

Chapter 6: Historic Resources – Reviewed 11/5/2019

The County of Culpeper has a rich and diverse history from archaeological evidence of prehistoric settlements to Revolutionary and Civil War history. The history has left its unique stamp on the physical development of the County and its agricultural roots are apparent from the current landscape and development patterns. Though many of Culpeper's rural areas and landscapes have managed to survive largely intact, increasing pressures in recent decades from population growth, new development, and economic fluctuations have begun impacting many of the area's cultural heritage resources.

GOAL: PROMOTE, PRESERVE AND PROTECT SIGNIFICANT HISTORIC RESOURCES OF CULPEPER COUNTY.

1. Provide design incentives and land use management tools for development in these identified historic resource areas.
2. Consider regulations and incentives which encourage the rehabilitation and maintenance of historical structures.
3. Support the nomination and preservation of historic buildings and specific sites to the Virginia Landmarks Register of Historic Places and National Historic Register of Historic Landmarks, as is reasonable and otherwise in accordance with the goals and objectives of this Comprehensive Plan.
4. Promote tourism in association with the County's historic buildings and sites.
5. Enhance the awareness of Culpeper County's history and the importance of the County as it relates to the Commonwealth of Virginia and the United States.
6. Preserve and protect core battlefield areas and minimize development in study areas.
7. Encourage studies that identify additional Areas of Historic Interests.

Historic Inventory

In January of 2008, Dovetail Cultural Resource Group began a multi-phase reconnaissance-level investigation of architectural and archaeological resources located within 23 previously specified Areas of Historic Interest (AOHI) in Culpeper County, Virginia known as the Cost-Share Cultural Resource Survey of 23 Areas of Historic Interest Within Culpeper County, Virginia (Cultural Resource Survey). The established 23 AOHI relied heavily on The Historic-Site Survey and Archaeological Reconnaissance of Culpeper County, Virginia, (hereafter Historic-Site Survey) by Eugene M. Scheel prepared for the County of Culpeper, November, 1992 - April, 1994. This 1994 survey consists of two parts: a set of United States Geological Survey Map Quadrangles on which all of the sites are located; and a separate write-up for each site. This document, as well as the 2008 Cultural Resource Survey are hereby incorporated into the Comprehensive Plan by reference, and shall be used to support the policies set forth in this chapter.

The 2008 Cultural Resource Survey was completed at the request of the Culpeper County Department of Planning in satisfaction of requirements outlined in the Virginia Department of Historic Resources

(DHR) cost-share survey program contract. The multi-phase survey comprised a Phase I level investigation of all historic architectural properties over 50 years in age and a general evaluation of each area's potential archaeological value. Following the fieldwork, a comprehensive Data Sharing System packet was completed for each surveyed resource, including an architectural description, statement of significance, location maps, and sets of both black & white and color digital photographs. The 23 surveyed AOHIs included: Brandy Station, Cedar Mountain Battlefield, Cunningham Farm, Fleetwood Hill, Griffinsburg, Hansborough Ridge, Hansborough Ridge Encampment, Hazel River, Jeffersonton, Jonas Run, Kelly's Ford, LaGrange, Lignum, Mitchell's, Mount Pony, Mountain Run, Raccoon Ford, Rapidan, Richard's Ford, St. James Church, and Stevensburg. Two other areas, Beverly's Ford and the Rappahannock River Fortifications, were also among the original list of twenty-three AOHI, but were not studied further.

In total, Dovetail completed surveys of 274 new and previously-recorded historic properties in 21 of the 23 targeted areas of historic interest. The resultant pool of surveyed resources spans the entire spectrum of Culpeper County's cultural development, dating from early prehistoric periods through the current millennium. The distribution of individually recorded sites is consistent with the pattern seen in many other areas of the state: a scattering of pre-Civil War era buildings intermixed with a preponderance of buildings dating to both the post-bellum period and the years between the two World Wars.

Preservation

The question of why to preserve historically significant features is integral to community, national and social values. The question of how to protect them are policy decisions. Two important interests of the County are:

1. The preservation of areas of historic interest and open space contributing to the County's legacy.
 2. Managing development to ensure that historic resources are protected and, if possible, enhanced.
- Preservation of sites as open space requires consideration of land purchase and maintenance, as well as property rights. Allowing development while attempting to preserve historic resources requires careful study and planning. It is recommended that steps be taken to protect our significant resources. In many situations, neither total preservation forever nor complete openness for development is either practical or realistic. It is more effective for preservation groups, communities, and private individuals to unite in crafting solutions that take into account the unique aspects of each situation.

The Comprehensive Plan is not a regulatory document. It exists to set forth guidelines to provide a framework in making land use decisions. The guidelines are set forth such that a framework will be in place to foster strong historic preservation efforts. The guidelines stress measures which will not only allow the County to be proactive preserving historic sites, but which will also allow development proposals to become catalysts for major projects. Development and preservation may seem to be in direct conflict, but they often can co-exist, and even reinforce each other. In fact, through trade-offs, clustering, and advanced marketing in conjunction with the County, development can gain exposure from nearby historic sites, and benefit them by creating awareness, study, and public access.

