

Fauquier County Comprehensive Plan

Chapter 7:

Village Plans



Paris, Va.

Fauquier Heritage and Preservation Foundation
John Kenneth Gott Photo Collection, photographer unknown

Chapter 7: Village Plans

Overall Goals

- Maintain the unique, visual identity of Fauquier County’s villages and incorporate new development in a way that complements existing communities.
- Conserve, protect and, where possible, restore village cultural resources to maintain unique, livable communities while preserving these assets for future generations.

Overall Strategy

- Develop community-initiated plans that address the following for each village: cultural resource protection, the environment, development, transportation, and heritage tourism.

Introduction

The villages stand as records of Fauquier County’s European settlement story from colonial times up to the present day. The villages also function as living neighborhoods with homes, small stores, and local businesses. The major challenge confronting each of these villages in the near future is how to balance contemporary needs and the possibility of additional development with how to retain enough of a flavor of the past that each village sustains its own special identity.

Each village is unique, but they all share one common characteristic: they are all in a county where nature still dominates. The dramatic vistas to the Blue Ridge Mountains and the long views across flat agricultural fields are as important to the villages as the buildings and the people that live and work there.

The historical forces that created and shaped each of these villages are evidenced in the historical buildings in each community and how these buildings are patterned in the landscape. Like most of the rural American South, this County’s earliest towns were only small collections of stores and warehouses, or more often a single tavern, crossroad store, or mill. The nineteenth century witnessed the formation of small towns along turnpikes and then along the railroads. Other factors such as slavery and segregation also created a distinctive set of communities, which are known as the County’s historic African-American villages.

Our villages are neighborhoods, workplaces, and destinations that will remain defining features of the County into the future. This plan confirms

countywide policies as they apply to the villages, and introduces strategies for future community-based plans to preserve each village as its own unique place.

The 1977 Plan

The previous plan for the County’s villages was approved in 1977 at a time when the county had only 32,700 residents. In 2006, there were 65,000 residents. Much of the housing built to accommodate these new residents has been realized in the service districts, but a significant amount has appeared in areas planned for agriculture and resource conservation. This development has sometimes blurred the lines between agricultural areas and villages and service districts and threatened the county’s goal to create “hard edges” around its service districts and villages. It is important to protect the traditional pattern of development that the villages demonstrate because it sustains the County’s overall historical character.

One of the policy weaknesses of the previous plan was its attempt to classify a set of unique communities within four categories (Village I, II, and III, and Settlement) based on the ability of each community to grow as calculated by extrapolations from recent and past development trends. This analysis resulted in the creation of relatively ambiguous and ambitious growth plans within the 500-acre areas surrounding the village center. This updated plan confirms the long-accepted village boundaries as the areas zoned Village, Residential-1, Village Commercial, Commercial-1, Commercial-2, and Industrial. Lands zoned Rural Agriculture and Rural Conservation are not included in the village boundaries because it is the intent of the County to

preserve and protect land zoned for agricultural development, and open space.

Although the 1977 plan policies failed in some respects, the plan was laudable for its promotion of land planning that protects important soils, creeks, mountains, ridges, and other landforms. These policies are continued and strengthened within this update.

Public Utilities & Facilities

As discussed in Chapter Six, two of the County's interrelated goals are the preservation of its rural environment and lifestyle, and the concentration of growth within designated service districts. To accomplish these goals, it is County policy that only designated service districts be served by public utilities (such as water and sewer) or be planned to receive future services. The County may approve extension of public utilities to defined villages, or portions thereof, or other identified areas immediately adjacent to Federal government facilities facing an imminent health hazard, as identified by the Virginia Department of Health, and where the landowner(s) has agreed to pay for the utility extension and the appropriate public authority is willing to serve the defined village. These utility extensions will be limited to existing dwelling units identified by the Health Department as being at risk to human health and potentially causing downstream environmental degradation. Prior to extension of public services to remedy an imminent health hazard, the boundaries of the "at risk" portion of the village must be specifically delineated based on parcel identification numbers, zoning and existing dwelling unit information.

Decisions regarding the placement and design of public facilities by the County, State, or the Federal government, also significantly impact the County's villages. A public use such as a post office might be key to retaining a historic building in use and act as a meeting point for village area residents. However, in contrast, insensitive road widening could be detrimental to the historic character of a village.

Village Land Use and Design

This plan details existing land use conditions for 43 villages that were identified in the previous 1977 Village Plan. These 43 villages warrant identification in this Comprehensive Plan because of their existing zoning densities.

Almost all of the County's villages are currently zoned for residential development, with a nominal amount of commercial development. Table 1 outlines an inventory of residential units and zoning designations. A study containing this type of data was also completed in 2002 by a local citizens group, the Citizens for Fauquier County (CFFC). The CFFC identified the County's villages that are most threatened in terms of their architectural, historic and/or cultural integrity. The CFFC's evaluation of historic resources, development pressures, transportation pressures, and soil and water limitations were included in a report that raised public awareness about potential threats to these villages. Much of the CFFC report was consulted for this plan update.

The only method for assessing the true residential build-out for each community is through detailed engineering studies such as those required in conjunction with a development plan. This gap between what is possible and what is permissible under Zoning and Subdivision ordinances makes it difficult to develop plans for these relatively small villages. This plan needs to anticipate a range of possible densities and provide guidance on how higher densities can be made more compatible with the existing village design if they become realized.

The realization of this density is an issue in areas with historic designations as well as areas comprised of more recent development in the last fifty years because of the current trend towards much larger homes that compromise the character of communities built at a smaller scale. However, this growth might be mitigated, or even viewed as an asset, if development is similar to the existing neighborhood's architecture, layout, design, setbacks, and street grid pattern.

Any new development in and around the villages must be designed to be visually compatible in terms of street pattern and design, building footprints and setbacks. Conventional suburban forms are not appropriate in and contiguous to these designated communities. Guidelines, incentives and regulations to achieve compatible designs will be County-established and implemented in consultation with community residents.

Counties to the north are witnessing redevelopment pressures within their neighborhoods, both historic and post-World War II. Fauquier County residents

will want to anticipate and plan ways to mitigate any negative impacts from similar conditions if they begin to materialize here. This plan introduces the idea of completing non-regulatory village “pattern books” that raise awareness of historic building styles and development patterns and encourage new village-scale development and redevelopment. Pattern books should recognize unique village characteristics; design guidelines for one village may not necessarily apply to another village.

Rezoning that increase density within a mile radius around a village will negatively impact villages by changing the small-scale development envisioned in this Plan and by threatening the hard edges that provide it a sense of place. However, since most of the villages began as commercial centers, communities might carefully consider strategies that would bring back a vibrant commercial component.

Compatible Commercial Development

Planning for places where people can work, shop, dine and rest sustains village development patterns. Most of the villages historically had a substantial commercial component. Hume had five small stores at one point in its history. Antique stores, boutiques, plant nurseries, general stores, cafes, guest houses, and potter’s and craftsman’s studios are examples of uses that serve the immediate community and provide landowners additional funding for historic property maintenance. Additionally, historical buildings sprout locally-owned businesses that recycle a large share of their revenue back into the local economy.

Locating businesses within the villages will provide income to landowners, services to the community, and generate tax revenue for the County. However, economic development within the villages should work to promote, not destroy, the unique character and charm of Fauquier County’s oldest and smallest communities. Businesses are encouraged to locate in existing buildings.

It is Fauquier County’s goal to foster economic development and historic preservation in the villages. These two, seemingly separate goals can compliment each other. For example, a restaurant, boutique or craft business located in an historic structure brings a special element to a patron’s experience. The commercial use generates income that could be used for rehabilitation of the historic property.

Adopted May 10, 2007

The Village of Paris has successfully retained a mix of commercial, residential and public uses. In the National Register of Historic Places Registration Form, architectural historian Maral Kalbian notes, “Now primarily a residential area, [Paris] maintains several commercial ventures including an antiques store and a well-known bed and breakfast.”

This structure, below, in the Village of Paris contained a post office, boarding house, and general store all under one roof. Today, this building functions as a dwelling.



Residential Dwelling, ca. 1890, Paris, Virginia, (Photo by Maral S. Kalbian, VDHR No. 030-0222-014)

According to the current owners, Generals Joseph E. Johnston and Stonewall Jackson were guests at this bed and breakfast shortly before the First Battle of Manassas in June 1861. The structure still functions as an inn today.



The Ashby Inn and Restaurant (ca. 1830), Paris, Virginia, Photo by Department of Community Development

Table 1: Dwelling Unit Estimate and Zoning

	2006 Dwelling Estimate	Acreage by Zoning		
		Village (V)	Residential-1 (R-1)	Rural Residential (RR-2)
Ada	59	126		
Airport Inn	33		3	34
Ashville	15	77		
Atoka	11	10		
Belle Meade	35	64		
Blackwelltown	27		315	
Botha	91	21	280	
Bristersburg	24	135		
Brooke's Corner	132		296	
Casanova	53	205		
Cleavers Oak	6		14	
Delaplane	19	78		
Double Poplars	28		212	
Elk Run	19	20	32	
Eustace Corner	27		198	
Fauquier Springs	34	125		
Fletcher ville	75	118		
Frog town	34		139	
Fry town	95	235		
Gold vein	37	197		
Greenville	91		462	
Half way	20	52		
Hume	53	173		
Hurley town	35		111	
Liberty	85	258		
Linden	40	203		
Markham	33	125		
Morgantown	58		234	
Morrisville	172		721	
Mt. Holly	21		91	
New Baltimore	77	165		
Old Tavern	12		64	
Orlean	61	261		
Paris	40	59		
Pilgrim's Rest	36		94	
Rectortown	61	146		
Sowego	11	49		
St. Stephens	71		373	
Sumerduck	82	242		
The Sage	8		109	
Turnbull	88	189		
Upperville	138	106	21	
Total	2,147	3,439	3,767	34

Note: Roads and floodplain have been subtracted from acreage calculations. Other requirements, including but not limited to those of the Zoning and Subdivision Ordinances, could significantly reduce maximum unit yields since development potential is often affected by existing structures on the site, soil types, amount of road frontage, public/private street requirements, and the presence of steep slopes and floodplain.

Adopted May 10, 2007

Natural Resources

Geographic factors such as soil conditions, rivers, wetlands, forests, mountain gaps, and valleys determined where and when villages appeared within the county. It is important to respect and protect these valuable natural resources as part of a set of strategies for accentuating the distinctiveness of each village in the County's diverse natural landscape.

The identification and analysis of environmental features should be the first step in the planning process for each community plan.

Historic Resources

Many of the County's residents were drawn here and remain because of the area's natural beauty that is accented by a bounty of historic resources ranging from log cabins and tile silos to grand architect-designed hunt country estates. Many of these resources are visible to the public from an enormous network of scenic country roads.

The 1940 U.S. Census recorded the existence of approximately 5,296 residences, and many of these historic residences and thousands of other farm buildings are still standing due to an entrenched culture of historic stewardship among the County's homeowners and business owners.

This plan anticipates increased development pressures in the County's villages as greater numbers of people seek to live in traditional, historic and pastoral communities, and as the County's service districts are developed. Preservation efforts to deal with mitigating development impacts and to protect the historic character of each village have to begin at the neighborhood level in order to be successful. County staff will be able to provide technical assistance to neighborhoods seeking solutions. Preservation programs generally follow similar paths and there are many examples of successful preservation systems and ordinances throughout Virginia, which is a state that is proud of its history.

At least twenty-one of the County's villages are eligible to be listed on the National Register of Historic Places. Once all of these communities are registered, this County will have the distinction as being the county with the greatest number of National Register districts within the

Commonwealth. Residents are very proud of National Register status, which is difficult to obtain since only areas and structures that are relatively unaltered from their historically-significant period are eligible to be listed on the National Register.

National Register status presents historic property owners the opportunity to apply for state and federal tax credits to rehabilitate their home or businesses. However, being placed on the Register does not affect the property owner's ability to renovate or even tear down an historic structure, unless the local government has local historic district laws regulating these activities. Those localities in Virginia with regulatory historic districts have typically enacted those districts in response to the concerns of the majority of the property owners in the district.

Many historic resources may not be eligible to be on the National Register, but that does not negate their importance in local history. Early churches, country stores, and schools remain sources of civic pride and community identity. Many of these historic architectural cornerstones survive, but some, like parts of Fauquier Springs and Botha, have all gone back into the soil. Two of the County's earliest towns, Germantown and Elk Run, are both archaeological sites where property owners have conducted professional archaeological digs to document pre-colonial settlement and colonial settlement history.

In addition to the 43 villages listed in this plan, there are smaller communities that were never residentially zoned, so as to not encourage their growth. These villages are identified on the 1914 *Map of Fauquier County, Virginia* and include: Africa, Auburn, Broad Run, Conde, Crest Hill, Doddsville, Hitch, Kerfoot, Lois, Little Georgetown, and Vernon Mills. Somerville, which was included in the 1977 plan, is comprised of a small collection of buildings but it does not have any village zoning. Many of these earlier settlements feature historic structures requiring rehabilitation, and consideration might also be given to allow efforts that secure protection of these historic resources.

Village Strategies

The following is a list of strategies that communities might choose to achieve their particular neighborhood goals. Several of these strategies are already existing Countywide policies. County

officials will work closely with communities interested in promoting new policies.

1.) Protect the defining natural features and resources within and around villages through development policies and review processes.

2.) Develop programs and projects to promote the economic and cultural benefits of historic preservation.

3.) Promote economic development opportunities such as heritage and agricultural tourism that does not conflict with or intrude on an existing quality of life.

4.) Consider modifications to the village zoning classification to ensure that new development is compatible with existing village patterns and designs and minimizes alterations to the natural topography.

5.) Develop a range of programs that encourage reinvestment in historic properties. Offer staff assistance to property owners who wish to rehabilitate their historic structures. Encourage the use of U.S. Secretary of the Interior Standards for historic rehabilitation.

6.) Promote state and federal tax credit programs for rehabilitating historic structures.

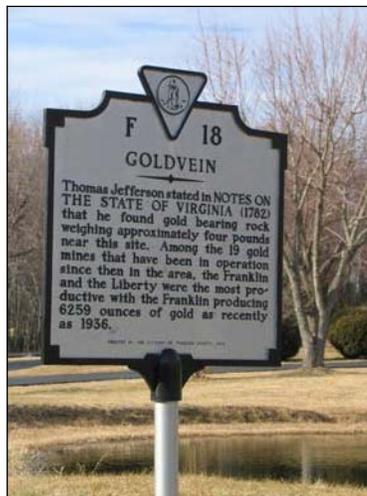
7.) Should communities utilize the Historic District Ordinance, the County might consider amending the ordinance so that a district must be enacted by a majority of property owners. Additionally, the regulation should be amended to expedite the review process for projects meeting historic standards.

8.) Document the historic buildings and landscapes in all the villages for listing either in the National Register, or recognition as state or local historic sites.

9.) Promote building façade easements and open-space easements.

10.) Develop a non-regulatory pattern book for new development based on existing neighborhood patterns and architectural styles in the County's historic areas. These pattern books might include guidelines for lot-layout, setbacks, floor area ratios, lot depth, open space, landscaping, streetscapes; and

architectural guidelines such as building height, depth, and style; and density.



Photograph provided by Jason O. Watson
<http://www.historical-markers.org/>

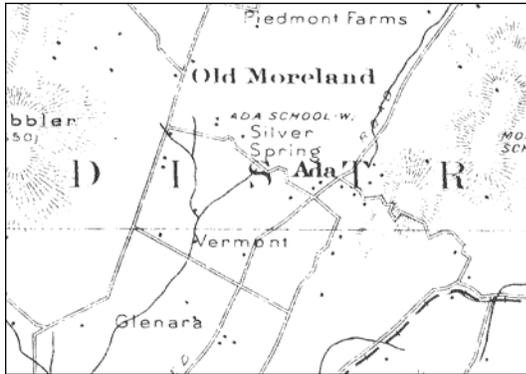
11.) Neighborhoods might consider a village entrance corridor plan, complete with landscaping, signage and road improvements. Examples include a road marker with the village's name, history and population; street trees lining the entrances to the village, brick or cobblestone pathways; reduced speed limits, roundabouts and narrow streets to calm traffic.

12.) Promote limited amounts of low-impact commercial development in historic structures, to encourage their rehabilitation. Revise the Special Exception Adaptive Use requirement in § 5-702.1 to encourage adaptive commercial use for structures built prior to 1940 and formerly commercial. Consider the following for adaptive use requests:

- The property is located within a designated village identified within the Comprehensive Plan;
- Provisions are made to preserve, protect and possibly renovate the historic building in which the commercial use would be located.

13.) The County should consider evaluating the Village Commercial zoning category to allow, for example, a residential component above retail uses, as well as small-scale bed and breakfasts.

Ada



1914 Map of Fauquier County, Virginia

Ada was named for Ada Payne, who married Nelson DeNeale, the son of area landowner, George DeNeale, in the 1890s. Ada is located in the Dixon's Valley at the intersection of Ada and Crest Hill Roads (Routes 724 and 647). St. Andrew's Church on the Hill, which looks out over the area, was built by Garland Russell in 1922. The church started as an Episcopal Mission in 1905.

One of the town's unique features is Moore's Mill, which was a rare electrical mill operated by Adolphus Moore in the 1930s. The mill is adjoined by a cross gambrel roofed, two-story home of the same construction. A small store is located across from the church. Standing at the church, one has a very good view of the store and mill and a good idea of how the original settlement appeared. Peach orchards and other orchards still abound around the village perimeter.

Land Use Issues:

The area zoned village is surrounded by five and ten acre lots approved when these types of subdivisions were still permissible in the rural areas. In 1985, 15 acres of village zoning were added to the original village. The village currently contains 59 residential addresses.

