



*COMMONWEALTH of VIRGINIA*

**Department of Historic Resources**

2801 Kensington Avenue, Richmond, Virginia 23221

**JOINT MEETING**

**STATE REVIEW BOARD and BOARD OF HISTORIC RESOURCES**

10:00 a.m., March 16, 2023

Garden Hall, Maymont Foundation, 1700 Hampton Street, Richmond, Virginia

**EASEMENT PROGRAM**  
**BOARD PACKET**

**PROJECT SUMMARIES**

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

**March 8, 2023**

**Revised March 15, 2023**

**NEW  
EASEMENT OFFERS**

<b>BHR Meeting Date:</b> March 16, 2023	<b>Staff:</b> Kyle Edwards	<b>DHR File No.</b> 054-5022-0008
<b>Applicant:</b> American Battlefield Trust (the "Trust")	<b>County:</b> Louisa	<b>Acres:</b> ±98.765

**Property Features and Current Use:**

The Lee Tract (the "Property") is located along Louisa Road, a Virginia Byway, in Louisa County. The Property is comprised of a single parcel totaling ±98.765 acres. It includes approximately 4,500 feet of frontage along a freshwater pond and two intermittent streams which drain to the South Anna River. The majority of the Property (±88.96 acres) is under forested. Approximately 9.36 acres in the northern area of the Property along Louisa Road (Route 33) is currently open-space fields/meadow used for hay production. The Lee Tract is unimproved and there are no recorded archaeological sites. According to an 1863 map, the Property was in open space and/or agricultural use at the time of the Battle of Trevilian Station. The Trust may install a pedestrian trail along Louisa Road and 3-5 interpretive signs. The Trust will apply for an American Battlefield Protection Program ("ABPP") grant and a Virginia Battlefields Preservation Fund ("VBPF") grant to assist with the fee-simple acquisition of the Property. Conveyance of an easement to the Virginia Board of Historic Resources ("BHR") is a condition of these grants. After recording the easement, the Trust will convey the Property to Trevilian Station Battlefield Foundation.

**Conservation Values:**

**Historic/Landscape:**

1. The Property is partially within the core (±49.36 acres) and entirely within the study area of the Trevilian Station Battlefield, which has been given a Preservation Priority Rating of II.2 Class B by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a priority rating of II are those that are in relatively good condition with opportunities for "comprehensive preservation." Battlefield sites rated Class B are those that had a direct and decisive influence on their campaign, in this case Grant's Overland Campaign (May – June 1864).
  - On the morning of June 11, 1864, Brigadier General George A. Custer's Michigan Cavalry Brigade was headed toward Trevilian Station when it met a Confederate wagon train on the Gordonsville Road (Louisa Road). Custer ordered two cavalry units to charge the wagon train and capture it. While the cavalry charge was successful in capturing the wagon train, the Confederates acted quickly to surround Custer's command leaving him with few options. After hours of fighting, Major General Wesley Merritt's cavalry brigade broke through Confederate lines and rescued what was left of Custer's command. This Confederate attack on Custer later became known as "Custer's First Last Stand" for its similarity to Custer's Last Stand in 1876. The Battle of Trevilian Station was one of the bloodiest cavalry battles of the Civil War resulting in a Confederate victory with approximately 1,600 total casualties.
  - Located just west of Custer's position, the northern part of the Lee Tract likely saw some of the fighting during the wagon train capture and "Custer's First Last Stand."

**Archaeological:** The Property is significant for its archaeological potential as a Civil War battlefield. The Property has the potential to contain archaeological sites, deposits and features associated with the Civil War, specifically the Battle of Trevilian Station, based the concentration of troop movement and engagement of the opposing armies across or on the Property.

**Open Space:** The Property contains ±98.765 acres of land, of which ±88.96 acres are forested.

**Water Quality:** The Property includes ±529.8 feet of frontage along a freshwater pond, ±1,824.9 feet of frontage on Harris Creek (intermittent), ±2,181.1 feet of frontage on an unnamed intermittent stream; both streams drain into the South Anna River and are part of the Chesapeake Bay Watershed.

**Agricultural:** The Property contains ± 84.9 acres of Farmland of Statewide Importance as documented on the Natural Resource Conservation Service ("NRCS") Web Soil Survey.

**Conserve Virginia:** The Property lies entirely within the "Cultural and Historic Preservation Category" and partially within the "Scenic Preservation Category" in ConserveVirginia, Virginia's land conservation strategy that identifies high value lands and conservation sites across the Commonwealth of Virginia.

**Other Supporting Governmental Policy:**

**Federal:** (i) "The Report on the Nation's Civil War Battlefields," issued by the CWSAC in 1993, authorized under 54 U.S.C. § 100507; (ii) Battlefield Land Acquisition Grant Program administered by ABPP (54 U.S.C. §§ 30801 – 308103; (iii) The Land and Water Conservation Fund Act, 54 U.S.C. §§ 200301 – 200310, (iv) The NRCS Web Soil Survey, which identifies areas of Prime Farmland and Farmland of Statewide Importance, as classified and defined by the USDA.

**State:** (i) Section 1 of Article XI of the Constitution of Virginia; (ii) Chapter 22 of Title 10.1, Sections 10.1-2200 through 10.1-

2214 of the Code of Virginia; (iii) The Open-Space Land Act, Chapter 17 of Title 10.1, Sections 10.1-1700 through 10.1-1705 of the Code of Virginia; (iv) Virginia Code § 10.1-1017 *et. seq.*; (v) the Board's practices in reviewing and accepting an easement over this Property, which include review by VDHR's Easement Program staff, review by a committee comprised of VDHR staff from different divisions and review and acceptance by the Board at a public meeting, as set forth in the Board's written adopted policies; (vi) Virginia Byway, Virginia Code §33.2-400 and §33.2-405 through §33.2-408; (vii) 6. Virginia Code § 3.2-205, defining the characteristics to be considered for Farmland of Statewide Importance; (viii) Virginia Outdoors Plan (2018) Region 10: Jefferson (12.2, 12.3, 12.7, 12.8, 13.62-13.63); (ix) Virginia Battlefield Preservation Fund; (ix) *ConserveVirginia* (2018).

**Local:** The Property is currently zoned Agriculture (A-1); the future land use designation is Rural Area in the *Louisa County 2040 Comprehensive Plan* (adopted by the Board of Supervisors in August 2019). The plan provides support for the use of conservation easements at Chapter 5, page 15, historic preservation in general in the Vision Statement, page 6 and preservation of rural character at Chapter 3, page 16. By email dated February 8, 2023, Louisa County confirmed that an easement placed on the Lee Tract would be consistent with the *Louisa County 2040 Comprehensive Plan*.

#### Existing Buildings and Structures:

Fence with gate

#### General Easement Terms:

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

**Division:** no subdivision or division permitted.

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

**New Construction & Alterations:** all new construction and alterations to existing buildings/structures requires prior written approval; use *Secretary of the Interior's Standards for Treatment of Historic Properties* as standard for review.

**Archaeology:** ground disturbance may require professional archaeological survey; owner must take precautions to protect archaeological sites; no relic hunting.

**Impervious Surface Coverage:** cap at 1% or less for collective footprint.

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

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

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

**Agricultural Management:** any agricultural use will require an agricultural management plan that stipulates the use of appropriate Best Management Practices and is developed in consultation with the local Soil and Water Conservation District or Natural Resources Conservation Service.

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

**Signs:** restrictions on size and number of signs permitted.

**Public Access:** minimum two days per year

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

#### Documentation Information:

Tax Map Number: 24-77

Property Address: Louisa Road east of Trevilian Station

USGS Quad: Louisa

#### Statement of Public Benefit:

The Lee Tract is of historic and archaeological significance and is within the boundaries of a recognized battlefield with preservation priority ratings from the Civil War Sites Advisory Commission. Restrictions on ground disturbing activities and alterations of historic and landscape resources on the Property, including archaeological sites, and requirements for the maintenance of such resources will ensure the Property retains its historic integrity as a Civil War battlefield landscape. Preservation of the Property will augment efforts to preserve historic properties in Louisa County, including approximately 1,110 acres of land already subject to perpetual easements held by the Board. The Property is visible from Louisa Road (Route 33), a Virginia Byway and a public right-of-way. Restrictions on new construction and viewshed requirements in the Easement will protect scenic and historic views from Louisa Road by the general public. Preservation of the open-space and wooded character of the Property preserves a local landscape that attracts tourism and commerce to the area and enhances the

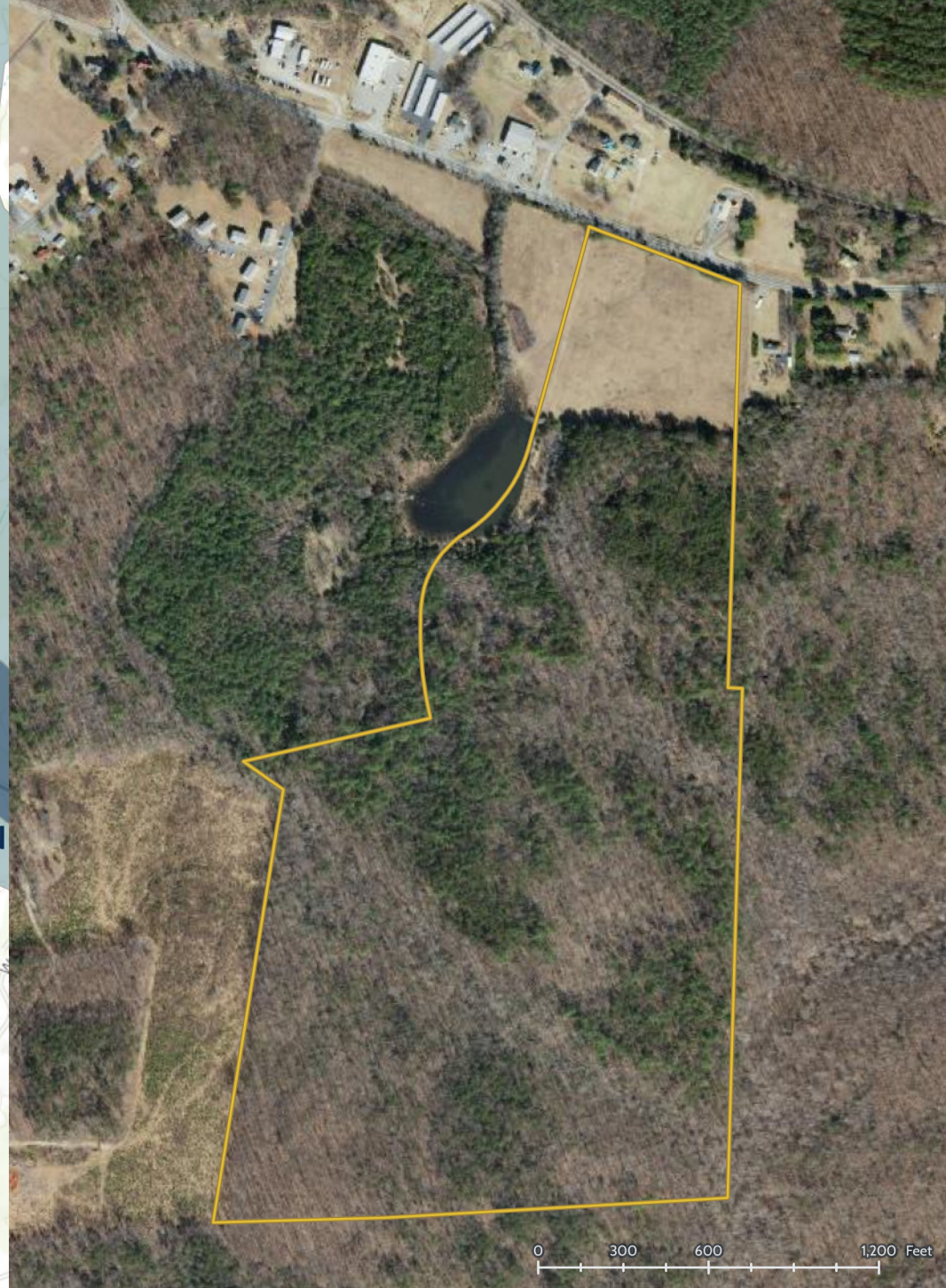
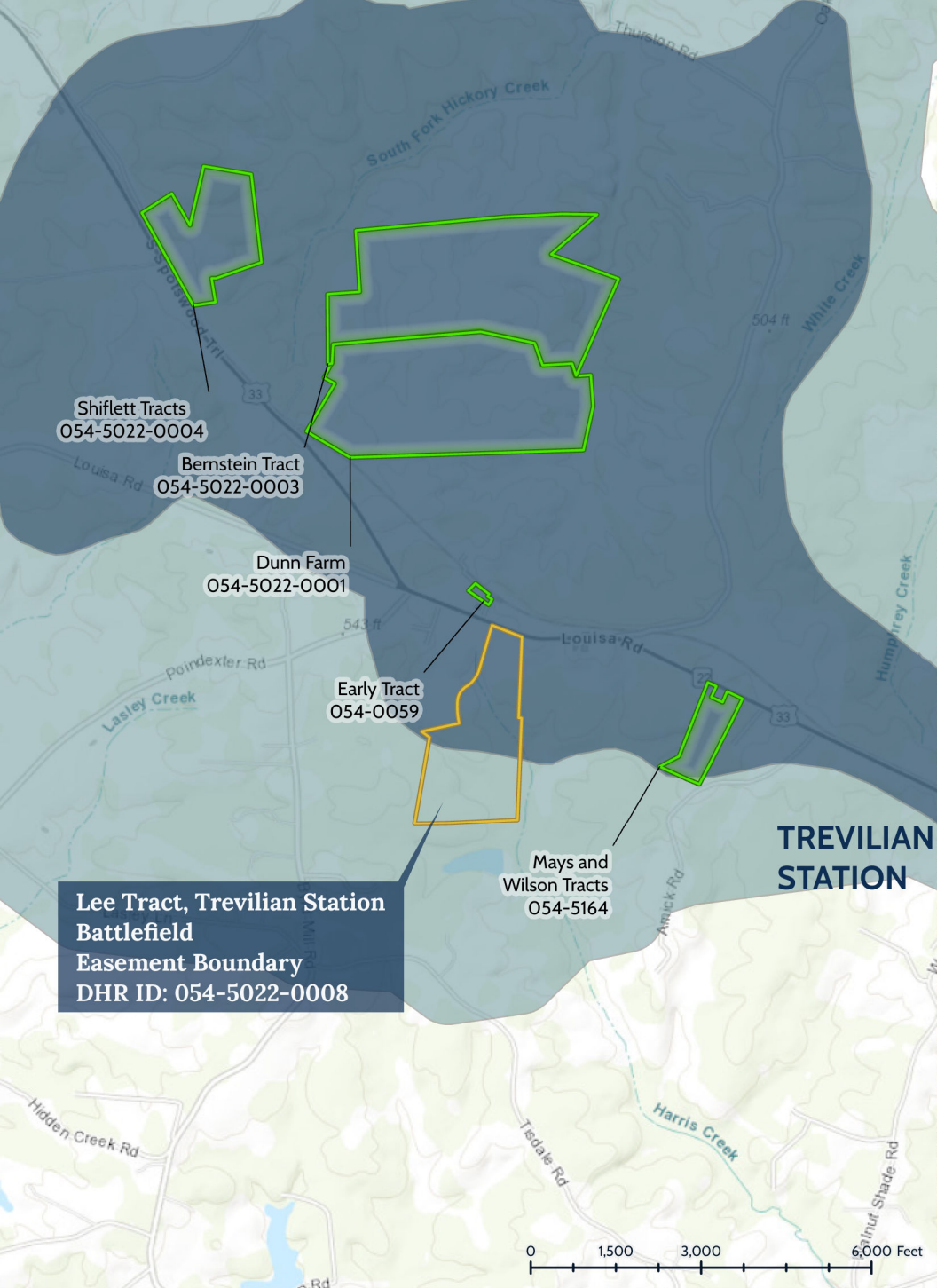