General Guidelines for Historic Preservation

The primary purpose of this chapter is to encourage and facilitate the identification and protection of the County's significant historic resources. Its secondary intent is to enhance awareness of the history of

the County and the importance of preserving properties which are significantly linked with that history. To further this purpose, the following policies are established:

- In making land use decisions, consider the impact to and the protection of Culpeper County's significant historical, archaeological, architectural, and other cultural resources. This is to be accomplished through surveys and studies, maintenance of the Cultural Resource Survey, The Historic-Site Survey and Archaeological Reconnaissance of Culpeper County, Virginia, and nominations of significant resources to the Virginia Landmark and National Registers. The resources identified under this section specifically include sites that are significant to the County's and the nation's various cultural communities. This guideline may be accomplished through any of the following strategies, or any combination thereof:
 - Encourage applicants for rezoning and special use permits to refer to and conduct surveys of historic resources.
 - Encourage the use of preservation easements.
 - Encourage maintenance and protection of historic properties.
 - Utilize conditional zoning procedures which promote preservation.

Action Strategies

While the guidelines outlined above are general in nature, and could be applied county-wide to sites identified in the Cultural Resource Survey and The Historic-Site Survey, the strategies which follow are more specific, and the sites to which they apply are identified in this chapter.

- Consider mitigation measures for all new development within the Areas of Historic Interest.
 - Recognize the Brandy Station and Cedar Mountain Battlefield areas as delineated in this chapter.
 - Encourage a Conceptual Development Plan to be submitted for all rezoning, special use permits, and site plan applications which are in close proximity to historic sites.
 - Where warranted by authoritative survey and DHR criteria, encourage applicants to submit Phase I archaeological surveys as part of the rezoning and special use permit submission package. If necessary, require additional surveys as outlined in the Phase I report. Use these studies in the formulation of the Conceptual Development Plan.
 - Encourage the retention of existing trees and vegetation. Employ significant vegetative buffering along roadways.
 - Encourage the use of clustering and large open spaces for developments which are in close proximity to historic areas and sites.
 - Encourage development proposals to include interpretive features such as historic markers, public access, and trail systems.
 - Encourage development that is located, situated, and buffered so as to maintain a high degree of the existing physical and visual integrity of historic sites and areas while still recognizing the appropriate development.
 - Where construction is approved, encourage compatibility with historic buildings located in historically significant villages, convenience centers, cultural centers, and crossroads.
- Apply mitigation measures to all new development which is in close proximity to sites listed on the Virginia or National Registers, or sites identified in the Cultural Resource Survey and The Historic-Site Survey as potential National Register Sites. Additionally, seek to enhance these sites.

- Where construction is approved, encourage compatibility with any historic building located in close proximity.
- Require that National Register and potential National Register buildings are preserved on adequately sized lots.

Appendix (Resource Material and Other Valuable Planning Tools and Information)

Maps

- 6.1-1 Brandy Station Area of Historic Interest Map →
- 6.1-2 Cedar Mountain Battlefield Area of Historic Interest Map →
- 6.1-3 Cunningham Farm Area of Historic Interest Map →
- 6.1-4 Fleetwood Hill Area of Historic Interest Map →
- 6.1-5 Griffinsburg Area of Historic Interest Map →
- 6.1-6 Hansbrough Ridge Area of Historic Interest Map →
- 6.1-7 Hazel River Area of Historic Interest Map →
- 6.1-8 Jeffersonton Area of Historic Interest Map →
- 6.1-9 Mountain Run & Jonas Run Area of Historic Interest Map →
- 6.1-10 Kellys Ford Area of Historic Interest Map →
- 6.1-11 LaGrange Area of Historic Interest Map →
- 6.1-12 Lignum Area of Historic Interest Map →
- 6.1-13 Mitchells Area of Historic Interest Map →
- 6.1-14 Mount Pony Area of Historic Interest Map →
- 6.1-15 Raccoon Ford Area of Historic Interest Map →
- 6.1-16 Rapidan Area of Historic Interest Map →
- 6.1-17 Richards Ford-Hassininga Area of Historic Interest Map →
- 6.1-18 St. James Church Area of Historic Interest Map →
- 6.1-19 Stevensburg Area of Historic Interest Map →
- Civil War Battlefield Boundary Areas Culpeper County, Virginia →

Additional references for Historical Resources

- American Battlefield Trust →
- A War-Time Viewshed Study of Culpeper County →
- Brandy Station and Cedar Mountain Battlefields →
- Cost-Share Cultural Resource Survey of 23 Areas of Historic Interest within Culpeper County Virginia →
- Culpeper County: A Brief History →
- Eugene Scheel's Culpeper County Historic-Site Survey 1992-1994 →
- National Park Service: National Historic Landmarks Program →
- National Park Service: National Register of Historic Places →
- Virginia Department of Historic Resources: Virginia Landmark Register →
- List of books for additional reference material →