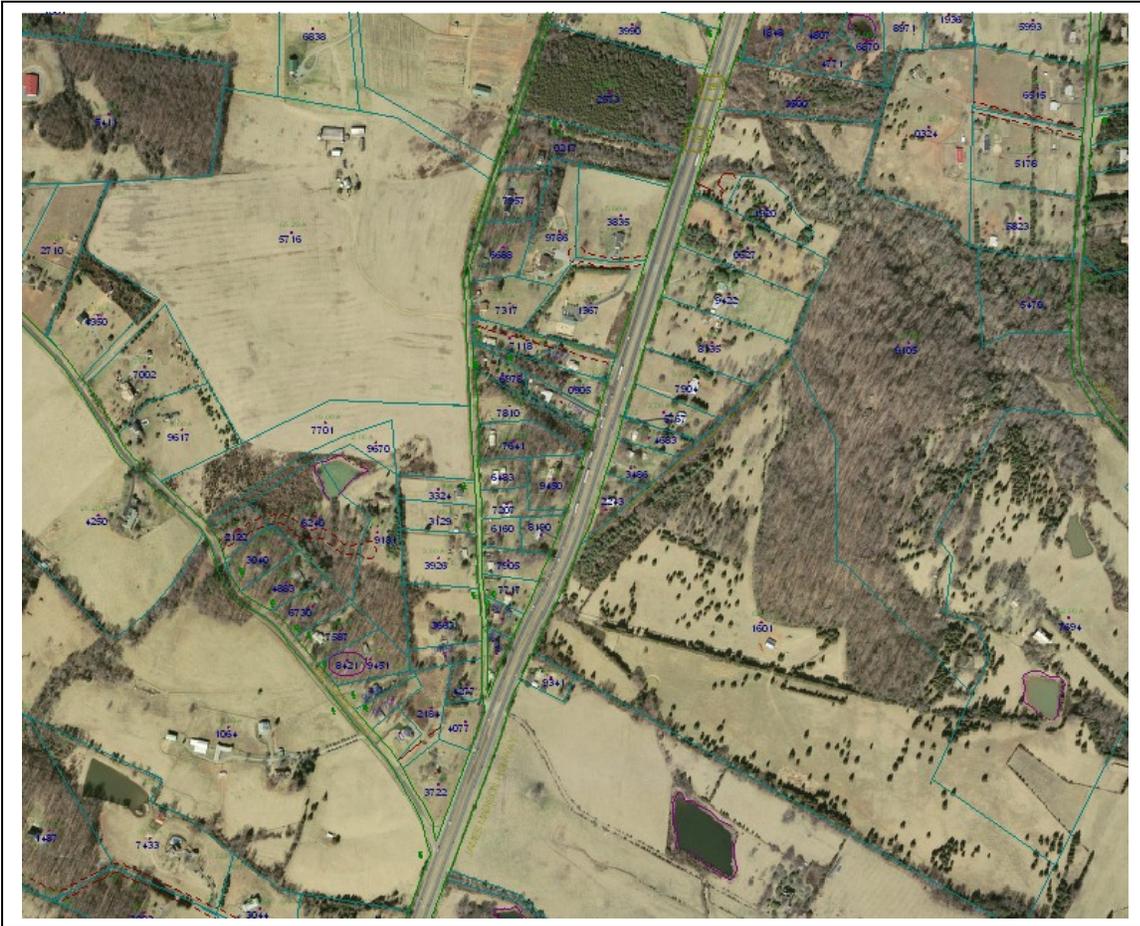
The soils in Ada are developed from granite, granite gneiss and granitic schist with pockets of mica schist. The terrain ranges from rolling to moderately steep landscapes that are dissected by tributaries of Strothers Branch, Carters Run and South Run. The most limiting factors for buildings and drainfields in this village are depth of bedrock.

The rolling uplands contain soils that are loamy and are shallow to bedrock in most areas. These areas can be limited for house sites and drainfield locations due to depth to bedrock and areas of shrink-swell clays are possible, which can damage house foundations. On the steeper upland sections the soils are loamy with stones and rock outcrops evident on the surface in some locations. The steepness, depth to bedrock, and stoniness of the surface can make these areas poor for house sites and drainfields.

The drainageway soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some areas may include hydric soils, which are an indicator of federally regulated wetlands. The drainageways are best suited as preserved open space, possibly for pasture and hayland.

[Map: Ada with current zoning](#)

Airport Inn



Color Aerial Imagery Copyright 2002 Commonwealth of Virginia

Airport Inn can be characterized as a subdivision comprised of contemporary homes on large lots within an agricultural landscape. The village was not identified in the 1977 Plan, but was subsequently added as a village as result of a rezoning decision.

Land Use Issues:

There are currently a total of 33 residential addresses.

Airport Inn is the only village that is built-out under its current zoning.

[Map: Airport Inn with current zoning](#)

Ashville



Ashville Baptist Church



Ashville Historic Home

Ashville is one of the county's prized Reconstruction-Era villages representing the importance of town life and the opportunities it offered to newly freed slaves after the Civil War. The town originated on lands willed to former slaves Frank Settle and Jacob Douglas by Harriet and Catherine Ash, two sisters who had acquired 150 acres of land in 1852.

The 1870 land tax books for Fauquier County substantiate that the directives of the will were carried out and show Jacob Douglas and Frank Settle with 55 acres each. Tax records also show that these individuals continued to appear as property owners well into the first four decades of the 20th century.

The historic area of Ashville includes approximately twenty resources that generally front along twenty-three linear acres of Ashville and Old Ashville Roads. The historic town includes the basic village elements such as a church, a former school, a former

store, and a community cemetery, as well as a number of residential buildings. Towns were

important centers of African-American life after the Civil War for they offered African-Americans opportunities; to freely worship, conduct commerce, and acquire an education, all activities from which they were barred when they were enslaved.

Jacob Douglas deeded a lot in 1876 for a school. Prior to the Civil War, education for African-Americans was expressly forbidden in Virginia. Even education for white students was confined to private academies or tutors. It was not until the adoption of the Underwood Constitution in 1870 which provided for the establishment of Virginia's first statewide system of public education in the Commonwealth, that education was recognized as a governmental responsibility.

The Colored Baptist Church of Ashville was organized in 1874, also on land donated by Jacob Douglas. The church also operated the cemetery which served residents from the surrounding area as well as church members. The only structure that supports a store that survives today is known as "Skinny Sanford's Store," which was likely the same as "O'Neill's" store in the early 20th century.

The records both in the county courthouse and the gravestones in the cemetery show that many who lived in the areas around the tiny communities called this "their" town. The surviving structures well illustrate those essential institutions. Ashville continues to be a focal point for the African-American community and its history in Fauquier County.

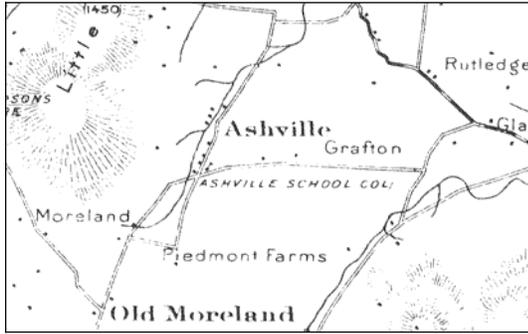


Ashville Baptism, Rev. Authur Stuart, Photo Courtesy of the Afro-American Historical Association of Fauquier County

Adopted May 10, 2007

Land Use Issues:

The village contains several undeveloped parcels ranging in size from 4 to 20 acres. Ashville currently contains approximately 15 residential addresses.



1914 Map of Fauquier County, Virginia

The soils in Ashville are developed from granite, granite gneiss, granitic schist with pockets of greenstone intrusions. The terrain ranges from rolling to steep landscapes that are dissected by Bolling Branch and its tributaries. The most limiting factors for buildings and drainfields in this village are depth to bedrock and steep slopes.

The rolling uplands contain soils that are loamy and can be shallow to bedrock in places. These areas can be limited for house sites and drainfield locations due to depth to bedrock. On the steeper upland sections the soils are loamy with stones on the surface in some locations. The steepness, depth to bedrock, and stoniness of the surface can make these areas poor for house sites and drainfields.

The drainageway soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some areas may include hydric soils, which are an indicator of federally regulated wetlands. The drainageways are best suited as preserved open space, possibly for pasture and hayland.

[Map: Ashville with current zoning and National Register District boundary](#)

Atoka



Color Aerial Imagery Copyright Virginia Commonwealth 2002

Atoka, known as Rector's Cross Roads until the early 1890s, developed in the first half of the 19th century around the intersection of the road south to Rectortown (Atoka Road) and the Ashby Gap Turnpike (US Route 50), which linked Paris to Aldie and continued east to Alexandria.

The Atoka Historic District includes approximately eleven resources in a six acre area. The 2 ½ story Caleb Rector House traditionally has been thought to be the site where John Mosby and his Rangers were officially organized on June 10, 1863.



Caleb Rector House

Today the building serves as the headquarters of the Mosby Heritage Association. The town features a wide array of vernacular architecture styles from around 1830 to 1927. The large stone spring house lying on a triangular piece of land north of Atoka Road and south of US Route 50 is an important artifact associated with the town's history as an important transportation junction with an abundant supply of fresh spring water. Two mid-19th century log dwellings survive as examples of log construction in the Piedmont. Atoka also showcases an elaborate Victorian-era residence with a

wraparound porch constructed in 1893 by the store's owner, and a circa 1927 gas station.



Circa 1893 Victorian-Era residence

The crossroads village of Atoka is a small time-capsule from the 19th and early 20th centuries whose buildings and setting recall an era before interstates and planned communities, enhanced by an aura of Mosby and his men who frequented the area during the Civil War and J.E.B. Stuart who stopped here on his way to the battle of Gettysburg.

To a large degree, this community was preserved in time when US Route 50 was shifted away from the crossroads to the north in 1957.

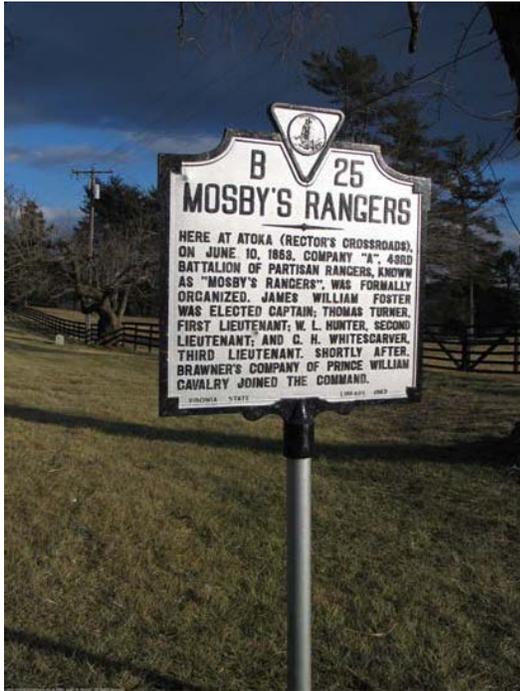
Land Use Issues:

The village currently contains 11 residential addresses.

The soils in Atoka are developed from granite, granite gneiss and granitic schist. The terrain ranges from rolling to steep landscapes that are dissected by tributaries of Goose Creek and Cromwells Run.

The rolling uplands contain soils that are loamy to silty and can be shallow to bedrock in places. These areas can be somewhat limited for house sites and drainfield locations due to depth to bedrock and some areas have a slight chance of shrink-swell clays, which can damage house foundations. On the steeper upland sections the soils are loamy with stones and rock outcrops evident on the surface. The

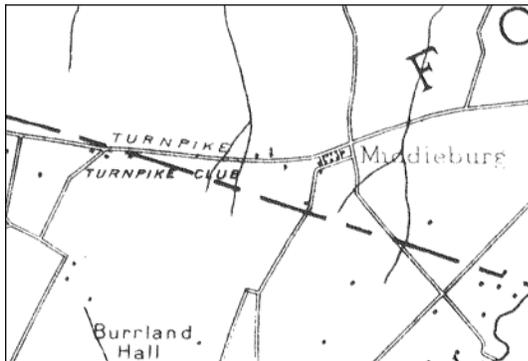
steepness, depth to bedrock, and stoniness of the surface make these areas poor for house sites and drainfields.



Photograph provided by Jason O. Watson <http://www.historical-markers.org/>

The drainageway soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some areas may include hydric soils, which are an indicator of federally regulated wetlands. The drainageways are best suited as preserved open space, possibly for pasture and hayland.

The town is almost entirely surrounded by farmland.

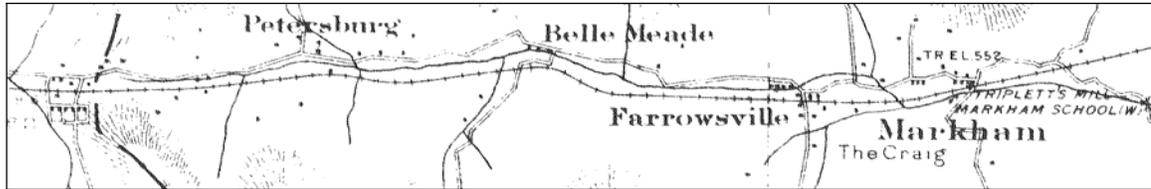


1914 Map of Fauquier County, Virginia

[Map: Atoka with current zoning and National Register District boundary](#)

Adopted May 10, 2007

Belle Meade



1914 Map of Fauquier County, Virginia

Belle Meade was historically known as Linden or St. Petersburg area, but became known as Belle Meade with the development of the Belle Meade Meat Packing Plant. Belle Meade means “beautiful view” in French. Some residents note that most locals have referred to their area as Linden ever since the closure of the Belle Meade post office housed in a circa 1790 building at the intersection of Route 55 and Distillery Road.



Belle-Meade Post Office Building

The 1876 H.D. Garden *Map of Fauquier County, Virginia* indicates that the Belle Meade post office property was occupied by Thomas David Conner and his family in the latter part of the 19th century. A 1918 plat shows the post office on a 176.4-acre tract, which by then belonged to the Belle Meade Farms Company, a 1,200 acre meat-packing plant owned by Dr. Elliott. The meat-packing plant was south of the post office on what is now known as Distillery Lane. A post office was established at the existing house to serve the packing plant and its workers.

Several homes from the early 20th century still remain in the area. By the time Elliot died about 1934, the business was in financial difficulty and the farm properties, including the plant, were sold. The property was sold to the mortgage holder, Potomac Joint Stock Land Bank of Alexandria. The bank was

a Depression-Era organization set up under the Federal Farm Loan Act.

In 1935, the Belle Meade Products Company purchased the plant and much of the property, exclusive of the Valley View Farm and Tenant House, (both of which are homes that remain distinctive architectural features in the valley.) With the end of Prohibition in 1933, the meat- packing plant was converted to a distillery which was eventually owned by Harry Gretske. Gretske utilized the facility to produce ethyl alcohol for the federal government during World War II (1941- 1945).

In 1945, Gretske mortgaged his Belle Meade Distilling Company to secure a debt payable to the Defense Supplies Corporation for overcharges on the ethyl alcohol he had sold to the government. Gretske defaulted and the property, including the Belle Meade House and Post Office, was deeded to the federal government. Briggs and Company of Washington, D.C., a meatpacking company, purchased the land and improvements in 1953. Although much of the old distillery was demolished during the construction of Interstate 66, a concrete block and brick distillery ruin still survives along the railroad tracks that services today as a cattle bin.

Land Use Issues:

Belle Meade contains approximately 35 residential addresses.

The soils underlying the village of Belle Meade are developed from granite, granite gneiss and granitic schist. The terrain ranges from rolling to steep landscapes that are dissected by Goose Creek and its tributaries. Building activities in the 100 year floodplain of Goose Creek should be avoided due to frequent flooding and high water table.

The soils in Belle Meade are developed from granite, granite gneiss and granitic schist. The terrain ranges from rolling to steep landscapes that are dissected by Goose Creek and its tributaries.



View over the Belle Meade Valley from Fiery Run Road

The rolling uplands contain soils that are loamy to silty and for the most part are shallow to bedrock. These areas can be limited for house sites and drainfield locations due to depth to bedrock. On the steeper upland sections the soils are loamy with stones and rock outcrops evident on the surface. The steepness, depth to bedrock, and stoniness of the surface make these areas poor for house sites and drainfields.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some areas may include hydric soils, which are an indicator of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly for pasture and hayland.

[Map: Belle Meade with current zoning](#)

Blackwelltown



Blackwelltown School, Courtesy of the Afro-American Historical Association of Fauquier County

The Ebenezer Baptist Church has stood as the center of the community since its founding and remains an active and vibrant force. According to the records at the Afro-American Historical Association of Fauquier County, prayer meeting was started in the home of Millie Blackwell under the leadership of Henley Chapman in 1866. The cornerstone on the church reads, "Ebenezer Baptist Church Organized August, 1876."

Land Use Issues:

The village currently contains approximately 27 residential addresses.

There are number of large undeveloped lots ranging from five to twenty-five acres in size with Village Residential Zoning.

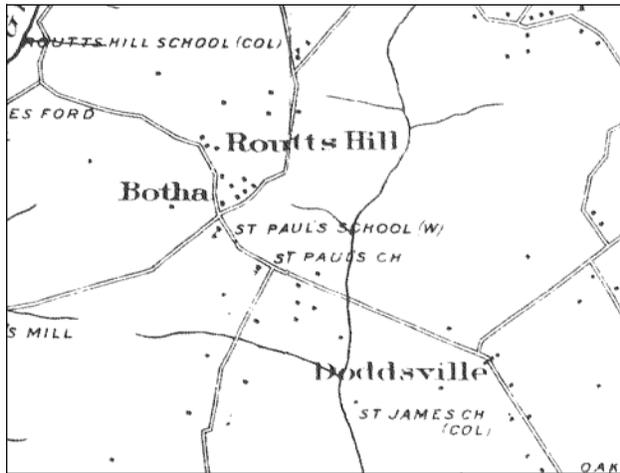
The village of Blackwelltown is located in the Culpeper Triassic Basin. The terrain is level to rolling. The soils formed from Triassic-aged bedrock, including siltstone and hornfel. Tributaries of Elk Run and Brown Run dissect the area.

The upland soils range from silty to clayey, are generally shallow to bedrock and have a high water table. Some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. It tends to be difficult to find sites to install conventional drainfields and houses with basements in the soils of Blackwelltown.

The drainageway soils are not suited for house and drainfield sites due to inundation with water, a high seasonal water table and a layer of high shrink – swell clay in the soil. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways are best suited as preserved open space, possibly used as pasture or hayland.

[Map: Blackwelltown with current zoning](#)

Botha



1914 Map of Fauquier County, Virginia

Botha was settled after the Civil War by freed slaves.

One of the most unique architectural features in the community is a building on Jericho Road with port-hole shaped windows that resembles the Ark.



Structure on Jericho Road

The village features a newer subdivision called Botha Village that expanded homeowner opportunities to lower income county residents.

Land Use Issues:

Botha currently contains approximately 91 residential addresses.

The village contains between 5 to 7 larger parcels ranging in size from five to twenty acres that currently contain only a handful of units.

Adopted May 10, 2007

The terrain in Botha is undulating to very steep, with soils that formed in metabasalt and metasedimentary bedrock of the Blue Ridge Anticlinorium. The village is dissected by tributaries of Tinpot Run and Great Run.

The upland soils range from silty to clayey and are shallow to bedrock on the steep and very steep slopes next to drainageways. Most of the upland soils are well suited for installation of conventional drainfields and houses with basements. The areas of clayey soils have a slower permeability that will require larger drainfields.

