

Bristoe Station and Kettle Run Battlefields  
**Preservation Study**



*Prepared by:*

**Commonwealth Heritage Group, Inc.**

*300 West Main Street, Suite 201*

*Charlottesville, Virginia 22903*

*For:*

**Prince William County, Virginia**

*1 County Complex Court (MC460)*

*Prince William County, Virginia 22192-9201*

*and*

**National Park Service, American Battlefield Protection Program**

*(54 U.S.C. 380101- 380103) (GA-2255-12-018)*

**October 2016**

# Bristoe Station and Kettle Run Battlefields

## Preservation Study

### Archeological Resources Protection Act Version

Prince William County, Virginia

October 2016

*Prepared for:*

**Prince William County, Virginia**

1 County Complex Court (MC460)

Prince William, Virginia 22192-9201

and

**American Battlefield Protection Program**

National Park Service

1201 Eye Street (2287) NW

Washington, D.C. 20005

*Prepared by:*

**Commonwealth Heritage Group, Inc.**

300 West Main Street, Suite 201

Charlottesville, Virginia 22903

**Principle Authors**

Jane Jacobs

Jo Balicki

Laura Knott

Christina Osborn

This material is based on work assisted by a grant from the 'Department of the Interior, National Park service, American Battlefield Protection Program, (54 U.S.C. 380101-380103) (GA – 2255-12-018). Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

Cover image: Cannon and Fields at the Bristoe Station Battlefield Heritage Park. Source: Prince William County Archives



# Executive Summary

In 2001, the Civil War Preservation Trust listed Bristoe Station Battlefield as one of the top 25 endangered sites of historical significance from the Civil War. The Bristoe Station and Kettle Run battlefields are the final resting place for many soldiers, those killed in action in both battles and those that perished from disease at the encampments. In 2012, Prince William County was awarded a grant from the American Battlefield Protection Program (ABPP) to prepare a preservation study for the Bristoe Station and Kettle Run Battlefields. With funding and support from the ABPP, the County retained the services of Commonwealth Heritage Group (CHG) as consultants for the preparation of the *Bristoe Station and Kettle Run Battlefields Preservation Study* (Preservation Study). This community-based study was developed through the collaboration of the consultant team and the Preservation Study Steering Committee (Steering Committee), along with local stakeholders, including owners of land within the Study and Core Areas of the battlefield landscape, conservation and preservation organizations, county government staff, and members of the interested public. The process for developing the Preservation Study was undertaken to identify lands recommended for preservation as well as guidance and clarification of expectations for future land development.

## Significance of the Battles of Kettle Run and Bristoe Station

The Battle of Bristoe Station was the last major military engagement of General Lee's Confederate army in Northern Virginia. The battle took place on October 14, 1863, a few months after the Battle of Gettysburg. More than 100,000 men, Union and Confederate, participated in the Bristoe Campaign. General A.P. Hill, whose Corps was in advance of the main Confederate army, initiated the battle. Hill, however, had misread the strength and positioning of the Union army – almost an entire corps was out of sight behind the Orange and Alexandria (O&A) Railroad embankment. He had also assumed the Confederate reinforcements were close behind his corps and would arrive momentarily at the battlefield. General Robert E. Lee and the remainder of the Confederate army did arrive on the battlefield, but not in time to prevent what amounted to a slaughter of his leading troops. In a very short period of time, the Confederates suffered 1,300 casualties and the Union army lost about 600 men. Most of the Confederates who died were North Carolinians from General Cooke's and General Kirkland's brigades. That night, General Gouverneur K. Warren withdrew the Second Army Corps from the Bristoe Station area under the cover of darkness. The Union victory at Bristoe Station forced the war into central Virginia, where a series of battles would eventually result in the defeat of General Lee and his Confederate army.

In addition to the Battle of Bristoe Station, a very significant engagement occurred within the area encompassed by the Bristoe battlefield. This engagement is known as the Battle at Kettle Run. In August 1862 the Confederates conducted a flanking maneuver around the right of a Union army commanded by General John Pope. General Thomas "Stonewall" Jackson successfully marched his Corps on a 54-mile flank march, in roughly 36 hours, arriving at Bristoe Station unmolested on the evening of August 26<sup>th</sup>. Jackson's Corps was at the rear of Pope's army. Leaving a rear guard force at Bristoe, Jackson took the Federal supply depot at nearby Manassas Junction. General Richard S. Ewell's Division occupied a defensive position, facing southwest, extending on either side of the O&A Railroad at Bristoe. Ewell placed several regiments in advance of his position along the O&A. Pope sent General Hooker's Division to clear the Confederates from Bristoe. Ewell's troops fought a holding action eventually disengaging after several hours when Hooker began a flanking movement and the Confederate force

was beginning to feel pressure from the arrival of more Federal forces. Ewell had successfully delayed the Federals and disengaged.

There was also a military presence near Bristoe Station in July 1861, shortly after the Battle of First Manassas. Many of the Confederate troops set up encampments in the northern Virginia area. Camp Jones was located near the Orange & Alexandria Railroad at Bristoe Station. It was considered ideal because it was far enough from the misery and death of the battlefield, near to the railroad for supplies, and had a fresh water spring on high ground. Infantry regiments from Alabama, Mississippi, North Carolina, Tennessee, and Virginia occupied Camp Jones from August through October. The exact location of these camp sites remains unknown today. Unfortunately, due to close quarters and unsanitary conditions, diseases such as dysentery, typhoid, and measles quickly spread. Hundreds of men died and were buried in the surrounding fields.

### **Vision Statement and Guiding Principles**

Within the Prince William County Comprehensive Plan, the introductory section *A Vision for the Future*, states the following:

*“The goals, policies, and actions strategies in the Comprehensive Plan have been shaped by citizen preferences, the County’s Strategic Plan, sound planning principles, and a need to balance the competing demands for development and the preservation of the County’s distinct, irreplaceable character. Four general goals for the future development of Prince William County represent the vision within which the Comprehensive Plan was crafted.”*

In relation to the Preservation Study and open space preservation in general, the applicable general goal that should guide future development is the following:

#### ***Prince William County as an attractive, “livable” community***

- Good community design to ensure a high quality of life for county residents and to attract targeted businesses.
- Preservation of areas of rural character and significant cultural/historical resources.
- Sound environmental quality.
- A variety of land use types and densities, to make the County an interesting place to live or visit.<sup>1</sup>

The Preservation Study has been created in recognition of the state and national importance of the Civil War battles of Bristoe Station and Kettle Run. This study seeks, through a community based planning effort, to guide the preservation and protection of the battlefield landscape including and beyond the boundaries of Bristoe Station Battlefield Heritage Park.

**Guiding Principles:** Guiding principles for the development of the Preservation Study include:

- The Preservation Study will not create any new regulations and is for information only.
- The Preservation Study results will help the county negotiate development proposals within the Study Area.
- The Preservation Study will provide tools for landowners interested in conservation or preservation programs.

---

<sup>1</sup> Prince William County, Comprehensive Plan, 2008.

- The Preservation Study will provide through historical analysis, significant tangible evidence of the events and lives of the people who occupied and shaped the battlefield landscape.
- The Preservation Study will provide guidelines to maintain and protect the rural character of the landscape so that battlefield events can be interpreted now and in the future.
- The Preservation Study will support and enhance the existing preservation policies and action strategies in the Prince William County Comprehensive Plan specifically for preservation of cultural resources, open space/recreation, sensitive environmental resources, long range land use, and for development of future policies for the protection of the Rural Area.
- The Preservation Study will develop preservation recommendations that overlap, support, and enhance recommendations for preservation of the Rural Area as identified in the *Prince William County Rural Preservation Study Report, 2014*.
- The Preservation Study will encourage government organizations, the local community, and others in participating in preserving the battlefields.

### **Battlefield Boundaries and Historical Integrity**

**Battlefield Boundaries:** The Study Area and Core Area boundaries, as defined by the ABPP, are an attempt to display the extent of the battle on the landscape based on historic resources. The outlines of the areas have proven invaluable as guides to local land and resource preservation efforts at Civil War battlefields. Since 1993, the National Park Service has refined its battlefield survey methodology, which includes reviewing recent research, working with site stewards, identifying and documenting lines of approach and withdrawal used by opposing forces, and applying the concepts of military terrain analysis to all battlefield landscapes. Outlines of the Study and Core Areas do not indicate hard and fast lines of separation, but delineate areas that reflect more accurately the full nature and original resources of the battlefields. The Study and Core Area boundaries delineated by ABPP for Bristoe Station and Kettle Run battlefields were retained for the development of the Preservation Study.

The **Study Area** represents the historic extent of the battle as it unfolded across the landscape. The Study Area contains resources and locations that relate to or contribute to the battle event: known to relate to or contribute to the battle event: where troops maneuvered and deployed immediately before, during, and after combat and where they fought during combat. Historic accounts, terrain analysis, and feature identification inform the delineation of the Study Area. The Study Area indicates the extent to which historic and archeological resources associated with the battle (areas of combat, command, communications, logistics, medical services, etc.) may be found.

The **Core Area** represents the areas of fighting on the battlefield. Positions that delivered or received fire, and the intervening space and terrain between them, fall within the Core Area. Frequently described as “hallowed ground,” land within the Core Area is often the first to be targeted for protection. There may be more than one Core Area on a battlefield, but for Bristoe Station and Kettle Run, there is one Core Area which lies within the Study Area delineation.

Unlike the Study and Core Areas, which are based only upon the interpretation of historic events, the **Potential National Register** (PotNR) boundary represents ABPP’s assessment of a Study Area’s current integrity (the surviving landscape and features that convey the site’s historic sense of place). The PotNR boundary may include all or some of the Study Area, and all or some of the Core Area. Lands within PotNR boundaries should be considered worthy of further attention, although future evaluations may reveal more or less integrity than indicated by the ABPP surveys. The PotNR boundary does not constitute a formal determination of eligibility by

the Keeper of the National Register of Historic Places. The PotNR boundary is designed to be used as a planning tool for government agencies and the public. Like the Study and Core Area boundaries, the PotNR delineation places no restriction on private property use.<sup>2</sup>

**Historical Integrity:** Based on KOCOA analysis and comparative analysis of historic and contemporary conditions within the Core Area, the landscape possesses integrity for the period of significance 1861-1865, Civil War. The degree to which the contemporary landscape reflects historic conditions varies, depending on the defining features and extant cultural and natural resources present on the landscape. Features that contribute to the integrity of the historic landscape include the natural resources of Broad Run and Kettle Run, patterns of vegetation and open space, and rolling topography with elevated hills. Other contributing features are man-made cultural resources such as the Orange & Alexandria Railroad (now the Norfolk Southern railroad). Furthermore, the rural agricultural setting that survives in the core battlefield area contributes to the integrity of the landscape.

Features and conditions that detract from the integrity of the landscape include: Bristow Village residential development, visible from Bristoe Station Battlefield Heritage Park and other areas of the core battlefield; the heavily traveled State Route 28 road corridor; field patterns that are likely not consistent with historic agricultural practices; and the prevalence of non-historic woodland cover.

### **Recommended Preservation Tools and Techniques**

The land comprising the Study and Core Areas of the Bristoe Station and Kettle Run battlefields, is owned and managed by a variety of types of private landowners as well as the Bristoe Station Battlefield Heritage Park, owned by Prince William County. Owners of land within the Core Area have a variety of goals and intentions for their properties. In addition, numerous organizations have a stake in land and historic resource preservation in the county, including historic preservation nonprofits and conservation trusts.

