Historic places are irreplaceable resources essential to the cultural, environmental, social, and economic well-being of the County. Fauquier County government will work in partnership with its citizens, organizations, businesses, other Virginia municipalities, and state and federal agencies, to make historic preservation an essential strategy for maintaining quality of life, building a thriving local economy, creating jobs, and conserving natural resources. Fauquier County citizens will be empowered with a greater understanding of preservation and preservation planning tools, as the County prepares for the future.

The Value of Historic Preservation

The far-reaching benefits of historic preservation are often overlooked because they usually occur throughout a community over time, rather than affect a single property owner immediately. Preservation of historic properties demonstrates a long term vision for a prosperous community.

- **Historic Preservation Differentiates a Community.** Historic preservation ensures that communities remain unique, differentiating from one another. According to economist Donovan Rypkema, "In economics, it is the differentiated product that commands a high premium. If in the long run, we want to attract capital, to attract investment in our communities, we must differentiate them from anywhere else."³



Originally constructed as an Esso gas station in 1921, this building in Warrenton was rehabilitated in 2008-2009 and is now a very successful bakery, attracting investment to the community and providing tourism and tax dollars to the County.

3 http://my.preservationnation.org/site/DocServer/Economic_Benefits_of_HP_April_2011.pdf?docID=9023

- **Historic Preservation Attracts Investment.** Numerous studies show that investment in historic neighborhoods stabilizes or increases property values, stimulates business development, and generates tourist dollars.⁴ Improving the condition, quality, and appearance of existing properties makes a locality a more appealing place for homeowners and businesses to invest. For example, in a study of National Register districts in Philadelphia, houses in historic districts received a sales price premium of 131 percent over comparable properties in undesignated neighborhoods.⁵

To discourage building vacancy and encourage investment, several Virginia jurisdictions, like Chesterfield County, Manassas, Winchester, and Newport News, have successfully developed tax abatement programs as an incentive for rehabilitation of historic properties.

- **Historic Preservation Encourages Local Spending and Job Creation.** Any activity in a building rehabilitation project—financing, design, or construction—requires expenditures on building materials and labor, including services from local industries ranging from attorneys and bankers to architects and craftsmen. To supply these goods and services, industries must themselves purchase goods and services, generating further “ripples” of demand. A California study found that rehabilitation of historic properties resulted in 10 percent greater wholesale purchases and 43 percent greater retail purchases within a community than the same amount spent on new construction.⁶ Additionally, historic preservation is more labor intensive than new construction and requires more skilled laborers, who are often sourced locally. In a typical rehabilitation project, 60 to 70 percent of the total cost is labor, and wages for the preservation trades are generally higher than new construction labor.⁷
- **Rehabilitation of Existing Buildings is a Cost Competitive Alternative to New Construction.** If no demolition of an existing building is required, a major rehabilitation is estimated to cost between 12 percent less and 9 percent more than new construction.⁸
- **Historic Preservation Conserves Energy.** The rehabilitation of historic resources promotes sustainable development through the continued use of existing buildings and materials. The costs of demolishing any building are substantial, both in terms of demolition costs and landfill costs. Approximately 25 percent of the material now being added to landfills across the United States is building demolition debris and construction waste, some of which is hazardous.⁹ In addition to long term energy savings, sustainable development includes considering embodied energy—the energy associated with the original extraction, processing, manufacture, transport and assemblage of building materials. When a historic building is demolished, all embodied energy is lost.¹⁰

4 National Trust for Historic Preservation Green Lab, www.preservationnation.org/greenlab.

5 National Trust for Historic Preservation, *Older, Smaller, Better: Measuring How the Character of Buildings and Blocks Influences Urban Vitality*, 13 May 2014, www.preservationnation.org/greenlab.

6 National Trust for Historic Preservation, *12 Economic Benefits of Historic Preservation*, April 2011.

7 Moe, Richard, National Trust for Historic Preservation, *Op/Ed: Give Historic Buildings a Break—and Create Jobs*, 14 April 2009.

8 National Trust for Historic Preservation, *12 Economic Benefits of Historic Preservation*, April 2011.

9 Washington State Department of Archaeology and Historic Preservation, *Sustainability and Historic Preservation Executive Summary*, 2011, www.dahp.wa.gov.