The drainageway soils are not suited for house and drainfield sites due to inundation with water and a high seasonal water table. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.

[Map: Botha with current zoning](#)

Bristersburg



Color Aerial Copyright Virginia Commonwealth 2002

Bristersburg is a well-preserved historic village that is eligible for listing on the National Register that was once an important commercial center in southern Fauquier County, with numerous stores and businesses. During the Colonial Era and through the 1820s the village thrived as a major trading center along a major stagecoach road from Fredericksburg to Winchester.

There are eleven distinctive historic structures that contribute to the historic character of the village: five residential dwellings, the Zoar Baptist Church, a school, and four stores. These buildings represent a range of architectural styles. Zoar Baptist Church (1852) and the Bristersburg School (1910) are both deemed eligible for individual listing in the National Register of Historic Places. All the commercial buildings are currently vacant.

Land Use Issues:

The village currently contains approximately 24 residential and commercial addresses.

The village of Bristersburg is located in the Culpeper Triassic Basin. The terrain is level to rolling with soils formed from siltstone and conglomerate bedrock. Tributaries of Town Run and Elk Run dissect the area.

The upland soils range from silty to clayey, are generally shallow to bedrock and have a high water table. Some areas may have inclusions of hydric soils, which are an indicator of federally regulated wetlands. It tends to be difficult to find sites to install conventional drainfields and houses with basements in the soils of Bristersburg.



Log Building in Bristersburg

The drainageway soils are not suited for house and drainfield sites due to inundation with water, a high seasonal water table and a layer of high shrink – swell clay in the soil. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways are best suited as preserved open space, possibly used as pasture or hayland.



Zoar Baptist Church

[Map: Bristersburg with current zoning](#)

Brooke's Corner



1914 Map of Fauquier County, Virginia

Brooke's Corner is located on Belvoir Road (Route 709), sitting astride the Manassas Gap Railroad just outside of Marshall and connecting well-traveled Routes 17 and 55.

The small settlement was originally called "Swampoodle" because early wagons and automobiles frequently got stuck in the swampy, low-lying road. The area's water supply proved useful to both Union and Confederate troops during the Civil War. The original bandbox

frame post office was named "The Swamp" from 1894 until 1907.

The village was renamed Belvoir by Fairfax Harrison, the president of Southern Railroad, after his Fairfax County home. The previous Chapter 7 referred to this community as Belvoir-Bunker Hill.



View into Brooke's Corner

The post office was closed in 1937. The Belvoir Church with attached parsonage was built in 1931 on land donated by Lee Allison. The church has an interesting wooden floor which slants

Adopted May 10, 2007

The village features a number of late 19th and early 20th century structures near the rail crossing. The Moffett store still stands alongside Belvoir Road in a highly intact condition as a good example of an early 20th century commercial building.



Old Moffett Store

Land Use Issues:

The village currently contains 132 residential addresses.

The soils in this area are developed from meta-arkosic sandstone and meta-graywacke. The downward from front to back.

terrain ranges from rolling to moderately steep landscapes that are dissected by tributaries of Piney Branch. Building activities in the 100 year floodplain of Piney Branch should be avoided due to frequent flooding and high water table.

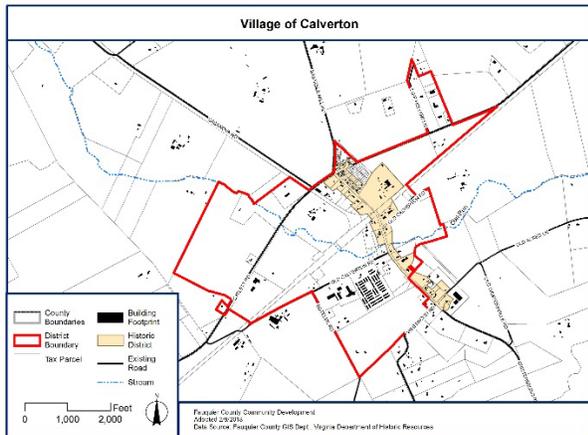
The rolling uplands contain soils that are loamy to clayey and are shallow to bedrock in some areas. These areas can be limited for house sites and drainfield locations due to depth to bedrock and some areas contain shrink-swell clays, which can damage house foundations. On the steeper upland sections the soils are loamy with stones on the surface in some locations. The steepness, depth to bedrock, and stoniness of the surface can make these areas poor for house sites and drainfields.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some areas may include hydric soils, which are an indicator of federally regulated wetlands.

[Map: Brooke's Corner with current zoning](#)

Adopted May 10, 2007

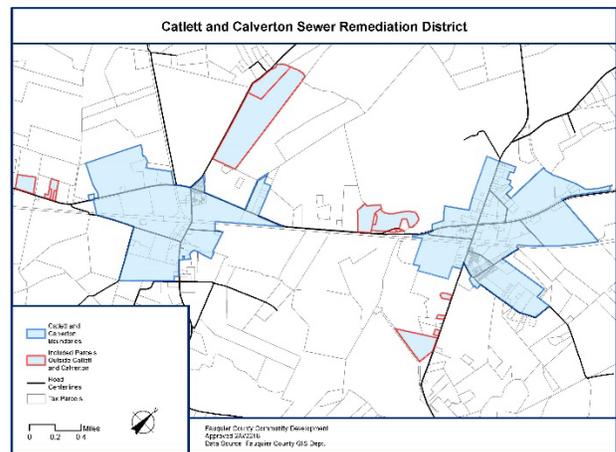
Calverton



Calverton generally is bounded by Route 28 to the north, with bump outs along Tapp Hollow Lane, Bastable Mill Road, and to the west of Casanova Road, down to Old Calverton Road to Boteteler Road and over to Westwood Road, up Bristersburg Road, back around Old Calverton Road and along the railroad tracks back to Catlett Road. The village is spread over approximately 468 acres and in 2017, contained 25 residential addresses, two civic properties and 43 commercial ones. The 2010 Census Designated Place, which extends beyond the village into the surrounding residential and farm community, identified 239 residents living in 119 residential units.

Calverton had been designated within the Comprehensive Plan as a Service District; however, in 2018 it was changed to a Village. This change was brought about due to the difficulties of providing public sewer to the area and the limitations this placed upon Calverton’s growth potential. In 2017, the Board of Supervisors approved a sewer facility for Catlett and Calverton with the provision that Calverton service was for remediation purposes. This facility allowed the County to provide service to existing Calverton properties with failing and failed drainfields to remediate the health, safety and welfare concern.

To minimize sewer demand from Calverton, the boundaries of the village were tightly drawn and a decision was made to address the needs of existing homeowners who requested aid. In order for excess capacity to be allocated to new commercial and industrial development in the neighboring service district of Catlett, larger parcels with residential development potential within Calverton were excluded from the public sewer system approved in 2017. The Remediation District includes several parcels located outside of the boundaries of Calverton that had requested sewer service for failing drainfields when they were within the boundaries of the prior Calverton Service District.



Calverton is a rural village that grew from a prominent railroad stop. It is bisected by Route 28 and as such is a very visible location to the road’s many travelers. It is a place with a strong sense of community and a distinct visual identity; a village in which its citizens take great pride. The growing commuter traffic on Route 28 poses a challenge to the preservation of the core of Calverton as calls for the widening of the road would significantly impact many of the properties that are centrally situated in the village. The speeds of commuters traveling along this road, along with the volume of traffic, are of concern to the residents of Calverton.



Warrenton Junction Va. By Alfred R. Waud. Published in *Harper's Weekly* on December 13, 1862. Library of Congress.

Calverton was one of five Fauquier County communities established along the Orange and Alexandria Railroad. Since the main rail line was not initially intended to travel through Warrenton and the stockholders still felt it

important to connect the town to the railway, construction of a "spur line" from the main rail line north to Warrenton was completed in November of 1852. The connection of the spur line occurred at a 500-acre farm known as Owl Run, then owned by Tilman Weaver. Although officially named "Owl Run Junction," the community that grew from the intersection of the main railway, the spur line and Bristersburg Road was locally referred to as Warrenton Junction, a name that was maintained until 1888 when it was changed to Calverton

Civil War maps and historic photographs indicate that by 1861 there was a substantial enclave of dwellings and other structures at Warrenton Junction. Like many villages and train stops along the Orange and Alexandria Railroad, Warrenton Junction was the site of a number of skirmishes and military encampments during the war. The most significant military action that took place at Warrenton Junction was on May 31, 1863, when John Singleton Mosby and 125 of his rangers attacked a unit of the West Virginia Cavalry, burning a nearby home. While reveling in their short-lived victory, the 5th New York Cavalry, led by Colonel Othneil DeForest, approached from the north where they had been camping at nearby Cedar Creek and routed Mosby's unit, capturing 23 of his men.

With much destruction during the war, it is likely that many of the original dwellings and other structures were either burned or severely damaged, although apparently, the railroad depot and the Bastable/Landis House survived. In the fifteen years following the war, a considerable amount of land in the area was purchased. Many residents are shown as born in Ireland, indicating that several Irish immigrants settled in and around Warrenton Junction.



Map of Warrenton Junction, Orange and Alexandria R.R., Virginia shewing [sic] destruction of R.R. by enemy, October 1863, by Robert Knox Sneden

The Bastable/Landis House, located at 9614 Bristersburg Road, is the only antebellum building remaining in Calverton today. The house, which in 1892 was enlarged and modified from its original mid-19th century configuration, is named for the Bastable family, who moved to the area from Maryland between 1850 and 1860. Local historians believe that Warrenton Junction received its new name of Calverton in 1888 for Calvert County, Maryland, where Gilbert Bastable had lived prior to returning to Virginia after the war. Along with Samuel W. Simpson, Bastable also operated a store in Calverton, which can be seen in an 1864 photograph.

Although the Calverton area was known in the early 20th century as a center for dairy farms, the census records from 1910 to 1930 show a number of other occupations. The presence of retail clerks, mail clerks, railroad workers, and teachers confirm the centrality of Calverton to the local agricultural community. The arrangement for many of those identified as "general farmers," was to own a dwelling in the rail center along the primary roads, and to farm adjacent acreage outside of the village.

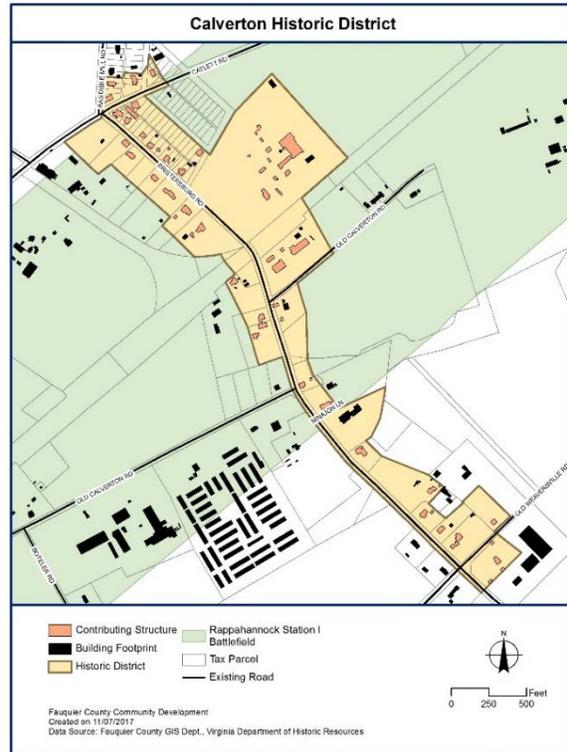
With convenient transportation via rail and road from Calverton in all directions, it is not surprising that a number of commercial buildings were constructed there during the first half of the 20th century. Most stores in Calverton were owned and operated by local families who also farmed.

The biggest calamity in Calverton beyond the destruction of the Civil War was a disastrous fire in 1944 triggered by a train accident. On August 2, 1944, a 70-car train, including 26 tank cars filled with so-called “Army gasoline,” crashed at the Calverton depot. Consumed in the ensuing fire were the old depot, a late-19th century hotel, and the grand old Bastable and Simpson Store that had stood in various configurations since the 1860s. Several buildings associated with the Spicer-Waybright Auto Dealership were also destroyed. The railroad depot was rebuilt after the fire, but it was demolished in the 1960s with the cessation of passenger service. Calverton retained its place as a popular automobile travel stop well into the mid-20th century, as confirmed by the construction of the Travelers Inn on Route 28 in 1952.

Historic Resources

The Calverton Historic District was listed in the National Register of Historic Places in 2010 with 69 contributing buildings and two structures. The surviving architectural resources in the district reveal the village as it appeared in the early to mid-20th century, with more than half of the buildings constructed between 1920 and 1960. The 51-acre historic district is fairly linear in configuration with the majority of buildings being dwellings and their associated outbuildings, although the district also contains multiple early to mid-20th century commercial buildings, reflecting the community’s role as a center of local commerce. The district also includes a church, a former school that has been remodeled into apartments, and a large dairy farm. Although relatively small, the district contains a variety of architectural styles. These include examples of the Italianate, Stick, Queen Anne, Colonial Revival, Dutch Colonial, Craftsman, and Minimal Traditional styles. However, the majority of buildings are vernacular, following such architectural forms of the period as the I-house and the gable end.

One of the earliest surviving domestic properties and the largest dwelling in Calverton, Maple Hill (ca. 1880), also known as the Rhodes (Rodes) House, occupies a prominent site on a large parcel adjacent to the railroad. The property contains many agricultural outbuildings, including a large dairy barn and multiple silos.



The main house at Maple Hill is an example of the Stick style, a Victorian era architectural style that is characterized by steeply pitched roofs, gable ends with decorative trusses, multi-textured wall surfaces, and large decorative chimneys, all of which speak to the Picturesque Gothic ideals of A. J. Downing. This well-preserved house is one of the few known examples of this architectural style in Fauquier County. Wesleyan United Methodist Church, located at 9711 Bristersburg Road, is another of the few surviving late 19th century resources in Calverton and the only church in the district. This one story, three-bay, vernacular frame church was constructed in 1898.

Land Use

A variety of land uses are appropriate and even necessary for the village of Calverton to be fully realized, as reflected by community input. The village's informal core is located along Bristersburg Road between Route 28 and Old Calverton Road. Rezoned during an early planning effort to Commercial Neighborhood (C-1) and Commercial Highway (C-2), Calverton has the potential of developing far differently from the current vision. Informed by community input, the plan for Calverton today is for development to occur in a traditional – and historically relevant – pattern with commercial and residential development intertwined rather than segregated as the zoning would compel. Given this reality, every attempt should be made to buffer the existing homes where by-right zoning could produce adverse impacts. New commercial development should be designed in a “traditional neighborhood design” (TND) manner to build on the existing pattern of the historic district. To support and reinforce the sense of place, sidewalks and/or pedestrian paths linking homes and the neighborhoods beyond, public open spaces, pocket parks or playgrounds and walking paths should be encouraged. Structures should have a shallow setback from the street with parking in front confined to parallel parking. Commercial properties should share access points, especially on Route 28.

Residential development outside of the core is likely to be limited and at a much lower density than the three units per acre density that exists within the vicinity of Route 28 and Bristersburg Road. This development is likely to occur with a maximum of one unit per acre. There should be sufficient density to achieve a transition from the surrounding rural lands and such a development would be more suburban in pattern relative to village found within the core. There should still be bicycle and pedestrian connections to the core, but homes may be further set back from the street and have individual curb cuts. Adjacent to the core to the east and west lies industrially zoned land of both Industrial Park (I-1) and Industrial General (I-2). It is natural that over time these parcels will develop, particularly in light of their access to the key transportation corridor of Route 28.

Adopted February 8, 2018

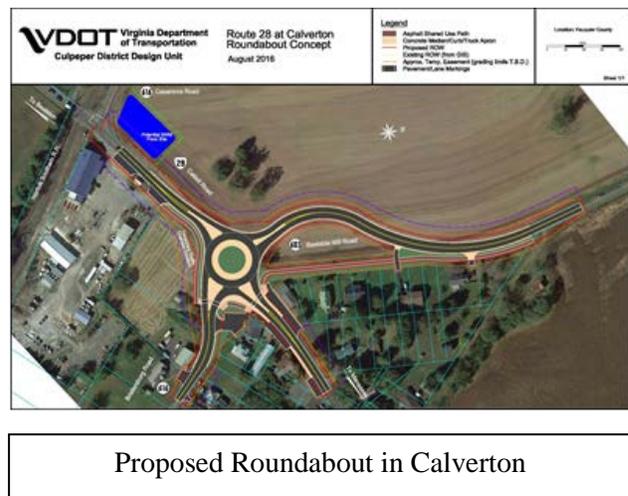
It is important though that this development not diminish the character of the Village of Calverton or of the County as a whole. Most uses should be heavily screened from the roads, particularly Route 28 and Bristersburg Road, as well as neighboring parcels within the Village by either vegetation or structures up near the road that have been architecturally designed to complement the existing development.

Most buildings should be single-story. Parking should ideally be to the rear of buildings and where possible, curb cuts should be shared and inter-parcel access agreements utilized.

The extensive floodplain that runs through the middle of the village should become an established open space with park development linking the community with paths. This has the potential to become a greenway that bisects the village from east to west. It should tie in to pocket parks and any designated open space and ideally would have at least one trail head.

Transportation

Route 28 is a heavily used minor arterial road through Fauquier County. Any improvements to the road to accommodate increasing traffic and the safety of drivers must also resolve or minimize conflicts with the health, safety and welfare of the residents and businesses of Calverton.



One intersection that is worthy of attention is that of Route 28, Bristersburg Road and Bastable Mill Road. This intersection lies at the heart of the Village of Calverton and so requires careful consideration in how to make it as safe as possible while not destroying an important part of the fabric of the Village. To this end, a roundabout has been proposed to accommodate traffic on the three roads while allowing for the preservation of the existing structures that surround the intersection.

Vision Statement and Goals

While the County-wide Vision of “*Fauquier County is a thriving community that honors its natural and cultural resources, agricultural heritage and rural landscape while building a sustainable economy and promoting outstanding services and growth within defined service districts*” certainly applies to Calverton, it is appropriate that the district should have its own unique vision for the future that fits within the larger community’s vision.

Calverton will be a small rural village centered within an agricultural community. It will be a livable community with a balance of residential and non-residential development surrounded by open space and preserved wildlife.

The Comprehensive Plan’s Guiding Principles provide general guidance as to how to achieve both the County’s and Calverton’s visions for their future. The following goals, objectives, and actions for implementation have been developed to build on these principles.

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.

Goal 1: Fauquier County should recognize and celebrate Calverton’s history.

Objective 1.1: Fauquier County should promote Calverton’s history.