quality of life for area residents. Additionally, restrictions on development, new construction, and ground disturbing activities and requirements for forest management in the easement will protect the forested landscape, forest and ecological resources on the Property and the natural benefits associated with forest conservation such as clean air and water. The Property is also located within the Chesapeake Bay watershed. Limiting new construction, timbering, ground disturbing activities and uses of the Property in the Easement will support protection of water quality in the Chesapeake Bay. The protection of the Property by the easement will fulfill the intent of the 2018 Virginia Outdoors Plan to protect Virginia's historic and cultural resources, including Civil War battlefield landscapes and resources, and to place historic preservation and open-space easements on historic properties.

**Easement Acceptance Committee Recommendation:**

The Easement Acceptance Committee recommends approval of the Lee Tract easement offer subject to the following conditions:

1. Receipt of a legible copy of the 1989 survey that forms the basis of the current legal description.
2. Final review of the title work, title commitment, survey, draft easement, and other recorded and unrecorded documents affecting title to the property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.



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

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

Created By: D. Bascone 2/9/2023  
Sources: VDHR 2023, ESRI 2023, VDOT 2023, VGIN 2023  
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually



<b>BHR Meeting Date:</b> March 16, 2023	<b>Staff:</b> Wendy Musumeci	<b>DHR File No.</b> 043-5078-0004
<b>Applicant:</b> American Battlefield Trust (the "Trust")	<b>County:</b> Dinwiddie	<b>Acres:</b> ±3.0 acres

**Property Features and Current Use:**

The Davis Tract (the "Property") is comprised of a single 3.0-acre tax parcel. The Property is located on Reams Drive (Route 606), approximately twelve miles south of Petersburg. It borders two properties owned by the Trust: the Phillips Tract to the north and west and the Durham Tract to the east (the latter property is within the Petersburg National Park Boundary). The Davis Tract has a flat topography with approximately ±1.62 acres under forested cover. The Property is currently used for residential and open-space purposes and contains a frame dwelling (ca. 1982) and a prefabricated shed. The Davis Tract also includes part of an identified archaeological site. This archaeological site dates to the nineteenth century with components of domestic refuse as well as Civil War occupation. The integrity of this archaeological site has been disturbed by the installation of a transmission corridor which covers ±0.65 acres (21%) of the Property. The American Battlefield Trust has contracted with the owner, Brandy Phillips Davis, to acquire the Property in fee-simple, with closing scheduled for June 30, 2023. The Trust will apply for an American Battlefield Protection Program ("ABPP") grant to assist with acquisition of the Property. After conveying an easement on the Property, the Trust plans to use it for open space and battlefield interpretation purposes. The Trust intends to demolish the existing non-historic buildings and structures and rehabilitate the battlefield landscape within three years from easement recordation. If funding permits the Trust will extend a trail from the adjacent Durham Tract to the Davis Tract.

**Conservation Values:**

**Historic/Landscape:**

1. The Davis Tract is entirely within the core and study areas of the Ream's Station II Battlefield, which has been given a Preservation Priority Rating of II.2 Class B by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a priority rating of II are those that are in relatively good condition with opportunities for "comprehensive preservation". Battlefield sites rated Class B are those that had a direct and decisive influence on their campaign, in this instance, the Richmond-Petersburg Campaign from June 1864 to March 1865.
  - The Petersburg Railroad, also known as the Weldon Railroad, was one of the major arteries supplying Lee's besieged army at Petersburg. In mid-August 1864, General Grant's forces cut off the railroad and stopped supplies to Petersburg. Union General Winfield Hancock ordered the II Corps under General Henry Heth to destroy 14 miles of tracks from Globe Tavern to Reams Station. Union troops occupied poorly constructed earthworks at Reams Station while undertaking their orders to destroy the railroad. Meanwhile, General Lee ordered Confederate forces under General A. P. Hill to drive off the Union forces and save the railroad. On August 25, 1864, Hill's Third Corps routed Hancock's II Corps at Reams Station and stopped further destruction of the Weldon Railroad, thus saving this important supply line for the troops in Petersburg. The Second Battle at Reams Station resulted in a Confederate victory with 3,492 total casualties.
2. The Davis Tract is entirely within the core area of the Ream's Station I Battlefield, which has been given a Preservation Priority Rating of III.3 Class C by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a priority rating of III are those that need additional protections. Battlefield sites rated Class C are those "having an observable influence" on the outcome of their campaign, in this instance, the Richmond-Petersburg Campaign from June 1864 to March 1865.

**Archaeological:** The Property includes part of a known archaeological site that contains features associated with the Civil War battlefields and a domestic site, which site is formally recorded in the VDHR's permanent archive. Although the entire Property has not been subjected to professional archaeological survey, in the opinion of DHR, the Property has the potential to contain archaeological sites, deposits and features associated with the Civil War, specifically the Battles of Reams Station I and II, based on the concentration of troop movements and engagement of the opposing armies across or on the Property.

**Open Space:** The Property includes approximately ±3.0 acres of open-space land, of which ±1.62 acres is under forested cover.

**ConserveVirginia:** The Property lies within the "Cultural and Historic Preservation" layer of ConserveVirginia, Virginia's land conservation strategy that identifies high value lands and conservation sites across the Commonwealth of Virginia.

**Other Supporting Governmental Policy:**

**Federal:** (i) "The Report on the Nation's Civil War Battlefields," issued by the CWSAC in 1993, authorized under 54 U.S.C. § 100507; (ii) Battlefield Land Acquisition Grant Program administered by ABPP (54 U.S.C. §§ 30801 – 308103); and (iii) The Land and Water Conservation Fund Act, 54 U.S.C. §§ 200301 – 200310.

**State:** (i) Section 1 of Article XI of the Constitution of Virginia; (ii) Chapter 22 of Title 10.1, Sections 10.1-2200 through 10.1-2214 of the Code of Virginia; (iii) The Open-Space Land Act, Chapter 17 of Title 10.1, Sections 10.1-1700 through 10.1-1705 of the Code of Virginia; (iv) Virginia Board of Historic Resources practices in reviewing and accepting an easement over this Property, which include review by VDHR's Easement Program staff, review by a committee comprised of VDHR staff from different divisions and review and acceptance by the Board at a public meeting, as set forth in the Board's written adopted policies; and (v) Virginia Outdoors Plan: Region 19 - Crater (Pages 12.2, 12.3, 12.7, 12.8, 13.113-117).

**Local:** The Property is currently zoned A-2 (Agriculture), and its future land use designation is Rural Conservation Area which recommends preservation of the rural character for this general area. The *Dinwiddie County Comprehensive Plan 2006, Updated February 2014* provides support for the placement of a conservation easement on the Property at Chapter X, Future Land Use, page 15, Chapter XI, Policies Goals & Objectives, pages 5-7. Dinwiddie County has confirmed that DHR's proposed historic preservation and open-space easement is consistent with the comprehensive plan.

#### Existing Buildings and Structures:

Frame dwelling (ca. 1982)

Frame shed (ca. 2000)

#### General Easement Terms:

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

**Division:** no subdivision or division permitted.

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

**New Dwellings:** no new residential dwellings permitted.

**New Buildings Structures and Amenities:** walking trails, footpaths, parking facilities, signs, for interpretation of the Property as a Civil War battlefield.

**New Construction:** construction of new buildings, structures, and amenities, requires prior written approval; use *Secretary of the Interior's Standards for Treatment of Historic Properties* as standard for review.

**Archaeology:** ground disturbance may require professional archaeological survey; owner must take reasonable precautions to protect archaeological sites; no relic hunting.

**Impervious Surface Coverage:** cap at 1% or less for all construction.

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

**Ground Disturbance:** (i) grading, blasting, earth removal, or other ground disturbing activities shall not alter topographic aspects of property, except as for construction of permitted buildings, structures, and roads; (ii) mining by any method, dredging on or from the property, or drilling for oil, gas or any natural resource (excluding fresh water), is prohibited.

**Forest Management:** easement shall address forest management including timbering, replanting, landscape rehabilitation and land conversion consistent with the current standard easement template; review and approval required prior to battlefield landscape rehabilitation.

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

**Signs:** restrictions on size and location of signs on property; interpretative signage permitted.

**Public Access:** easement requires 2 days minimum public access and Property is also visible from a public-right-of way.

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

#### Documentation Information:

**Tax Map Number:** 48-39C

**Property Address:** 27760 Reams Drive, Petersburg, VA 23805

**USGS Quad:** Carson

#### Statement of Public Benefit:

The Davis Tract is of historic and archaeological significance and is within the boundaries of the Reams Station I and Reams Station II Battlefields with preservation priority ratings from the CWSAC. The Property also includes part of a known archaeological site. Restrictions on ground disturbance, archaeological resources and historic resources will ensure the Property retains its historic integrity as a Civil War battlefield landscape. Preservation of the Davis Tract will augment efforts to preserve historic properties in Dinwiddie County, including approximately 1,068 acres of land already subject to perpetual easements held by the Board. Preservation of the open-space and wooded character of the Property preserves a local landscape that attracts tourism and commerce to the area and enhances the quality of life for area residents. The Property is visible from Reams Drive (Virginia Route 606). In addition to visibility from a public right-of-way, the easement will require physical public access two calendar days per year. The Property is also located within the Chowan watershed. The protection of the Davis Tract by the easement will also fulfill the intent of the 2018 Virginia Outdoors Plan to protect Virginia's historic and cultural resources, including Civil War battlefield landscapes and resources, and to place historic preservation and open-

space easements on historic properties.