10 Technical Preservation Services, National Park Service, www.nps.gov/tps/sustainability/energy-efficiency.htm

- **Historic Preservation Supports Small Business.** Older buildings make ideal locations for small, independent businesses due in part to their adaptability and suitability for mixed uses. 75 percent of all net new jobs in the United States are created by small businesses.¹¹ These businesses are also more likely to be locally owned and operated.
- **Historic Preservation Serves as a Catalyst.** The investment in the rehabilitation of a historic property can trigger improvements by surrounding property owners. In this way, rehabilitation of a single building can stimulate the revitalization of an entire neighborhood.
- **Historic Preservation Provides a Vehicle for Heritage Tourism.** Heritage tourism can be an attractive economic strategy, especially since studies have consistently shown that heritage travelers stay longer and spend more money than other kinds of travelers. According to a 2009 national study, 78 percent of American leisure travelers—118.3 million adults each year—participate in cultural and/or heritage activities while traveling. Cultural and heritage visitors spend on average \$994 per trip, compared to \$611 for general tourism visits (\$62 more per day on average); 90 percent come with families, and 84 percent will return to visit a site again and bring others.¹² The most popular rural cultural and heritage tourism attractions include, in order of popularity: local foods, crafts, music, historic districts, buildings of historic importance (e.g., historic house museums), nature trails, general sight-seeing, scenic byways, and folklore.¹³
- **Historic Preservation Enhances Neighborhood and Community Pride.** Historic preservation projects can ignite a sense of pride and interconnectedness with neighbors leading to a greater sense of community.



Heritage Tourism & Virginia Grown
The National Trust for Historic Preservation defines heritage tourism as “traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present.”
The Corn Maze in The Plains and other Fauquier County agritourism destinations offer opportunities to adaptively use heritage resources, as well as share and sustain the agricultural heritage. Photo courtesy of the Corn Maze in The Plains.

¹¹ National Trust for Historic Preservation, *12 Economic Benefits of Historic Preservation*, April 2011.

¹² Mandela Research, LLC., *The Cultural and Heritage Travelers Study*, 2009.

¹³ Preservation Alliance of West Virginia, *10 Economic Benefits of Historic Preservation: Arguments in Support of Historic Preservation*, 2012, www.pawv.org/docs/econimpacts.pdf

The Fauquier County Heritage Resource Inventory

The County's unique heritage resources represent more than 10,000 years of human occupation and land use in Fauquier County. Heritage resources embody the wide array of experiences, ideas, beliefs, lifestyles, and practices that collectively show the path through time to the world of today. Most of these resources are fixed in place and derive much of their significance from the places within which they were created. The National Park Service defines five distinct categories of heritage resources: historic building, structure, site, object, and district. All five categories exist throughout the County.

The Fauquier County Heritage Resource Inventory serves as a comprehensive County-wide database of heritage resources documented within the County's boundaries. Since the early 1970s, architectural and archaeological resources have been recorded through the Virginia Department of Historic Resources (DHR), the Virginia State Historic Preservation Office, by private citizens, DHR staff, community groups, cultural resource management firms, and Fauquier County staff. As of September 1, 2015, roughly 4,100 historic architectural properties and 327 archaeological sites are represented in the Inventory.¹⁴ There are still many heritage resources in the County that have yet to be identified and recorded. An overview of the heritage resources identified is included in Appendix II of this chapter.



Crooked Run Valley Rural Historic District

Identified and inventoried in 2003, this rural district was listed in the National Register of Historic Places in May 2004 with 384 contributing buildings, 25 sites, and 19 structures.

Challenges and Threats to Fauquier County Heritage Resource Stewardship

The future offers both challenges and opportunities as Fauquier County strives to fulfill its vision of protecting the community's significant heritage resources. The issues identified below stem from public input received and are not intended to comprehensively illustrate preservation challenges. Each issue should be carefully and contextually considered so that the County can better prepare for current and future needs.

¹⁴ Although culture can be represented in many forms that are important to understanding human expansion, intangible products of culture, like beliefs, customs, and music, are not addressed in this chapter. The Heritage Resource Inventory includes only those tangible heritage resources that are from the County's past and represent place. It should be noted that not all heritage resources recorded in the Inventory are extant.

Challenges

- **Lack of Identification of Heritage Resources:** Identification, documentation, and evaluation of historic resources forms the basis of a local preservation program. At least a rudimentary knowledge of existing resources is needed to prescribe treatment options. As of 2015, it is estimated that approximately half of Fauquier County’s historic properties have been identified and surveyed.
- **Impacts of Development.** Continued development pressures represent a significant threat to heritage resources, like battlefields, historic farms, rural districts, and archaeological sites. These pressures come in the form of new construction, as well as the infrastructure that supports it. Road widening and new road construction, bridge replacement, new power transmission lines, and water and sewer projects all can potentially impact heritage resources. Concentrated planning and early recognition of sites help to determine the highest and best uses for existing heritage resources as new development is planned and constructed.
- **False Impressions or Misunderstandings of Preservation.** Quantifiable studies illustrate that historic preservation enhances local economies, property values, and a community’s sense of place. Despite this evidence, an impression persists that preservation stops progress, diminishes property rights, and is an expensive luxury. An explanation of the economic gains of preservation and methods of affordable repair must reach a wider audience to enable the growth of both public and private support for preservation.
- **Demolition by Neglect.** One chief concern facing communities today is delinquent owners who do not have the will or the finances to maintain their historic properties. When buildings fall prey to “demolition by neglect,” meaning that an owner allows his or her property to reach a state of severe deterioration, potentially beyond the point of repair or structural integrity, a sense of community can be lost. Education and training are necessary to inform property owners and responsible parties as to the appropriate way to care for their resources and ways to repair them in the event of damage.
- **No Partnerships or Weak Partnerships.** Partnerships create opportunities for projects that demand resources beyond what a single property owner, organization, or even local government, could supply. Preservation alliances also create opportunities to benefit wider audiences. Partnerships between local, state, and federal government departments and agencies, advocacy groups, businesses, and individual citizens should be encouraged, and existing partnerships should be strengthened.