Action 1.1.1: Conduct periodic survey work to document unidentified historic resources and to reevaluate those resources previously surveyed.

Action 1.1.2: Work with the Virginia Department of Transportation to ensure that future Route 28 improvements do not adversely impact community historic resources and the village character of Calverton.

Action 1.1.3: Include Calverton in County tourism marketing efforts.

Action 1.1.4: Highlight and seek to preserve the existing churches within Calverton.

Action 1.1.5: Encourage the identification and protection of significant archaeological sites located in the vicinity of Calverton.

Comprehensive Plan Guiding Principle A continues in Policy 4 to direct the County to “*Safeguard the environment with water and air quality and natural resource management.*”

Goal 2: Fauquier County should achieve and maintain a clean and healthy natural environment in the Village of Calverton.

Objective 2.1: Protect the water quality.

Action 2.1.1: Address failing septic systems that pollute the groundwater.

Objective 2.2: Protect the air quality.

Action 2.2.1: Ensure that development, particularly industrial development, prevents contaminants from impacting air quality.

Comprehensive Plan Guiding Principle B, Policy 1 identifies the need to support special places such as Calverton through individualized plans such as this one.

Goal 3: Fauquier County should recognize Calverton's status as a historic village community and preserve its unique village feel.

Objective 3.1: Promote a village feel throughout the service district.

Action 3.1.1: Encourage new infill development to be compatible with the building placement, scale, height, massing, and design of the historic buildings designated as a part of the Calverton Historic District.

Action 3.1.2: The village should be bicycle and pedestrian friendly by including connections for both modes of travel throughout the Village.

Action 3.1.3: Ensure that commercial development along Route 28 is not of a strip development pattern.

Action 3.1.4: Use traffic calming measures such as reduced speeds, traffic lights, roundabouts, landscaped median on Route 28, and the like to ensure that the village of Calverton is safe for its residents and travelers.

Action 3.1.5: Ensure that access management techniques such as reverse frontage lots and parallel secondary roads along with inter-parcel access and parking lot connectors are utilized to minimize driveway and commercial entrance impact on Route 28, particularly in light of the two closely spaced intersections within Calverton.

Action 3.1.6: Monitor the function and performance of Route 28 through Calverton to determine appropriate potential secondary road improvements.

Casanova



1914 Map of Fauquier County, Virginia

Casanova developed in the 1850s at the intersection of Rogue's Road (Carolina Road) and the newly laid Warrenton Branch Railroad, a spur of the Orange and Alexandria Railroad that connected the mail line at Calverton to the county seat of Warrenton. When a switching station was installed, the village, originally called "Three Mile Station," grew up around it. The National Register District portion of the town includes 32 historic resources on 16 properties within a 32-acre area.

The majority of the historic buildings in the town are what are called an "I-house", which is one of the most common folk housing types across the United States. The I-house was a common house type in England that was built in the American colonies by English settlers and then moved westward with the colonists. It is called the I-house because it was first identified by historians it as a dominant house type across Indiana, Illinois, and Iowa.

The I-house is always one room in depth, with a central door flanked by two bays.

They often have a rear wing or "ell" for additional space. I-houses can be found throughout the country that are dressed up with decorative features of various popular architectural styles ranging from Gothic Revival windows to Victorian-Era trim.

The most visually prominent building in the community is the former Casanova Store located at the junction of the major roads

Adopted May 10, 2007

and the railroad. Directly across from the store is a two-story stone circa 1879 steam-

powdered mill that made barrel staves (hogshead barrels) for Virginia's leading tobacco crop. The mill was renovated as a residence in the 1940s. The village also features a former school and small garage that has been used as the post office since the mid-1950s. The town's parish hall constructed for Grace Episcopal Church is an excellent example of the country Gothic Revival style, with double hung diamond-sash lancet windows and double-leaf door protected by a gabled entry hood.



Historic Church

Casanova lies at the heart of a rich collection of prominent estates in Fauquier associated with Fitzhugh family and other early plantation owners in the county including Melrose and Poplar Springs. The town's name came from a Juan Casanova who married into the Murray family, the original owners of Melrose Castle. Casanova presents a rare image of a small community virtually untouched by modern intrusions.

Unfortunately, no structures directly related to the railroad and transportation system survive today. The small cluster of African-

American owned homes that existed near the town in 1906 have also not survived to the present day.

Casanova is the heart of "Casanova Drag Hounds," region shown on the 1914 County Map. A 1942 edition of "Country Life," reveals the hunt as a more egalitarian type of hunt, for "Unlike the countries of the neighboring hunts, there are no great estates

in this region. The landowners are mostly

Adopted May 10, 2007

real farmers, who derive their livelihood from the soil. A few of the subscribers have somewhat larger means, but there are no rich ‘angels.’” However, not everyone was welcome for the same story notes that ... “For those who were too ill to attend and for the colored landowners, party baskets were sent out.”

Land Use Issues:

The village currently contains 53 residential and commercial addresses. Between three to five large parcels ranging in size from five to almost 35 acres remain undeveloped or underdeveloped.

The village of Casanova is located in the Culpeper Triassic Basin. The terrain is level to very steep with soils formed from siltstone, conglomerate and basalt bedrock. Tributaries of Turkey Run and Owl Run dissect the area.

The upland soils range from silty to clayey and are shallow to bedrock in places. Shallowness to bedrock, in some areas, will limit installation of conventional drainfields and houses with basements. However, most of the upland soils are well suited for installation of conventional drainfields and houses with basements. The areas of clayey soils have a slower permeability that will require larger drainfields.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with water, a high seasonal water table and a layer of high shrink – swell clay in the soil. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.

[Map: Casanova with current zoning and National Register District boundary](#)

Cleavers Oak

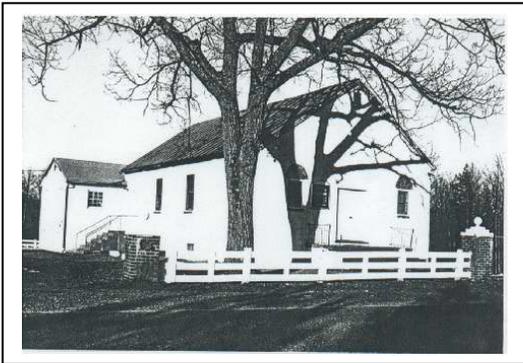
Cleavers Oak is a historic African-American village, and one of the smallest villages. It is only 14 acres in size, inclusive of a church and six residential dwellings behind the church.



Cleavers Oak Baptist Church

Land Use Issues:

The 14-acre village containing 6 residential addresses is zoned Residential-1.

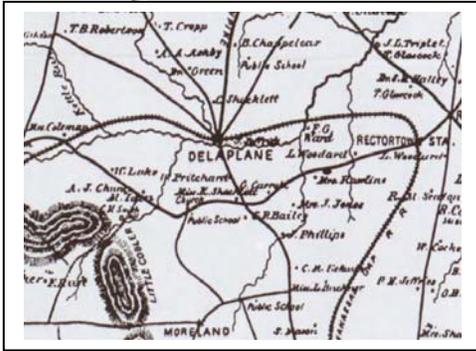


Cleavers Oak Baptist Church, Photo courtesy of the Afro-American Historical Association of Fauquier County.

[Map: Cleavers Oak and current zoning](#)

Adopted May 10, 2007

Delaplane



H.G. Garden 1876 Map of Fauquier County, Virginia

Delaplane is a quintessential “railroad town.” In 1852 the Manassas Gap Railroad sliced through Moore Carter’s farm on its way to the Shenandoah Valley in 1852. Soon thereafter, buildings sprouted around this place called “Piedmont Station.” In 1874 it was renamed Delaplane in honor of the town postmaster.

The town’s signature buildings are its two almost identical brick warehouses along the tracks. These are some of the only surviving buildings of their type in present day Virginia. A close examination along the road and tracks reveals a remarkable array of other unique features, such as:

- the county’s last known surviving “cattle-scale” that allowed farmers to conveniently grind grain before sending it to market,
- a circa 1910 gasoline powered grain mill that was used by farmers before they loaded grain onto the train,
- a switch-board house that served as the first telephone switchboard operation in the Delaplane area,
- and a mysterious man-made 15-foot diameter earthen mound with a central pit. The origin of this mound

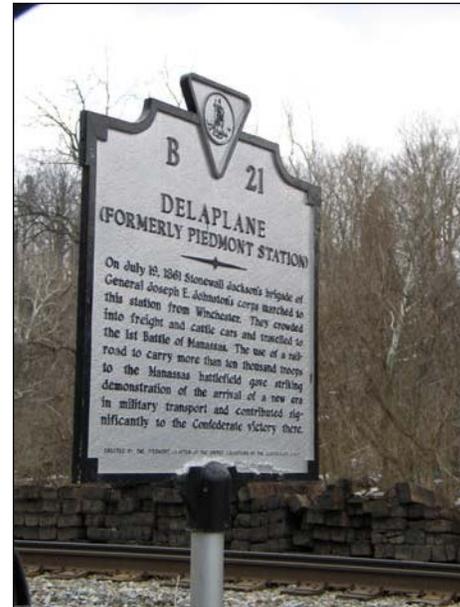
may one day be revealed by a professional archaeological study.

Perhaps the most significant event to occur here was in mid July, 1861 when the

Adopted May 10, 2007

Confederate army hauled over 6,000 soldiers to Battle of First Manassas. This rapid transfer of troops marked the first time in

history that railroads were used to move troops to the site of battle and was arguably a contributing factor to the Confederate’s victory at that battle. In November, 1861, the Union forces occupied Piedmont Station. In October, 1864, the original railroad station was destroyed by Mosby’s Mountain howitzers. Although passenger service to the station was discontinued in the mid-20th



Photograph provided by Jason O. Watson
<http://www.historical-markers.org/>

century, the town still remains a focal point for the surrounding area.

The National Register district area covers approximately 19 acres and contains 27 contributing historic resources, including six dwellings and their associated outbuildings, three commercial buildings, a cemetery, a mill and a former church.



Confederate army hauled over 6,000 soldiers to Battle of First Manassas. This rapid transfer of troops marked the first time in

Historic Brick Warehouse

Adopted May 10, 2007

Land Use Issues:

[Map: Delaplane with current zoning and National Register District boundary](#)

The village currently contains 19 residential and commercial addresses.

The soils that underlie the village of Delaplane are developed from granite, granite gneiss and granitic schist. The terrain ranges from rolling to moderately steep landscapes that are dissected by Goose Creek, Crooked Run and their tributaries. Building activities in the 100 year floodplain of Goose Creek and Crooked Run should be avoided due to frequent flooding and high water table.

The rolling uplands contain soils that are loamy and are shallow to bedrock. These areas can be limited for house sites and drainfield locations due to depth to bedrock. On the steeper upland sections the soils are loamy with stones and rock outcrops evident on the surface. The steepness, depth to bedrock, and stoniness of the surface make these areas poor for house sites and drainfields.

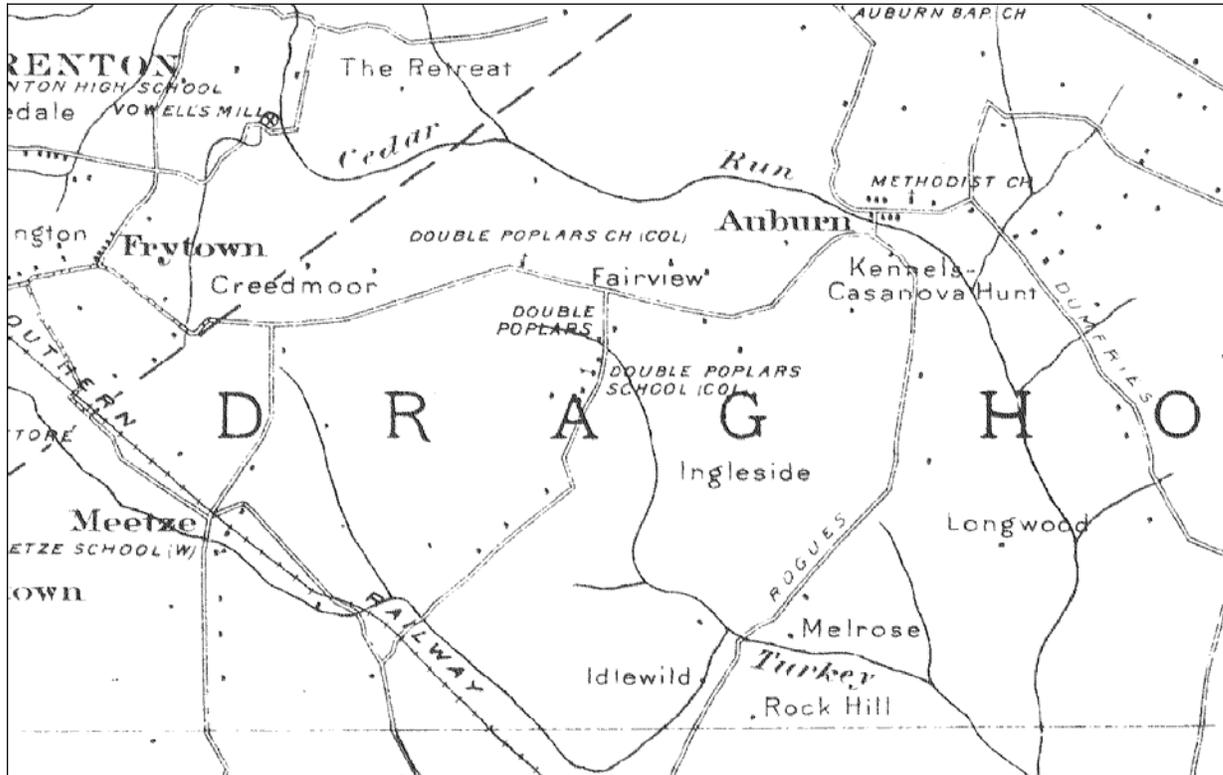
The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some areas may include hydric soils, which are an indicator of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly for pasture and hayland.



Brick Warehouse currently used as an Antique Store

Adopted May 10, 2007

Double Poplars



1914 Map of Fauquier County, Virginia

According to the researchers at the Afro-American Historical Association of Fauquier County, Double Poplars was a free black settlement in existence in the County prior to the Civil War. Most of the buildings associated with this period of history have gone back into the soil, but archaeological and architectural research may one day reveal more about the area's early history as a free black community, since it was a rarity within the slave society in Virginia before the Civil War.

The lives of free blacks in the antebellum period--those years from the formation of the Union until the Civil War--were determined by where they lived. In the North they had greater social and economic freedoms but in places like Virginia, they continued to live within an oppressed society where being free was only one step up from being enslaved.

The first church erected was called Double Poplars Church in 1870, in honor of the large double poplar that stood in front.

The cemetery at Poplar Forks Church contains numerous very old grave markers and stones. Both the church and the cemetery are well maintained and

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are situated on a lovely wooded lot with nice views. The community is tight-knit even though the houses are spread out.

According to historian Eugene M. Scheel, there were many large Indian campgrounds in this vicinity, some dating from ca. 6000 B.C. and some from the Susquehannocks circa A.D. 1620 to 1676 and later from the Iroquois.

Two Civil War Battles, Auburn I and Auburn II, occurred nearby.

Land Use Issues:

The village contains approximately 28 residential addresses. This village has several parcels and portions of large parcels with only one dwelling unit.

The village of Double Poplars is located in the Culpeper Triassic Basin. The terrain is level to rolling. The soils formed from basalt, diabase and hornfels bedrocks. Some soils are formed in alluvial deposits of Marsh Run and its tributaries.

The upland soils are mainly silty textured. The soils that developed from diabase have high water tables and an impermeable layer of high shrink – swell clays. The high shrink – swell clays both limit drainfield installation and can possibly damage building foundations. The soils developed from hornfels are shallow to bedrock and have a high water table and an impermeable layer of shrink – swell clay. Installation sites for drainfields and house sites are difficult to locate. The soils that develop from basalt are generally suitable for installation of drainfields and houses.

However, they do have areas that are shallow to bedrock. Houses with basements may be difficult to install in the areas of that are shallow to bedrock.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with flood water, a high seasonal water table or a layer of high shrink – swell clay in the soil in the soil. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.



Poplar Forks Baptist Church, Courtesy of the Afro-American Historical Association of Fauquier County

Local citizens may consider working with county officials and the Afro-Ameircan Historical Association of Fauquier County to conduct additional research about this village’s unique heritage as a free black community prior to the Civil War.

[Map: Double Poplars with current zoning](#)

Elk Run



Map of the most inhabited part of Virginia containing the whole province of Maryland with part of Pensilvania, New Jersey and North Carolina. Drawn by Joshua Fry & Peter Jefferson in 1751, Published in London, Thos. Jefferys [1755]

Elk Run is one of the oldest settlements in Fauquier. The Elk Run Church appears on the 1755 Fry-

Jefferson Map, one of the earliest maps of the region.

Elk Run was established by colonials who began moving into the area in the early 1700s, moving out the native Manahoac Indians. By the 1750s, Elk Run boasted a tavern, an ordinary, a blacksmith's shop, and a brick Anglican Church that replaced a wooden chapel that was built in 1730. The Elk Run settlement and Church were an early center of government and an origination point for further expansion of what is now Fauquier County. Another church built in Warrenton in the 1750s overshadowed the Elk Run Anglican church, which fell into ruin by the mid-19th century.

The first permanent minister, the Rev. James Keith, was the grandfather of Chief Justice John Marshall. Today, there is little evidence of early Elk Run above ground, save a single country store from a later period.

In 2000, St. Stephens's Episcopal Church, located in the Village of St. Stephen's, collaborated with St.

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document the Elk Run Anglican Church site. The findings corroborated early written histories

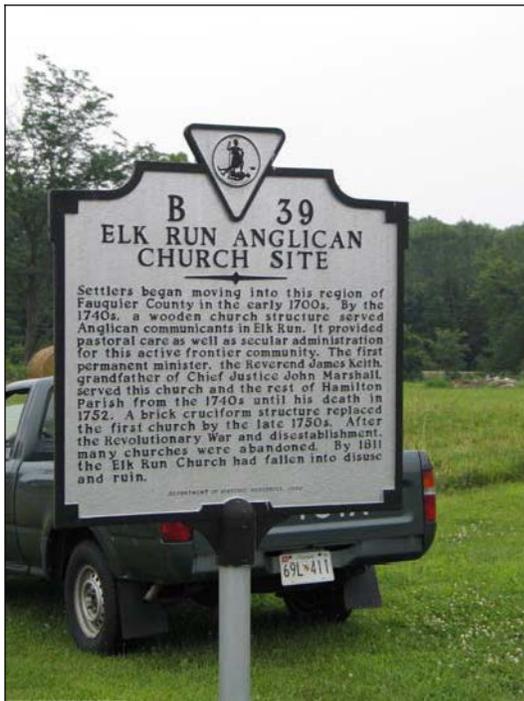


Courtesy of *The Washington Post*, Ricky Carioti. August 9, 2004

about Elk Run Church's approximate size and cruciform shape. The professionally managed archaeological dig also uncovered 3,000 year-old arrowheads and a range of other artifacts that shed light on pre- and post- European settlement history in Fauquier County. The Church plans to make the site an educational park.