Because of the complexities of land ownership and management, a variety of preservation tools are offered to support the most effective overall preservation effort. These fall into two categories:

- (1) Public property acquisition of full or partial interest for conservation purposes, and
- (2) Land development policies and guidelines that provide for management of resources in private hands.

The most effective tool for historic resource stewardship is the acquisition of property in full interest for a conservation purposes with an adequately planned and funded management program. This approach, however, is expensive to implement and requires a serious commitment in perpetuity. On the other hand, historic resource preservation through negotiated legal instruments, such as acquisition of partial interest in property through a conservation easement, or through a leveraged circumstance resulting in a protective covenant, is a legitimate alternative that can strike a balance between public and private interests. Preservation and protection of historic resources through land development policies, although not always as effective over the long term, are popular nationwide.

---

<sup>2</sup> *"Update to the Civil War Sites Advisory Commission's Report on the Nation's Civil War Battlefields,"* U.S. Department of the Interior, National Park Service, American Battlefield Protection Program, Washington, DC, 2012, p.13.



## **Preservation Priority Parcels**

Based on the extent and significance of the resources found during archeological surveys, the KOCOAs and military terrain analysis, the identification and extent of the defining features, and the viewshed analysis, it became evident that the Bristoe Station and Kettle Run battlefields extend beyond the 140 acres of preserved landscape in the Bristoe Station Battlefield Heritage Park, to include privately owned parcels within the Study and Core Areas.

The parcels identified were prioritized based on the number of defining features from the period of significance (1861-1865) and the level of integrity of these features. The parcels were color coded to indicate priority and the criteria defined for each color. The identified parcels will be targeted with specific preservation recommendations for landowners considering preservation or conservation programs, and for the county in negotiating development proposals within the Study and Core Areas. This strategy identifies the key parcels of land to be protected and those parcels, which, if lost, would diminish the ability of the existing landscape to convey its historical significance and the physical extent of the battles.

## **Management Issues**

Whether battlefield land is owned by a private individual or an organization, or is held under easement or a similar agreement, careful management of that land is essential to limiting adverse environmental and social impacts from use or visitation. Best practices for preserving battlefield land is accomplished primarily through a five-pronged approach of cultural resource management, vegetation management, viewshed management, private battlefield management, and business management.

## **Action Plan Guidelines and Recommendations**

For the future success of the *Bristoe Station and Kettle Run Battlefields Preservation Study*, Prince William County intends to work together with local, state, and federal partners, including owners of land located within the Study and Core Areas to coordinate its implementation and action strategies. This includes activities such as: battlefield preservation actions; establishment of preservation partnerships; establishment of maintenance responsibilities for protected lands; education and implementation; tourism and visitor access; and development of preservation planning and management guidelines.

**Battlefield Preservation Actions:** Implementation of planning policy and action strategies can range from public land acquisition, to effective agricultural zoning practices. Whatever the method, regional coordination, cooperation among interested parties, and broad community support are important elements for a successful battlefield protection effort. While preservation of most of the land within the Study and/or Core Areas would seem ideal, protection of the remaining open land may not be feasible. While all of the lands within the Core Area play a role in the understanding and interpretation of the battles, the parcels which are most significant should be the initial focus. These priority parcels are identified and described in Chapter 5 and potential planning tool options provided for each. The action plan for the battlefield landscape will go a step further to help establish a framework for the County's battlefield preservation goals and a strategy for implementation. This is accomplished by identifying specific focus parcels based on existing opportunities for and challenges to preservation of battlefield land from the surrounding landscape context and from within the Core Area. Focus parcels can then be linked to preservation tool options and the preservation process can be phased (see Priority Parcels/Phasing table at the end of this summary). Strategic actions related to the focus parcels and phasing reflect comprehensive recommendations in the Prince William County *Rural Preservation Study* as well as specific county policy and related strategic actions.

*Actions:*

- *Encourage cluster provisions in the A-1 Zone to protect cultural and historic resources. On September 20<sup>th</sup>, 2016, the Prince William Board of County Supervisors resolved to initiate an amendment to the County Code to amend the Rural Cluster Development Regulations.*
- *Adopt a Purchase of Development Rights (PDR) program. On September 20<sup>th</sup>, 2016, the Prince William Board of County Supervisors resolved to initiate an amendment to the County Code to create a Purchase of Development Rights Program.*
- *Explore the creation of a transfer of Development Rights (TDR) program. On September 20, 2016, the Prince William Board of County Supervisors resolved to initiate an amendment to the County Code to create a Transfer of Development Rights Program.*
- *Delineate battlefield land as a rural character area and use it as a basis for policies that protect and or/enhance the character of the area. See the definition of rural character area in Chapter 4.*
- *Use the rural character areas as the basis for prioritizing land preservation through PDR and TDR.*
- *Explore the potential for revisions to the five-year prior use standards for entry into Virginia's Use Value Taxation Program.*
- *Refine the Comprehensive Plan's Open Space and Corridor Map into a detailed, unified interconnected open space vision suitable as the basis for specific implementation projects including land preservation, battlefield preservation, and trail development.*
- *Use battlefield parcel preservation to implement the recommended refined Comprehensive Plan's Open Space and Corridors Map.*

**Management and Maintenance Responsibilities of Protected Lands:** One of the primary issues in protection of open land is long term monitoring, maintenance, and liability for the land once it is preserved, and establishing the party who will take on the long-term responsibility for the activities. This issue can become of such concern as to dismantle land preservation efforts altogether. There needs to be a commitment to enforce the terms of the land protection method and maintain the preserved lands. The value to the public depends on long term monitoring of the site. While interested parties may initially favor land preservation, reservations can result when dealing with the everyday practicalities of land protection, and thus it is important to address issues at the onset which may later serve as impediments to the process.

*Actions:*

- *Clarify the enforcement ability of the organization assigned to the long-term responsibility for the property.*
- *Clarify the entity who takes responsibility, including the County, state or other public agencies, land conservancies, homeowners' groups, or private landowners. The responsible party will be related to the method of preservation and intended use of the land.*
- *Continue monitoring the site because its violation can result in long-term change which may be impossible to reverse, thus destroying the historic and cultural value.*
- *Define clearly, inspection procedures and monitoring requirements in the easement or other agreement.*
- *Designate responsible parties for land maintenance and establish at the onset of the land protection process. Land maintenance can include physical maintenance of grounds, handling tourists and visitors, as well as ensuring the public areas do not interfere with rights of neighboring landowners.*

- *In the future, pursue a grant from the American Battlefield Protection Program for strategic planning or updating the Bristoe Station Battlefield Heritage Park Master Plan to include new lands protected through a variety of preservation tool options.*

## **Tourism and Visitor Access**

The question of how tourism and the traffic generated would function on the narrow roadways and within existing access within the Bristow Village residential community is an important consideration. Lands privately preserved may pose a different situation than those preserved through public funds. Lands primarily protected through easement or through zoning regulations which promote development sensitive to preserving significant portions of the battlefield landscape may not be accessible for visitation. Designated areas for tourism will ultimately be dependent upon the extent of which parcels are protected and their location.

One consideration which has emerged at the forefront of preservation efforts is the balance between roadway improvements and historic preservation. Frequently solutions to resolve traffic congestion, such as road widening, can compromise important historic structures sited along the right-of-way.

Capacity issues and traffic congestion concerns on the roads that surround the Core Area will lead to the necessity for roadway improvements. Many of the local roads continue to follow the alignment of the roads or paths present during the period of significance of the Battles of Bristoe Station and Kettle Run. This would include Bristow Road, Aden Road, and Nokesville Road (Route 28) already being widened in the vicinity of the battlefield. These roads were not designed to meet the vehicular traffic levels which have occurred as a result of the residential and commercial development. Numerous remaining historic structures along Bristow Road are situated at relatively close proximity to the rights-of-way. Roadway improvement activities, such as widening or realignment, could impact existing historic structures along the right-of-way and the historic and scenic nature of the roadway itself. Historic structures are at risk of being demolished for these improvements and depending on the extent of widening or realignment, they could threaten the battlefield cultural landscape.

### *Actions:*

- *Cultivate and develop cooperative efforts with VDOT.*
- *Register a member of the battlefield preservation steering committee as a consulting party to VDOT, as prescribed in the Advisory Council on Historic Preservation's revised regulations effective June, 1999.*
- *Develop preservation design guidelines for scenic byways and heritage corridors.*
- *In making road upgrades, roadway design standards should be applied carefully to protect and or enhance the rural and open space character of the battlefield lands.*
- *Develop a master plan including any additional preserved and protected parcels, based on the anticipated extent of visitation and where and how visitors are directed.*

## **Education and Implementation**

### **Bristoe Station Battlefield Heritage Park**

The mission of Bristoe Station Battlefield Heritage Park (the Park) is to provide opportunities for public enrichment through interpretation of American Civil War history and the Village of Bristoe, as well as protect and interpret natural resources. It is valued as public space for education and scenic enjoyment.

The park is important for its cultural resources. The property represents the "core" of two Civil War battlefields, cemeteries and possible Civil War camp sites. It also includes remnants of agricultural and domestic structures

that provide a direct connection to Prince William County's rich agricultural and rural heritage. The Park not only serves as an avenue to preserve the history of the land encompassed in the Park, but also the 19<sup>th</sup> century village of Bristoe Station and its 20<sup>th</sup> century evolution into the community of Bristow. The preservation and interpretation of the Park will guarantee that the public will have the opportunity to learn about and honor the soldiers who fought here and the people who created a vibrant community.

Due to its location adjacent to residential and commercial development, the Park also serves a wide variety of local residents and workers. The result is that the Park has a dual function as both a nationally significant historic site and as a passive recreational park.<sup>3</sup>

The Parks, Open Space, and Trails chapter of the County's Comprehensive Plan shows numerous planned corridors and trails in and around the Park. A planned Heritage Corridor along Bristow Road connects the Park with Brentsville Courthouse Historic Centre to the east. A Recreation Corridor beginning at a tributary inside the Park connects to the Kettle Run Recreation Corridor. The Kettle Run Recreation Corridor eventually connects to the Broad Run Recreation Corridor. Class 1 trails are planned to parallel Bristow Road and Nokesville Road (Route 28) and a Class 3 trail is planned along Valley View Drive. The Prince William County Park authority has planned trails along Kettle Run Recreation Corridor and along Broad Run. These corridors or trails have not been built.<sup>4</sup> All management planning and recommended actions for Bristoe Station Battlefield Heritage Park must take the easement into account.

*Actions:*

- *Retain the Park mission and goals with any expansion of protected lands, including viewshed protection.*
- *Develop an integrated trail system with existing open space and trail corridors and plans, including the Heritage Corridor of Bristow/Brentsville.*
- *Expand interpretation along the trails if possible including interpretation of viewsheds.*
- *Emphasize respect for any adjacent private properties.*
- *Develop a Park Masterplan to include all opportunities afforded to the park through expanded protected parcels including viewsheds and development of trails and expanded interpretation.*
- *Develop a Park Interpretive Plan to include expansion of themes and stories due to additional preservation of and access to natural and cultural resources in the landscape. Prioritize the educational opportunities that come with preservation of additional battlefield lands.*
- *Explore visitor access from the county park (Parcel P.1.19) if parcel (P.1.14) is protected, and consider viewshed access if parcel has a conservation or scenic easement. Expanded interpretation would be from the park parcel with interpretive wayside signage.*

---

<sup>3</sup> Prince William County department of Public Works, Historic Preservation Division, *Bristoe Station Battlefield Heritage Park General Management Plan*, 2012. p.30.