*Citizen Identified Threats to Specific Heritage Resource Types***Historic places identified as threatened by citizens**

Fauquier County citizens were asked to identify heritage resources within their communities that are threatened. Responses included the following:

- Battlefields, with specific mention of Buckland Mills Battlefield, Rappahannock Station I Battlefield, Rappahannock Station II Battlefield, and Upperville Battlefield
- Cemeteries due to “lack of proper identification and ignorant disregard.”
- Archaeological Sites, especially prehistoric sites, due to “lack of awareness and lack of appropriate identification during the development application review process.”
- Specific historic properties including: Oak Hill, Waterloo Bridge, Vint Hill Farms Station, an African American family cemetery, The Journey Through Hallowed Ground National Scenic Byway, and Winchester Street in Warrenton
- Historic Bridges and Rural Roads
- Villages and Crossroad Communities
- Barns and other Agricultural Buildings
- Historic Farms and Farmland/Rural Landscape
- Former Schools
- Stories from Previous Generations
- Remnant Forest Land/Native Plants/Historic Trees
- Stone Fences
- Country Stores
- Mill Sites
- 18th Century Homes
- Historic Bridle Paths/Riding Trails
- Dark Skies due to light pollution

Citizen responses noted encroaching development in and around the Bealeton, Opal, Remington, New Baltimore, and Vint Hill areas, as well as along Route 28 to the Prince William County line. It was also expressed that new construction should be encouraged but also designed in a manner compatible with both existing architecture and the town and village street layouts. The responses also noted the following resources as threatened:

- **Threats to Military Heritage Resources.** Fauquier County’s military history is represented in battlefields, encampment sites, earthworks, cemeteries, churches, railroad depots, roads, railroads, hospitals, houses, farms, mill sites, and military installations, like Vint Hill Farms Station. Although some of these resources have been documented, many have yet to be identified. Fauquier County’s agriculturally-based economy and rural landscape have left several Civil War sites relatively undisturbed. However, mounting development pressures and deterioration or loss of historic buildings precipitates the need for Fauquier County to initiate a proactive process to identify, protect, and interpret the County’s military heritage resources.



Upperville Battlefield (Northern Fauquier County)

- Threats to Historic Roads & Bridges.** Increasing automobile use and the growing need to repair and upgrade roadways have increased pressure to straighten and widen historic roads and replace bridges. Historic bridges that are determined to be out of compliance with current transportation standards present a unique preservation challenge. Fauquier County bridges were constructed at varying times with building materials that have different qualities of strength, workability, durability, and resistance against corrosion. Therefore, appropriate treatment options for each historic bridge will be different. It is critical to continue documenting historic roads and bridges and evaluating their significance within appropriate historic contexts.



Bridge over Wolf's Mill Branch

Constructed around 1919, this bridge is a contributing structure of the Cromwell's Run Rural Historic District.



Bank Barn

Located west of Marshall, this bank barn (ca. 1844) displays unique Gothic Revival Style architectural elements and a clipped gable or "jerkinhead" roof.

- Threats to Agricultural Outbuildings.** Because some outbuildings were constructed for specific farming activities or purposes that have become obsolete, many Fauquier County outbuildings have been left vacant and unmaintained or are being demolished to make room for other land uses. Additionally, in the past, tax assessment methods have overestimated taxable value of agricultural outbuildings in Fauquier County, especially barns, which has inadvertently led to incentivize their demolition. The loss of such buildings limits the understanding of the history of Fauquier County domestic life and farming practices. It is important to identify and record these buildings while there is still an opportunity to do so.

- **Threats to Stone Fences/Walls.** In any condition, historic stone fences and walls are endangered heritage resources, mostly due to lack of documentation and road improvement projects. Most in the County have yet to be identified and mapped.
- **Threats to Archaeological Sites.** Archaeological sites are among the County's most vulnerable assets. Land grading and development, looting, and natural forces, like erosion, rob the public of the information that these fragile resources could provide. In addition, archaeological sites are threatened due to lack of identification and survey. Since most archeological sites have little or no above-ground evidence, they are often difficult to recognize. Given what is now known of the history of settlement and occupation in the County, Fauquier is host to an untold number of archaeological sites that have yet to be identified.