James Church in Warrenton to conduct a professional archaeological dig with volunteers to

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Photograph provided by Jason O. Watson <http://www.historical-markers.org/>

Land Use Issues:

Elk Run contains 19 residential and commercial addresses.

The village of Elk Run is located in the Culpeper Triassic Basin. The soils formed from Triassic-aged bedrock, including siltstone, conglomerate and hornfel. Elk Run and its tributaries dissect the area.

The upland soils range from silty to clayey, are generally shallow to bedrock and have a high water table. It tends to be difficult to find sites to install conventional drainfields and houses with basements in these soils.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with flood water or a high seasonal water table in the soil. Also, some areas may include hydric soils, which are an indicator of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly for pasture and hayland.

[Map: Elk Run and current zoning](#)

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Eustace Corner



Color Aerial Imagery Copyright 2002 Commonwealth of Virginia

Eustace Corner is named after Mr. Eustace, who owned a farm at the intersection of Meetze Road (Route 643) and Route 28. There has never been a true settlement, but there are a number of small farms in the vicinity owned by Eustace heirs who call the area “Eustace Town.” The Eustace family

cemetery on Route 643 contains more than 25 graves

dating from 1900. There is a general store at the corner which was opened in 1950 by a Mr. Johnson and is operated today under subsequent owners.

Land Use Issues:

The village currently contains approximately 27 residential and commercial addresses.

The village of Eustace Corner is located in the Culpeper Triassic Basin. The terrain is level to rolling with soils formed from siltstone and basalt bedrock. Tributaries of Owl Run and Licking Run dissect the area.

The upland soils range from silty to clayey, often have
Adopted May 10, 2007

The drainageway soils are not suited for house and drainfield sites due to inundation with water, a high seasonal water table and a layer of high shrink–swell clay in the soil. Also, some areas may have inclusions of hydric soils, which indicate the

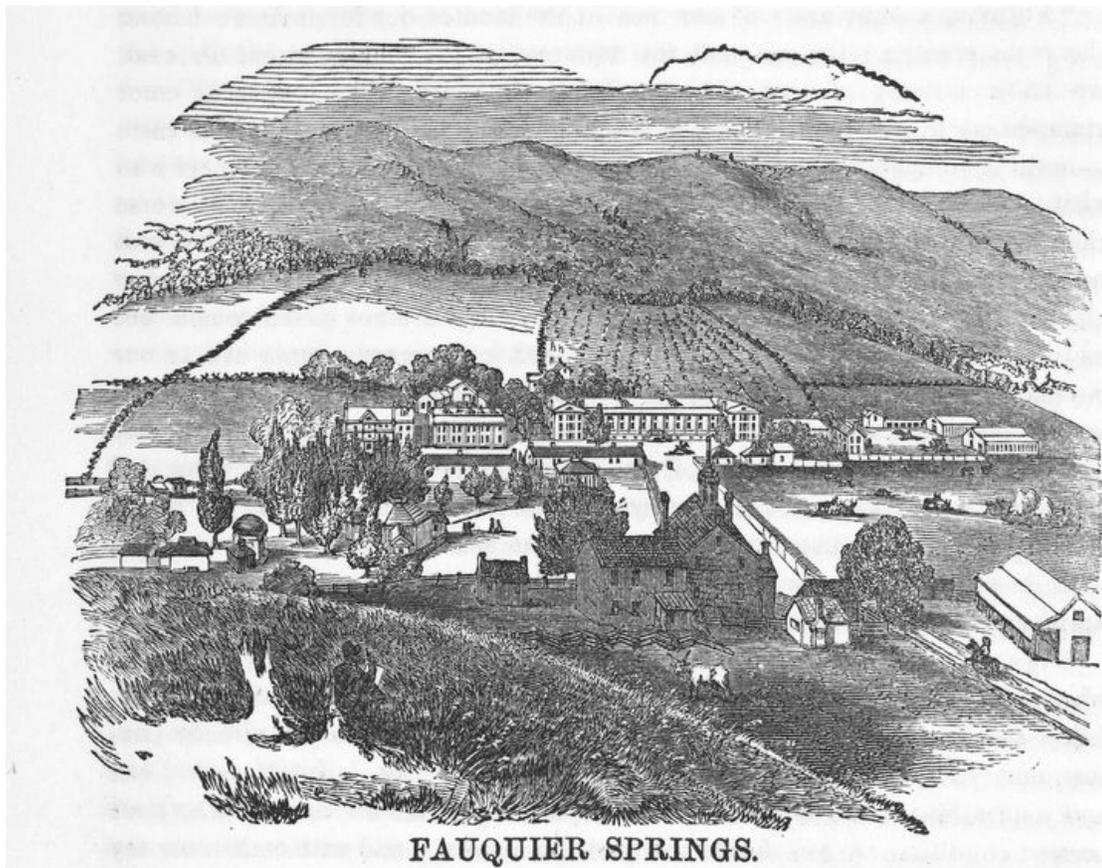
possible presence of federally regulated wetlands.

The drainageways are best suited as preserved open space, possibly used as pasture or hayland.

[Map: Eustace Corner with current zoning](#)

a high water table and are shallow to bedrock in places. Areas to locate sites to install conventional drainfields and houses with basements are limited.

Fauquier Springs

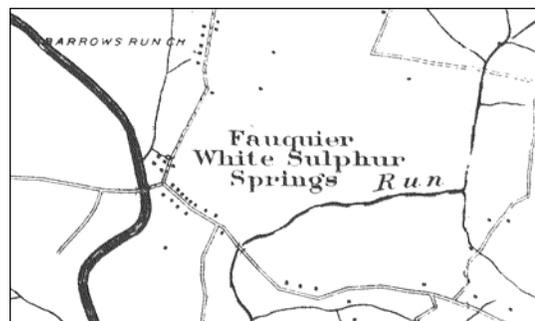


Fauquier Springs, Virginia, Courtesy of New York Public Library

Fauquier Springs is the site of an early spa town in the county that was a watering hole of the rich and famous. The Fauquier Springs Country Club grounds housed a thriving health spa and hotel in the early 1800s. The land, originally consisting of 300 acres, was granted to Col. Edward Barrow in 1717. A year later, this parcel was combined with 4300 acres granted to Thomas Lee. The area was once called Lee's Springs after Hancock Lee, II, who built a lodge here in 1792. President's Madison and Monroe once owned cottages on the property. The spa was also visited by President Van Buren, Chief Justice John Marshall, and Mrs. Henry Clay. Of note, the first steeplechase in Virginia was run here in 1844 and, in the summer of 1849, the Virginia General Assembly met here due to a cholera epidemic that was raging in Richmond. During the Civil War, a fierce battle was fought for the possession of the bridge spanning the Rappahannock River. During the battle, many cottages and the hotel were burned down. Voluntary archaeological studies and a detailed analysis of all the above

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ground remains of buildings might reveal much of the undocumented history of the spa, its guests, and workers. The 1914 *Map of Fauquier County* reveals a number of residences along Opal Road that still remain today as defining historic features of the Village of Fauquier Springs.



1914 Map of Fauquier County, Virginia

Land Use Issues:

The village currently contains approximately 34 residential and commercial addresses.

The terrain in the village of Fauquier Springs is level to steep with soils that developed from metamorphosed sedimentary rock of the Blue Ridge Anticlinorium and alluvium deposited by the Rappahannock Run, Barrows Run, and tributaries.

The upland soils range from silty to clayey. Most of the upland soils are well suited for installation of conventional drainfields and houses with basements. There are steep areas along some of the drainageways that are shallow to bedrock. Both steepness of slope and shallowness to bedrock will be problematic for siting drainfields and houses, especially those with basements.

There is a significant amount of area that is within the 100 year floodplain. The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with water and a high seasonal water table. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.

[Map: Fauquier Springs and current zoning](#)

Fletcherville



Color Aerial Imagery Copyright 2002 Commonwealth of Virginia

The first house was built in Fletcherville in 1939 by Keith Fletcher. From that point on, Mr. Fletcher continued to build houses on the land and rent them out. All of this rental property is still owned by the children of Mr. Fletcher.

On May 5, 1998, the Fauquier County Board of Supervisors amended Chapter 7 of the Comprehensive Plan to make a provision for the extension of public utilities to villages for public health reasons. A Health Remediation District for Fletcherville was delineated by parcel identification number due to failing drainfields that posed a public health risk. The Town of Warrenton has agreed to provide a sewer line extension to this village through joint private and public funding, given the village's location upstream from the Town of Warrenton's

water supply. Plans are currently under review to extend public sewer to the Fletcherville Health Remediation District.

Land Use Issues:

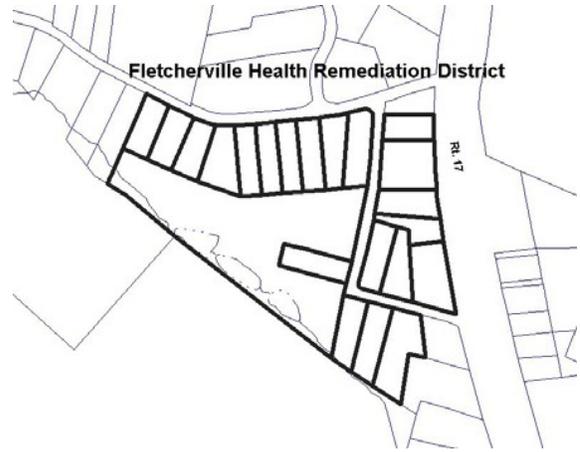
Fletcherville currently contains 75 residential and commercial addresses.

The terrain in the village of Fletcherville is level to very steep. The soils formed in metamorphosed basalt that is part of the Blue Ridge Anticline. The area is dissected by Towser's Branch and its tributaries.

The upland soils range from silty to clayey in texture. Much of the upland soils are suitable for installation of drainfields and houses with basements. The steep slopes along the drainageways may be shallow to bedrock, so sites for drainfields and houses with basements may be difficult to locate. The areas of clayey soils have a slower permeability that will require larger drainfields.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with flood water, a high seasonal water table. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.

[Map: Fletcherville with current zoning](#)



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Frogtown



Color Aerial Imagery Copyright 2002 Commonwealth of Virginia

Frogtown lies at the corner of Frogtown and Rectortown Roads (Routes 710 and 702) at the base of the 725-foot Negro Mountain. It was a settlement founded just outside Rectortown by freed slaves. Eugene Scheel's 1976 *Guide to Fauquier*, states that the village was called Frogtown because some of the earliest peepers in Fauquier County sing here. Nothing is known to be remaining above ground of the original settlement but additional research might reveal remains of early housing sites.

Land Use Issues:

Frogtown currently contains 34 residential addresses.



Historic House in Frogtown

Frogtown soils are developed from granite, granite gneiss and granitic schist. The terrain ranges from rolling moderately steep landscapes that are dissected by tributaries of Goose Creek and Cromwells Run.

The rolling uplands contain soils are loamy to clayey and are shallow to bedrock in places. These areas can be somewhat limited for house sites and drainfield locations due to depth to bedrock and some areas have a slight chance of shrink-swell clays, which can damage house foundations. On the steeper upland sections the soils are loamy with stones and rock outcrops evident on the surface.

The steepness, depth to bedrock, and stoniness of the surface make these areas poor for house sites and drainfields.

The drainageway soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some areas may include hydric soils, which are an indicator of federally regulated wetlands. The drainageways are best suited as preserved open space, possibly for pasture and hayland.

[Map: Frogtown with current zoning](#)

Frytown



1914 Map of Fauquier County, Virginia

Frytown was named for Al Fry, a shoemaker who served in the Civil War as a cook for the 7th Virginia Regiment. Like many slaves in the Confederate States, Al Fry went to war with his owner as a servant. After the war, Al Fry settled outside the town of Warrenton as a free man.

The community sustains the atmosphere of a country village even though it is just beyond the outskirts of Warrenton. Frytown has a charm that is often missing in newer developments where the natural landform is reshaped to accommodate the subdivision. Frytown Road and Fry's Lane are both characterized by their rambling roads with small houses on large lots with mature landscaping. Several of the homes along Frytown Road were constructed in early 1900s when a wide array of housing styles were popular, ranging from bungalows to English Cottage Revival Styles. Unfortunately, many of more modestly constructed homes associated with the community's early history have been demolished over time.

Land Use Issues:

In 1998 the United States Environmental Protection

Agency sought the Town's assistance to extend

public water to six properties in the rural settlement of Frytown who had contaminated wells. Ultimately, the Environmental Protection Agency withdrew from this project, which was estimated to cost \$3 million, citing the localized and limited character of the environmental threat. As a result, the county has been providing bottled water and

filtration systems to mitigate the health hazard

neighborhood, the Comprehensive Plan recognizes that a permanent solution requires the opportunity for Frytown residents to gain access to a public water supply. Warrenton has advised the County that the Town cannot provide the public water needed. Accordingly, the Plan calls for the installation of County Water and Sanitation (WSA) water lines along Frytown Road from DuHollow Road to Old Auburn Road.



Victorian House in Frytown

In 2005 the village was included within the Warrenton Service District Plan and designated as a Water Remediation District. The County will seek to assist the community in mitigating this health hazard through Fauquier County Water and Sanitation Authority (WSA) public water service as residential development occurs and funds that service extension. The water main extension, starting in the vicinity of the Duhollow Road and Frytown Road intersection, is currently in the planning stages. Design and installation of this waterline needs to preserve neighborhood tree lines, existing fences, and stone walls, and be aware of existing

environmental resources needing special protection during construction.

The village currently contains 95 residential addresses.

The terrain in the village of Frytown is level to steep. The soils formed in metamorphosed basalt

generated by an accidental dry-cleaning fluid spill.

While significant progress has been made by the County to protect water supplies in the Frytown

bedrock. The area is dissected by Cedar Run and its tributaries.

The upland soils are mainly silty in texture. They are mainly suitable for the installation of conventional drainfields and houses with basements. The steep slopes adjacent to the drainageways may be problematic for drainifeld installation, due both to slope and shallowness to bedrock.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with flood water, a high seasonal water table or a layer of high shrink – swell clay in the soil. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.

[Map: Frytown with current zoning](#)

constructed as Goldvein School in 1921. It closed and was converted to a store in 1945. This store and

Goldvein



Goldvein Store

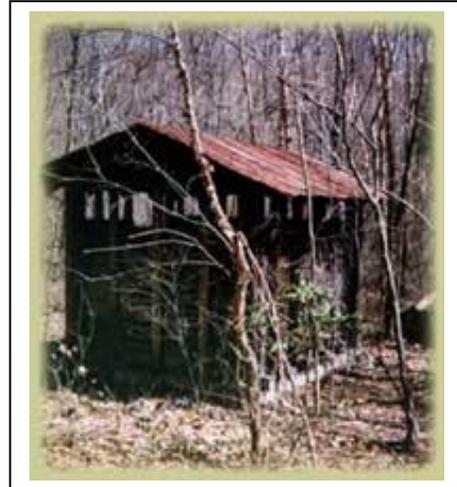
Goldvein's history as a gold mining town is celebrated and shared with the public at Monroe Park in Goldvein.

There is a gold belt that encompasses an area of some 4,000 square miles, starting from Maryland and running Southwest through Virginia to the North Carolina state line. The Virginia gold belt varies in width from 15 to 25 miles and measures 200 miles in length, and it passes through southeastern Fauquier County in the Morrisville and Goldvein area. At least 18 mines are known to have been in operation.

In the 1830s, prospectors panned for gold in the Rappahannock and Rapidan Rivers, and eventually progressed to the digging of trenches (placer pits). In the early 1900s mining companies began to excavate deep shafts in the earth in search of veins of gold. At this time, Virginia and her sister states of the South became the major gold producing region in the nation. By the 1830s, gold produced in North Carolina, Virginia, South Carolina, and Georgia amounted to \$1,000,000 per year.

The Franklin Gold Mine was one of the most famous mines in this county. From 1825 to the Civil War, this mine produced \$1,200,000 worth of gold.

Goldvein also showcases an impressive stone church built by slaves in 1833 called the Grove Baptist Church. The Goldvein store was originally



Remnants of the dynamite shed used at the Franklin Gold Mines

the old store behind it were moved to their current location from Rt. 813 (the old road) near Grove Church in 1953. The old store (J.T. Store) was constructed ca. 1905 and is now used for storage. The community was originally known as Grove Church, for the churches in the community.

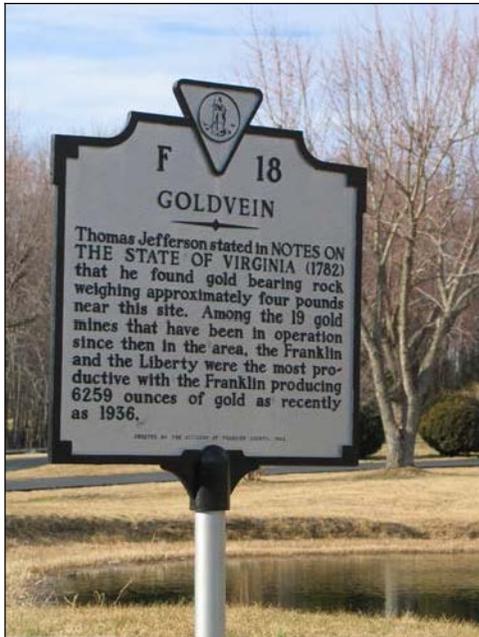
Citizens and visitors may learn more about the gold mining in Fauquier County by visiting the Monroe Park Gold Mining Museum, located in Goldvein, just off of Route 17. This museum is the Official Gold Mining Interpretive Center for the Commonwealth of Virginia. Visit www.goldvein.com to learn more and plan your visit.

Land Use Issues:

Goldvein currently contains approximately 37 residential and commercial addresses.