<sup>4</sup> Ibid.



# Priority Focus Parcels/Phasing

Areas: Development Area (DA); Rural Area (RA)

Parcel	Area	Land Use	Zoning	Opportunities and Pressures	Recommended Phasing
P.1.1	(DA)	GC: General Commercial	B-1: General Business	<b>Opportunities:</b> Adjacent to grouping of parcels designated A-1; exhibits good integrity but limited features and viewsheds. <b>Pressures:</b> Located in the Development Area; zoned General Business with existing development planned for adjacent B-1 parcels; dense development exists directly across Linton Hill Road including both commercial and high density residential.	Phase IV
P.1.2	(DA)	FEC: Flexible Employment Center and O: Office	M-2: Light Industrial O(M): Mid-Rise Office	<b>Opportunities:</b> Directly across Bristow Road from the BSBHP; interconnected with the Park through the Bristoe/Brentsville Heritage Corridor; exhibits good integrity, with multiple field of fire historical viewsheds; multiple defining features both natural and cultural resources; located in Bristoe Station Historical Area. <b>Pressures:</b> Located in Development Area; zoned M-2; current owners have development plans for their existing facility.	Phase I
P.1.3	(DA)	FEC: Flexible Employment Center	M-2: Light Industrial	<b>Opportunities:</b> Directly across Bristow Road from the BSBHP; interconnected with the Park through the Bristoe/Brentsville Heritage Corridor; exhibits good integrity, with multiple field of fire historical viewsheds; multiple defining features both natural and cultural resources. <b>Pressures:</b> Located in Development Area; zoned M-2; current owners have development plans for their existing facility.	Phase I
P.1.4	(DA)	FEC: Flexible Employment Center	PDB: Planned Business District	<b>Opportunities:</b> Proffer under existing zoning for battlefield preservation land; located in Bristoe Station Historical Area, Bristoe/Brentsville Heritage Corridor, and Broad Run Resource Protection Area. <b>Pressures:</b> Existing condition of zoning and proffer may be changed, if zoning changes, proffer will not be available.	Phase I
P.1.5	(DA)	FEC: Flexible Employment Center	PDB: Planned Business District	<b>Opportunities:</b> Proffer under existing zoning for battlefield preservation land; located in Bristoe Station Historical Area, Bristoe/Brentsville Heritage Corridor, and Broad Run Resource Protection Area. <b>Pressures:</b> Existing condition of zoning and proffer may be changed, if zoning changes, proffer will not be available.	Phase I
P.1.6	(DA)	PL: Public Land	M-1: Heavy Industrial	<b>Opportunities:</b> Adjacent to parcels P.1.4 and P.1.5; located in Bristoe Station Historical Area and Broad Run Resource Protection Area; exhibits good integrity with multiple field of fire historic viewsheds. <b>Pressures:</b> Existing transportation planning; more effective for battlefield protection if consolidated with parcels P.1.4 and P.1.5; not contiguous with BSBHP or the Bristoe/Brentsville Heritage Corridor.	Phase III
P.1.7	(DA)	FEC: Flexible Employment Center	PDB: Planned Business District	<b>Opportunities:</b> Proffer under existing zoning for battlefield preservation land; located in Bristoe Station Historical Area, Bristoe/Brentsville Heritage Corridor, part of property parcels P.1.4 and P.1.5; adjacent to parcels with historical designation. <b>Pressures:</b> Existing condition of zoning and proffer may be changed, if zoning changes, proffer will not be available.	Phase I

Parcel	Area	Land Use	Zoning	Opportunities and Pressures	Recommended Phasing
P.1.8	(DA)	FEC: Flexible Employment Center	A-1: Agricultural	<b>Opportunities:</b> Located in Bristoe Station Historical Area, Village of Bristoe Historic District, and Bristoe/Brentsville Heritage Corridor. <b>Pressures:</b> Road widening and/or re-alignment.	N/A
P.1.9	(DA)	FEC: Flexible Employment Center	A-1: Agricultural	<b>Opportunities:</b> Located in Bristoe Station Historical Area, Village of Bristoe Historic District, and Bristoe/Brentsville Heritage Corridor. <b>Pressures:</b> Road widening and/or re-alignment.	N/A
P.1.10	(DA)	FEC: Flexible Employment Center	M-2: Light Industrial	<b>Opportunities:</b> Located in Bristoe Station Historical Area, Village of Bristoe Historic District, and Bristoe/Brentsville Heritage Corridor. <b>Pressures:</b> Road widening and/or re-alignment; development of one parcel that is M-2.	N/A
P.1.11	(RA)	AE: Agricultural Estate	A-1: Agricultural	<b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; adjacent to BSBHP with O&A railroad defining feature; existing open space; exhibits good integrity and has multiple field of fire historic viewsheds; exhibits critical defining features of the battlefields. <b>Pressures:</b> Private ownership.	Phase I
P.1.12	(RA)	AE: Agricultural Estate	A-1: Agricultural	<b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; adjacent to BSBHP with O&A railroad defining feature; existing open space; exhibits good integrity and has multiple field of fire historic viewsheds; exhibits critical defining features of the battlefields. <b>Pressures:</b> Private ownership.	Phase I
P.1.13	(RA)	AE: Agricultural Estate	A-1: Agricultural	<b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; adjacent to BSBHP with O&A railroad defining feature; existing open space; exhibits good integrity and has multiple field of fire historic viewsheds; exhibits critical defining features of the battlefields. <b>Pressures:</b> Private ownership.	Phase I
P.1.14	(RA)	AE: Agricultural Estate	A-1: Agricultural	<b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area and Kettle Run Resource Protection Area; adjacent to BSBHP with O&A railroad defining feature; existing open space; exhibits good integrity and has multiple field of fire historic viewsheds and natural and cultural resources; potential access from public park south of the parcel. <b>Pressures:</b> Private ownership and developed adjacent parcels.	Phase I
P.1.15	(RA)	AE: Agricultural Estate	A-1: Agricultural	<b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; directly adjacent to BSBHP for ease of access and expanded interpretation; contains another small parcel that is part of the BSBHP; existing open space; exhibits good integrity and has multiple field of fire historic viewsheds. <b>Pressures:</b> Private ownership and developed adjacent parcels.	Phase I
P.1.16	(RA)	AE: Agricultural Estate	A-1: Agricultural	<b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; exhibits good integrity for several defining features. <b>Pressures:</b> No specific field of fire historic viewsheds; adjacent parcels are developed; not contiguous with BSBHP; private ownership.	Phase II
P.1.17	(RA)	AE: Agricultural Estate	A-1: Agricultural	<b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; exhibits good integrity for several defining features. <b>Pressures:</b> No specific field of fire historic viewsheds; adjacent parcels are developed; located at the edge of evidence of defining features and is subsequently vulnerable; parcel is small with few defining features; not contiguous with BSBHP; private ownership.	Phase III

Parcel	Area	Land Use	Zoning	Opportunities and Pressures	Recommended Phasing
P.1.18	(RA)	AE: Agricultural Estate	A-1: Agricultural	<p><b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; exhibits good integrity for several defining features.</p> <p><b>Pressures:</b> No specific field of fire historic viewsheds; adjacent parcels are developed; located at the edge of evidence of defining features and is subsequently vulnerable; parcel is small with few defining features; not contiguous with BSBHP; private ownership.</p>	Phase III
P.1.19	(RA)	P&OS: Parks and Open Space	A-1: Agricultural	<p><b>Opportunities:</b> Part of County park property; adjacent to parcel P.1.4 with opportunity for viewshed interpretation and or public access depending on preservation tool used for protection of parcel P.1.4.</p> <p><b>Pressures:</b> N/A</p>	N/A
P.2.4	(RA)	AE: Agricultural Estate	A-1: Agricultural	<p><b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; potential access from the road; immediately adjacent to Phase I parcels; contains multiple historic viewsheds and contains natural elevations that offer views into the battlefield landscape. Prime parcels for viewshed or scenic easements with potential for access to viewshed interpretive wayside.</p> <p><b>Pressures:</b> Private ownership; development of adjacent parcels; road frontage.</p>	Phase III
P.2.5	(RA)	AE: Agricultural Estate	A-1: Agricultural	<p><b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; potential access from the road; immediately adjacent to Phase I parcels; contains multiple historic viewsheds and contains natural elevations that offer views into the battlefield landscape. Prime parcels for viewshed or scenic easements with potential for access to viewshed interpretive wayside.</p> <p><b>Pressures:</b> Private ownership; development of adjacent parcels; road frontage.</p>	Phase III
P.3.10	(RA)	AE: Agricultural Estate	A-1: Agricultural	<p><b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; potential access from the road.</p> <p><b>Pressures:</b> Dependent on relationship to other protected parcels; private ownership; development of adjacent parcels; and road frontage.</p>	Phase IV
P.3.11	(RA)	AE: Agricultural Estate	A-1: Agricultural	<p><b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area</p> <p><b>Pressures:</b> Dependent on relationship to other protected parcels; private ownership; development of adjacent parcels.</p>	Phase IV

# Table of Contents

## Chapter 1 • Introduction

1.1 Civil War Battlefield Preservation .....	1-1
1.2 Purpose of the Project.....	1-3
1.3 Preservation Planning Process .....	1-5
1.4 Vision Statement and Goals .....	1-9
1.4.1 Guiding Principles .....	1-10
1.5 Bristoe Station and Kettle Run Battlefields Project Study Area Boundary.....	1-11

## Chapter 2 • History of the Battles

2.1 Research Design .....	2-1
2.1.1 Purpose and Objectives of the Investigation.....	2-1
2.1.2 Documentary Research Methods .....	2-1
2.1.3 Data Collection Methods .....	2-2
2.2 The Battles of Bristoe Station and Kettle Run .....	2-4
2.3 The Battle of Kettle Run, August 27, 1862 .....	2-6
2.3.1 Significance Summary .....	2-12
2.3.2 Military Terrain Analysis .....	2-13
2.4 The Battle Bristoe Station, October 14, 1863.....	2-16
2.4.1 Significance Summary .....	2-24
2.4.2 Military Terrain Analysis .....	2-24

## Chapter 3 • Existing and Historical Conditions of the Battlefields

3.1 Location and Context.....	3-1
3.2 Natural and Cultural Resources.....	3-3
3.2.1 Natural Resources, Land Use, and Viewsheds .....	3-3
3.2.2 Cultural Resources .....	3-7
3.3 Current Conditions of the Battlefields.....	3-12
3.3.1 Statement of Significance .....	3-12
3.3.2 Integrity of the Battlefield Landscape.....	3-12
3.3.3 Integrity Assessment.....	3-13