### **Complexities:**

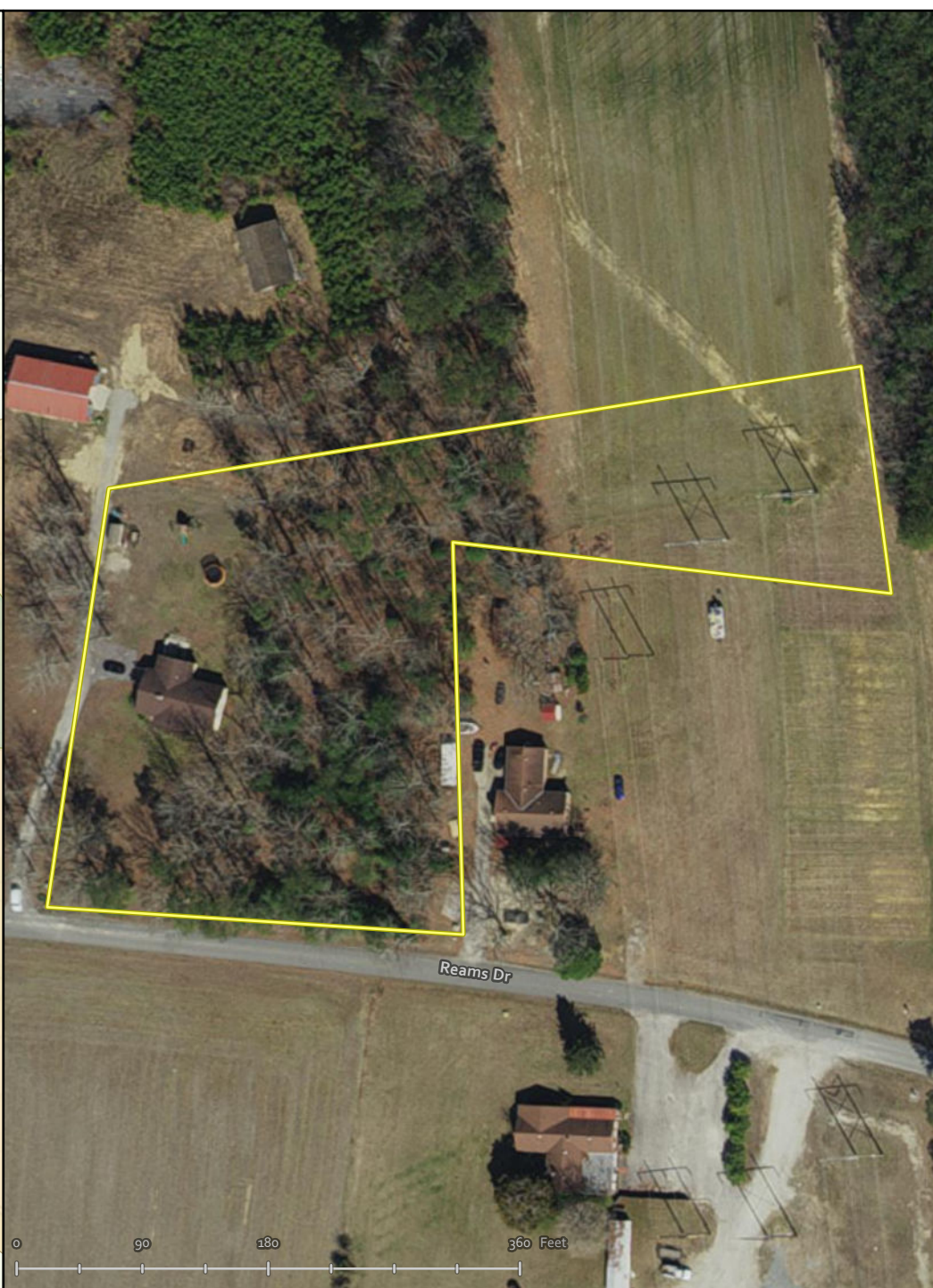
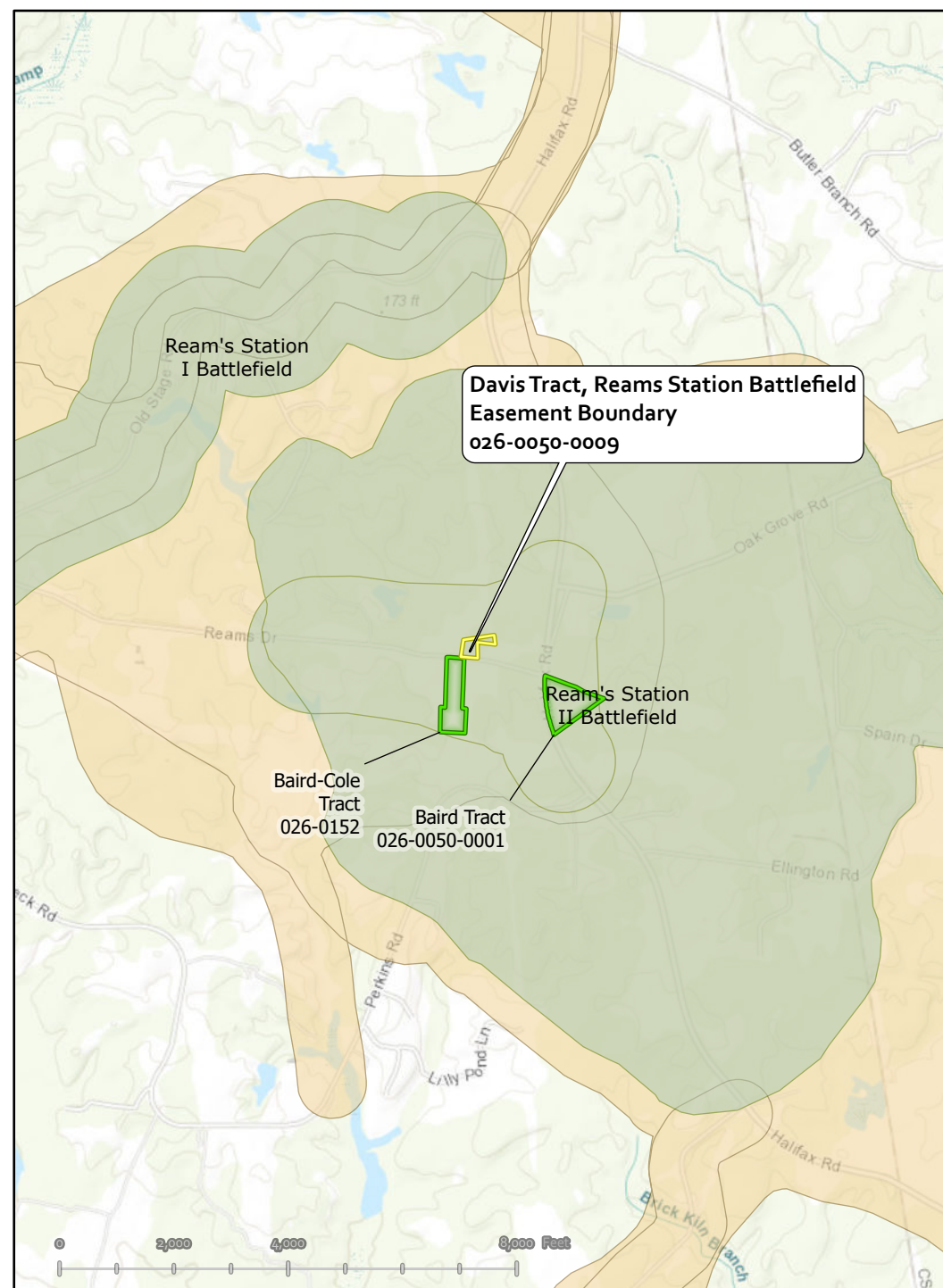
1. Per the boundary survey, there is an undocumented underground powerline easement on the Property near Reams Drive; a containment letter from Southside Electrical Coop documenting the precise location of the powerline and the rights conveyed to SEC for the operation and maintenance of this powerline is required.
2. The Davis Tract includes part of a transmission corridor comprising  $\pm 0.65$  acre (21% of the entire acreage). The Property is also adjacent to the Phillips Tract which was conditionally approved for an easement by the Board in 2022. One of those conditions included establishment of a Transmission Corridor Conservation Plan for the acreage that is within the same transmission corridor as the Davis Tract. Accordingly, the Trust has agreed to extend the Phillips Tract Transmission Corridor Conservation Plan to the Davis Tract. The Trust is currently working on a draft of the Conservation Plan.
3. Following the Easement Acceptance Committee's recommendation for approval of the Davis Tract, the Trust requested that the Davis Tract be combined into one easement with the adjacent Phillips Tract (approved by the Board in 2022) for a total acreage of  $\pm 103.018$  acres. Given the adjacency of the two tracts and the above requirement to establish a Transmission Corridor Conservation Plan on both properties, Easement Program staff agreed to this request.

### **Easement Acceptance Committee Recommendation:**

The Easement Acceptance Committee recommends acceptance of the Davis Tract easement offer subject to the following conditions:

1. Demolition of the existing non-historic buildings and structures and rehabilitation of the battlefield landscape shall be completed within three years from the date of easement recordation. Such rehabilitation of the battlefield landscape shall be conducted according to a written rehabilitation management plan negotiated by DHR and the Trust, and such plan shall be incorporated into the easement either directly or by reference.
2. Receipt of a containment letter for the undocumented Southside Electrical Cooperative electrical line prior to easement recordation.
3. Receipt of a Transmission Corridor Conservation Plan prior to easement recordation.
4. Final review of the title work, title commitment, survey, draft easement and other recorded and unrecorded documents affecting title to the property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.





Davis Tract, Reams Station Battlefield  
Dinwiddie County, Carson Quad  
DHR ID: 026-0050-0009

- 026-0050-0009
- VBHR Easements
- ABPP Core Areas (2014)
- ABPP Study Areas (2014)

Created By: D. Bascones/9/2022  
Sources: VDHR 2022, ESRI 2022, VDOT 2022, VGIN 2022  
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**DHR**  
Department of Historic Resources





**Philips-Davis Tract**  
**Dinwiddie County, Carson Quad**  
**DHR ID: 026-0050-0007**



Created By: D. Bascone, 3/1/2023  
Sources: VDHR 2020, ESRI 2020, VDOT 2020, VGIN 2020  
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<b>BHR Meeting Date:</b> March 16, 2023	<b>Staff:</b> Wendy Musumeci	<b>DHR File No.</b> 043-0307-0002
<b>Applicant:</b> Capital Region Land Conservancy ("CRLC")	<b>County:</b> Henrico	<b>Acres:</b> ±49.09

**Property Features and Current Use:**

Located near the intersection of Interstate 295 and New Market Road (Route 5) in eastern Henrico County, the Haskins Tract (the "Property") is comprised of a single ±49.09-acre parcel. The Property features a rolling topography with approximately 48 acres under wooded cover. The Property is bounded on the east by an unnamed perennial stream that drains to Four Mile Creek. The Property includes an intact portion of the "New Market Line," a line of Confederate earthworks which were heavily fought over during the Battle of New Market Heights in September 1864. Part of the earthworks were destroyed in the early 1980's during the construction of a sewer line that runs through the central part of the Property. Today approximately 650 feet of the earthworks remain. The Haskins Tract was in agricultural use from the Civil War until the mid-1980's when Interstate 295 was constructed leaving the Property inaccessible for farming, and therefore resulting in its reforestation. CRLC acquired the Property on January 6, 2023. They plan to work with Henrico County to connect trails from the Haskins Tract to the County's adjacent New Market Park property. CRLC is also working with the African American Civil War Museum in Washington, D.C. to provide guided tours of the Property. CRLC has applied for an American Battlefield Protection Program ("ABPP") grant and has been awarded a Virginia Land Conservation Foundation ("VLCF") grant to assist with the fee-simple acquisition of the Property. Conveyance of an easement to the Virginia Board of Historic Resources ("BHR" or "Board") is a condition of these grants.