Stone Retaining Wall

This late 18th century resource is a contributing structure of the Little River Rural Historic District.



Photo courtesy of the Episcopal Diocese of Virginia

Elk Run Anglican Church Site

In 2000, members of the St. Stephens and St. James Episcopal Churches embarked on an archaeological quest with a team of professional archaeologists to discover, and then uncover, the remains of the 18th century Elk Run Anglican Church, the first cruciform church in Fauquier County, which was noted on the 1759 Fry and Jefferson map. A cemetery was later rediscovered adjacent to the church. Now, interpretive signs and a small museum mark the site.

- **Threats to Family, Church, and Community Cemeteries.** Some cemeteries are significant as memorials or cultural narratives, while others take on additional significance for unique funerary art or artistic landscape features. Although cemeteries are one of Fauquier County's most important heritage resources, they are endangered due to lack of identification and survey, misuse, demolition by neglect, and lack of proper boundary demarcation and mapping. The Code of Virginia includes regulations that protect human burials, burial markers and other above-ground cemetery features from destruction. The penalties for violating these laws can be severe. The Code of Virginia also requires that plats of proposed subdivision and site plans show cemetery placement, but unfortunately, cemeteries marked on plats very rarely take into account the common occurrence of unmarked burials or burials marked with unfamiliar markers, like field stones, cedar trees, or ornamental plants.

Usually, there are more burials in a cemetery than what may first be evident, especially if the first survey/field work is done by someone with an untrained or inexperienced eye. Most historic cemeteries in Fauquier County, including both family cemeteries and large community and church cemeteries, have unmarked burials.

Cemeteries cannot be protected from disturbance during the land development process if the existence and locations of all burials are not known or understood at the time of application design. A limits of burial archaeological study can be completed to accurately define cemetery boundaries on plats. The Virginia Department of Historic Resources (DHR) recognizes and approves specific archaeological cemetery boundary delineation survey methods, which are noted within the table in Section VII below.



Roberson-Blackwell Family Cemetery

This Fauquier County family cemetery shows three burials marked with inscribed markers, including the graves of James Blackwell, a young man who died in the service of his country during WWI, and his mother Delia. There are also burials marked with field stones and unmarked burials. Notice the prolific periwinkle, a ground cover commonly planted at historic cemeteries.

Essential Elements of Fauquier County’s Preservation Program

Fauquier County embraces the three essential elements of a strong local historic preservation program: survey, evaluation, and using appropriate heritage resource treatment and management options.

Identification and Survey of Heritage Resources

Identification and survey of heritage resources provide the basis for preservation planning. An architectural and/or archaeological survey locates historic buildings, structures, sites, and objects within a specific geographic area and documents them to an established professional standard. Cultural artifacts on the landscape that are at least 50 years old are potential resources of survey. These include but are not limited to, vernacular dwellings, commercial properties, barns and other agricultural buildings, bridges, cemeteries, roadbeds, agricultural fields, and stone walls. In Virginia, more than 165,000 architectural and archaeological properties have been recorded and added to the state’s inventory of historic sites.

Fauquier County surveyed properties are recorded through the state professional architectural and archaeological survey processes, which are described in *Guidelines for Conducting Historic Resources Survey in Virginia* (2011)¹⁵. DHR’s Guidelines for Conducting Survey closely follows the federal survey standards, but it also includes expectations for conducting survey work in Virginia. Survey is generally conducted by professionals who meet the qualifications presented in the Secretary of the Interior’s Professional Qualifications, described in 36 CFR 61. Correctly completed survey data should contain sufficient information to provide a basis for subsequent preservation activities, like determining treatment options of a historic building or evaluating the historic integrity of a property.