3.4 Visitor Use and Experience/Interpretation .....	3-14
3.5 Public Access to the Battlefield .....	3-16

**Chapter 4 • Preservation Tools and Techniques**

4.1 Land Acquisition .....	4-1
4.1.1 Full Title Ownership .....	4-2
4.2.1 Limited Title Ownership.....	4-3
4.2 Land Development Policies and Guidelines .....	4-5
4.2.1 Comprehensive Plans.....	4-5
4.2.2 Base Zoning.....	4-5
4.2.3 Zoning Overlay .....	4-5
4.2.4 Agricultural and Forestal Districts.....	4-6
4.2.5 Public Access.....	4-6
4.2.6 Agricultural Support Programs .....	4-7
4.3 Other Preservation Tools.....	4-7
4.3.1 Local Historic Districts.....	4-7
4.3.2 Design Guidelines.....	4-7
4.4 Tax Implications for Landowners .....	4-7
4.4.1 Land Use Value Assessment.....	4-7
4.4.2 Local Real Estate Tax Reductions for Conservation Donations .....	4-8
4.4.3 Federal Income Tax Benefits for Conservation Donations .....	4-8
4.4.4 Virginia State Income Tax Benefits for Conservation Donations.....	4-8
4.4.5 Estate Tax Reductions for Conservation Donations.....	4-8
4.4.6 Federal and State Income Tax Credits for Historic Building Rehabilitation.....	4-9
4.5 Potential Sources of Funding for Battlefield Preservation .....	4-9
4.5.1 Federal Funding .....	4-9
4.5.2 State Funding .....	4-10
4.5.3 Local Funding .....	4-10
4.5.4 Private Funding .....	4-11
4.6 Prince William County Preservation Tools and Techniques for Preservation Land Planning .....	4-11
4.6.1 History of County Efforts to Preserve Bristoe Station Battlefield.....	4-12
4.6.2 Land Development Policies and Guidelines in Prince William County .....	4-14
4.7 Recommended Preservation Tools .....	4-22
4.7.1 Purchase of Development Rights (PDR) Program.....	4-23

4.7.2 Transfer of Development Rights (TDR) Program .....	4-23
4.7.3 Conservation Easement Donation .....	4-23
4.7.4 Recommendations for the Comprehensive Plan .....	4-24
4.7.5 Recommendations for Agricultural/Forest Land Preservation .....	4-24
4.7.6 Recommendations for Land Use and Development .....	4-24
4.7.7 Recommendations for Rural Character .....	4-24
4.7.8 Environmental Protection .....	4-25
4.7.9 Open Space and Recreation .....	4-25
4.7.10 Economic Development .....	4-25
4.7.11 Cultural Resources .....	4-25
4.7.12 Public Facilities/Capital Projects .....	4-25
4.8 Summary .....	4-25

## **Chapter 5 • Preservation of Priority Parcels**

5.1 Preservation Priority System Methodology and Results .....	5-1
--	-----

## **Chapter 6 • Management Issues**

6.1 Cultural Resource Management .....	6-1
6.1.1 Cultural Landscape Reports .....	6-1
6.1.2 Development Guidelines for Sites with Archeological Resources .....	6-2
6.1.3 Historic Structures Reports .....	6-3
6.2 Vegetation Management .....	6-3
6.3 Viewshed Management .....	6-4
6.4 Private Battlefield Management .....	6-5
6.4.1 Coordination with Prince William County Comprehensive Plan .....	6-6
6.5 Business Management .....	6-6
6.6 Bristoe Station Battlefield Heritage Park Management Framework .....	6-7

## **Chapter 7 • Action Plan and Guidelines**

7.1 Introduction .....	7-1
7.2 Battlefield Preservation Actions .....	7-1
7.2.1 Preservation Tool Descriptions .....	7-2
7.3 Management and Maintenance Responsibilities of Protected Lands .....	7-5

7.4 Tourism and Visitor Access..... 7-5

7.5 Education and Implementation..... 7-6

7.6 Battlefield Preservation Partnerships..... 7-7

    7.6.1 Federal Government..... 7-8

    7.6.2 State Government..... 7-10

    7.6.3 Local and County Governments..... 7-13

    7.6.4 National Non-Profits..... 7-13

    7.6.5 State and Regional Non-Profits..... 7-17

**Bibliography.....R-1**

**Appendix • Maps from Prince William County Comprehensive Plan**

Long Range Land Use Plan.....A-1

Zoning Districts.....A-2

# List of Figures

*Note: Italics indicate fold-out map*

## Chapter 1 • Introduction

- 1-1 Engraving in Harper’s Weekly, November 7, 1863 of General Warren repelling Heth’s attack at Bristoe Station. Engraving is based on a sketch by Alfred R. Waud.
- 1-2 Battlefields in northern Virginia (including Bristoe Station) and their classifications as found in the Commonwealth of Virginia Update of the CWSAC survey and report.
- 1-3 Historical marker for the Battle of Bristoe located at Bristoe Station Battlefield Heritage Park.
- 1-4 Historical marker highlighting the war dead and buried within the battlefield landscape.
- 1-5 Worm fencing with support rails (a Virginia fence) defines the boundary of Bristoe Station Battlefield Heritage Park along Bristow Road.
- 1-6 The presence of historical natural and cultural resources is evident on properties outside the boundary of Bristoe Station Battlefield Heritage Park.
- 1-7 The project team toured the battlefield where accessible, in order to understand the extent of the battles on the landscape.
- 1-8 Natural and cultural resources present on the battlefield landscape were observed during the site tour.
- 1-9 Portions of Bristoe Station battlefield have been altered by development and transportation improvements.
- 1-10 Large areas of open landscape convey natural and cultural features which express the historic character and integrity of the battlefield landscape.
- 1-11 Public and Stakeholder meetings gave opportunity for detailed discussions with project team members.
- 1-12 Preservation groups and private landowners were present and given opportunities to discuss issues and concerns.
- 1-13 Map indicating the Study Area, Core Area, and potential National Register boundaries for the Battles of Bristoe Station and Kettle Run. These delineations were part of the updated ABPP survey and were retained for the development of the Bristoe Station and Kettle Run Battlefield Preservation Study.

## Chapter 2 • History of the Battles

- 2-1 Detail of Faul’s 1854 “Map and profile of the Orange and Alexandria Rail Road.”



- 2-2 Detail of Map of Northern Eastern Virginia and Vicinity of Washington, U.S. Topographic Engineers, 1862.
- 2-3 *Battle of Kettle Run Defining Features*
- 2-4 Detail of "Sketch showing Positions of the Second Corps, A.N.Va., August 28 to September 2, 1862."
- 2-5 Battle of Kettle Run Fields of Fire, Confederate Position looking Southwest (1)
- 2-6 Battle of Kettle Run Fields of Fire, Confederate Position looking Southwest (2)
- 2-7 Battle of Kettle Run Fields of Fire, Confederate Position looking Southwest (3)
- 2-8 Battle of Kettle Run Fields of Fire, Confederate Position looking Southwest (4)
- 2-9 Battle of Kettle Run Fields of Fire, Possible location of the 60<sup>th</sup> Georgia
- 2-10 Battle of Kettle Run Fields of Fire, Confederate Artillery Batteries (1)
- 2-11 Battle of Kettle Run Fields of Fire, Confederate Artillery Batteries (2)
- 2-12 Battle of Kettle Run Fields of Fire, Confederate Artillery Battery, Observation 1
- 2-13 Battle of Kettle Run Fields of Fire, Confederate Artillery Battery, Observation 2
- 2-14 Battle of Kettle Run Fields of Fire, Federal Artillery, McIlvian
- 2-15 Battle of Kettle Run Fields of Fire, Federal Artillery, Randolph
- 2-16 Battle of Kettle Run Fields of Fire, View West along Railroad
- 2-17 Battle of Kettle Run Fields of Fire, View East from Kettle Run Bridge
- 2-18 Battle of Kettle Run Fields of Fire, View Southeast from Kettle Run Bridge
- 2-19 *Battle of Bristoe Station Defining Features*
- 2-20 "Sketch of the Battle of Bristow [sic]."
- 2-21 Detail of "Map of Battlefield at Bristow" [sic].
- 2-22 Detail of Hotchkiss' 1863 "Sketch of the battle of Bristoe, Wednesday, Oct. 14, 1863."
- 2-23 Battle of Bristoe Station Fields of Fire, Possible location Brown 2 (A)
- 2-24 Battle of Bristoe Station Fields of Fire, Possible location Brown 2 (B)
- 2-25 Battle of Bristoe Station Fields of Fire, Federal Artillery, Ricketts
- 2-26 Battle of Bristoe Station Fields of Fire, Federal Artillery, Brown 1
- 2-27 Battle of Bristoe Station Fields of Fire, Confederate Artillery, McIntosh Battery
- 2-28 Battle of Bristoe Station Fields of Fire, Confederate Artillery, Graham
- 2-29 Battle of Bristoe Station Fields of Fire, Confederate, AP Hill Position
- 2-30 Battle of Bristoe Station Fields of Fire, Federal Artillery, Probable Ricketts Battery
- 2-31 Battle of Bristoe Station Fields of Fire, Confederate Artillery, Poague's Move Forward
- 2-32 Battle of Bristoe Station Fields of Fire, Federal 2<sup>nd</sup> Corps, Position along Railroad
- 2-33 Battle of Bristoe Station Fields of Fire, Federal Artillery, Arnold

- 2-34 Battle of Bristoe Station Fields of Fire, Confederate Artillery, End of Battle (1)
- 2-35 Battle of Bristoe Station Fields of Fire, Confederate Artillery, End of Battle (2)
- 2-36 Battle of Bristoe Station Fields of Fire, Confederate Artillery, End of Battle (3)
- 2-37 Battle of Bristoe Station Fields of Fire, Federal Artillery, Ames Battery

### **Chapter 3 • Existing and Historical Conditions of the Battlefields**

- 3-1 Location of Prince William County in the state of Virginia. Battlefields within the county are approximately 45 miles from Washington, D.C.
- 3-2 Prince William County is in close proximity to Washington D.C. Interstate 66 runs east/west in the northwest area of the county and Interstate 95 runs north/south in the southeast of the county. Both major transportation corridors lead into and out of Washington, D.C.
- 3-3 The Preservation Study boundary is located between two large national parks, Manassas Battlefield Park and Prince William Forest Park.
- 3-4 Hotchkiss map clearly shows the landscape character of the Bristoe Station and Kettle Run battlefields in 1863.
- 3-5 Thomas L. Davis farm site drawing with location of structures, vegetation, railroad boundary, hedgerows and open space/vegetation patterns.
- 3-6 *1937 Historic Aerial*
- 3-7 *1937 Historic Aerial with 2016 overlay*
- 3-8 Existing open field, woodland forest, and historic fencelines with vegetation retain the rural setting of the Core Area landscape.
- 3-9 Existing agricultural cluster of structures, fencelines lined with cedar trees, and open fields for cultivation or pasture survive with integrity today and retain the rural character and setting from the period of significance.
- 3-10 Cultural Resources Map [*Locations of archeological sites redacted to comply with the Archeological Resource Protection Act 16 U.S.C. 470*]
- 3-11 Glee Hall (Davis-Beard House) is located at the intersection of Bristow Road and the Norfolk-Southern Railroad.
- 3-12 Orange and Alexandria Railroad (Norfolk Southern Railroad) looking southeast at the intersection with Bristow Road.
- 3-13 Orange and Alexandria Railroad (Norfolk Southern Railroad) looking northwest at the intersection with Bristow Road.
- 3-14 Photograph of the iron truss bridge, the last remaining one in the county.
- 3-15 Current work on the site of the truss bridge. Steel structure will be returned after construction is completed.
- 3-16 *Integrity of Defining Features*
- 3-17 Brochure for a self-guided walking tour at Bristoe Station Battlefield Heritage Park.

- 3-18 Parking lot for Bristoe Station Battlefield Heritage Park, with kiosk and interpretive signage.
- 3-19 Entrance to the parking lot for BSBHP from the round-about in the residential community of Bristow Village.

#### **Chapter 4 • Preservation Tools and Techniques**

- 4-1 Interpretive signage at the parking area for Bristoe Station Battlefield Heritage Park.
- 4-2 Identification sign for Bristoe Station Battlefield Heritage Park as seen from Bristow Road.
- 4-3 Bristow and Broad Run Area in the Land Use Section of the Comprehensive Plan.