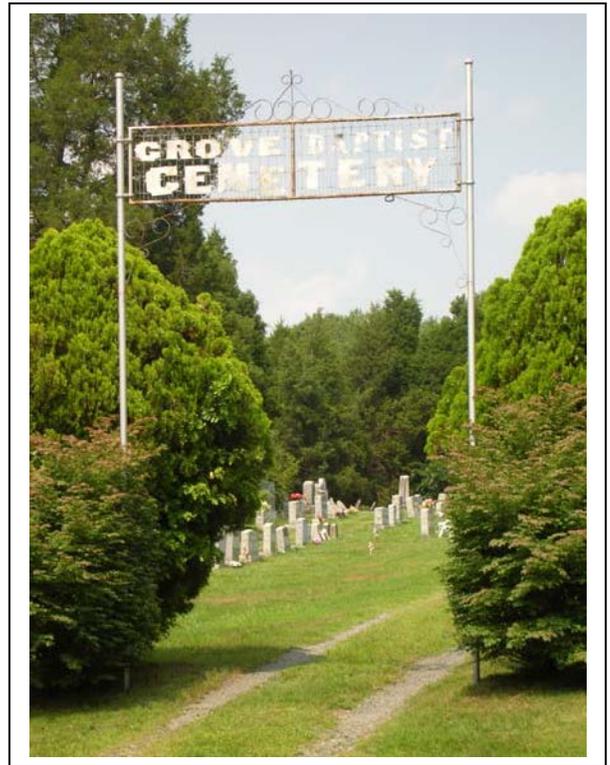
The soils in Goldvein developed from metamorphosed monzonite. The terrain is level to rolling and highly dissected by drainageways that are tributaries to Rock Run.

The upland soils vary from coarse-grained to clayey. In most of Goldvein, soils with an impermeable fragipan and a high water table are problematic for septic drainfields and house sites.



Photograph provided by Jason O. Watson <http://www.historical-markers.org/>

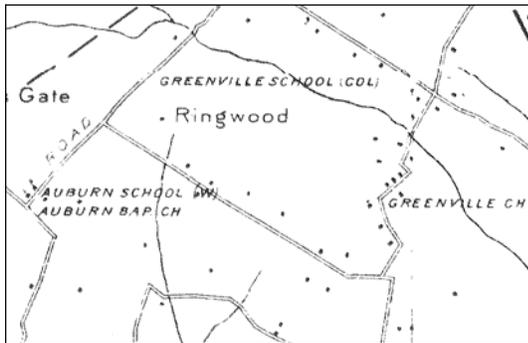
drainageways are best suited as preserved open space, possibly for pasture and hayland.



Grove Baptist Cemetery

The drainageway soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. The [Map: Goldvein and current zoning](#)

Greenville



1914 Map of Fauquier County, Virginia

Greenville was settled after the Civil War by freed slaves. Little Zion Church was originally established in 1879 and was rebuilt twice after that. On the Church site there is an old cemetery as well as an old schoolhouse that is used by the Church, both in excellent condition. Greenville maintains the feel of a village with a number of houses which radiate down three roads from the church.



Greenville School, Courtesy of the Afro-American Historical Association of Fauquier County

Land Use Issues:

Greenville currently contains 91 residential and commercial addresses.

The village of Greenville is located in the Culpeper Triassic Basin. The terrain is level to very steep with soils formed from conglomerate and siltstone bedrock. Kettle Run and its tributaries of dissect the area.

The upland soils range from silty to clayey and are shallow to bedrock in places. Shallowness to bedrock,

basements. However, most of the upland soils are well suited for installation of conventional drainfields and houses with basements. The areas of clayey soils have a slower permeability that will require larger drainfields.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with water, a high seasonal water table and a layer of high shrink – swell clay in the soil. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.



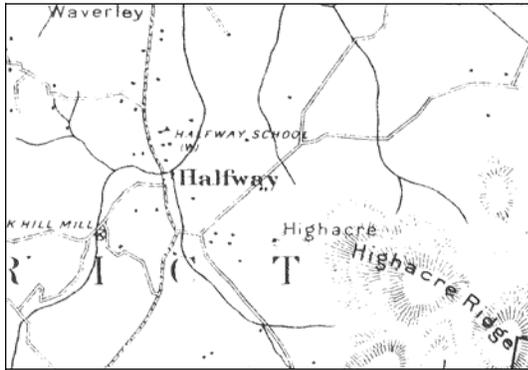
Little Zion Church, Greenville, Courtesy the Afro-American Historical Association of Fauquier County

[Map: Greenville and current zoning](#)

Adopted May 10, 2007

which is mainly on the rolling to very steep slopes near the drainageways, will limit installation of conventional drainfields and houses with

Halfway



1914 Map of Fauquier County, Virginia

Halfway was a stagecoach stop named because it was located halfway between the Plains and Middleburg. It was originally named Long Branch from 1820 to 1856 and served as a post office from 1877 to 1910.

The Long Branch Church remains one of the town's more distinctive architectural features. The congregation was formed in 1776. The current Church was built in 1795 and a wing was added in 1959 by Hugh Griffith. The Church stands atop a small hill and overlooks the village. The Halfway school was built in 1875 and remodeled into a store by Claude Wrenn in the early 1900s. Both the store structure and Wrenn's large home with a wrap-around porch (1905) are still standing. The second Halfway school was built in 1905 across the road from the original. It was converted into a store in 1931 by Charlie Cornell and is a private residence today.

Land Use Issues:

Halfway currently contains 20 residential and commercial addresses.

The soils that underlie the village of Halfway are developed from meta-arkosic sandstone, meta-graywacke and areas of micaceous crystalline rock. The terrain ranges from rolling to moderately steep landscapes that are dissected by the Little River and its tributaries. Building activities in the 100 year floodplain of the Little River should be avoided due to frequent flooding and high water table.

The rolling uplands contain soils that are loamy to clayey and are shallow to bedrock in some areas.

These areas can be limited for house sites and drainfield locations due to depth to bedrock. On the steeper upland sections the soils are loamy with stones on the surface in some locations. The steepness, depth to bedrock, and stoniness of the surface can make these areas poor for house sites and drainfields.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some areas may include hydric soils, which are an indicator of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly for pasture and hayland.

[Map: Halfway and current zoning](#)

Adopted May 10, 2007

Hume

Hume is located in northwestern Fauquier County at the intersection of Route 688, a main north-south connector in the western part of the county, and Route 635. From the village there are views across farmland to Big Cobbler and Buck Mountains. This land was once part of Thomas Lord Fairfax's Leeds Manor and was originally known as "Barbee's Crossroads."

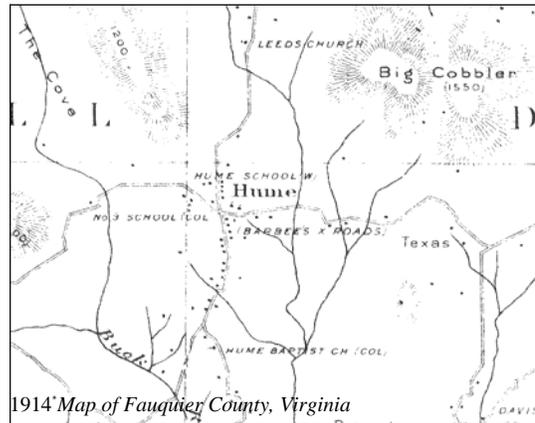
The historic area of Hume has approximately twenty-six historic resources. The northern edge of the historic area is marked by the Hume Baptist Church which is an example of the early-20th century Gothic Revival style. The area further south features a late 19th century I-house, an American Foursquare, and a vernacular cross-gable dwelling. Just before the intersection, along the east side of Route 688 is an L-shape commercial/residential building with a side one-story wing called Captain Marshall's Store. This store features a porte cochere added to accommodate the automobile. Joseph Barbee's Tavern, believed to have been constructed around 1787, stands at the NW corner of the intersection.

The historic area extends to east along Route 635 to include a wide array of structures dating from the mid-19th century to the early 20th century, inclusive of a Gothic-Revival style church which is now a residence and an American Foursquare.

South of the intersection lie a greater number of historic properties along both sides of Route 688. Some of the more distinctive buildings include the 1890s store clad in board and batten, an early-20th century store, and a mid-19th century log and frame dwelling with outbuildings. The southern end of the historic area is marked by a two-story vernacular I-house that sits back off the road. Several of the resources in this vicinity of the district sit above the grade of the road and have stone retaining walls.

This collection of buildings seems to indicate that the era of the greatest growth in Hume occurred during the Reconstruction era. There are at least five stores from that time.

The village is still intact and offers a good representation of what was once a thriving mid-19th century crossroads and trading center.



Land Use Issues:

Hume currently contains approximately 53 residential and commercial addresses.

The soils that underlie the village of Hume are developed from granite, granite gneiss and granitic schist. The terrain ranges from rolling to moderately steep landscapes that are dissected by tributaries of the western branch of Thumb Run. The most limiting factors for buildings and drainfields in this village are depth to bedrock.

The rolling uplands contain soils that are loamy and are shallow to bedrock in most areas. These areas can be limited for house sites and drainfield locations due to depth to bedrock and a slight possibility of shrink-swell clays, which can damage house foundations. On the steeper upland sections the soils are loamy with stones and rock outcrops evident on the surface in some locations. The steepness, depth to bedrock, and stoniness of the surface can make these areas poor for house sites and drainfields.

The drainageway soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some areas may include hydric soils, which are an indicator of federally regulated wetlands. The drainageways are best suited as preserved open space, possibly for pasture and hayland.

[Map: Hume and current zoning](#)

Hurleytown

St. John's Church, Hurleytown

Land Use Issues:

Hurleytown currently contains 35 residential and commercial addresses.

The village of Hurleytown is located in the Culpeper Triassic Basin. The terrain is level to rolling with soils formed from conglomerate and basalt bedrock. Tributaries of Licking Run dissect the area.

The upland soils range from silty to clayey and are shallow to bedrock in places. Shallowness to bedrock, in some areas, will limit installation of conventional drainfields and houses with basements. However, most of the upland soils are well suited for installation of conventional drainfields and houses with basements. The areas of clayey soils have a slower permeability that will require larger drainfields.

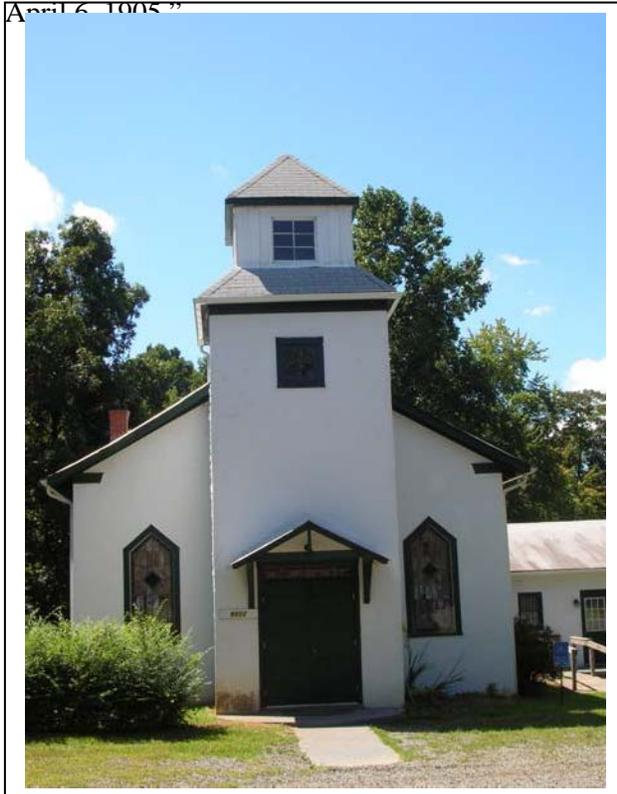
The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with water, a high seasonal water table and a layer of high shrink – swell clay in the soil. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.

[Map: Hurleytown and current zoning](#)



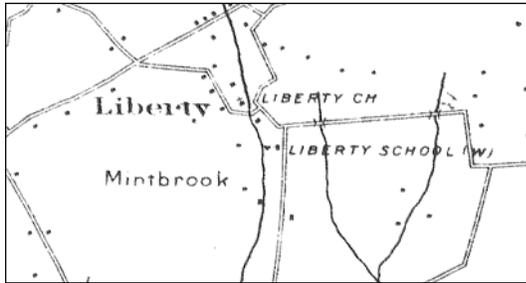
1914 Map of Fauquier County, Virginia

Hurleytown began as a settlement of freed slaves after the Civil War. The Afro-American Historical Association of Fauquier County has a copy of a 1894 deed (Book 85: p. 199) identifying three trustees (James Dawson, Edward Bell, and Richard Madison) as the grantees of ¼ lot that was “part of a tract of 10 acres bought by said Smith of Lawson Hurley,” as the site for St. John’s Baptist Church. Adjacent to the church stands a lodge with a cornerstone reading “Brewer Delight No. 35 A.I.O. of Moses Organized April 6, 1905.”



Adopted May 10, 2007

Liberty



1914 Map of Fauquier County, Virginia

Liberty was once called Fayetteville, but was renamed during the 1876 Centennial. Liberty Methodist Church has served as a major gathering place for farmers nearby since it started as a meeting place in 1806.

The 1914 *Map of Fauquier County, Virginia* also shows the Liberty school and approximately one half-dozen houses or other businesses in the vicinity of the area labeled Liberty. The area has experienced most of its development in the last 40 years within areas zoned Village.



Liberty United Methodist Church

Land Use Issues:

The community currently contains approximately 85 residential and business addresses.

The village of Liberty is located in the Culpeper Triassic Basin. The terrain is level to rolling with soils formed from siltstone, conglomerate and basalt bedrock. Tributaries of Bowen's Run and Marsh Run dissect the area.

The upland soils range from silty to clayey and are shallow to bedrock in places. Areas to locate sites to install conventional drainfields and houses with basements are somewhat limited due to shallowness of bedrock.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with water, a high seasonal water table and a layer of high shrink – swell clay in the soil. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.

[Map: Liberty and current zoning](#)

Linden



Linden Methodist Church Parsonage

Linden played a prominent part in the rich history of northwestern Fauquier since it was the location of a mountain gap providing access from the Virginia Piedmont to the Shenandoah Valley. According to historian Eugene Scheel, the gap was first called Calmes' Gap for Marquis Calmes who moved to the valley from the gap in the 1730s. Later it became known as Manassas Gap. A road marker notes that the area was first explored by John Lederer in 1670.

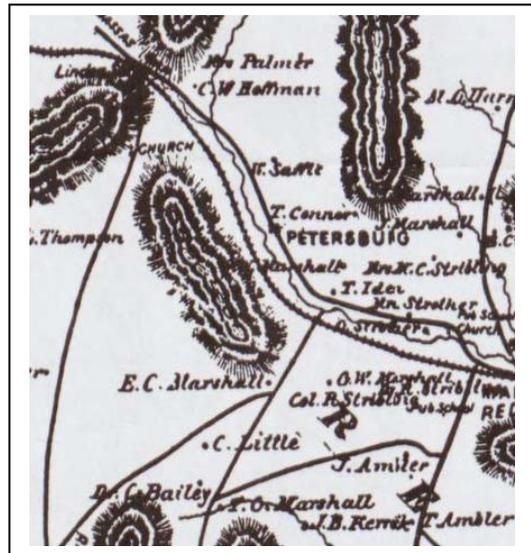
The Appalachian Trail crosses through Linden at Route 55 and Rt. 638.

The building of the Manassas Gap Railroad around 1850 spurred growth and facilitated the movement of apples to port for shipment to Europe. The area around Markham and Linden hosted 25 apple orchards which thrived around the mid-1700s until the early 1950s.

This area was a hotbed of activity in the Civil War as a strategic location in the mountains with a railroad. The Battle of Manassas Gap took place in the Linden, Belle Meade, and Markham vicinity.

The Linden Methodist church was built in 1849, and remodeled in 1892 and 1956. Additional architectural and historic research conducted in consultation with local residents can determine the age and significance of structures in Linden, including what historic resources remain in the vicinity of Route 55 at Fiery Run Road.

The area is speckled with buildings dating from the late 18th century through the 1940s. Linden spans the county line into Warren County but contains a number of significant buildings on the Fauquier County side.



Linden region of the Garden 1876 Map of Fauquier County, VA

Land Use Issues:

Most of Linden lies south of Interstate 66. Route 55 also bisects Linden. The village currently contains 40 residential and commercial addresses.

The soils in Linden are developed from granite, granite gneiss, greenstone and chloritic schist. The terrain ranges from rolling to steep landscapes that are dissected by Goose Creek and its tributaries. Building activities in the 100 year floodplain of Goose Creek should be avoided due to frequent flooding and high water table.

The rolling uplands contain soils that are loamy to silty and can be shallow to bedrock. These areas can be limited for house sites and drainfield locations due to depth to bedrock and some soils may have slow permeabilities. On the steeper upland sections the soils are loamy with stones and rock outcrops evident on the surface. The steepness, depth to bedrock, and stoniness of the surface make these areas poor for house sites and drainfields.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some areas may include hydric soils, which are an indicator of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly for pasture and hayland.

[Map: Linden and current zoning](#)

Markham



Markham Post Office

The Village of Markham was born on the town's western edge in an area called Farrowville, which was the northern point of a stage line that came in from Culpeper along Leeds Manor Road, an important colonial north-south corridor.

In the early 1800s, Farrowville boasted at least eight mills which were powered by the headwaters of Goose Creek. The mills and stage line supported a tavern, two mercantile stores, and a "house of public worship free for all denominations." This church, Upper Goose Creek Primitive Baptist Church, survives today. There are still unsolved mysteries about the locations of the mill foundations and other early structures in this part of Markham Village.

In 1852, the Manassas Railroad arrived in Farrowville on its way to Strasburg into the Shenandoah Valley. The center of the village moved to the east along the rail line, which is today marked by a railroad station, two hotels, a former mill, store, church, and multiple dwellings. The town was a center of military activity during the Civil War because of its strategic location. The western end of the village along John Marshall Highway showcases an elaborate Victorian dwelling and an assortment of late 19th-century stores and residences.

Markham is on the National Register of Historic Places because of its intact and varied styles of architecture and because of its association with military, transportation, and commercial life in 19th century America.

The National Register District encompasses approximately 81 acres along a one-mile stretch of

railroad, Marshall Highway, and Goose Creek. The district contains 24 properties with 48 contributing resources. The modern homes that have been built on the periphery of the district have not altered the historic character of the area by virtue of their siting and size.



Three Historic Homes in Markham

Land Use Issues:

The Village currently contains 33 residential and commercial addresses. A number of Markham's structures are within the floodplain.

The terrain in the village of Markham is rolling to steep, mainly sloping down toward Goose Creek. The soils developed either from gneiss bedrock or sediments deposited by Goose Creek and the drainageways feeding into it.