**Conservation Values:**

**Historic/Landscape:**

1. The Property is entirely within the core and study areas of the Chaffin's Farm/New Market Heights Battlefield, which has been given a Preservation Priority Rating of I.3 Class B by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a priority rating of I are those that have a critical need for action. Battlefield sites rated Class B are those that had a direct and decisive influence on their campaign, in this case the Richmond-Petersburg Campaign from June 1864 to March 1865.
  - In late September 1864 Lieutenant General Ulysses S. Grant sought to divert Confederate forces from Petersburg by ordering an attack on the Confederate positions southeast of Richmond along New Market Road. At dawn on the morning of September 29, Union Major General Benjamin Butler's forces made a two-pronged attack. Union troops under Major General David Birney attacked the heights above New Market Road while a second column attacked Fort Harrison further to the west. Birney's attack on the high ground was initially successful but the Confederates fought back and retook the heights and the New Market Line. A brigade of United States Colored Troops fought bravely and suffered many casualties during the battle. Fourteen USCT soldiers earned the Medal of Honor. While the Battle of Chaffin's Farm/New Market Heights resulted in a stalemate with approximately 5,300 total casualties, Grant's objective was achieved as Lee was forced to move troops from Petersburg to strengthen Richmond's defenses.
  - The Haskins Tract includes approximately 650 feet of Confederate earthworks known as the "New Market Line" and is located just west of the successful breakthrough made by the USCT.
2. The Property is entirely within the study area of the Deep Bottom II Battlefield, which has been given a Preservation Priority Rating of I.3 Class B by the CWSAC. Sites with a priority rating of I are those that have a critical need for action. Battlefield sites rated Class B are those that had a direct and decisive influence on their campaign, in this case the Richmond-Petersburg Campaign from June 1864 to March 1865.
3. The Property is partially within the core and entirely within the study area of the Deep Bottom I Battlefield, which has been given a Preservation Priority Rating of II.3 Class C by the CWSAC. Sites with a priority rating of II are those that are in relatively good condition with opportunities for "comprehensive preservation." Battlefield sites rated Class C are those that had an "observable influence" on the outcome of their campaign, in this case the Richmond-Petersburg Campaign from June 1864 to March 1865.
4. The Property is partially within the study area of the Darbytown and New Market Roads Battlefield which has a Preservation Priority Rating of IV.2 Class C by CWSAC. Sites with a priority rating of IV are those that are fragmented with poor integrity. Battlefield sites rated Class C are those that had an "observable influence" on the outcome of their campaign, in this case the in this case the Richmond-Petersburg Campaign from June 1864 to March 1865.
5. The Property is entirely within the core and study areas of the Glendale Battlefield which has been given a Preservation Priority Rating of I.3 Class B by the CWSAC. Sites with a priority rating of I are those that have a critical need for action.



Battlefield sites rated Class B are those that had a direct and decisive influence on their campaign, in this case the Peninsula Campaign from March to September 1862.

**Archaeological:** The Property is significant for its archaeological potential related to its location on five Civil War battlefields. The Property includes two recorded archaeological sites. Although the entire Property has not been subjected to professional archaeological survey, in the opinion of the DHR, the Property has the potential to contain additional archaeological sites, deposits and features associated with the Civil War, specifically the Battles of Chaffin's Farm/New Market Heights, Deep Bottom I and II, Darbytown and New Market and Glendale based on the concentration of troop movement and engagement of the opposing armies across or on the Property.

**Open Space:** The Property contains ±49.09 acres of land, of which ±48.22 acres is forested.

**Water Quality:** The Property includes ±4.84 acres of forested/shrub wetlands, ±0.06 acre of freshwater emergent wetlands, and ±2,216.9 feet of frontage on an unnamed perennial stream that drains to Four Mile Creek. The Property is within the Chesapeake Bay watershed.

**Conserve Virginia:** The Property lies entirely within the "Cultural and Historic Preservation Category" and partially within the "Water Quality Improvement Category" in ConserveVirginia, Virginia's land conservation strategy that identifies high value lands and conservation sites across the Commonwealth of Virginia.

#### Other Supporting Governmental Policy:

**Federal:** (i) "The Report on the Nation's Civil War Battlefields," issued by the CWSAC in 1993, authorized under 54 U.S.C. § 100507; (ii) Battlefield Land Acquisition Grant Program administered by ABPP (54 U.S.C. §§ 30801 – 308103); and (iii) The Land and Water Conservation Fund Act, 54 U.S.C. §§ 200301 – 200310.

**State:** (i) Section 1 of Article XI of the Constitution of Virginia; (ii) Chapter 22 of Title 10.1, Sections 10.1-2200 through 10.1-2214 of the Code of Virginia; (iii) The Open-Space Land Act, Chapter 17 of Title 10.1, Sections 10.1-1700 through 10.1-1705 of the Code of Virginia; (iv) Virginia Code §10.1-1017 *et. seq.*; (v) the Board's practices in reviewing and accepting an easement over this Property, which include review by VDHR's Easement Program staff, review by a committee comprised of VDHR staff from different divisions and review and acceptance by the Board at a public meeting, as set forth in the Board's written adopted policies; (v) Virginia Land Conservation Foundation, Chapter 10.2, Title 10.1, Virginia Code §§10.1-1017-10.1-1026; (vi) Virginia Outdoors Plan (2018) Region 15: Richmond Regional (12.2, 12.3, 12.7, 12.8, 13.93); (vii) ConserveVirginia; and (viii) Chesapeake Bay Program for permanent land conservation in Bay watershed.

**Local:** The Property is currently zoned Agricultural District (A-1); the future land use designation is Commercial Concentration in the *Henrico County 2026 Comprehensive Plan* (adopted August 11, 2009). The comprehensive plan supports the use of conservation and open-space easements at General Development Policy 12 (page 282), provided the easements do not adversely impact planned infrastructure or the pattern of development in the area. Other objectives in support of conservation easements include Land Use and Community Character Objective 38, Natural, Cultural and Historic Resource Objectives 8 and 22 and Rural Keystone Policy 1. By letter dated June 10, 2022, Henrico County confirmed that the historic preservation and open-space easement will be consistent with the comprehensive plan if the easement permits a 200' sewer corridor over the existing 30' sewer easement that bisects the Property.

#### Existing Buildings and Structures:

Underground sewer line with above-surface manholes and one concrete pad

#### General Easement Terms:

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

**Division:** no subdivision or division permitted.

**Existing Buildings and Structures:** none.

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

**New Construction & Alterations:** all new construction and alterations to existing buildings/structures requires prior written approval; use "Secretary of the Interior's Standards for Treatment of Historic Properties" as standard for review.

**Archaeology:** ground disturbance may require professional archaeological survey; owner must take precautions to protect archaeological sites; no relic hunting.

**Impervious Surface Coverage:** cap at 1% or less for collective footprint.

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

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

**Forest Management:** easement shall address forest management including timbering, replanting, and land conversion

consistent with current easement template; review and approval required prior to battlefield landscape rehabilitation.

**Riparian Protection Zone:** minimum 100' vegetated buffer required along the unnamed perennial stream.

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

**Signs:** restrictions on size and number of signs permitted.

**Public Access:** easement requires 2 days minimum public access.

**Grant Funding:** ABPP grant requires specific easement language for Section 6(f)3 of Land and Water Conservation Fund Act. VLCF grant requires specific language per Virginia Code Section 10.1-1017 *et. seq.*

#### Documentation Information:

**Tax Map Number:** 821-682-4167

**Property Address:** No 911 Address; Off Frontage Road "F", Henrico, VA 23231

**USGS Quad:** Dutch Gap

#### Statement of Public Benefit:

The Haskins Tract is of historic and archaeological significance and is within the boundaries of five battlefields with preservation priority ratings from the CWSAC. Restrictions on ground disturbing activities and alterations of historic and landscape resources on the Property, including archaeological sites, and requirements for the maintenance of such resources will ensure the Property retains its historic integrity as a Civil War battlefield landscape. Preservation of the Property will augment efforts to preserve historic properties in Henrico County, including approximately 983 acres of land already subject to perpetual easements held by the Board. Preservation of the open-space and wooded character of the Property preserves a local landscape that attracts tourism and commerce to the area and enhances the quality of life for area residents. Additionally, restrictions on development, new construction, and ground disturbing activities and requirements for forest management in the easement will protect the forested landscape, forest and ecological resources on the Property and the natural benefits associated with forest conservation such as clean air and water. The Property is visible from Interstate 295, a public right-of-way and the easement will require physical public access two calendar days per year. Limiting new construction, timbering, ground disturbing activities and uses of the Property in the Easement will support protection of water quality in the Chesapeake Bay. The protection of the Property by the easement will also fulfill the intent of the 2018 Virginia Outdoors Plan to protect Virginia's historic and cultural resources, including Civil War battlefield landscapes, and to place historic preservation and open-space easements on historic properties.

#### Complexities:

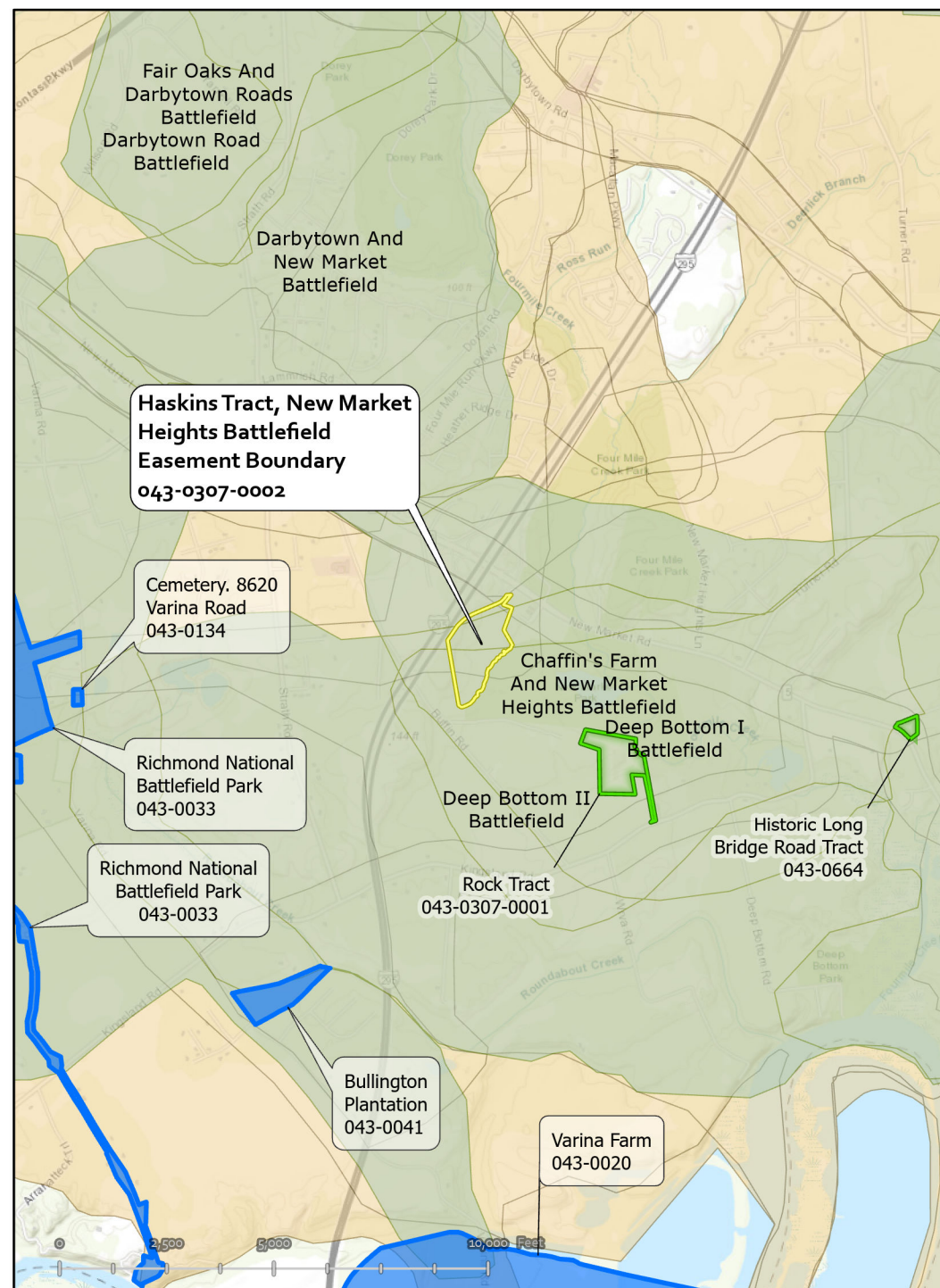
The Henrico County Planning Department indicated in a June 10, 2022 letter to CRLC that the proposed historic preservation and open-space easement will be consistent with its comprehensive plan if the easement permits a 200' wide sewer corridor (including temporary construction easements). An existing sewer line installed in the 1980s bisects the western portion of the Property. Although a 200' wide corridor was utilized for construction at the time the line was installed, the associated easement held by the County is only 30' in width. The County has stated it will need to expand and/or improve the line in the future and will need a wider easement corridor. In response, VDHR conducted limited archaeological testing in the existing sewer line corridor. The results confirmed that the soil profile is disturbed, and the overall archaeological integrity of the immediate area is compromised. CRLC, VDHR, and the County subsequently decided to record a new utility easement between CRLC and the County prior to the historic preservation and open-space easement as this would eliminate the need for VDHR's easement to contain public infrastructure improvement language. The County agreed to site the new 30' line on the opposite side of the intact earthworks and shift the overall corridor west to avoid potential damage to the earthworks. Following these guidelines, the County drafted a new sewer corridor easement which is currently being reviewed by VDHR's counsel at the Office of the Attorney General. The new corridor includes the existing 30' sewer line easement, an additional 30' wide utility easement, and temporary construction easements (55' and 85') to either side. Henrico County has also agreed to revise its existing comprehensive plan letter to reflect these changes.