#### **Chapter 5 • Preservation of Priority Parcels**

- 5-1 *Parcel Criteria Based on Historic Features and Integrity*

#### **Chapter 6 • Management Issues**

- 6-1 Viewshed from within the Park to the Core Area.
- 6-2 Viewshed from farmgate pulloff into the Core Area.
- 6-3 Interpretation at the Park as well as viewsheds to the Core Area of the battlefield.
- 6-4 Wayside interpretation near the gravel trail looking toward the Park entrance off Bristow Road.

# Chapter 1

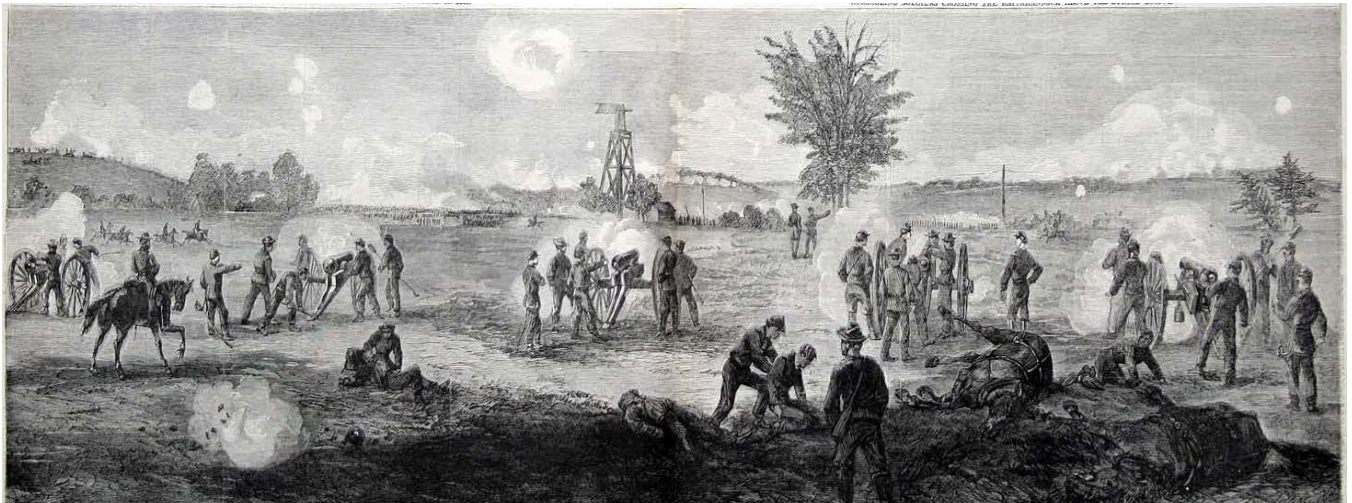
## Introduction

### 1.1 Civil War Battlefield Preservation

*“As a collection, the battlefields of the Civil War embody the saga of the greatest crisis in United States history. Individually, they are the authentic venues of a complex and divisive past. On battlefields, we find our forbearers in blue and butternut; we see how armies brought war and devastation to local farms, towns, and mountainsides; we laud or lament commanders’ decisions about the terrain and the host before them; and we finally begin to grasp the sacrifice made by so many Americans for comrade and country. The battlefield landscapes that survive today are silent and unbiased witnesses to the past. They have held the stories of the African Americans, American Indians, and civilians in their soil for 150 years. Our understanding and interpretation of them continues to evolve. They await rediscovery.”<sup>1</sup>*

In 1993, the Civil War Sites Advisory Commission (CWSAC) produced a report that outlined the need for action to save the nation’s Civil War battlefields before those historic landscapes were forever lost to modern land development. The recommendations in the *Report on the Nation’s Civil War Battlefields* have guided decisions about the allocation of limited public and private sector resources for nearly 20 years.<sup>2</sup>

In the Civil War Battlefield Preservation Act of 2002, Congress directed the Secretary of the Interior, acting through the American Battlefield Protection Program (ABPP) of the National Park Service, to review the status of the 384 principal battlefields listed in the CWSAC report. In accordance with the legislation, the new report (*Update to the Civil War Sites Advisory Commission Report on the Nation’s Civil War Battlefields*, September 2012) provided updated information about Civil War battlefields in the United States for use by Congress, federal, state, and local government agencies, landowners, and other interest groups.<sup>3</sup>



**Figure 1-1: Engraving in Harper’s Weekly, November 7, 1863 of Major General Gouverneur Kemble Warren repelling Brigadier General Henry Heth’s attack at Bristoe Station. Engraving is based on a sketch by Alfred R. Waud.**

<sup>1</sup> “Update to the Civil War Sites Advisory Commission Report on the Nation’s Civil War Battlefields,” U.S. Department of the Interior, National Park Service, American Battlefield Protection Program, Washington, DC, September, 2012. p.59.

<sup>2</sup> Ibid. p.7.

<sup>3</sup> Ibid.

The 2012 report provides detailed information about the size, condition, extent of protection, and preservation potential of each Civil War battlefield listed in the CWSAC report. It also proposes new protection recommendations in keeping with nearly two decades of battlefield preservation practices and documented changes to the battlefields themselves.

Supplementary state-by state reports provide additional details about the individual battlefields and state-specific issues that affect them. The update for Virginia, (*Update to the Civil War Sites Advisory Commission's Report on the Nation's Civil War Battlefields, Commonwealth of Virginia*) was published in 2009. As part of the update process, the ABPP conducted field assessments of the 384 battlefields. Surveys entailed review of CWSAC records, additional historical research, on-the-ground documentation and assessment of site conditions, identification of impending and potential threats to each battlefield, and site mapping.<sup>4</sup>

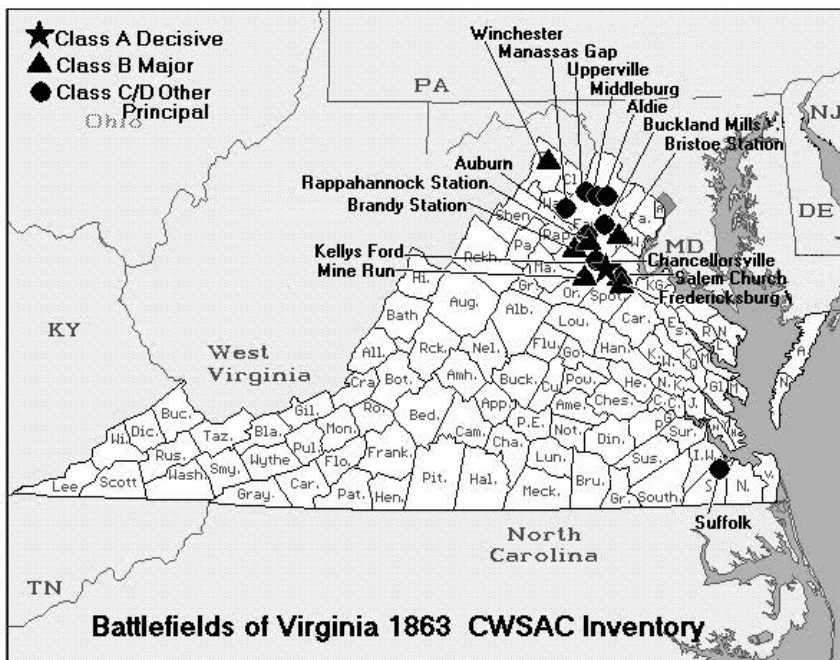


Figure 1-2: Battlefields in northern Virginia (including Bristoe Station) and their classifications as found in the Commonwealth of Virginia Update of the CWSAC survey and report. Source: CWSAC Report 2009

The *Commonwealth of Virginia Update* is comprised of two parts: an introductory chapter summarizing the methodology and the overall conditions of Virginia’s Civil War battlefields, and a second chapter containing individual battlefield profiles. The size and scope of the 1993 battlefield Study and Core Area boundaries for each battlefield were reassessed and surviving areas that retain integrity were identified. The preservation information provided for each site includes the acreage of protected lands, documentation of existing site interpretation, and cataloguing of preservation activities undertaken since 1993. The *Update* also provides information for federal, state, and local agencies, and nonprofit organizations to aid in planning for the preservation of Civil War battlefields.

The original CWSAC study in 1993 as well as the 2009 update for the Commonwealth of Virginia and the updated 2012 document, evaluated the status of the 384 most important Civil War combat actions, one of which was the engagement at Bristoe Station on October 14, 1863. The original CWSAC report and the updated reports identified Bristoe Station battlefield as one of fifty battlefields nationwide (twenty in Virginia) constituting its “*Priority I: Battlefields with Critical Need for Coordinated Nationwide Action to Ensure Preservation*”, the highest of four priority-action levels. In a separate classification rating, the 384 combat actions with regard to four levels of military importance, the study ranked Bristoe Station as one of 104 in Class B, “having a direct and decisive influence on their campaign.” The Kettle Run battlefield was considered to be within the Bristoe Station Battlefield and classified as a Class B battlefield with Preservation Priority IV. In the *Update for the Commonwealth of Virginia*

<sup>4</sup> Ibid.



*Battlefields*, the ABPP assessed the overall condition of each battlefield's study area. Bristoe Station battlefield (including Kettle Run battlefield) was included in the survey and assessment update. The Study Area for Bristoe Station and Kettle Run contains the greater part of three significant Civil War events.

## 1.2 Purpose of the Project

**Significance:** The Battle of Bristoe Station was the last major military engagement of Brigadier General Robert E. Lee's Confederate army in Northern Virginia. The battle took place on October 14, 1863, a few months after the Battle of Gettysburg. More than 100,000 men, Union and Confederate, participated in the Bristoe Campaign.

Brigadier General Ambrose Powell Hill, whose Corps was in advance of the main Confederate army, initiated the battle. Hill, however, had misread the strength and positioning of the Union army—almost an entire corps was out of sight behind the Orange and Alexandria (O&A) rail embankment. He had also assumed the Confederate reinforcements were close behind his corps and would arrive momentarily at the battlefield. General Lee and the remainder of the Confederate army did arrive on the battlefield, but not in time to prevent what amounted to a slaughter of his leading troops. In a very short period of time, the Confederate



*Figure 1-3: Historical marker for the Battle of Bristoe located at Bristoe Station Battlefield Heritage Park. Source: Commonwealth Heritage Group (CHG)*

army suffered 1,300 casualties and the Union army lost about 600 men. Most of the Confederates who died were North Carolinians from Brigadier General John Roger Cooke's and Brigadier General William W. Kirkland's brigades. That night, Major General Gouverneur K. Warren withdrew the Union Second Army Corps from the Bristoe Station area under the cover of darkness. (See Chapter 2 for details of the Battle of Bristoe Station).

The Union victory at Bristoe Station forced the war into central Virginia, where a series of battles would eventually result in the defeat of General Lee and his Confederate army. The strengths and weaknesses exhibited by both armies and their leaders at the Battle of Bristoe Station would become even more evident as the Civil War progressed to its conclusion.

In addition to the Battle of Bristoe Station, a very significant engagement occurred within the area encompassed by the Bristoe Battlefield. This engagement is known as the Battle of Kettle Run. In August 1862 the Confederates conducted a flanking maneuver around the right of a Union army commanded by Brigadier General John Pope. Brigadier General Thomas Jonathan "Stonewall" Jackson successfully marched his Corps on a 54-mile flank march, in roughly 36 hours, arriving at Bristoe Station unmolested on the evening of August 26<sup>th</sup>. Jackson's Corps was at the rear of Pope's army. Leaving a rear guard force at Bristoe, Jackson took the Federal supply depot at nearby Manassas Junction. Brigadier General Richard Stoddert Ewell's Division occupied a defensive position, facing southwest, extending on either side of the O&A at Bristoe. Ewell placed several regiments in advance of his position along the O&A. Pope sent Brigadier General Joseph Hooker's Division to clear the Confederates from

Bristoe. Ewell's troops fought a holding action eventually disengaging after several hours when Hooker began a flanking movement and the Confederate force was beginning to feel pressure from the arrival of more Federal forces. Ewell had successfully delayed the Federals and disengaged.