¹⁵ www.dhr.virginia.gov/pdf_files/Survey%20Manual-RevOct.2011Final.pdf

The Different Types and Levels of Survey Work	
Architectural Survey	Archaeological Survey
<p>1. Identification (Reconnaissance Level/Windshield): A reconnaissance architectural survey, also known as a Phase I architectural survey, is a broad visual inspection and cursory examination of historic buildings, structures, and objects in a specific geographical area. Only documentation of exterior features is required. Photographs of each primary resource (i.e., a dwelling) clearly showing the building façade and side elevations and the property's setting is required, as well as one image of each secondary resource (i.e., a barn, chicken house, smoke house). When documenting historic districts, photo documentation of individual buildings is supplemented by images showing the relationship between buildings and significant landscape features. Survey forms are produced.</p> <p>2. Evaluation (Intensive Level): An intensive architectural survey, also known as a Phase II survey, involves documenting exterior and interior building spaces and features. Photographs, depicting important spaces and features, are required. Property research is conducted. In some cases, measured drawings are also completed. Intensive level survey is used to determine a resource's potential eligibility for listing in the National Register of Historic Places. A survey report is produced.</p> <p>Historic Structure Report: A Historic Structure Report (HSR) provides documentation, graphics, and physical information about a property's existing condition and history. An HSR also addresses management goals for the use or reuse of a property. It provides an argument for selecting the most appropriate building treatment approach prior to the commencement of work and outlines a scope of work. A historic structure report serves as an important guide for all changes made during a repair, rehabilitation, restoration, or stabilization project and can also provide information for future maintenance procedures.</p> <p>HABS, HAER, & HALS Documentation: Alternatively, architectural and landscape documentation through Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscapes Survey (HALS) involves more intensive survey work, described in detail on the following National Park Service (NPS) website: http://www.nps.gov/history/hdp. These programs are administered by Heritage Documentation Programs, a division of the National Park Service.</p>	<p>1. Identification (Phase I Study) The goals of a Phase I archaeological survey are: to locate and identify all archaeological sites in a survey area through systematic subsurface testing (i.e., shovel test pits generally at 30 meter intervals); to estimate site size and boundaries; and to assess the need for further investigation. Research conducted during a Phase I identifies: (1) previously recorded sites in and around a subject area; (2) the degree of earlier disturbance within a subject area; and (3) the location of sites and projected site boundaries. The type and interval of subsurface testing is prescribed by state regulations and determined by field conditions. A Phase I survey will identify the above-ground presence of a cemetery and determine which sites could be potentially eligible for listing in the National Register. A survey report is produced.</p> <p>2. Evaluation (Phase II Study) The goals of a Phase II archaeological survey are: (1) to determine whether an archaeological site is eligible for listing in the National Register of Historic Places; and (2) to provide recommendations for the future treatment of a site. Phase II evaluation assesses the integrity of a site, and defines its boundaries. A Phase II survey includes more detailed research concerning site chronology and function.</p> <p>3. Data Recovery (Phase III Study) When appropriate consultation has taken place and it is agreed that preservation in place of a site is not a workable option, data recovery or Phase III study may be appropriate. While an invasive and destructive process, data recovery still addresses definite, defensible research questions. In the context of the processes of federal and state law, data recovery is defined as an adverse effect. All due consideration should be given to the practical methods of preserving & protecting significant archaeological sites in place before a Phase III study is considered an option.</p> <p>Evaluation of Cemeteries/Human Remains: A cemetery boundary delineation or limits of burial study is a separate type of archaeological study utilized when a cemetery is found within a proposed development project and there is a need to identify exact limits of burial. Appropriate field methods accepted by DHR include manual delineation (reading soil coloration, soil compaction, etc.) and remote sensing (proton magnetometers, ground penetrating radar [GPR], etc.).</p> <p><i>Note: The Department of Historic Resources does not recognize additional division of archaeological study into sub-phases (for example, a Phase IA and Phase IB study).</i></p>



A Phase I Archaeological Study

On the right, an archaeologist conducts a Phase I archaeological study at a late 18th century house site in Fauquier County. The resulting archaeological test map is shown on the left indicating exact locations of shovel test pits and their relationship to above ground features. Site Map produced by Thunderbird Archaeology, a division of Wetland Studies and Solutions, Inc.

Evaluation of Significance and Integrity

Fauquier County follows the professional evaluation standards, as established by the National Historic Preservation Act, by using three key concepts to evaluate historic properties—significance, integrity, and context.

Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation. To be significant, a property must meet one of four *Criteria of Significance*:

- A. Association with significant historic events, activities, or patterns of history.
- B. Association with an important person or people who have made a significant contribution in history.
- C. Distinctive physical characteristics of design, construction, or form.
- D. Potential to yield important information to history or prehistory (usually pertains to archaeological sites).

Historic integrity is the authenticity of a property's historic identity shown by the survival of physical characteristics. Historic integrity is the composite of seven qualities or aspects:

- Setting
- Location
- Design
- Materials
- Workmanship
- Feeling
- Association

It is not necessary for a property to possess all seven aspects to retain historic integrity, but a property should at least have ample building materials, structural components, and environmental features and surroundings dating from the period of history during which the property attained its significance.¹⁶

¹⁶ For the definitions of the aspects, see *National Register Bulletin 15*, www.nps.gov/history/nr/publications/bulletins/nrb15.

Historic contexts. Historic contexts describe the significant broad patterns of development within a community represented by heritage resources that share a (1) historical theme, (2) geographical area, and (3) time period. Historic contexts are used to define relationships between similar properties and are used when evaluating a property's significance and integrity. Three examples of historic contexts in Fauquier County could be dairy farming during the early 20th century in Central and Southern Fauquier County; settlement along the Rappahannock River during the 18th century; and the construction of stone fences in Fauquier County, 1759-1850.