#### Easement Acceptance Committee Recommendation:

The Easement Acceptance Committee recommends acceptance of the Haskins Tract easement offer subject to the following conditions:

1. Prior to recordation of the historic preservation easement, receipt of the recorded Henrico County utility easement that includes the existing 30' sewer line easement, a 30' wide utility easement, and temporary construction easements to either side. VDHR shall approve the terms and provisions of such easement prior to its recordation.
2. Prior to recordation of the historic preservation easement, receipt of revised comprehensive plan letter from Henrico County removing its previous request to include public infrastructure improvement (PIE) language in the easement.
3. Final review of the title work, title commitment, survey, draft easement and other recorded and unrecorded documents affecting title to the property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.





Haskins Tract, New Market Heights Battlefield  
Henrico County, Dutch Gap Quad  
DHR ID: 043-0307-0002

- 043-0307-0002
- VBHR Easements
- Listed Resources
- ABPP Core Areas (2014)
- ABPP Study Areas (2014)

Created By: D. Bascone 8/26/2022  
Sources: VDHR 2022, ESRI 2022, VDOT 2022, VGIN 2022  
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually



**DHR**  
Department of Historic Resources



Archaeological Resources

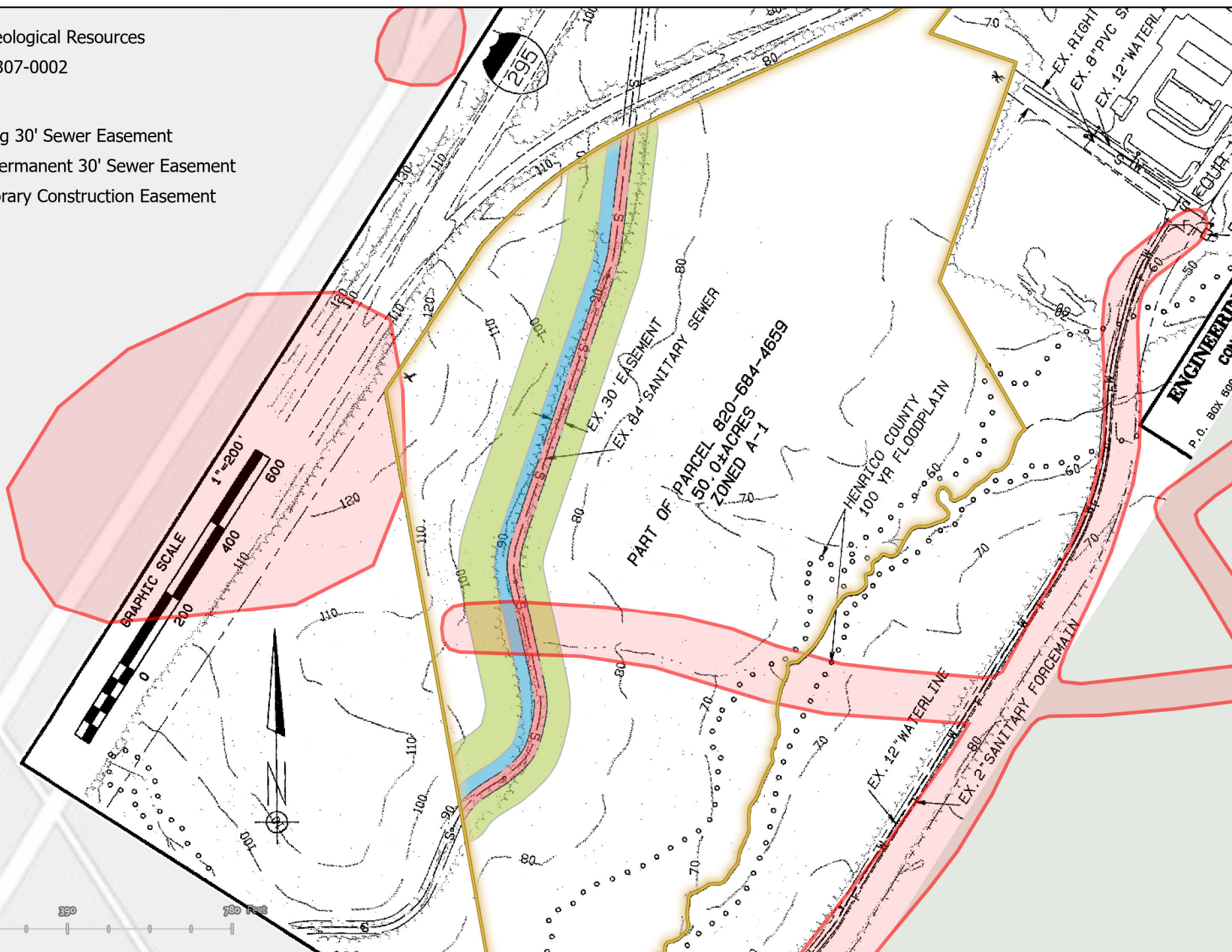
043-0307-0002

### Buffer

Existing 30' Sewer Easement

New Permanent 30' Sewer Easement

Temporary Construction Easement



Haskins Tract, New Market Heights Battlefield  
Henrico County, Dutch Gap Quad  
DHR ID: 043-0307-0002



Created By: D. Bascone 1/13/2023

Sources: VDHR 2020, ESRI 2020, VDOT 2020, VGIN 2020

Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses.

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**DHR**  
Department of Historic Resources

<b>BHR Meeting Date:</b> March 16, 2023	<b>Staff:</b> Wendy Musumeci	<b>DHR File No.</b> 043-5078-0004
<b>Applicant:</b> Capital Region Land Conservancy ("CRLC")	<b>County:</b> Henrico	<b>Acres:</b> ±41.019

**Property Features and Current Use:**

Located near the intersection of New Market Road (Route 5) and Willis Church Road (Route 165) in eastern Henrico County, the 5270 New Market Road Tract (the "Property") is comprised of a single ±41.019-acre parcel. The Richmond National Battlefield Park - Malvern Hill Battlefield borders the Property to the east, and preservation of this parcel will help protect the approaches to the battlefield park. Additionally, the Property includes ±1,400 feet of frontage on New Market Road (Route 5), a Virginia Scenic Byway. During the Civil War, the Property was entirely in agricultural use, and a late nineteenth century deed indicates that there may have been a dwelling on the Property, but this site has not been identified. A mid to late 20<sup>th</sup> century site comprised of a house and garage was constructed near the center of the Property, but all buildings were removed by early 2022. The Property's topography is generally flat with ±26.6 acres under forested cover. A large portion of the forested acreage is within the C4 Ecological Core Area as defined by the Department of Conservation and Recreation ("DCR"). DCR recommends, and CRLC has agreed, that native vegetative cover will be maintained with minimal ground disturbance in this C4 core area to preserve its ecological integrity. The Property's remaining ±15 acres will be returned to agricultural use after lying fallow since 2012. The Property includes approximately ±162.4 feet of frontage along Crewes Channel, a perennial tributary of Turkey Island Creek. CRLC will maintain a 100' riparian buffer along Crewes Channel. CRLC intends to acquire the Property by April 1, 2023. CRLC has requested the right to construct a barn (not to exceed 3,000 square feet) and a greenhouse/hoop house (not to exceed 2,500 square feet) at the former 20<sup>th</sup> century dwelling site. CRLC plans to work with the National Park Service to connect trails from the adjacent Richmond National Battlefield Park – Malvern Hill Battlefield to the Property. CRLC will apply for an American Battlefield Protection Program ("ABPP") grant and has been awarded a Virginia Land Conservation Foundation ("VLCF") grant to assist with the fee-simple acquisition of the Property. Conveyance of an easement to the Virginia Board of Historic Resources ("BHR") is a condition of these grants.

**Conservation Values:**

**Historic/Landscape:**

- The Property is entirely within the core and study areas of the Malvern Hill Battlefield, which has been given a Preservation Priority Rating of I.1 Class A by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a priority rating of I are those that have a critical need for action. Battlefield sites rated Class A are those that had a decisive influence on their campaign, in this case the Peninsula Campaign (March – September 1862), and a direct impact on the course of the war.
  - After trying to advance along New Market Road during the Battle of Glendale the day before, Confederate troops under Major General Theophilus Holmes were forced to retreat to the area of the 5270 New Market Road Tract (near the intersection of the modern New Market Road and Willis Church Road). From this location on July 1, 1862, Holmes ordered his troops to stand down during the Battle of Malvern Hill citing an inadequate force to attack the Federal position, much to the disappointment of General Lee. In the aftermath of the battle, Holmes was relieved of his field command in the eastern theatre. The Battle of Malvern Hill resulted in a Union victory with approximately 8,500 total casualties.
- The Property is entirely within the core and study areas of the Glendale Battlefield which has been given a Preservation Priority Rating of I.3 Class B by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a priority rating of I are those that have a critical need for action. Battlefield sites rated Class B are those that had a direct and decisive influence on their campaign, in this case the Peninsula Campaign (March – September 1862), and a direct impact on the course of the war.
- The Property is entirely within the core and study areas of the Deep Bottom I Battlefield, which has been given a Preservation Priority Rating of II.3 Class C by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a priority rating of II are those that are in relatively good condition with opportunities for "comprehensive preservation." Battlefield sites rated Class C are those that had an "observable" influence on the outcome of their campaign, in this case the Richmond-Petersburg Campaign from June 1864 to March 1865.
- The Property is entirely within the study area of the Deep Bottom II Battlefield, which has been given a Preservation Priority Rating of I.3 Class B by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a priority rating of I are those that have a critical need for action. Battlefield sites rated Class B are those that had a direct and decisive influence on their campaign, in this case the Richmond-Petersburg Campaign from June 1864 to March 1865.

**Archaeological:** The Property is significant for its archaeological potential related to its historic period domestic and agricultural occupation as well as being a Civil War battlefield. Although the Property has not been subjected to professional archaeological survey, in the opinion of the DHR, the Property has the potential to contain archaeological sites, deposits and features associated with domestic occupation and use of the Property and the Civil War, specifically the Battles of Malvern Hill, Glendale, Deep Bottom I and Deep Bottom II, based on the concentration of troop movement and engagement of the opposing armies across or on the Property.

**Open Space:** The Property contains ±41.019 acres of land, of which ±26.6 acres is forested.

**Water Quality:** The Property includes ±0.53 acres of forested/shrub wetlands and ±162.4 feet of frontage on Crewes Channel, a perennial tributary of Turkey Island Creek which drains to the James River. The Property is within the Chesapeake Bay watershed.

**Ecological Core:** The Property is partially within the C4 Ecological Core Area as defined by DCR's Natural Heritage Division.

**Agricultural:** As identified in the Natural Resources Conservation Service ("NRCS") Web Soil Survey of the United States Department of Agriculture, the Property contains ± 34 acres of Prime Farmland.

**Conserve Virginia:** The Property lies entirely within the "Cultural and Historic Preservation Category" and partially within the "Scenic Preservation Category", "Protected Landscapes Category" and "Water Quality Improvement Category" in ConserveVirginia, Virginia's land conservation strategy that identifies high value lands and conservation sites across the Commonwealth of Virginia.

#### Other Supporting Governmental Policy:

**Federal:** (i) "The Report on the Nation's Civil War Battlefields," issued by the CWSAC in 1993, authorized under 54 U.S.C. § 100507; (ii) Battlefield Land Acquisition Grant Program administered by ABPP (54 U.S.C. §§ 30801 – 308103; (iii) The Land and Water Conservation Fund Act, 54 U.S.C. §§ 200301 – 200310; (iv) NRCS Web Soil Survey.