There was also a military presence near Bristoe Station in July 1861, shortly after the Battle of First Manassas. Many of the Confederate troops set up encampments in the northern Virginia area. Camp Jones was located near the O&A Railroad at Bristoe Station. It was considered ideal because it was far enough from the misery and death of the battlefield, near to the railroad for supplies, and had a fresh water spring on high ground. Infantry regiments from Alabama, Mississippi, North Carolina, Tennessee, and Virginia occupied Camp Jones from August through October. The exact location of these



*Figure 1-4: Historical marker highlighting the war dead and buried within the battlefield landscape. Source: CHG*

camp sites remains unknown today. Unfortunately, due to close quarters and unsanitary conditions, diseases such as dysentery, typhoid, and measles quickly spread. Hundreds of men died and were buried in the surrounding fields.

In 2001, the Civil War Preservation Trust listed Bristoe Station Battlefield as one of the top 25 endangered sites of historic significance from the Civil War. The Bristoe Station and Kettle Run battlefields are the final resting place for many soldiers, those killed in action in both battles and those that perished from disease at the encampments.



*Figure 1-5: Worm fencing with support rails (a Virginia fence) defines the boundary of Bristoe Station Battlefield Heritage Park along Bristow Road. Source: PWC archives*

Presently, the boundary of Bristoe Station Battlefield Heritage Park (BSBHP) defines the only protected land associated with the Bristoe Station and Kettle Run engagements. Based on archeological studies, historical research, and military terrain and viewshed analysis of the landscape associated with the battles, it is evident that the range of the battlefields extends well beyond the BSBHP boundary. Military terrain analysis was used to gain a better understanding of the historic battlefields, using defining features of



the natural and cultural landscape to identify key features affecting the outcome of both battles. Further, this analysis provides the connection between the terrain and features of the battlefield landscape and the military tactics employed by army commanders and defines the impact terrain has on selecting location, movement, and control of forces. The appearance of large portions of the battlefield landscape remains essentially unchanged from the historic period of significance (1861-1865) with respect to terrain, land use, road network, topography, vegetation and open space. The presence and integrity of these extant historical natural and cultural features help clarify the extent of the battlefield and highlight the potential need for expanded preservation of the cultural landscape and coordination of proposed long term preservation planning and future development goals.



*Figure 1-6: The presence of historical natural and cultural resources is evident on properties outside the boundary of Bristoe Station Battlefield Heritage Park. Source: CHG*

Staff of the Prince William County Planning Office and the Department of Public Works, Historic Preservation Division were instrumental in further defining the places within the Study and Core Areas that witnessed the major battle lines and the heaviest fighting. Their ongoing research and writing was used throughout the development of this Preservation Study as well as their extensive and detailed accounts of the battles during field survey and observation tours of the landscape.

### **1.3 Preservation Planning Process**

In 2012, Prince William County was awarded a grant from the American Battlefield Protection Program to prepare a preservation study for the Bristoe Station and Kettle Run Battlefields. With funding and support from the ABPP, the County retained the services of Commonwealth Heritage Group (CHG) as consultants for the preparation of the Preservation Study. This community-based study was developed through the collaboration of the consultant team and the Preservation Study Steering Committee (Steering Committee), along with local stakeholders,



including owners of land within the Study Area, conservation and preservation organizations, county government staff, and members of the interested public. The process for developing the Preservation Study was undertaken to identify lands recommended for preservation as well as guidance and clarification of expectations for future land development. The following steps comprised the planning process:

- **Meeting #1: Start-Up:** The start-up meeting was held on January 21, 2016 in the Potomac Room in the McCoart Building, County Complex Court, Prince William, Virginia with officials and staff which formed the steering committee for the project.

After the meeting there was a tour of the battlefield site to get acquainted with the extent of the Study Area and the complexity of the land use in and around the battlefields. Excellent communication of troop movement in relation to the landscape was provided by members of the historic preservation division as well as descriptions of the action that brought the entire Bristoe campaign to life. The presentation during the tour also provided insight into key landscape areas, features, and conditions connected to battlefield resources.



*Figure 1-7: The project team toured the battlefield where accessible, in order to understand the extent of the battles on the landscape. Source: CHG*



*Figure 1-8: Natural and cultural resources present on the battlefield landscape. Source CHG*

- **Development of Vision, Guidelines, and Goals of the Study:** Development and articulation of the vision and goals by county staff began at the start-up meeting and were revised and expanded as more input from the general public and stakeholders was gathered and recorded during public meetings. In particular, it was clarified that the purpose of this project is to provide information and that the results of the project would not be regulatory.
- **Information Collection:** This initial step in the process consisted of gathering existing information from various sources concerning the history and significance of the battle. Also the process included documentation of existing natural and cultural resource features and existing land use, zoning, and associated policies delineated in the Prince William County Comprehensive Plan.
- **Development of military terrain features:** In order to understand the importance of cultural landscape features of battlefield events, the National Park Service employs military terrain analysis, a process first developed by the U.S. Army in the twentieth century. Called the KOCO approach by NPS, this type of analysis is used to establish battlefield boundaries and to bring attention to features that may be hidden in “plain sight” in the modern landscape. These “defining features” can be natural or manmade, and include towns, farms, mills, houses, churches, roads, wood lots, fields, pastures, streams, ridges, hills,

fords, or ravines. The analysis places each of these features into at least one of five categories, with the first letter of each category forming the word, "KOCOA."

**Key terrain:** a portion of the battlefield, possession of which gives an advantage to the possessor;

**Obstacles:** landscape elements that hinder movement and affect the ultimate course of the battle;

**Cover and concealment:** landforms or landscape elements that provide protection from fire and hide troop positions from observation;

**Observation and fields of fire:** any point on the landscape that allows observation of the movements, deployments, and activity of the enemy that is not necessarily key terrain, offers opportunity to see over an area and acquire targets, and allows flat-trajectory weapons to be brought to bear on the enemy;

**Avenues of approach and retreat:** corridors used to transfer troops between the core battle area and outer logistical areas.

- **Documentation and analysis of the cultural landscape of the battlefield:** Development of this section of the Preservation Study provides an evaluation of the physical integrity of the cultural landscape of the battlefield by comparing existing conditions with landscape characteristics and features present during the two battles within their period of significance, the Civil War (1861-1865). Landscape characteristics are the tangible and intangible aspects of a cultural landscape which express its historic character and integrity, and which allow visitors to understand the history of a site. This analysis also documents the integrity of the defining features and their surrounding terrain as identified in the KOCOA analysis.



*Figure 1-9: Portions of Bristoe Station battlefield have been altered by development and transportation improvements. Source: CHG*



*Figure 1-10: Large areas of open landscape convey natural and cultural features which express the historic character and integrity of the battlefield landscape. Source: CHG*

- **Identification of Priority Parcels based on Historic Features and Integrity:** Based on the location and integrity of the defining features and surrounding terrain, priority parcels were identified. Parcels were assigned a Priority 1 through 4, based on locations of decisive moments in the battles, levels of integrity, retention of battle-related defining features and retention of historic uses and historic viewsheds. Priority 4 designation indicates parcels with no extant defining features or viewsheds and lost landscape integrity due to commercial or residential development.
- **Meeting # 2: Steering Committee:** The steering committee meeting was held on May 3, 2016 in the County planning offices. CHG, contractors for the Preservation Study, presented their initial findings, specifically the KOCOA analysis and historic viewsheds and the identification of defining battlefield features. There

was further discussion of goals and objectives of the Preservation Study, discussions of the content, format, and participants for the upcoming stakeholder and public meetings, and discussions of the importance of getting input from the public at this critical time in the Preservation Study process. Such input from the community often significantly changes and expands goals for the project and the history of the landscape and its cultural and natural resources. Meeting participants often bring oral histories, photographs, maps, deeds, and other information to public meetings that prove critical to the content of the Preservation Study.

- **Meeting #3: Stakeholders:** The first stakeholder meeting was held on May 12, 2016 from 7:00 pm to 8:30 pm at the Brentsville Court House. An overview of the purpose and development of the Preservation Study was given in a powerpoint presentation, followed by an open question and answer session. The stakeholders were then urged to visit all the stations set up around the room to make further comments and discuss issues in more detail with team members attending each station. The stations included: Goals and Visioning; History and Significance of the Battles; Existing and Historical Landscape Analysis; and Designation of Priority Parcels. Comments were documented and included in the meeting notes.
- **Further refinement of purpose and goals for the Preservation Study:** Due to concerns expressed in Meeting #3, the goals and essential guidelines that form the basis of the Preservation Study were expanded, clarified and revised.
- **Development of potential preservation tools and techniques:** Because of the complexities of land ownership and management, a variety of preservation tools were developed to support the most effective overall preservation effort. These fall into two categories: 1) public property acquisition of full or partial interest for conservation purposes, and 2) land development policies and guidelines that provide for management of resources in private hands. This section of the Preservation Study was revised and expanded after the steering committee meeting and the stakeholder meeting.
- **Refinement of priority parcels and criteria for evaluation:** Due to comments in Meeting #3, priority parcels and their criteria for evaluation were refined and clarified before the public meeting held on May 25, 2016.
- **Meeting #4: General public and stakeholders:** This meeting was held on May 25, 2016 from 7:00 pm to 8:30 pm at the Nokesville Volunteer Fire Station #5. The format of the meeting remained the same as the stakeholder meeting. However, changes were incorporated into the goals for the Preservation Study and the identification and delineation of priority parcels. There was no reference to the document as a “plan” or a potential additional regulatory mechanism to be imposed on private landowners. Comments from Meeting #3 proved invaluable to the clarification and communication of the project to the general public and other stakeholders at Meeting #4.



**Figure 1-11: Public and Stakeholder meetings gave opportunity for detailed discussions with project team members. Source: CHG**



**Figure 1-12: Preservation groups and private landowners were present and provided with opportunities to discuss issues and concerns. Source: CHG**

- **Preparation of Draft Preservation Plan for Steering Committee Review, ABPP Review, and VDHR Review:** This draft of the Preservation Study included all responses to comments in Meetings # 1, 2, and 3 and any revisions discussed with the Steering Committee. This draft for review also included: refinement of study goals; criteria for priority parcels; prioritization of lands to be protected based on significance, integrity, and vulnerability; effective land protection methods for private landowners and Prince William County; and strategies and actions to protect the battlefields.
- **Final Revisions to Draft Preservation Study:** The final Preservation Study was developed after the review period and Meeting #4.
- **Meeting #5: Public Meeting and Prince William County Board of Supervisors:** This meeting was held on October 18<sup>th</sup>, 2016 after the above review period for the Steering Committee, ABPP, and the Virginia SHPO.
- **Submission of Final Preservation Study to Prince William County:** The final submission of the Preservation Study occurred after all comments were addressed, and after the presentation to the Prince William County Board of Supervisors.