Treatment Options and Site Stewardship

The Four Treatments

To conserve the character of older and historic buildings, including architectural features, materials, and settings that tell unique stories, the Secretary of the Interior first defined four professional options in 1977 to treat the condition of a wide range of heritage resources:¹⁷

1. **Preservation** – the routine and cyclical maintenance of a property or the process of applying measures necessary to sustain the existing form, integrity, and materials of a historic resource.
2. **Rehabilitation** – the repair and alteration of a historic property to provide for an efficient use.
3. **Restoration** – the process of turning a property back to its appearance at a particular time in its history by removing features from a later time period.
4. **Reconstruction** – the new construction of a non-surviving building, site, landscape, structure, or object for the purpose of replicating its appearance at a particular time in its history and in its historic location. Reconstruction is based on detailed archival research and/or archaeological study.

The Secretary of the Interior has also developed general standards and guidelines for each treatment option. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* are intended to provide guidance to historic property owners, building managers, architects, contractors, planners, and project reviewers prior to treatment. While the treatment *Standards* are designed to be applied to all historic resource types—buildings, sites, structures, districts, and objects—the *Guidelines*, which mainly focus on the treatment of materials, apply specifically to buildings.¹⁸

In Fauquier County, one well-utilized treatment option is rehabilitation. Generally, the *Secretary of the Interior's Standards for Rehabilitation* propose four basic concepts:

1. **Repair Before You Replace.** Replace material only when severely deteriorated.
2. **Use the Gentlest Means Possible.** This especially applies to cleaning or repairing.
3. **Use Compatible Materials and Design.** Old, soft building materials must have new, soft materials next to them in order for both to react compatibly. For example, modern Portland cement in mortar mix is very harmful to old brick or stone because it doesn't expand and contract with thermal or moisture fluctuations.

¹⁷ *The Secretary of the Interior's Standards for the Treatment of Historic Properties includes official definitions of the four treatments.* See http://www.nps.gov/history/local-law/arch_stnds_10.htm.

¹⁸ See http://www.nps.gov/tips/standards/fourtreatments/standguide/overview/using_standguide.htm.

4. **Reversibility.** Whether a repair or addition, be certain that you can undo work in the future, and the work causes no harm to the integrity of character-defining features.

*The Preservation Briefs*¹⁹ were developed by Technical Preservation Services to provide further guidance on the repair of building materials and appropriate methods of repair. These National Park Service publications include such topics as controlling unwanted moisture in historic buildings, repair of wood windows, and improving energy efficiency.

Archaeological Site Stewardship

At least half of a property's history lies under the surface of the earth as archaeological remains. Methods for stewardship of archaeological sites include:

Identification & Survey. Discovering the presence of a site through survey and defining its boundaries is the first step to good archaeological site stewardship. Additional study can be done to determine site significance. Predictive models can be very effective identification tools to plan for the protection of archaeological sites. A predictive model defines areas of high, moderate, and low potential probability of identifying a specific type of archaeological site (for example, prehistoric camp or village sites) on the basis of known archaeological evidence, established patterns of occupation within a region, and a variety of environmental factors, such as proximity to natural water sources, soil type, and ground elevation. Knowing in advance high-probability locations of significant archaeological properties allows planners, applicants, and citizens to avoid disturbance of those areas.

Preservation in Place. Retain sites “*in situ*.” In some cases, significant archaeological sites have been retained in the middle of new development.

Site Stabilization & Management. Because any ground disturbance may harm site integrity, a number of management techniques may be used to mitigate the effect to a site, including erosion control, site burial (covering a site in layers of soil), fencing, identification or interpretive signs, and revegetation. A management plan should be first developed that identifies a schedule for long term care of a site before treatment options are implemented.

Environmental Review

Section §15.2-2306 of the Virginia State Code provides local governments the authority to identify and mitigate the possible harmful effects on architectural and archaeological resources by stating: “A governing body may provide in the [land use] ordinance that the applicant must submit documentation that any development in an area of the locality of known historical or archaeological significance will preserve or accommodate the historical or archaeological resources.” By applying the standard procedures of identification/survey, evaluation, and treatment, possible harmful effects on heritage resources can be mitigated during land development.

¹⁹ <http://www2.cr.nps.gov/tps/how-to-preserve/briefs.htm>

Identifying and understanding the existing conditions on a parcel is one of the first steps of planning a land development project. A survey, such as a Phase I archaeological survey, conducted early in the development process, provides an applicant with baseline information related to heritage resources. (A Phase I archaeological study would also provide the approximate location of any burials that may exist on a property.) The function of survey in this context is to gather and organize accurate, complete data on heritage resource(s), sufficient to adequately understand any existing resource(s) within the area of development. Codifying a resource identification and review procedure during land development review provides a means to consider impacts to heritage resources and helps Board members, Planning Commissioners, and staff to make well-informed land use decisions.²⁰

The Fauquier County Historic Resources Plan

The *Fauquier County Historic Resources Plan* was first adopted in 2001. It serves as the County historic preservation plan, a tool that allows the community to broaden proposed preservation actions, provide thorough descriptions of resources, and outline more detailed management and treatment options for specific heritage resource types.