The upland soils, developed from gneiss, tend to be coarse-grained and often have bedrock at depths as shallow as 20 inches. Rock outcrops often dot the slopes. In many of the areas within Markham, the shallow depth of bedrock and steep slopes are problematic both for septic drainfields and house sites, especially if basements are desired. Generally, as the terrain becomes less steep, the soils deepen, increasing the probability for suitable house and drainfield sites.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with flood water or a high seasonal water table in the soil. The drainageways and floodplains are best suited as preserved open space, possibly for pasture and hayland.

Goose Creek and its banks serve as a village greenway. The vegetated edges filter out pollutants that run off the road and hard surfaces.

History has demonstrated that new uses continue to be found for the town's historic buildings. These buildings are eligible for grants and tax credits.

The post office retains the historic building in use as a community meeting place.



Railroad Crossing in Markham

[Map: Markham with current zoning and National Register District boundaries](#)



A Former Mill Building

The village's location in a hollow between three mountains, and along a railroad and river, will continue to affect the size of the town.

The narrow roads, road network, railroad tracks, bridge, and stop signs, collectively work to slow traffic through the community. (Pedestrian and vehicular traffic in the community should respect railroad safety issues.)

Adopted May 10, 2007

Morgantown



Historic Morgantown home

The core historic area of Morgantown stands as one of the county's most intact Reconstruction-Era African-American villages. There are nine historic resources in the nine-acre National Register District: four dwellings, a church, an abandoned school, a meat house, the ruins of an outbuilding, and a cemetery that was still in use in 2003.

Morgantown originated on land that was deeded from William Morgan to six men, some of whom had been slaves on Morgan's estate. Their names were Willis Gant, Alfred King, Stephen George, and Briser (or Briscoe) Grigsby, James Lawson, and Henry Welch.



A marriage between Lillie Grigsby and Jessie Ford in Morgantown, on August 4, 1892, Photo Courtesy of the Afro-American Historical Association of Fauquier County

Towns presented and represented everything that had been denied to African-Americans prior to Emancipation: the freedom of religion, freedom to conduct commerce, and the opportunity for an education. Towns became the centers of political and social African-American life.

The Morgantown Colored Baptist Church, organized in 1879, originally sat on a hill near the present

Adopted May 10, 2007

cemetery. In 1901 that building was moved to the rear of the current church, now called Mt. Nebo Baptist Church. The older church building suffered serious roof damage and was destroyed in 2002.



Mt. Nebo Baptist Church, Photo Courtesy of the Afro-American Historical Association of Fauquier County

The school was built at its current site around 1891. In 1957 this tiny schoolhouse accommodated 38 students in one room. An addition was added that is no longer standing and the school was closed in the mid-1960s, after court-ordered desegregation and consolidation of schools.

All these buildings that remain from early Morgantown embody the new-felt hopes and ambitions of the County's newly freed African-Americans after the Civil War, forming a large part of the saga of African-American life in Fauquier County.

Land Use Issues:

Most of the village structures outside the historic core have been built in the last fifty years. The village currently contains approximately 58 residential addresses.

[Map: Morgantown with current zoning and National Register District](#)

Morrisville



H. D. Garden 1876 Map of Fauquier County, Virginia

John Lederer explored the Morrisville area in 1670 and described it as a pleasant land where game was abundant.

Morrisville has the distinction of being the county's first court when Fauquier was created from Prince William County in 1759. The subsequent shift of the court and political power to Warrenton and central Fauquier soon became a serious source of discontentment. In 1779, residents joined others from southern Fauquier in a petition to the Virginia Central Assembly asking for the creation of a separate county. The petition was denied.

Morrisville possessed a mining industry centered on the Franklin Mine, a hat factory, and the County's first school devoted to train public school teachers.

Land Use Issues:

The footprint of Morrisville is the Commercial, Industrial, and R-1 zoning existing as of 2006 on both sides of Route 17 accessed also by Courtney's Corner Road (Route 634), Old Shipps Store Road, Razor Hill Road, and Elk Run Road (Route 806). Today, Morrisville is home to two churches, a grade school, an eatery, four businesses selling, servicing or repairing automobiles, trucks and tractors, an outlet store, an antique shop, a convenience store/gas station, and a county waste depository. These service facilities have survived or developed on individual well and septic systems as has the residential development in the area.

Adopted May 10, 2007



Silver Hill Baptist Church, Photo courtesy of the Afro-American Historical Association of Fauquier County

The village currently contains 172 residential and commercial addresses.

The terrain in Morrisville is level to rolling, highly dissected with drainageways that are tributaries to Harpers Run and Rock Run.

The upland soils, developed from schist bedrock, tend to be silty to clayey. The main limitation for drainfields is slow permeability, so drainfields will tend to be large.

The drainageway soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. The drainageways are best suited as preserved open space, possibly for pasture and hayland.

[Map: Morrisville with current zoning](#)



House in Morrisville

Adopted May 10, 2007

Mount Holly



Mt. Holly Baptist Church

The Village of Mt. Holly developed largely as the result of the establishment of a number of mills on the nearby Rappahannock River at Kelly's Ford. Situated on a ridge above the floodplain, Mt. Holly today is a residential community of approximately 15 homes located along both sides of Route 651 six miles southeast of Remington.

Granville Kelly founded the successful mill complex near Kelly's Ford and his son John built the Mt. Holly Baptist Church in 1833. This distinguished building sits on a stone foundation high on a knoll in a grove of old oaks overlooking Route 651. The adjacent Mt. Holly cemetery is a well-maintained historic resource. A historic cottage across the street lends to the historical atmosphere on this stretch of the road.

Land Use Issues:

Mt. Holly currently contains approximately 21 residential addresses.



1914 Map of Fauquier County, Virginia

The terrain in the village of Mount Holly is undulating to very steep. The soils formed from a wide variety of bedrocks, ranging from schist to Triassic-aged siltstone, hornfels, and diabase. Some soils are formed in alluvial deposits of Marsh Run and its tributaries.

The soils vary from silty to clayey in texture. The soil properties vary widely with the different bedrock. The steep slopes along the drainageways, mainly developed from schist, tend to be shallow to bedrock. The soils developed from diabase tend to have high water tables and an impermeable layer of high shrink – swell clays. The high shrink – swell clays both limit drainfield installation and can possibly damage building foundations. The soils developed from siltstone and hornfels are shallow to bedrock and have a high water table. Drainfields are difficult to install in these soils.

The drainageways and floodplain soils are not suited for house and drainfield sites due to inundation with flood water or a high seasonal water table in the soil. The drainageways and floodplains are best suited as preserved open space, possibly for pasture and hayland.

[Map: Mt. Holly and current zoning](#)

New Baltimore

New Baltimore, a small village just north of the county seat of Warrenton, is located on what was the main road from Alexandria to Warrenton. It is a well-preserved crossroads settlement with resources dating from the early 19th century to the early decades of the 20th century. The roots of the village are closely related to the Huntons, a prominent and well-known Fauquier County family. New Baltimore was also the site of a well-documented visit by the Marquis de LaFayette in 1825 who was revered by Americans for his assistance during the American Revolution.



Three Historic Homes

In 1827 a prestigious boy's academy, the New Baltimore Academy, was established in the town in a building that has long since disappeared. Like many tiny settlements throughout Virginia, New Baltimore thrived because of its location on a major thoroughfare as well as because of the commercial, milling, and educational institutions that once were active there.

The construction of US Route 29 in the 1920s bypassed this portion of New Baltimore and preserved much of its rural character as a 19th – century crossroads community along the Old Alexandria Turnpike.

New Baltimore was first known as Ball's Mill or Ball's Store. William Ball was the owner of a both a mill and a store and also served as an agent for the *Niles Register*, a Baltimore, Maryland Newspaper. It is speculated that the name of the village derived from Ball's association with the Maryland city newspaper.

Much of the land on which New Baltimore is located, along with a number of substantial surrounding tracts, were owned by William Hunton and his family who came to Fauquier from Lancaster County, Pennsylvania, in the mid-18th century.

In the town's heyday in 1835, it boasted 17 dwelling houses, 2 mercantile stores, a tan yard, wheelwright, blacksmith, boot and shoe factory, and two wheat fan factories. The town's fortunes must have declined by the 1850s since the Virginia General Assembly repealed the act establishing the town of New Baltimore in its 1855-56 session.

Land Use Issues:

New Baltimore currently contains 77 residential and commercial addresses.

The terrain in the village of New Baltimore is level to steep. The soils formed in metamorphosed basalt and sedimentary rock that is part of the Blue Ridge Anticline. The area is dissected by South Run and their tributaries.

The upland soils range from silty to clayey in texture. Much of the upland soils are suitable for installation of drainfields and houses with basements. The steep slopes along the drainageways may be shallow to bedrock, so sites for drainfields and houses with basements may be difficult to locate. The areas of clayey soils have a slower permeability that will require larger drainfields.



H.G. Garden 1876 Map of Fauquier County, Virginia

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with flood water, a high seasonal water table. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.

[Map: New Baltimore Village with current zoning and National Register District](#)

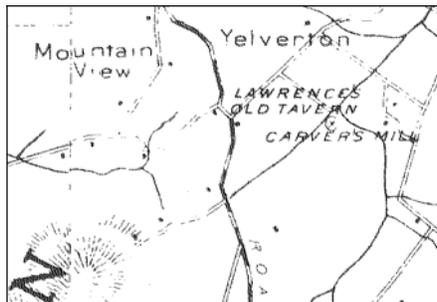
Old Tavern



Color Aerial Imagery Copyright 2002 Commonwealth of Virginia

Old Tavern is located at the intersection of Winchester and Old Tavern Roads (Routes 17 and 245). It is named for John Lawrence's Tavern, which was built in 1800 and burned in 1876. The area was originally named Sinclair's Corner, which local people abbreviated to "Sincla". The 1914 Map of Fauquier County shows the old alignment of Winchester Road (Route 17) through the village and continuing along what is now called Old Winchester Road.

It is best known today as the site of The Corner Store, which sits just outside the entrance to the Great Meadow equestrian grounds. According to local residents, the second floor of the current store has been used as a music hall.



1914 Map of Fauquier County, Virginia

Land Use Issues:

Old Tavern currently contains approximately 12 residential and commercial addresses.

The terrain in the village of Old Tavern is level to
Adopted May 10, 2007

basalt and sedimentary rock that is part of the Blue Ridge Anticline. The area is dissected by tributaries of Broad Run.

The upland soils range from sandy to clayey in texture. Much of the upland soils are suitable for installation of drainfields and houses with basements. The areas of clayey soils have a slower permeability that will require larger drainfields. In some areas, the soils developed from metamorphosed basalt have high water tables and an impermeable layer of high shrink – swell clays. The high shrink – swell clays both limit drainfield installation and can possibly damage building foundations. They may also have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with flood water, a high seasonal water table. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.

[Map: Old Tavern with current zoning](#)

very steep. The soils formed in metamorphosed

Orlean



Photo courtesy Rootsweb, 2006

Orlean is located in western Fauquier County, within the boundaries of Thomas Lord Fairfax's Leeds Manor, much of which came to be owned by Chief Justice John Marshall. The village developed in the first quarter of the 19th century as a farm trading center along Route 688 (the Old Leeds Manor Road), which was a major north-south connector in the western part of the county. The town may have derived its name from the "Orlean" farm located on its periphery.

The village is a varied mix of new and old structures. Approximately 17 buildings and their associated outbuildings stand as records of this town's history as a crossroads and rural commercial center date from the first quarter of the 19th century to the early 20th century. Portions of the town are eligible for listing on the National Register of Historic Places.

Some of the oldest buildings include the Orlean Farm with an exterior-end stone chimney that is characteristic of many of the early farmhouses in this region.



1914 Map of Fauquier County, Virginia

At the west side of junction of Routes 688 and 732 is the Greek Revival-style Maria Smith House. The bungalow shown below features the stone walls that are characteristic of the village streetscape.



Historic Bungalow in Orlean



View through Old Garage, Orlean

Land Use Issues:

Orlean currently contains 61 residential and commercial addresses.

The terrain in the village of Orlean is level to steep. The soils formed in metamorphosed sedimentary

bedrock and granite gneiss bedrock that is part of the Blue Ridge Anticline. The area is dissected by Thumb Run and Cabin Branch.

The upland soils range from sandy to clayey in texture, with loamy textures predominating. Much of the upland soils are suitable for installation of drainfields and houses with basements. The steep slopes along the drainageways may be shallow to bedrock, so sites for drainfields and houses with basements may be difficult to locate. The areas of clayey soils have a slower permeability that will require larger drainfields. In some areas, the soils developed from granitic gneiss have high water tables and an impermeable layer of high shrink – swell clays. The high shrink – swell clays both limit drainfield installation and can possibly damage building foundations. They may also have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with flood water, a high seasonal water table. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.

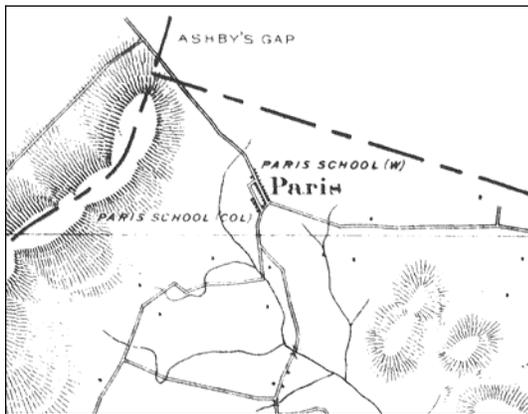
[Map: Orlean and current zoning](#)

Paris

Paris originated as a crossroads in the 1790s at the foot of Ashby's Gap in the Blue Ridge Mountains at the junction of Ashby's Gap Turnpike (present day Route 50) and the Winchester-Dumfries Road (present day Route 17). Paris lies at the northern edge of what is called the Crooked Run Valley that extends eight miles to the south to I-66 and east to Rectortown.



The Crooked Run Valley



1914 Map of Fauquier County, Virginia

The main street in Paris is the old roadbed of the original Ashby's Gap Turnpike.

The historic area is comprised of approximately twenty-five resources along Main, Federal, and Republican Streets. The town is much smaller than originally envisioned. The original plat of the town proposed a total of 14 streets.

The historic buildings range in date from the early 19th to the mid-20th century, but the primary building type is the single dwelling. Many of the homes have some Federal details. A sizable number of them are of log construction and stand as testimony to staying power of rot-proof chestnut wood and traditional

Adopted May 10, 2007

The historic area also showcases several stores, two churches, a tavern, an old school, and an old gas station now converted into an antique shop.



Federal Street, Paris

Land Use Issues:

building methods.

Paris currently contains 40 residential and commercial addresses.

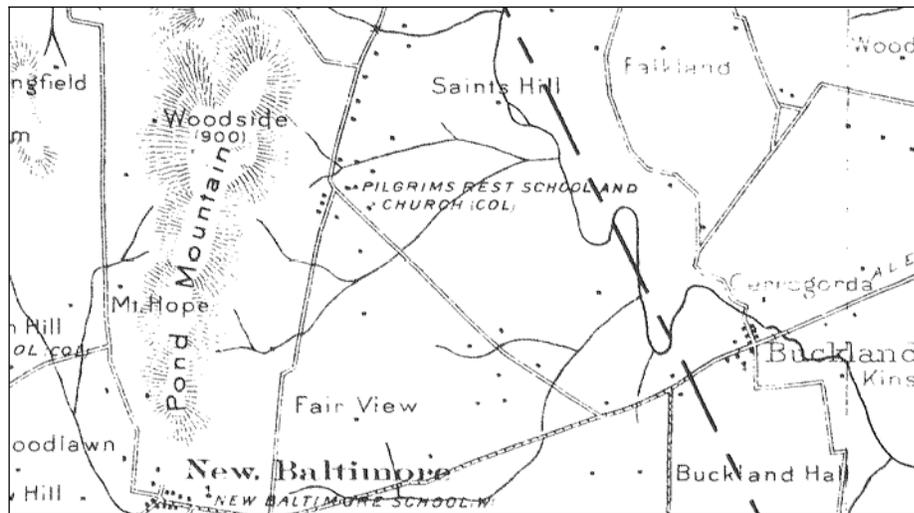
The soils that underlie the Village of Paris are developed from granite, granite gneiss, granitic schist, greenstone and chloritic schist. The terrain ranges from rolling to steep landscapes that are dissected by Gap Run and its tributaries. Building activities in the 100 year floodplain of Gap Run should be avoided due to frequent flooding and high water table.

The rolling uplands contain soils that are loamy and can be shallow to bedrock. These areas can be limited for house sites and drainfield locations due to depth to bedrock and areas of shrink-swell clays are possible, which can damage house foundations. On the steeper upland sections the soils are loamy with stones and rock outcrops can be evident on the surface. The steepness, depth to bedrock, and stoniness of the surface make these areas poor for house sites and drainfields.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some areas may include hydric soils, which are indicators of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly for pasture and hayland.

[Map: Paris with current zoning and National Register District](#)

Pilgrim's Rest



1914 Map of Fauquier County, Virginia

Pilgrim's Rest was settled by freed slaves after the Civil War and was named after the verse contained in Hebrews 11: 13-16. The sole remaining fixture of the original settlement is the Beulah Church, whose congregation was formed in 1899. The church was erected in 1911 and remodeled by the Rev. James E. Brown in 1966.

The church and adjoining cemetery are in excellent condition and support the surrounding contemporary community. Pilgrim's Rest School is no longer standing.



Pilgrim's Rest School, Photo Courtesy of the Afro-American Historical Association of Fauquier County

Land Use Issues:

Pilgrim's Rest contains 36 residential and commercial addresses.

A number of factors further impact the full built-out of a village since development potential is often affected by the existing structures on the site, soil types, amount of road frontage, public/private street requirements, the presence of steep slopes and floodplain, and other requirements of the Zoning and Subdivision Ordinance.

The terrain in the village of Pilgrim Rest is level to very steep. The soils formed in metamorphosed basalt and sedimentary rock that is part of the Blue Ridge Anticlinorium. The area is dissected by tributaries of Broad Run.

The upland soils range from sandy to clayey in texture. Much of the upland soils are suitable for installation of drainfields and houses with basements. The steep slopes along the drainageways may be shallow to bedrock, so sites for drainfields and houses with basements may be difficult to locate. The areas of clayey soils have a slower permeability that will require larger drainfields.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with flood water, a high seasonal water table. . Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.

[Map: Pilgrim's Rest with current zoning](#)

Adopted May 10, 2007

Rectortown



Rectortown Historic Building

The official National Register District boundaries include 81 historic resources on 51 properties within a 115 acre area of the town. Rectortown includes two churches, a school, an Odd Fellows hall, a post office, multiple commercial buildings, several cemeteries, and a number of historic residences.