#### **1.4 Vision Statement and Goals**

Within the introduction to the Prince William County Comprehensive Plan, the section entitled, *A Vision for the Future*, states the following:

*“The goals, policies, and actions strategies in the Comprehensive Plan have been shaped by citizen preferences, the County’s Strategic Plan, sound planning principles, and a need to balance the competing demands for development and the preservation of the County’s distinct, irreplaceable character. Four general goals for the future development of Prince William County represent the vision within which the Comprehensive Plan was crafted.”*

In relation to this Preservation Study and open space preservation in general, the applicable general goal that should guide future development is the following:

***Prince William County as an attractive, “livable” community***

- Good community design to ensure a high quality of life for county residents and to attract targeted businesses.
- Preservation of areas of rural character and significant cultural/historical resources.
- Sound environmental quality.
- A variety of land use types and densities, to make the County an interesting place to live or visit.<sup>5</sup>

*The Bristoe Station and Kettle Run Battlefields Preservation Study* (the Preservation Study) has been created in recognition of the state and national importance of the Civil War Battles of Bristoe Station and Kettle Run. The Preservation Study seeks, through a community based planning effort, to guide the preservation and protection of an expanded battlefield landscape including and beyond the boundaries of Bristoe Station Battlefield Heritage Park.

**1.4.1 Guiding Principles**

Guiding principles for the development of the Preservation Study include:

- The Preservation Study will not create any new regulations and is for information only.
- The Preservation Study results will help the County negotiate development proposals within the Study Area.
- The Preservation Study will provide tools for landowners interested in conservation or preservation programs.
- The Preservation Study will provide through historical analysis, significant tangible evidence of the events and lives of the people who occupied and shaped the battlefield landscape.
- The Preservation Study will provide guidelines to maintain and protect the rural character of the landscape so that battlefield events can be interpreted now and in the future.
- The Preservation Study will support and enhance the existing preservation policies and action strategies in the Prince William County Comprehensive Plan specifically for preservation of cultural resources, open space/recreation, sensitive environmental resources, long range land use, and for development of future policies for the protection of the Rural Area.
- The Preservation Study will develop preservation recommendations that overlap, support, and enhance recommendations for preservation of the Rural Area as identified in the *Prince William County Rural Preservation Study Report, 2014*.
- The Preservation Study will encourage government organizations, the local community, and others in participating in preserving the battlefields.

Additional and more detailed goals were expressed at the start-up meeting for the Preservation Study in January of 2016 and in the Steering Committee meeting in May of 2016. The initial goals were expanded, revised, and clarified after the public meetings. The list below reflects input from both the Steering Committee, stakeholders, and the general public:

---

<sup>5</sup> Prince William County, Comprehensive Plan, 2008.



- Identify lands recommended to be preserved.
- Clarify expectations for development and lands to be preserved.
- Provide guidance for applicants and predictability in the land development process.
- Identify where development pressures are occurring and how to mitigate for the preservation of the battlefield.
- Provide guidance (not regulations) for developers and other users by identifying what can be done and what the landscape treatment should be.
- Assemble all relevant materials into one study, defining the overall vision for preserving each battlefield and guiding future preservation work.
- Support and give additional guidance for enhanced interpretation based on identification of the geographic locations of the battlefield on the landscape and the troop movements, actions, and tactics during the military engagement at both Bristoe Station and Kettle Run.
- Delineate land parcel focus areas for priority preservation based on defining features, viewsheds, and extent of military actions as developed in the KOCO analysis.
- Develop the Preservation Study with extensive landowner and public participation.
- Address the preservation and management of not only battlefield lands, but also contributing historic features, landscape elements, and archeological sites.
- Address the preservation of viewsheds, particularly land visible from the core areas of the battlefield.
- Include a range of preservation options, such as the purchase of land or easements from willing sellers and other voluntary measures.
- Encourage sensitive and compatible development in and around the battlefields.
- Ensure that landowners are provided as much information as possible to make informed decisions about any preservation steps that are an option for them.
- Inform the location of future trails and or public access and associated interpretation.
- Provide a range of preservation options and a strategic action plan for the identified focus areas where preservation will have the most impact to the cultural resources associated with Bristoe Station and Kettle Run Battlefields.

### **1.5 Bristoe Station and Kettle Run Battlefields Project Study Area Boundary**

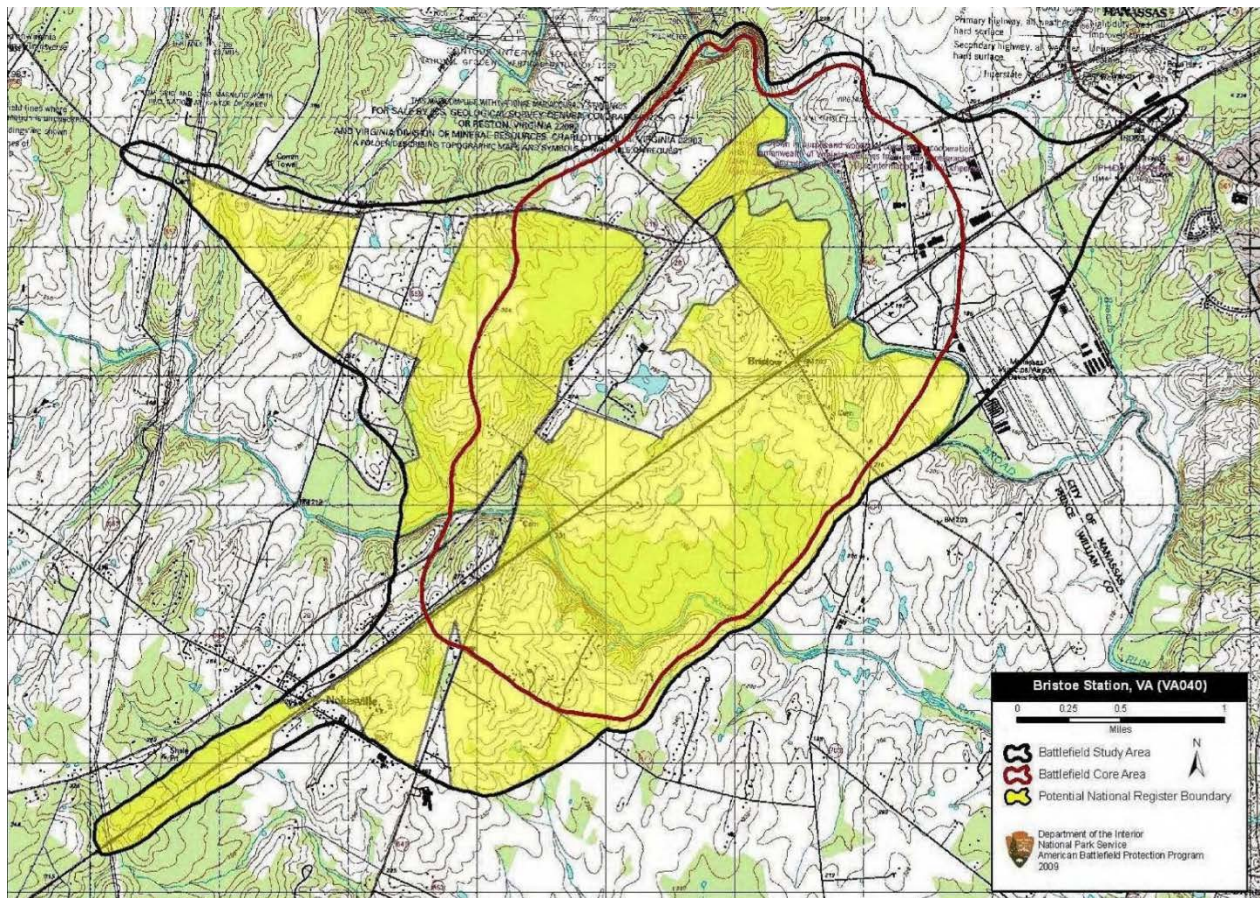
The Study Area and Core Area boundaries, as defined by the ABPP, are an attempt to display the extent of the battle on the landscape based on historic resources. The outlines of the areas have proven invaluable as guides to local land and resource preservation efforts at Civil War battlefields. Since 1993, the National Park Service has refined its battlefield survey methodology, which includes reviewing recent research, working with site stewards, identifying and documenting lines of approach and withdrawal used by opposing forces, and applying the concepts of military terrain analysis to all battlefield landscapes. Outlines of the Study and Core Areas do not indicate hard and fast lines of separation, but delineate areas that reflect more accurately the full nature and original resources of the battlefields. The Study and Core Area boundaries delineated by ABPP for Bristoe Station and Kettle Run battlefields were retained for the development of the Preservation Study.

The **Study Area** represents the historic extent of the battle as it unfolded across the landscape. It contains resources and locations that relate to or contribute to the battle event including where troops maneuvered and deployed immediately before, during, and after combat. Historic accounts, terrain analysis, and feature identification inform the delineation of the Study Area. The Study Area indicates the extent to which historic and

archeological resources associated with the battle (areas of combat, command, communications, logistics, medical services, etc.) may be found.

The **Core Area** represents the areas of fighting on the battlefield. Positions that delivered or received fire, and the intervening space and terrain between them, fall within the Core Area. Frequently described as “hallowed ground,” land within the Core Area is often the first to be targeted for protection. There may be more than one Core Area on a battlefield, but for Bristoe Station and Kettle Run, there is one Core Area boundary within the Study Area boundary delineation.

Unlike the Study and Core Areas, which are based only upon the interpretation of historic events, the **Potential National Register** (PotNR) boundary represents ABPP’s assessment of a Study Area’s current integrity (the surviving landscape and features that convey the site’s historic sense of place). The PotNR boundary may include all or some of the Study Area, and all or some of the Core Area. Lands within PotNR boundaries should be considered worthy of further attention, although future evaluations may reveal more or less integrity than indicated by the ABPP surveys. The PotNR boundary does not constitute a formal determination of eligibility by the Keeper of the National Register of Historic Places. The PotNR boundary is designed to be used as a planning tool for government agencies and the public. Like the Study and Core Area boundaries, the PotNR delineation places no restriction on private property use.<sup>6</sup>



**Figure 1-13: Map indicating the Study Area, Core Area, and potential National Register boundaries for the Battles of Bristoe Station and Kettle Run. These delineations were part of the updated ABPP survey and were retained for the development of the Bristoe Station and Kettle Run Battlefield Preservation Study. Source: PWC**

<sup>6</sup> Update to the Civil War Sites Advisory Commission’s Report on the Nation’s Civil War Battlefields, Department of the Interior, National Park Service, American Battlefield Protection Program, Washington, D.C., 2012, p.13.

# Chapter 2

## History of the Battles

### 2.1 Research Design

#### 2.1.1 Purpose and Objectives of the Investigation

Several overarching research questions governed the investigation:

- What is the core area of the battlefield?
- What is the landscape of conflict?
- Have portions of the historic landscape survived?
- How were troops positioned on the landscape and how did this impact the battles?

#### 2.1.2 Documentary Research Methods

The goal of background research was to review the extensive previous research and accounts, and augment these by gathering primary and secondary information about the military resources associated with the Kettle Run and Bristoe Station battles. Examination of historic cartography, literature searches, and review of previous cultural resources reports provided a framework within which defining features on the landscape could be identified, the KOCO analysis undertaken, and realistic fieldwork testing strategies developed.

In order to re-construct as precisely as possible a timeline of movement and activities, in-depth research was undertaken in:

- Federal and Confederate primary sources, e.g., eyewitness accounts by participants, as well as after-action reports by commanding officers;
- Contemporary maps and descriptions to help delineate Civil War-related activity in the area, including troop movements preceding the battle and military occupations near the site;
- Late nineteenth- and twentieth-century maps and historic aerial photographs that trace the impact of later land use on the property; and
- Secondary historical sources.