The Historic Resources Plan is now an appendix to this chapter of the Comprehensive Plan. This Plan should be periodically updated to reflect accomplishments, as well as outline new opportunities that may present themselves over time.

²⁰ Section 106 of the National Historic Preservation Act mandates a procedural review of land development when federal funds, permit, or license is required for a project. Federal agencies are required to consider the effects of their projects on historic properties that are listed in or determined eligible for listing in the National Register of Historic Places. This review procedure is described in detail in the Federal Code (36 CFR 800). 36 CFR 800 affords a local government the opportunity to provide project specific comments and recommendations as a consulting party.

Goals, Objectives, Actions for Implementation

Comprehensive Plan Guiding Principle A, Policy 3 directs the County to promote the identification, evaluation, registration and protection of heritage/historic resources, as well as the business opportunities presented by their rehabilitation and reuse. The following goals, objectives, and actions for implementation have been developed to accomplish this.

Goal 1: Fauquier County should integrate historic preservation into policies influencing the County's economy and natural environment.

Objective 1.1: Fauquier County should promote historic preservation as a tool for economic development.

Action 1.1.1: Encourage rehabilitation and repurposing of historic buildings and promote the use of the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Action 1.1.2: Encourage property owners to take advantage of the federal and state rehabilitation tax credit programs.

Action 1.1.3: Explore a local tax incentive, such as a County tax abatement program, for historic rehabilitation projects to supplement the financial benefits provided by state and federal incentive programs.

Action 1.1.4: Increase public awareness of the economic benefits of preservation.

Objective 1.2: Fauquier County should promote the connection between historic preservation and environmental sustainability.

Action 1.2.1: Encourage and employ the use of conservation easements.

Action 1.2.2: Make available information to property owners quantifying the environmental value of rehabilitation and reuse of existing buildings.

Action 1.2.3: Improve energy efficiency of historic and older buildings by encouraging the repair and rehabilitation of building materials and structural features, particularly historic wood windows, and the implementation of other energy efficient measures.²¹

Action 1.2.4: Encourage the use of the Secretary of the Interior's *Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*.

Objective 1.3: Fauquier County should promote heritage and cultural tourism.

Action 1.3.1: Integrate heritage tourism into other County tourism initiatives (agritourism activities and agricultural attractions, winery tours, outdoor recreation, etc.)

Action 1.3.2: Continue and expand partnerships with the Journey Through Hallowed Ground National Heritage Partnership, the Mosby Heritage Area Association, the Afro-American Historical Association, the Fauquier Historical Society, Sky Meadows State Park, and other private and public entities not affiliated with the County.

²¹ The energy efficiency of historic building materials and features, particularly windows, is discussed and illustrated in Appendix III, *Preservation Programs and Other Planning Tools*, of this chapter.

Action 1.3.3: Explore the development of a County Civil War battlefield interpretation and visitors center.

Action 1.3.4: Identify and establish Fauquier County tourism promotion areas, such as the historic villages.

Action 1.3.5: The County should work to build and strengthen a heritage tourism program by introducing sustainable heritage tourism principles and steps developed by the National Trust for Historic Preservation (see Appendix III of this chapter for further explanation).

Action 1.3.6: Create and distribute informational guides and tourism brochures regarding Fauquier County heritage resources, such as Civil War battlefields, historic churches, cemeteries, mill sites, and cultural landscapes. Make this information accessible to mobile telecommunications devices.

Goal 2: Fauquier County should identify, survey, evaluate, and register the County’s significant heritage resources for their protection and continued use.

Objective 2.1: Fauquier County should continue efforts to locate and document significant historic and cultural places, including the County’s historic buildings, structures, objects, districts, archaeological sites, and cultural landscapes, through survey work and mapping.

Action 2.1.2: Maintain and regularly update the Fauquier County Heritage Resource Inventory.

Action 2.1.1: Seek grant funding to complete architectural survey work.

Action 2.1.3: Continue to work with the Department of Historic Resources (DHR) to update survey information and map surveyed properties in the County’s GIS database.

Action 2.1.4: Seek grant funding to identify cemeteries countywide. Encourage and assist residents to complete the Fauquier County Cemetery Identification Form.

Action 2.1.5: Investigate previously unknown and/or undocumented archaeological sites by encouraging and completing archaeological survey work. Seek grant funding to undertake archaeological predictive model analysis to identify high probability areas of specific types of archaeological sites, like sites of prehistoric occupation.

Action 2.1.6: Develop County GIS database layers containing georeferenced copies of the 1937 and 1966 aerial images of the County.