**State:** (i) Section 1 of Article XI of the Constitution of Virginia; (ii) Chapter 22 of Title 10.1, Sections 10.1-2200 through 10.1-2214 of the Code of Virginia; (iii) The Open-Space Land Act, Chapter 17 of Title 10.1, Sections 10.1-1700 through 10.1-1705 of the Code of Virginia; (iv) Virginia Code § 10.1-1017 *et. seq.*; (v) the Board's practices in reviewing and accepting an easement over this Property, which include review by VDHR's Easement Program staff, review by a committee comprised of VDHR staff from different divisions and review and acceptance by the Board at a public meeting, as set forth in the Board's written adopted policies; (v) Virginia Byways, Virginia Code §33.2-400 and §33.2-405 through §33.2-408; (vi) Virginia Outdoors Plan (2018) Region 15: Richmond Regional (12.2, 12.3, 12.7, 12.8, 13.93); (vii) ConserveVirginia (2018); and (viii) Chesapeake Bay Program for permanent land conservation in Bay watershed.

**Local:** The Property is currently zoned Agricultural District (A-1); the future land use designation is Prime Agricultural and Environmental Protection Area in the *Henrico County 2026 Comprehensive Plan* (adopted August 11, 2009). The Comprehensive Plan provides support for the use of conservation and open space easements at General Development Policy 12 (page 282), provided the easements do not adversely impact planned infrastructure or the pattern of development in the area. Other objectives in support of conservation easements include Land Use and Community Character Objective 38, Natural, Cultural and Historic Resource Objectives 8 and 22 and Rural Keystone Policy 1. By letter dated February 23, 2022, Henrico County has confirmed that the placement of an historic preservation and open-space easement on this Property is consistent with the comprehensive plan if the easement includes language allowing for the widening of New Market and Willis Church Roads to their ultimate right-of-way widths of 80 feet.

#### Existing Buildings and Structures:

Concrete pad (former 20<sup>th</sup> century dwelling site)

#### General Easement Terms:

**Note:** *provisions in italics below indicate non-standard easement template language*

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

**Division:** no subdivision or division permitted.

**Existing Buildings and Structures:** none.

**Permitted New Buildings, Structures and Amenities:** (i) reconstructions of documented historic buildings/structures; (ii) pervious roads/drives and parking area; (iii) pervious paths/trails; (iv) utilities that serve the Property (v) fences, gates, mailboxes; and (vi) outbuildings/structures ancillary to use as a historic site or battlefield park, not to exceed 300 square feet in collective footprint. *CRLC has reserved the right to construct one barn/stable (3,000 square feet) and one greenhouse/hoop house (2,500 square feet); CRLC has agreed that these buildings will be used for agricultural purposes only.*

**New Construction & Alterations:** all new construction and alterations to existing buildings/structures requires prior written approval; use "Secretary of the Interior's Standards for Treatment of Historic Properties" as standard for review.

**Archaeology:** ground disturbance may require professional archaeological survey; owner must take precautions to protect



archaeological sites; no relic hunting.

**Impervious Surface Coverage:** cap at 1% or less for collective footprint.

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

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

**Forest Management:** easement shall address forest management including timbering, replanting, and land conversion consistent with current easement template; review and approval required prior to battlefield landscape rehabilitation.

**Riparian Protection Zone:** minimum 100' vegetated buffer required along Crewes Channel.

**Agricultural Management Plan:** easement shall address continued agricultural use of the Property and, per the requirements of the VLCF grant, adherence to an agricultural conservation plan developed in consultation with the Soil and Water Conservation District or the NRCS.

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

**Signs:** restrictions on size and number of signs permitted.

**Public Access:** easement requires 2 days minimum public access; *also 365 days per year by appointment and under supervision with possible future opportunity to connect trails to NPS lands.*

**Grant Funding:** ABPP grant requires specific easement language for Section 6(f)3 of Land and Water Conservation Fund Act. VLCF grant requires specific language per Virginia Code Section 10.1-1017 *et. seq.*, and may require further language concerning the C4 ecological core area.

#### Documentation Information:

**Tax Map Number:** 842-673-7358

**Property Address:** 5270 New Market Road, Henrico, VA 23231

**USGS Quad:** Dutch Gap

#### Statement of Public Benefit:

The 5270 New Market Road Tract is of historic and archaeological significance and is within the boundaries of four battlefields with preservation priority ratings from the Civil War Sites Advisory Commission. Restrictions on ground disturbing activities and alterations of historic and landscape resources on the Property, including archaeological sites, and requirements for the maintenance of such resources will ensure the Property retains its historic integrity as a Civil War battlefield landscape. Preservation of the Property will augment efforts to preserve historic properties in Henrico County, including approximately 983.725 acres of land already subject to perpetual easements held by the Board. Preservation of the open-space and wooded character of the Property preserves a local landscape that attracts tourism and commerce to the area and enhances the quality of life for area residents. Additionally, restrictions on development, new construction, and ground disturbing activities and requirements for forest management in the easement will protect the forested landscape, forest and ecological resources on the Property and the natural benefits associated with forest conservation such as clean air and water. The Property is visible from New Market Road (Route 5), a Virginia Scenic Byway, and Willis Church Road (Route 156), both public rights-of-way. Restrictions on new construction and viewshed requirements in the Easement will protect scenic and historic views from New Market Road and Willis Church Road by the general public and users of such roads. Preservation of the Property will further help protect the approaches to the Richmond National Battlefield Park – Malvern Hill Battlefield. The Property includes frontage on Crewes Channel, a perennial stream, and is within the Chesapeake Bay watershed. Limiting new construction, timbering, ground disturbing activities and uses of the Property in the Easement will support protection of water quality in the Chesapeake Bay. The protection of the Property by the easement will also fulfill the intent of the 2018 Virginia Outdoors Plan to protect Virginia's historic and cultural resources, including Civil War battlefield landscapes and resources, and to place historic preservation and open-space easements on historic properties.

#### Complexities

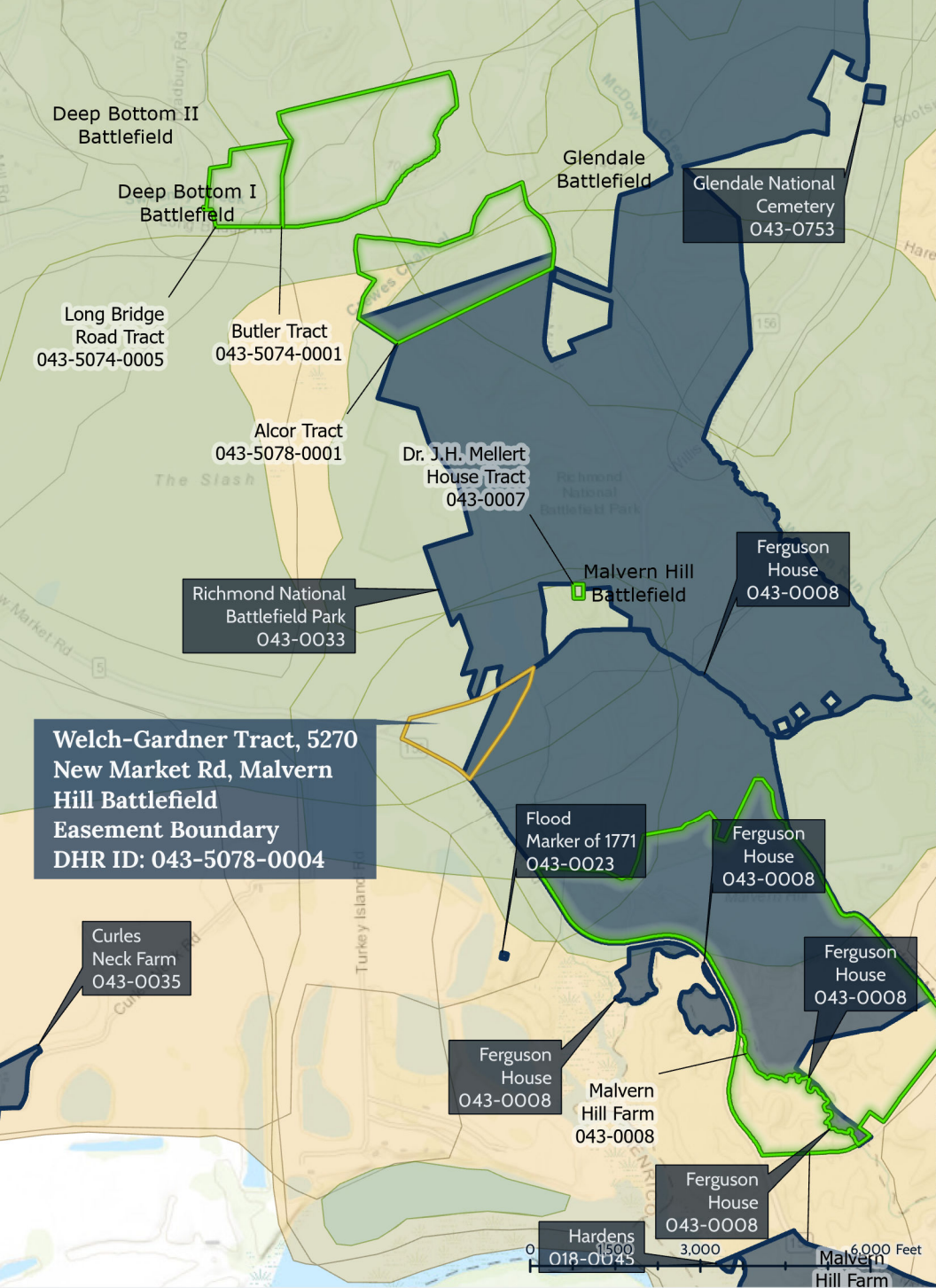
1. Henrico County's letter confirms that the easement will be consistent with the comprehensive plan only if the easement permits the widening of both New Market and Willis Church Roads to their ultimate width of 80 feet.
  - After examining the current widths of both roads, DHR staff requested that Henrico County review its right-of-way width along New Market Road. Henrico concluded that it does not require any additional acreage along New Market Road but will require the widening of Willis Church Road. DHR staff as requested a revised letter from Henrico County stating that the easement will only permit future widening of Willis Church Road to 80 feet.
  - DHR staff will work with CRLC and Henrico County to draft language to DHR's satisfaction that acknowledges and permits the potential infrastructure improvements in the historic preservation and open-space easement held by the BHR, subject to conditions regarding archaeological survey and avoidance of known archaeological sites

### **Easement Acceptance Committee Recommendation:**

The Easement Acceptance Committee recommends acceptance of the 5270 New Market Road Tract easement offer subject to the following conditions:

1. Receipt of a revised comprehensive plan letter from Henrico County removing its request for the easement to allow for the widening of New Market Road.
2. Final review of the title work, title commitment, survey, draft easement and other recorded and unrecorded documents affecting title to the property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.





**Welch-Gardner Tract, 5270 New Market Rd, Malvern Hill Battlefield**  
**Henrico County, Dutch Gap Quad**  
**DHR ID: 043-5078-0004**

043-5078-0004
  VBHR Easements
  ABPP Core Areas (2014)
  ABPP Study Areas (2014)
  Listed Resources

Created By: D. Bascone 11/28/2022  
 Sources: VDHR 2022, ESRI 2022, VDOT 2022, VGIN 2022  
 Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually





<b>BHR Meeting Date:</b> March 16, 2023	<b>Staff:</b> Wendy Musumeci	<b>DHR File No.</b> 009-0178-ep
<b>Applicant:</b> Portiuncula Guild, Inc. ("PG")	<b>County:</b> Bedford	<b>Acres:</b> ±1.419

### Property Features and Current Use:

Located in Bedford County, 1.8 miles north of the town of Thaxton, the Thomas Chapel property (the "Property") is comprised of a single ±1.419-acre parcel. The Property fronts on Thomas Chapel Lane (a private road) about one tenth of a mile from the nearest public road, Penick's Mill Road (Route 684). When the Chapel was constructed in 1844, it was sited on a one-acre hilltop parcel with a commanding view of the Peaks of Otter (today that view is partially blocked by trees). The Chapel is a vernacular Greek Revival three-bay brick structure with a single room plan. It remained unaltered until the early 20<sup>th</sup> century when electricity was introduced, and two interior brick stove chimneys were added. The building was in continual use by the Methodist Church until 1972 when the dwindling congregation dissolved. The Property remained under the ownership of the Methodist Church until 1992 when it was conveyed to the Bedford Historical Society ("BHS"). BHS listed the Property on the Virginia Landmarks Register and the National Register of Historic Places in 2004. BHS also stabilized the building while trying to find a new owner who could preserve it in the long term. In 2020, BHS conveyed the Property to the Portiuncula Guild, Inc. ("PG"), a nonprofit organization that characterizes itself as a "faith-based association of creative folks and spiritual seekers working at the intersections of faith, art, craftsmanship, and creative expression." PG intends to use the Property for events associated with its mission including religious services, performances, retreats, meditation and yoga (both inside the chapel and on the grounds). The deed of conveyance from BHS to PG includes a deed restriction requiring PG to place the Property under a historic preservation and open-space easement to be held by the Virginia Board of Historic Resources ("BHR").