The 54 historic properties in the district illustrate the story of the community's and the region's development over a period of more than two hundred years. Six properties date to the last half of the 18th century; eight to the first half of the 19th century; 25 to the 1880-1910 period, seven to the 1920-1954 period; and eight to the modern period. These structures feature log, stone, and brick construction methods in the Piedmont for over two centuries.

Rectortown was a bustling town of 100 residents by 1835 with all the requisite craftsmen such as blacksmiths, tavern keepers, wagon makers, boot and shoe makers, tailors, and physicians. In 1852, the town received a huge economic boost with the arrival of the Manassas Gap Railroad. Alfred Rector, a shareholder in the railroad apparently gave the railroad the land necessary to make a loop past his property in Rectortown. As a result, stores were expanded and new buildings appeared even as much of the rest of the South suffered disinvestment after the Civil War.

Old Rector's store was used as a prison for captured Federal troops during the Civil War. It was also the site of Union General George McClellan's headquarters in November, 1862, when he received

word from President Lincoln that he was being relieved of his post.



Historic Rectortown Home

Rectortown also features a historic African-American community that was oriented around the Mt. Olive Baptist Church. This community was formed at least by 1870 by freed blacks after the Civil War, but had also essentially been in existence with the institution of slavery from the time the town originated in the 18th century.

Buildings listed as contributing structures in the National Register district are eligible for grants and tax credits.

Land Use Issues:

Rectortown contains approximately 61 residential and commercial addresses.

The soils that underlie the village of Rectortown are developed from granite, granite gneiss and granitic schist. The terrain ranges from rolling to moderately steep landscapes that are dissected by tributaries of Goose Creek.

The rolling uplands contain soils that are loamy to clayey and are shallow to bedrock in places. These areas can be limited for house sites and drainfield locations due to depth to bedrock and some areas have problems with shrink-swell clays, which can damage house foundation as well as cause water to pond on the surface. On the steeper upland sections the soils are loamy with stones and rock outcrops evident on the surface. The steepness, depth to bedrock, and stoniness of the surface make these areas poor for house sites and drainfields.

The drainageway soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some

areas may include hydric soils, which are an indicator of federally regulated wetlands. The drainageways are best suited as preserved open space, possibly for pasture and hayland.



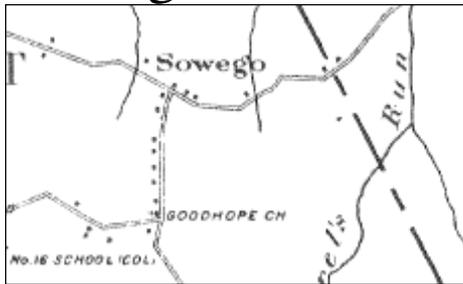
Historic Rectortown Streetscene



Aerial of Rectortown Showing Village Surrounded by Farmlands, *Color Aerial Imagery Copyright 2002 Commonwealth of Virginia*

[Map: Rectortown with current zoning and National Register District](#)

Sowego



1914 Map of Fauquier County, Virginia

inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands.

The drainageways are best suited as preserved open space, possibly used as pasture or hayland.

[Map: Sowego and current zoning](#)

Sowego is located at the intersection of Routes 611 and 612 near the boundary of the Quantico Marine Corps Base. This area used to host two stores that served the surrounding rural area. The history of this African-American village has not yet been compiled in any publicly available documents. The 1940 expansion of the Quantico military reservation absorbed much of the area and ended the commercial viability of the crossroads.

Land Use Issues:

The village of Sowego currently contains approximately 11 residential and commercial addresses.

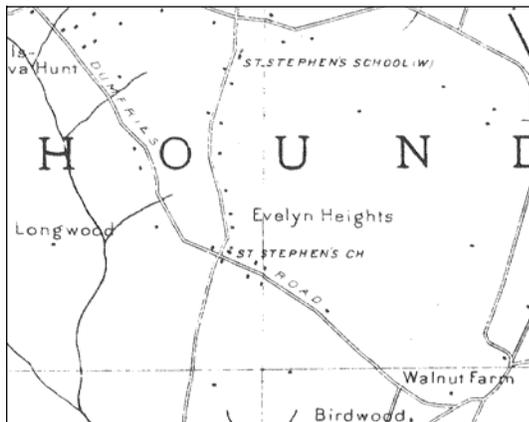
The village of Sowego is located in the Culpeper Triassic Basin. The terrain is level to rolling. The soils formed from siltstone and conglomerate bedrock. Tributaries of Dorrells Run and Town Run dissect the area.

The upland soils range from silty to clayey, are generally shallow to bedrock and have a high water table. Some areas may have areas of hydric soils, which indicate the possible presence of federally regulated wetlands. It tends to be difficult to find sites to install conventional drainfields and houses with basements in these soils.

The drainageway soils are not suited for house and drainfield sites due to inundation with water, a high seasonal water table and a layer of high shrink – swell clay in the soil. Also, some areas may have

Adopted May 10, 2007

St. Stephen's



1914 Map of Fauquier County, Virginia

The architectural centerpiece of St. Stephen's is the St. Stephens Episcopal Church which has also served as a gathering place for the surrounding farming community. The views around St. Stephen's Episcopal Church are outstanding. Within sight of the Church and in the surrounding area, there are several farms in full operation. Efforts to build the original St. Stephen's church began in 1842. The closest Episcopal Church was in Warrenton and Episcopalians in the area, for the price of one-half eagle, purchased the land to build their own place of worship. It was not completed until 1861.

According to Eugene Scheel's 1976, *The Guide to Fauquier*, the original church burned during the Civil War when Union troops evacuated quickly and failed to put out their camp fires. In 1874, when a New York architect named F. Draper learned that the congregation planned to rebuild, he donated one of his designs based on a scaled down design of a Main Line Philadelphia church.

The current church is in a cruciform shape with flying buttresses and a vaulted ceiling.



St. Stephen's Episcopal Church

Land Use Issues:

The village currently contains approximately 71 residential and commercial addresses.



View from St. Stephen's Church

The village of St. Stephens is located in the Culpeper Triassic Basin. The terrain is level to rolling with soils formed from conglomerate and siltstone bedrock. Walnut Branch and tributaries of Cedar Run dissect the area.

The upland soils range from silty to clayey and are shallow to bedrock in places. Shallowness to bedrock, which is mainly on the rolling slopes near the drainageways, will limit installation of conventional drainfields and houses with basements. However, most of the upland soils are well suited for installation of conventional drainfields and houses with basements. The areas of clayey soils have a slower permeability that will require larger drainfields.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with

water, a high seasonal water table and a layer of high shrink – swell clay in the soil. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.

[Map: St. Stephen's with current zoning](#)

Sumerduck



Union Primitive Baptist Church

Sumerduck, often referred to as “the Duck,” is a late 19th century crossroads located equidistance between Fredericksburg, Culpepper and Warrenton. Sumerduck derived its name from Sumerduck Run where in the summer one can find hundreds of ducks resting along the banks of the creek.

The village is located in southwest Fauquier County, about 2 miles east of the Rappahannock River. The oldest buildings in town are located at the north end of the town, while the more recent ones are on the south end.

The historic area of Sumerduck contains approximately eleven buildings: seven dwellings, two churches, a school, and a store. The churches remain in use, while the store is vacant and the school has been converted to an antique shop. Some of the more notable buildings include the Union Primitive Baptist Church, a circa 1898 one-story one bay, gable-end, stuccoed frame building with 6/6 windows, constructed on land donated by Margaret Allen Jones.

South of the church across Route 632 is a circa 1914 two-story, L-shaped frame dwelling featuring interesting star cutouts in the decorative verge board that was built for J. Hackley Mills. From the intersection one can see all the decorative trim on the “Mill Place,” a large Victorian-era house with three-part windows, gable-end returns, wraparound porch, and trimmed in decorative verge board throughout.

Adopted May 10, 2007

On the east side of Route 631 stands a 1 -½ story Gothic Revival dwelling constructed in 1885 for Henry Broadus Jones. Just south of this house is the Old Jones Store, currently vacant. Three late-19th and early-20th century homes on Route 631 are also defining historic attributes. The Sumerduck Baptist Church is one-story frame building with a square tower and enclosed belfry that was constructed in 1915. The Sumerduck School, which has already been determined to be eligible to be listed on the National Register of Historic Places in 1994, was built in 1917 and utilized as a school until 1945.



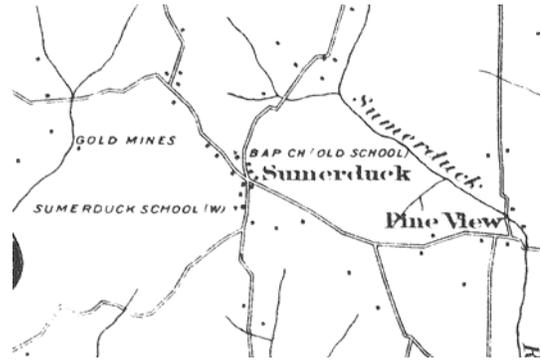
Sumerduck School

The town retains a high-degree of historical integrity and is possibly eligible for listing on the National Register of Historic Places.

In 1970, Olive V. Jones wrote a short history of the village, “The Little Village of Sumerduck,” with descriptions of community life in the 19th century, as well as her experiences in the 1920s. Ms. Jones recounted that it took all day to make the trip by buggies and wagons to Fredericksburg. The families in the village were the Jones, Mills, McConsies, and Smiths and in outlying areas there were the Embreys, Curtis, Brooks, Holmes, and Jacobs. In the 1920s, Sumerduck was a lively center of social and commercial activity, with a shoe shop, barber shop, a millinery, and a couple of stores.

The 4,539-acre F. Phelps Wildlife Management Area lies to the west of the community, providing

community residents with nearby recreational opportunities and miles of un-inhabited woodlands.



1914 Map of Fauquier County, Virginia

Land Use Issues:

Sumerduck contains approximately 82 residential and commercial addresses.

The terrain in Sumerduck is undulating to steep, highly dissected with drainageways that are tributaries to Sumerduck Run.

The upland soils, developed from schist bedrock, tend to be silty to clayey. Steep areas along the drainageways are generally shallow to bedrock. Otherwise, the main limitation for drainfields is slow permeability, so drainfields will tend to be large.

The drainageway soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways are best suited as preserved open space, possibly used as pasture or hayland.

[Map: Sumerduck and current zoning](#)

The Sage



Carrie and Son Store, Sagetown

The Sage or Sagetown, was first settled by Irish railroad workers during construction of the Manassas Gap Railroad in the 1850s. It was originally called Fagan's Hill or Fenny's Hill and became an African-American settlement after the Civil War, getting its name from the sage-like flora in the area (believed to be broomsage.)

Entering the village from Markham on Sage Road, one is witness to at least one-and-one half miles of a stone fence constructed with row-boat sized boulders. Apparently, Mr. Robinson, one of the more eccentric local residents constructed this fence as a whimsical venture in the 1980s.

Land Use Issues:

The village currently contains 8 residential addresses.

Soils are developed from granite, granite gneiss and granitic schist with pockets of intruded greenstone and chloritic schist. The terrain ranges from rolling to steep landscapes that are dissected by tributaries of Goose Creek. The most limiting factors for buildings and drainfields in this village are depth to bedrock and steep slopes.

The rolling uplands contain soils that are loamy to clayey and can be shallow to bedrock. These areas can be limited for house sites and drainfield locations due to depth to bedrock. On the steeper upland sections the soils are loamy with stones and rock outcrops evident on the surface. The steepness, depth to bedrock, and stoniness of the surface make these areas poor for house sites and drainfields.

Adopted May 10, 2007

The drainageway soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some areas may include hydric soils, which are an indicator of federally regulated wetlands. The drainageways are best suited as preserved open space, possibly for pasture and hayland.

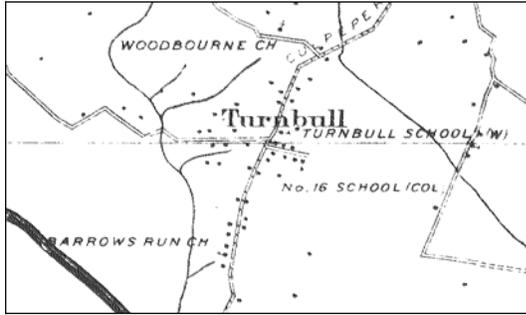
Local residents may consider working with county officials and the Afro-American Historical Association of Fauquier County to compile a neighborhood history.



Finney Hill School 7th Grade Students, Photo Courtesy of the Afro-American Historical Association of Fauquier County

[Map: The Sage and current zoning](#)

Turnbull



1914 Map of Fauquier County, Virginia

Turnbull was settled by freed African-Americans after the Civil War. The community's centerpiece is First Springs Baptist Church. Other churches that were once active are now used as residences. While the majority of the houses in the village were constructed in the last fifty years, there are a few contributing residences remaining residences that

demonstrate the early history of the African-American community.



Early Turnbull Residence

Land Use Issues:

The village currently contains 88 residential addresses.

The terrain in the village of Turnbull is level to steep. The soils formed in metamorphosed basalt and sedimentary rock that is part of the Blue Ridge Anticline. The area is dissected by Great Run and Barrows Run and their tributaries.

The upland soils range from sandy to clayey in texture. Much of the upland soils are suitable for
Adopted May 10, 2007

and houses with basements may be difficult to locate. Some of the undulating upland soils have soils with a high water table and an impermeable layer of high shrink – swell clay. House and drainfield sites are difficult to locate within these areas.

The drainageway and floodplain soils are not suited for house and drainfield sites due to inundation with flood water, a high seasonal water table. Also, some areas may have inclusions of hydric soils, which indicate the possible presence of federally regulated wetlands. The drainageways and floodplains are best suited as preserved open space, possibly used as pasture or hayland.



Turnbull School, Photo Courtesy Afro-American Historical Association of Fauquier County

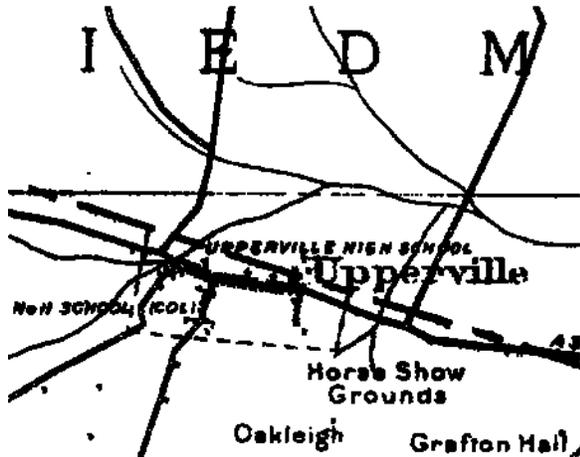


Early Turnbull Residence

[Map: Turnbull with current zoning](#)

installation of drainfields and houses with basements.
The steep slopes along the drainageways are often
shallow to bedrock, so sites for drainfields

Upperville



1914 Map of Fauquier County, Virginia

Upperville is sometimes called the town that is "a mile long and an inch wide" because most of the homes line Columbia Street, as Route 50 was called on the original plat.

In the 1760s, young George Washington surveyed much of the area west of Middleburg and bought a tract with a stone house that operates today as the 1763 Inn. By 1790, Josephus Carr had assembled 177 acres along Pantherskin Creek, where he established a village of 50 lots called "Carrstown." Founded in 1797, Carrstown was renamed Upperville, for reasons still unknown, by the 1818-1819 Virginia General Assembly. Like Aldie, Upperville thrived because of its location near a creek that could turn millstones for grinding corn and wheat.



Carr House

Of the seventy-five buildings that comprised the town in 1976 when it was placed on the National Register, approximated fifty are nineteenth century and well over half of these date prior to 1860.

Adopted May 10, 2007

Several of the earliest houses are stone, such as the Joseph Carr House and Dr. Smith House. The town structures are simple adaptations of their sophisticated counterparts in more urban centers such as Alexandria and Georgetown.

One of the town focal points is the Trinity Episcopal Church, a circa 1950s French Medieval Style building in local sandstone, complimented by a rectory and parish house.



Trinity Episcopal Church

Upperville is the home of the country's oldest horse shows founded in 1853 by Richard Henry Dulany of nearby Welbourne. On the outskirts of town there is the Piedmont Point-to-Point, which is located on a track dating to 1760.

Oakley Farm, one of Upperville's most historic places, was the scene of two Civil War battles. Ida Dulaney, the owner of Oakley during the war, recalls in her diary that she stood on her balcony watching the armies charge and countercharge through her grounds. The balcony at Oakley still overlooks those same fields which remain unchanged.

The town's oldest church, the United Methodist Church, begun in 1832, is a notable example of rural Federal style architecture and was used in the Civil War as a Union Hospital. On June 21, 1863 10,000 cavalry and infantry clashed here in The Battle of Upperville.

Union cavalry made a determined effort to pierce Stuart's cavalry screen. Hampton's and Robertson's brigades made a stand at Goose Creek, west of

Middleburg, and beat back Gregg's division. Buford's column detoured to attack the Confederate left flank near Upperville but encountered William E. "Grumble" Jones and John R. Chambliss brigades while J.I. Gregg's and Kilpatrick's brigades advanced on. After furious mounted fighting, Stuart withdrew to take a strong defensive position in Ashby Gap.



Upperville Methodist Church

After furious mounted fighting, Stuart withdrew to take a strong defensive position in Ashby Gap, even as Confederate infantry crossed the Potomac into Maryland. As cavalry skirmishing diminished, Stuart made the fateful decision to strike east and make a circuit of the Union army as it marched toward Gettysburg. There were 400 total casualties.

Land Use Issues:

Upperville currently contains approximately 138 residential and commercial addresses within its boundaries. Upperville is largely built out under its current zoning.

The soils that underlie the village of Upperville are developed from granite, granite gneiss and granitic schist with pockets of intruded greenstone. The terrain ranges from rolling to moderately steep landscapes that are dissected by tributaries of Panther Skin Creek.

The rolling uplands contain soils that are loamy to silty and can be shallow to bedrock in places. These areas can be somewhat limited for house sites and drainfield locations due to depth to bedrock and areas of shrink-swell clays are possible, which can damage house foundations. On the steeper upland sections the soils are loamy with stones and rock outcrops possible on the surface. The steepness,

depth to bedrock, and stoniness of the surface make these areas poor for house sites and drainfields.

The drainageway soils are not suited for house and drainfield sites due to inundation with water or a high seasonal water table in the soil. Also, some areas may include hydric soils, which are an indicator of federally regulated wetlands. The drainageways are best suited as preserved open space, possibly for pasture and hayland.



Upperville Colored School, Photo Courtesy of the Afro-American Historical Association of Fauquier County

[Map: Upperville with current zoning and National Register District](#)