Action 2.1.7: Develop a “document before demolish” procedure for demolition permit applications involving architectural resources 50 years old and older.

Action 2.1.8: Work with the Fauquier County Purchase of Development Rights (PDR) program to identify previously undocumented historic architectural resources at the time of baseline study, if amenable to participating PDR property owners.

Action 2.1.9: Research resources that convey the history of currently underrepresented populations in the historic record (i.e., enslaved people or early tenant farming households).

Objective 2.2: Fauquier County should continue efforts to assess the historic significance and integrity of the County's historic and cultural places through research, evaluation, and registration.

Action 2.2.1: Support residents and others in the preparation of nominations to the National Register of Historic Places and the Virginia Landmarks Register with a focus on village and crossroad community historic districts, battlefields, and rural historic districts. Update existing National Register nominations to reflect newly discovered information.

Action 2.2.2: Prepare historic contexts associated with important themes in Fauquier County history and prehistory, including but not limited to the following areas of significance: physical or cultural migration, settlement, community development, farming, industry, manufacturing, transportation systems, common architectural styles and types, social and cultural traditions, and Civil War battles and camp sites.

Goal 3: To increase understanding, awareness, and involvement in the County's diverse heritage assets, Fauquier County should engage and involve the public in preservation and heritage resource education.

Objective 3.1: Fauquier County should celebrate and promote the protection of the County's diverse historic and archaeological heritage assets by presenting public preservation educational programming.

Action 3.1.1: Offer educational programs, presentations, "hands-on" workshops, seminars, etc. concerning the history of the County's significant heritage resources and strategies for protection and preservation. Consider utilizing needed repair of County-owned historic buildings for hands-on workshops.

Action 3.1.2: Launch interactive websites, create mobile phone applications, and build and sustain a social media campaign promoting the preservation of Fauquier County heritage resources.

Action 3.1.3: Disseminate information to the public concerning federal and state preservation programs.

Action 3.1.4: Promote National Historic Preservation Month (May) and Virginia Archaeology Month (October) with educational programs.

Action 3.1.5: Regularly update the Architectural Review Board and Historic Preservation web pages on the Fauquier County website.

Action 3.1.6: Develop an annual Outstanding Citizen Effort or Community Project Historic Preservation Award that recognizes an individual, community group, or business that has made a significant contribution to historic preservation or the protection/reuse of significant heritage resources in Fauquier County through an exceptional rehabilitation, research, advocacy, or educational project.

Action 3.1.7: Consider developing a competitive student scholarship program that increases public awareness of significant or threatened cultural resources in the County.

Action 3.1.8: Develop and present interpretative site information and signage.

Goal 4: To promote long term planning and protection for heritage resources, Fauquier County should examine and potentially update existing County policies to support informed decision making regarding heritage resources.

Objective 4.1: Fauquier County should integrate historic preservation more fully into land use decision making processes.

Action 4.1.1: Update the *Fauquier County Historic Resources Plan*.

Action 4.1.2: Apply the procedures of identification/survey, evaluation, and treatment prior to land use application submittals. When a proposed project will adversely affect significant resources, collaborate with applicants to protect and incorporate heritage resources into new development, when feasible.

Action 4.1.3: Evaluate and update the County's land development policies to incorporate professional heritage resource evaluation and treatment procedures.

Action 4.1.4: Develop and require an official process for identifying limits of burial and cemetery treatment options during land development review.

Action 4.1.5: Encourage new construction that respects and complements the character, patterns, and scale of the County's traditional communities and rural landscapes through the development of design guidelines and architectural "pattern books."

Action 4.1.6: Continue to work towards becoming a Certified Local Government (CLG).²²

Action 4.1.7: Develop a Fauquier County Military Heritage Site Master Plan, and adopt it as an appendix of this chapter.

Action 4.1.8: If initiated by property owners of a village community, aid the development of a Historic Area Overlay District (HA), as described in Article 4 of the Zoning Ordinance.

Goal 5: Fauquier County should strengthen communication, capacity, and collaboration to protect significant heritage resources.

Objective 5.1: Fauquier County should partner with state and federal agencies, other local governments, and organizations to enhance existing preservation programs, establish new programs, and ensure compliance with local, state, and federal preservation laws.

Action 5.1.1: Continue to work with federal agencies, like the National Park Service, state departments, such as the Virginia Department of Historic Resources, organizations, individuals, and other local governments to protect heritage resources.

Action 5.1.2: Continue to provide recommendations as a consulting party for projects involving federal funding, licenses, or permits through the review process outlined in Section 106 of the National Historic Preservation Act and 36 CFR 800.

Action 5.1.3: Develop long term management plans and interpretation of County-owned historic buildings and archaeological sites.

²² The Certified Local Government Program is described in more detail in Appendix III of this chapter.