### Conservation Values:

#### Historic/Architectural:

The Thomas Chapel Property includes one contributing historic resource, the Thomas Chapel which was listed on the Virginia Landmarks Register ("VLR") on June 16, 2004 and the National Register of Historic Places ("NRHP") on August 11, 2004.

- The Property is individually listed in the VLR and the NRHP under Criterion A for its association with "events that have made a significant contribution to the broad patterns of our history," particularly in the area of religion, and under Criterion C because it embodies "the distinctive characteristics of a type, period or method of construction" as the Thomas Chapel is a well-preserved example of a vernacular Greek Revival style religious structure.
- The Thomas Chapel is significant for its association with the history of the Methodist Church in Virginia. One of the initial tenants of Methodism was the abolition of slavery. However, by the early 1840's, northern and southern factions of the Methodist Church had formed over the issue of slavery. By 1844, the southern faction broke with the General Conference of the Methodist Church to form the Methodist Episcopal Church, South ("MECS"). MECS allowed its members to own slaves and promoted better treatment for enslaved individuals, including attending MECS church services. Thomas Chapel was founded by trustees who were or would become slave owners and the building was constructed in the wake of the establishment of the MECS in Virginia.
- Constructed in 1844, Thomas Chapel is a small single story, brick structure with front gable roof, and a rare example of a Greek-temple form church in rural Bedford County. The Chapel façade features a three-bay symmetrical design with a central entrance flanked by windows and topped by three clerestory windows, all of which is crowned by a large pediment with molded cornices. Thomas Chapel's unknown builder may have modeled his design on the Bedford Historic Meeting House (currently under BHR easement) which was erected in 1838 and is similar in scale and design. The Chapel interior is a single room plan with the altar located opposite the entrance. The Chapel remained unaltered until the early twentieth century when the building was wired for electricity and two interior chimneys with stoves were added for heating purposes. Despite the dissolution of the Thomas Chapel congregation in the early 1970's, the Chapel building has remained intact. Thomas Chapel is architecturally significant due to its age, vernacular Greek Revival design and the fact that it has survived essentially unaltered for over 175 years.

**Archaeological:** Although the Property has not been subjected to professional archaeological survey, in the opinion of the DHR, the Property has the potential to contain archaeological sites, deposits and features associated with its religious use.

**Open Space:** The Property contains ±1.419 acres of land, of which ±1.11 acres is under forested cover.

**ConserveVirginia:** The Property lies entirely within the "Cultural and Historic Preservation" layer of ConserveVirginia, Virginia's land conservation strategy that identifies high value lands and conservation sites across the Commonwealth of Virginia.

### Other Supporting Governmental Policy:

**Federal:** (i) National Historic Preservation Act (NHPA) of 1966 (54 U.S.C. §§ 300101-307108), which authorizes the National Register of Historic Places (NRHP); (ii) standards and guidelines promulgated by the Secretary of the Interior for the appropriate treatment of historic properties listed on the NRHP (36 C.F.R. Part 68); (iii) review and formal recommendation by the State Review Board of the Commonwealth of Virginia of eligibility for listing on the NRHP, made on June 16, 2004; and (iv) formal determination by the Keeper of the NRHP that the Property meets the Criteria for Evaluation and subsequent listing of the Property on the NRHP on August 11, 2004.

**State:** (i) Virginia Code §§ 10.1-2200 - 10.1-2214; (ii) Open-Space Land Act (Virginia Code §§ 10.1-1700 through 10.1-1705); (iii) BHR's determination at a public meeting on June 16, 2004 that the Property meets the criteria for listing on the VLR and BHR's designation of the Property for inclusion on the VLR; (iv) BHR's practices in reviewing and accepting an easement over this Property, which include review by VDHR's Easement Program staff, review by a committee comprised of VDHR staff from different divisions and review and acceptance by the BHR at a public meeting, as set forth in the BHR's written adopted policies; (v) *Virginia Outdoors Plan* (2018): Region 11 – Region 2000, Pages 12.2, 12.3, 12.7, 12.8, 13.68; and (vi) ConserveVirginia.

**Local:** Current zoning is Agriculture/Rural Preserve District and future land use is designated as Agriculture/Nature Resource Stewardship. The *Bedford County 2030 Comprehensive Plan*, adopted June 25, 2007 and updated August 10, 2015 offers general support for the use of conservation easements at Chapter 5, Action Strategy 5.2.3. Bedford County has confirmed that an easement on this property would be consistent with its comprehensive plan.

### Existing Buildings and Structures:

Thomas Chapel (ca. 1844)	Fence
Pavilion (2022)	Gravel Driveway
Gate	

### General Easement Terms:

**Note:** *provisions in italics below indicate non-standard easement template language*

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

**Division:** no subdivision.

**Existing Historic Buildings and Structures:** *exterior of the Thomas Chapel must be maintained in existing condition or better; demolition prohibited; alterations/additions to exterior of the Thomas Chapel require prior review and approval.*

**Permitted New Buildings, Structures and Amenities:** (i) reconstructions of documented historic buildings/structures; (ii) pervious paths/trails; (iii) utilities that serve the property; (iv) outbuildings/structures such as a shed/bathroom structure; and (v) one new building to replace Thomas Chapel should it be destroyed.

**New Construction & Alterations:** all new construction and alterations to existing buildings/structures requires prior written approval; use *Secretary of the Interior's Standards for Treatment of Historic Properties* as standard for review.

**Archaeology:** ground disturbance may require professional archaeological survey; owner must take reasonable precautions to protect archaeological sites; no relic hunting.

**Impervious Surface Coverage:** 1% or less cap on collective footprint.

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

**Ground Disturbance:** (i) any Ground Disturbing Activities are subject to prior written approval; (ii) mining by strip surface or subsurface mining (including extraction/removal of gravel or similar material), dredging on or from the Property, or drilling for oil, gas or any natural resource (excluding fresh water), is prohibited.

**Forest Management:** trees and vegetation shall be managed according to established arboreal and horticultural practices and to prevent damage to existing buildings and structures.

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

**Signs:** restrictions on size and number of signs permitted.

**Public Access/Viewshed:** easement requires 2 days minimum public access.

**No Burden:** *Provision that affirms conveyance of the easement a voluntary action and the easement, its restrictions, and the review processes established therein do not present a substantial burden on PG's religious exercise.*

### Documentation Information:

**Tax Map Number:** 90-A-25

**Property Address:** 1095 Thomas Chapel Lane, Bedford, VA 24523

**USGS Quad:** Montvale

### **Statement of Public Benefit:**

Thomas Chapel is historically significant and meets the National Register Criteria for Evaluation in 36 C.F.R. 60.4. Restrictions on alterations to historic resources on the Property, including archaeological sites, and requirements for the maintenance of such resources, will ensure the Property retains its historic integrity and eligibility for listing on the state and federal historic registers. Preservation of the Thomas Chapel will augment efforts to preserve historic properties in Bedford County, including approximately 674 acres of land already subject to perpetual easements held by the BHR. The Property is visible from Penick's Mill Road, a public right of way. Preservation of the open-space character of the Property preserves a local landscape that attracts tourism and commerce to the area and enhances the quality of life for area residents. The easement requires the Property to be open to the public two days per year. The protection of the Property by the easement will also fulfill the intent of the 2018 Virginia Outdoors Plan to protect Virginia's historic and cultural resources and to place historic preservation and open-space easements on historic properties.

### **Complexities:**

1. Per the Office of the Attorney General's ("OAG") recommendation, PG agreed to ask the Methodist Church to record a quitclaim deed in which the Church formally disclaims its interests in the Property. The Methodist Church is working with PG's attorney towards recording a quitclaim deed, but it is still reviewing legal documentation and process for this issue. DHR will continue to work with the OAG and PG to facilitate the recordation of a quitclaim deed.
2. Current access to the Property from the nearest public road (Pennick's Mill Road) is over a private road (Thomas Chapel Lane). DHR has requested that PG acquire and convey to DHR an access easement for DHR staff and the general public in perpetuity.
3. Because one of PG's planned uses of the Property is for religious services, DHR has requested that PG agree to the inclusion of a term in the easement that affirms that the conveyance of the easement is a voluntary action, and that the easement does not present a substantial burden on its religious exercise.
4. Given the future use of the Property for religious services, DHR has determined that easement restrictions will not extend to the building interior.

### **Easement Acceptance Committee Recommendation:**

The Easement Acceptance Committee recommends approval of the Thomas Chapel Tract easement offer subject to the following conditions:

1. Receipt of a recorded copy of the quitclaim deed (or other legal document) in which the Methodist Church formally disclaims its interest in the Property.
2. PG obtains and grants a perpetual access easement to the Property for DHR staff and the general public.
3. Inclusion of a term in the easement that affirms that the conveyance of the easement by PG is a voluntary action and PG also agrees that the easement, its restrictions, and the review processes established therein do not present a substantial burden on its religious exercise.
4. Inclusion in of a term in the easement that protects the exterior (and not the interior) of the Chapel.
5. Final review of the title work, title commitment, survey, draft easement and other recorded and unrecorded documents affecting title to the property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.





**Thomas Chapel**  
**Bedford County, Montvale Quad**  
**DHR ID: 009-0178**

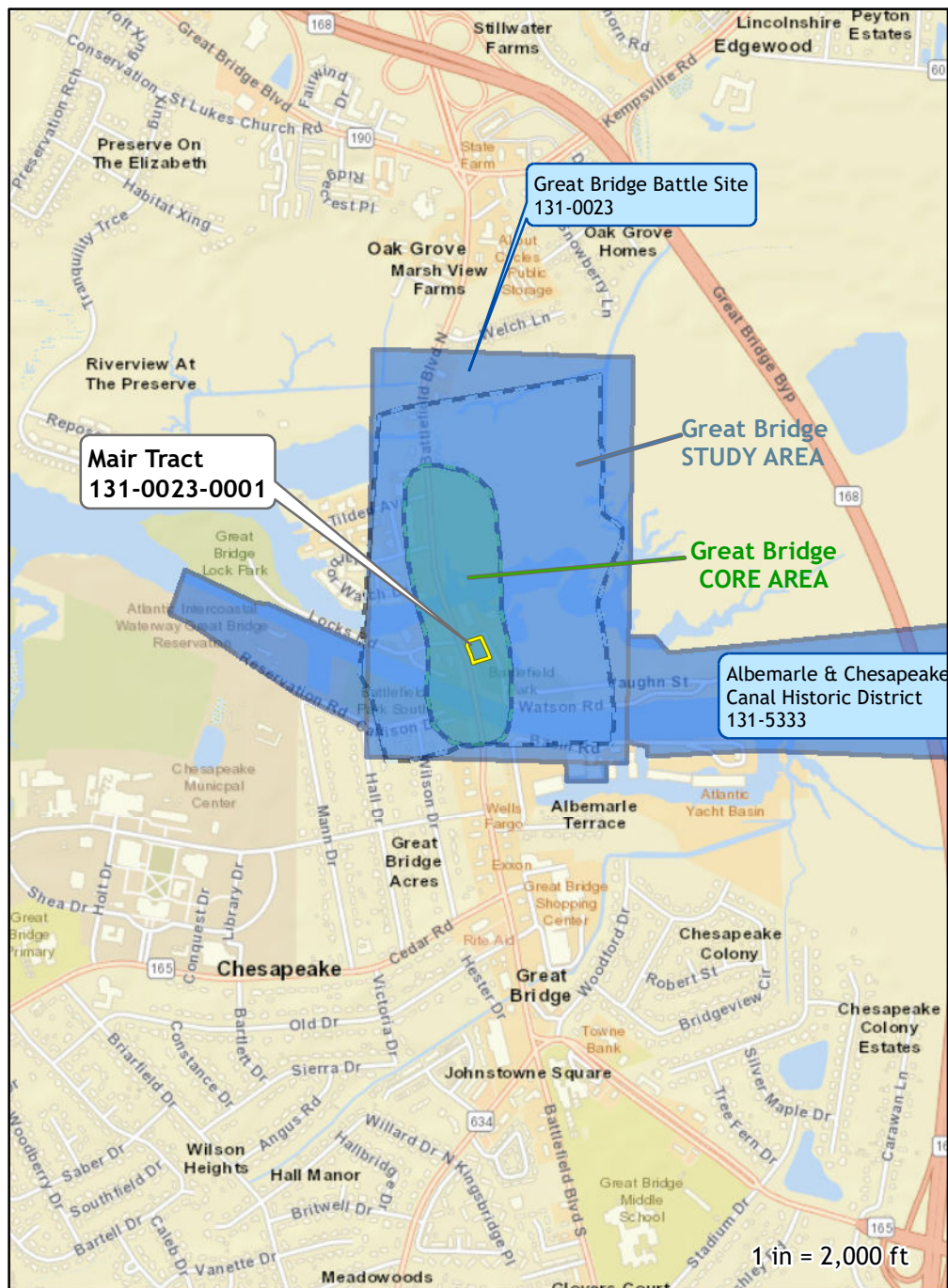


Created By: D. Bascone 9/7/2022  
Sources: VDH 2022, ESRI 2022, VDOT 2022, VGIN 2022  
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**EASEMENT OFFERS  
FOR  
RECONSIDERATION**



<b>BHR Meeting Date:</b> March 16, 2023	<b>Staff:</b> Wendy Musumeci	<b>DHR File No.</b> 131-0023-0001
<b>Applicant:</b> American Battlefield Trust (the "Trust")	<b>City:</b> Chesapeake	<b>Acres:</b> 0.6648
<b>Property Features and Current Use:</b>		
<p>Located on North Battlefield Drive near the Intracoastal Waterway in the City of Chesapeake, the unimproved Mair Tract (the "Property") contains 0.6648 acres of open land. The Property is adjacent to the Great Bridge Battlefield &amp; Waterways Historic Park and Visitor's Center, a four-acre park that commemorates the Revolutionary War Battle of Great Bridge. In addition to being within the core and study areas of the 1775 Battle of Great Bridge, the Property is also entirely within the National Register boundary for the Great Bridge Battle Site (DHR ID 131-0023). Comprised of undeveloped marshland until the late 1930's, the Property was improved with two structures between 1939 and 1954. These structures were demolished circa 1970. By 1990, several buildings and an asphalt parking lot were constructed along the east and north sides of the Property. These were demolished by 2005 and the Property has remained vacant land since that time. The American Battlefield Trust acquired the Property in June 2021 with grant funds from the Virginia Battlefield Preservation Fund ("VBPF") and American Battlefield Protection Program ("ABPP"). Following conveyance of an easement to the Virginia Board of Historic Resources ("BHR"), the Trust will transfer the Property to the City of Chesapeake. The City plans to interpret the Property as part of Great Bridge Battlefield &amp; Waterways Historic Park, through installation of signs and other amenities.</p>		
<b>Board of Historic Resources Approval:</b>		
<p>The BHR approved the easement offer for the Mair Tract at its March 18, 2021 meeting, subject to the following condition:</p> <ol style="list-style-type: none"> <li>1. Final review of title work, title commitment, survey, and draft easement by the Office of the Attorney General.</li> </ol>		
<b>Update to 2021 Board Approval:</b>		
<ol style="list-style-type: none"> <li>1. Since the Board's approval, the Trust notified the Department of Historic Resources ("DHR") of their intention to transfer ownership of the Property to the City of Chesapeake (the "City") after the easement is recorded. DHR has worked with the Trust and City of Chesapeake to draft and review the deed of easement. There are two primary reasons for the delay in recording: (i) DHR did not provide the initial easement draft to the Trust until just over one year after the BHR's approval of the easement offer; and (ii) extended discussions between the Trust, the City, and DHR about an electronic sign the City proposes to install on the Property. The Trust has been timely in their communication with DHR and the City throughout the process. However, some additional delay in closing occurred due to negotiations over the sign. The Trust, DHR, and the City have agreed to several options for the sign.</li> <li>2. The Trust, the City, and ABPP have reviewed the draft easement. Final review by the Office of the Attorney General of applicable documents and a baseline documentation site visit are still needed. Recordation of the easement and closeout of the project is expected no later than June 30, 2023.</li> </ol>		
<b>Documentation Information:</b>		
<b>Parcel Number:</b> 0480000000440		
<b>Property Address:</b> 113 North Battlefield Boulevard, Chesapeake, VA 23320		<b>USGS Quad:</b> Fentress
<b>Easement Program Policy #2: Criteria for Acceptance of Easements:</b>		
<p>Per <i>Easement Program Policy #2: Criteria for Acceptance of Easements</i> (effective through December 7, 2022), standard approvals given by the BHR are valid for two calendar years from the date of the Board approval. The approval for the Mair Tract easement will expire on March 18, 2023 and staff is presenting the project to the Board for reconsideration.</p>		
<b>Easement Acceptance Committee Recommendation:</b>		
<p>The Easement Acceptance Committee recommends reapproval of the Mair Tract easement offer, subject to the following condition:</p> <ol style="list-style-type: none"> <li>1. Final review of the title work, title commitment, survey, draft easement and other recorded and unrecorded documents affecting title to the property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.</li> </ol>		



**Mair Tract, Great Bridge Battle Site**  
**City of Chesapeake, Fentress Quad**  
**DHR ID#: 131-0023-0001**

- 131-0023-0001
- Listed Architecture
- DHR Easements
- Core Areas (2014)
- Study Areas (2014)



Created By: D. Bascone February 11, 2021  
 Sources: VDH 2020, ESRI 2020, YDOT 2020, VGIN 2020  
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**DHR**  
 Department of Historic Resources



**EASEMENTS RECORDED  
SINCE THE  
DECEMBER 8, 2022  
MEETING**

<b>BHR Meeting Date:</b> March 16, 2023	<b>Staff:</b> Wendy Musumeci	<b>DHR File No.</b> 072-0169
<b>Donor:</b> Belmead on the James, Inc.	<b>County:</b> Powhatan County	<b>Acres:</b> ±56.4

**Property Description:**

Belmead on the James, Inc. ("BOJI") has conveyed a perpetual historic preservation and open-space easement to the Virginia Board of Historic Resources over the Drexel-Morrell Center property in Powhatan County. The easement protects a historic dwelling, stable, and 56.4 ± acres of open-space land. Located in a rural agricultural area of northeast Powhatan County, the property has historically been known as Hardscrabble, Taylor's Seat, and Rosemont. It is largely forested and bisected by one perennial stream known as Lick Creek and two intermittent streams. The land cover is characterized by a mixture of woods, fallow field, and scrubland. Improvements on the property include a circa 1898 historic frame dwelling and a frame stable with jerkin-head roof covered in slate. A small graveyard with six marked burials is located southwest of the Dwelling. The cemetery is associated with the Meacham family who owned the property from 1901 to 1940.

Rosemont was built circa 1898 as a residence for Charles Lewis (C.L.) Dodd. In 1895, Mother M. Katharine (formerly Catherine M. Drexel of Philadelphia) hired Dodd to design and erect a school at the St. Francis de Sales Institute, a nearby residential Catholic school for African American girls established by Mother M. Katharine, who also founded the Catholic Order of the Blessed Sacrament. Dodd constructed the residence contemporaneously with his work on the school. However, William Sturdivent Taylor completed much of the work on the dwelling. Taylor, a skilled Black artisan and resident of Powhatan County, worked closely with Dodd. Mother M. Katharine also hired Taylor as one of the first employees contracted to begin construction of St. Francis de Sales Institute.

A 20-acre portion of the larger property was individually listed on the Virginia Landmarks Register and the National Register of Historic Places in 2008 under Criterion C because the circa 1898 dwelling displays an unusual form which differed from typical domestic architecture in Powhatan County at the time. It represents a locally significant example of an eclectic approach to "style" that characterized turn of the 20<sup>th</sup> century architectural design and retains integrity as a unique example of the Queen Anne-Eastlake architectural style in Virginia. The property's historic setting is largely unchanged, and the surrounding area has experienced very little residential or commercial development. On the exterior, the dwelling incorporates patterned gable-end fish scale shingles, overhanging side gables with decorative brackets, a large, front facing gable dormer, Eastlake-style front doors, distinctive chimneys, and a variety of window shapes and styles, including triangular bay windows and a stained-glass lancet window. Notable interior features include historic wood flooring, an elaborate staircase baluster, and wooden and marble Eastlake-style carved mantels with tiled fireplace surrounds and hearths.

In addition to its historic significance, the property contains approximately 46 ± acres of forested land, much of which is designated of high or very high Forest Conservation Value by the Virginia Department of Forestry. More than 87% of the property's total acreage rates as a high conservation priority in the Virginia Department of Conservation Watershed Model. Restrictions on development and ground disturbing activities and requirements for riparian buffer areas and sustainable forest management practices in the easement will protect the forested landscape, associated watersheds (including the Chesapeake Bay watershed), and water quality on the property. The provisions of the easement requiring sustainable agricultural practices will enhance conservation of the agricultural values associated with the property, including soils designated as Prime Farmland and Farmland of Statewide Importance.

The Drexel-Morrell Center, which currently operates from the dwelling on the property, is a community gathering place that houses an archival repository, museum, and spaces for storytelling, ancestry research, and related educational activities such as lectures and workshops. The center focuses on telling the history of the Black Americans who lived, worked, built, and facilitated the growth of the nearby Belmead Plantation. It also highlights the vision and commitment of St. Katharine Drexel to educate Black students during the Jim Crow period of American history. BOJI plans to use the property for environmental education, eco-social justice awareness, and passive recreational activities. They intend to develop a trail system that centers on the natural streams, forested areas, and meadows present on the property as well as amenities such as outdoor classrooms, exhibit spaces, and demonstration agricultural gardens.

BOJI acquired the property with grant funds from the Virginia Land Conservation Foundation and the Virginia Outdoors Foundation Open-Space Lands Preservation Trust Fund. Conveyance of the easement is a requirement of the grants. The property will be open to the public on a daily basis.

Documentation Information:	
Tax Map Number: 014-77 and cemetery parcel	
Property Address: 4747 Cosby Road, Powhatan, VA 23139	USGS Quad: Powhatan
Board Approval:	Easement Recordation Date:
June 16, 2022	February 15, 2023



<b>BHR Meeting Date:</b> March 16, 2023	<b>Staff:</b> Kyle Edwards	<b>DHR File No.</b> 045-5092
<b>Donor:</b> Shenandoah Valley Battlefields Foundation	<b>County:</b> Highland County	<b>Acres:</b> ±19.0912

Property Description:

The Shenandoah Valley Battlefields Foundation ("SVBF") has conveyed a perpetual historic preservation and open-space easement to the Board of Historic Resources over the Levien Tract in Highland County. The easement, recorded on February 17, 2023, protects ±19.0912 acres of historically significant land that contains a portion of the McDowell Battlefield. The Property is located along the Highland Turnpike (VA Route 250), just east of the unincorporated town of McDowell. It currently consists of a residential complex surrounded by 18.45 ± acres of wooded cover on the slopes of Sittlington Hill and Cedar Knob.

The Levien Tract is entirely within the core area of the McDowell Battlefield, which has been given a Preservation Priority Rating of III.3 Class C by the Civil War Sites Advisory Commission ("CWSAC"). The battle took place on May 8, 1862, when Confederate Major General Thomas "Stonewall" Jackson and Brigadier General Edward "Allegheny" Johnson moved to engage Union troops under Brigadier Generals Robert H. Milroy and Robert C. Schenck camped near McDowell, Virginia. This maneuver was intended to deter the joining of major Union forces within the Shenandoah Valley that would threaten Richmond. Arriving first, Johnson took up position on Sittlington Hill to the east of Union troops along the Bullpasture River. In late afternoon, Union infantry crossed the river and proceeded up the ravines that cut the western slope of Sittlington Hill. The Union 3rd Virginia advanced through the Property and east along the Staunton-Parkersburg Turnpike (US Route 250) in an attempt to turn the Confederate right flank. Jackson then reinforced the Confederate flank with two regiments and covered the turnpike with the 31st Virginia, on and to the east of the Property. Fighting continued for four hours as the Union attackers attempted to pierce the center of the Confederate line and envelop its left flank, but the Union troops were repulsed and ultimately withdrew. While the battle was chaotic and inflicted significant Confederate losses, Jackson's movement succeeded in its goal to halt the Union advance and marked a turning point in the Shenandoah Valley Campaign of 1862.

SVBF acquired the property in September 2018 with assistance from American Battlefield Protection Program and Virginia Battlefield Preservation Fund grants, and conveyance of the easement is a requirement of these grants.

Documentation Information:

Tax Map Number: 58-A-56, 58-A-57, 58-A-58	
Property Address: 9468 Highland Turnpike, McDowell, Virginia 24458	USGS Quad: McDowell

<b>Board Approval:</b>	<b>Easement Recordation Date:</b>
09/17/2015, 09/21/2017, 12/12/2019 and 06/17/21	February 17, 2023