This research and the analysis of results was conducted in close cooperation with GIS and landscape planning components of the project, and it is presented in narrative form that will accompany and explain the spatial data of the GIS.

There were several readily available sources which guided our initial research of the battles. These included:

- *A Want of Vigilance: The Bristoe Station Campaign, October 9-19, 1863*. Emerging Civil War Series. Backus, Bill and Robert Orrison (2015) Savas Beatie LLC, El Dorado Hill, CA.
- *The Maps of the Bristoe Station and Mine Run Campaigns*. Gottfried, Bradley M. (2013) Savas Beatie LLC, El Dorado Hill, CA.



- *The Road to Bristoe Station: Campaigning with Lee and Meade*, August 1-October 20, 1863. Henderson, William D. (1987) H.E. Howard, Inc., Lynchburg, VA
- *Return to Bull Run: The Campaign and the Battle of Second Manassas*. Hennessy, John (1993) L. Simon and Schuster, New York, NY.
- The Battles of Bristoe Station. Miller, J. Michael (2009) *Blue & Gray*. Volume XXVI (2).
- *The War of the Rebellion: A Compilation of the Official Records of the Union and Confederate Armies*. Official Records of the Union and Confederate Armies (O.R.) (1997 CD-ROM version, originally published 1880-1901). Guild Press of Indiana, Carmel, IN.
- Boundary Delineation Bristoe Station-Kettle Run Battlefield Route 28. Pendleton, Philip E., (2002). Report for the Virginia Department of Transportation, Richmond, VA, by The Louis Berger Group, Inc., Richmond, VA.
- *Atlas of the Official Records of the Civil War*. Official Atlas of the Union and Confederate Armies (O.R.) (1997 CD-ROM version, originally published 1880-1901). Guild Press of Indiana, Carmel, IN.

These sources provided details of the battle and were used to develop context and acquire information that guided detailed research. The goal of detailed research was to identify the Federal and Confederate troops involved; identify important personalities; gain first-hand accounts of the battles; identify types of artillery in the batteries; and locate possible descriptions of the landscape.

Historic map research provided important data on troop positions. Research was conducted using the Library of Congress on-line resources, historic maps provided from the County, and maps contained in the atlas listed above.

### **2.1.3 Data Collection Methods**

#### **Field View**

The project team conducted a field view over portions of the Kettle Run and Bristoe Station battlefields to examine the landscape and assess how locations mentioned in first and secondary accounts, and on maps, may have played a role in the battles. The field view assisted in the identification of defining features and provided insight into the KOCOA military terrain analysis.

#### **Mapping**

The team used mapping provided by the County as a base for GIS layers. Based on historic research, the team identified troop positions, and then conducted a viewshed analysis to determine if the locations could have been those indicated by the combatants, and to gain insight into the decision-making of the combatants.

#### **KOCOA**

In order to survive a conflict and have the best chance to defeat the enemy, combatants need to understand the landscape of the battlefield they are fighting upon and how individual terrain/topographic elements play a part. Military terrain analysis has been taught to West Point Cadets since before the Civil War. Officers employed the concepts of terrain analysis as they were taught at West Point. It is common to find references to key terrain, avenues of approach, etc., in their personal writings, official reports and descriptions of events. The acronym, KOCOA, developed by the United States Army, represents five key elements of a battlefield: (K) Key Terrain, (O) Observation, (C) Cover and Concealment, (O) Obstacles, and (A) Avenues of Approach and retreat. KOCOA is a simple and quick method to develop strategy and tactics based on knowledge of the landscape. Tactically, on the

battlefield it allows a combatant to categorize local terrain into defensive, offensive, threat, and/or aggressive components in a continual process that will change with the flow of the conflict.

Military terrain analysis provides a useful tool for researching warfare. Researchers can apply these criteria to gain insight into what the combatants were thinking, if their subsequent interpretations were useful, and if other factors limited their abilities. To fully understand the actions and reactions of opposing forces in battle and to interpret the battle accurately, it is important to have access to participants' accounts from both forces involved (Williams and Langum 2004). Background research for this project included an attempt to locate first-person accounts.

On-the-ground knowledge of the battlefield is critical to understanding the action (Andrus 2004). KOCOA allows the researcher to view the battlefield as a participant in the engagement, not as a cultural landscape, or as a bucolic field or quiet woods, but rather as a matrix of points that must be considered on a variety of levels (Lowe 2000, Walker and Thomason 2004). This is important for understanding why a commander would (or would not) position infantry or artillery or cavalry at a certain place on the terrain at a certain point during the engagement, or why faulty positioning would occasionally have disastrous consequences. It also helps to interpret the authenticity of battlefield maps. Furthermore, evaluation of terrain from a military point of view can help provide reasonable explanations to "fill in" gaps in our knowledge of events caused by scarcity of primary sources, e.g., in the case of troop movements. "Military usage" of terrain would demand that forces be re-deployed under cover of ridges or through low-lying ravines outside the view of the enemy. Similarly, depending on the task assigned to a force during any stage of the engagement, troops might be redeployed via a causeway or road if speed is of the essence. Taking these, and similar military aspects into consideration, the terrain becomes an integral part of the reconstruction of a battle as the stage on which the action unfolds.

"Key Terrain" includes natural and man-made features that dominate the immediate landscape of conflict by topographic relief or some other quality that provides the combatants with either an offensive or defensive advantage. Natural features include hills and bluffs from which a force can establish a clear and commanding field of fire. Additionally, key terrain can also be a natural feature that can create a transportation choke-point such as a sandbar in a river, or a manmade feature such as a bridge over an un-fordable waterway.

"Observation and Fields of Fire" relates to how aspects of the landscape of conflict are used. Through deployment in certain locations, a combative force will be able to observe the enemy in order to judge strength, prevent surprise, and respond to threats. A field-of-fire is the area that weapons may effectively fire upon from a given position. An additional consideration is dead-ground, the area within range of weapons but cannot be fired upon due to a natural or man-made obstacles. The fluidity of battle, particularly maneuverability, can change the configuration of the field-of-fire, and dead-ground can also change over the course of the conflict.

"Cover and Concealment" refers to features on the landscape of conflict that allow a force protection from enemy observation and fire. Elements of the landscape can include both natural and man-made features, such as vegetation and earthworks. Over the course of the conflict, the fluidity of battle can change the configuration of the field-of-fire and dead-ground of a position.

"Obstacles" are elements of the landscape of conflict that prevent, impede, or divert a military action. These can include both natural and manmade terrain features. The presence and difficulty of obstacles allow terrain and landscape to be assessed as unrestricted, restricted, or severely restricted.

“Avenues of Approach” refer to natural mobility corridors and man-made transportation features that can be used to move combatants, weapons, and materials to the conflict.

The principle of Inherent Military Probability was also applied to the study of the Kettle Run and Bristoe Station battlefields (Keegan 1977:33-34). As initially developed by the German military historian Hans Delbrück and further refined by British historian A.H. Burne, this principle holds that often well-worn and accepted accounts of a particular battle will be found to be impossible given the constraints of terrain, timing, and other factors. Placing oneself in the position of what a knowledgeable individual or officer could have accomplished in a similar situation, and conducting current field investigations, can lead to reconsideration of traditional accounts and new discoveries about a conflict.

## **2.2 The Battles of Bristoe Station and Kettle Run**

Joseph Hopkins Twichell, Chaplain for the 71<sup>st</sup> N.Y. infantry, participated in the 27 August 1862 Battle of Kettle Run. In late October 1863, after the Battle of Bristoe Station, he visited the battlefield and graves of those he buried in 1862. Speaking of Bristow the place, he states:

Twice baptized in blood for Liberty’s sake, it will be a place to which in after times pilgrimages will be made by those who reverence the glorious, though suffering past. (quoted from Messent and Courtney 2006:272).

At the onset of the Civil War, Bristoe Station was a small rural stop on the Orange and Alexandria (O&A) Railroad. The station was situated at the crossing of the O&A and the Broad Run waterway. It is approximately four miles southwest of Manassas and 20 miles northeast of the O&A bridge across the Rappahannock River. Bristoe Station was never very large and consisted of a small, but unknown number of buildings, including the station. The general vicinity was agricultural and divided into numerous farmsteads. The Faul 1854 map (Figure 2-1) shows the Dodd Farm northwest of Bristoe. On the east side of Broad Run, two farmsteads are shown; on the north of the railroad, was R. Leachman and on the south, Stuart. It is not clear from this map where the station buildings were. Numerous farm lanes ran adjacent to the O&A: north of Bristoe, the roads from Greenwich and from Gainesville intersect a road from Nokesville, and from this crossroads, other roads ran east to a crossing of Broad Run at Milford and south to Bristoe. The Bristow Road extended southeast from this intersection and continued to Brentsville (historically, this road was known as Brentsville Road, but will be referred to in this chapter by its modern name of Bristow Road for clarity).

This rural landscape stayed unchanged well into the 1860s. The 1862 U.S. Topographic Engineers map (Figure 2-2) shows field lines around the station. A store is present. The terrain north of the railroad between Kettle Run and Broad Run is shown as open. South of the tracks, the area east of Kettle Run is wooded, as are the hills immediately south of Bristoe Station.

The Orange and Alexandria Railroad Company, founded in 1848 (Gardner et al. 1998:6), began construction on the line in 1850; it was completed to Culpeper in 1852 and to Gordonsville in 1854. From there, the rail line connected with the Virginia Central. Warrenton, originally on a proposed earlier route, was linked by a branch line in 1853. The Civil War was the first U.S. conflict in which rail played an important role for the movement of troops and supplies. Military leaders quickly incorporated the regional rail system into their strategic planning.



Figure 2-1: Detail of Faul's 1854 "Map and profile of the Orange and Alexandria Rail Road." Source: Library of Congress



Figure 2-2: Detail of Map of Northern Eastern Virginia and Vicinity of Washington, U.S. Topographic Engineers, 1862.

From the onset of the war, the O&A had a central role as a key avenue-of-approach (Turner 1953). Initially, the Confederates controlled the O&A, using it to bring troops to the First Battle of Bull Run. Later in 1861, the railroad would be a major supply route for troops wintering in Centreville. When the Confederates retreated, the Federals used the O&A to supply their armies as they maneuvered and fought west along its route. The O&A was a major factor in the continued use of this route by the Federals during the campaign.

During the first year of the war, specifically in the fall and winter of 1861, the Confederates established winter quarters in the vicinity of Bristoe. Traditionally, during the winter months, when it was too difficult to use roadways, both sides would cease active campaigning and establish winter quarters. The main body of the Confederate army was located approximately 10 miles away at Centreville. Whiting's and Wilcox's brigades established Camp Jones in the vicinity of Bristoe (Bristoe Station Battlefield Heritage Park General Management Plan 2012:10). The soldiers at Camp Jones suffered from several epidemics; a large number died and were interred in cemeteries near the camp. In October, the troops were redeployed to positions along the Potomac River and elsewhere. Depending on which side controlled the area throughout the remainder of the war, Bristoe was lightly guarded.

The immediate topography in the vicinity of Bristoe Station can be generally characterized as "rolling hills," but there is a distinctive difference in the terrain north and south of the O&A. Southwest of Bristoe, the O&A appears to follow the border of two distinct geologic groups (Johnson 1999). North of the tracks, the topography is hillier and appears more dissected. South of the tracks, the elevation is lower and contains more gently sloping hills. Bristoe Station is located within the Culpeper Basin, one of a series of Mesozoic Era (66 to 252 million years ago) basins along the eastern seaboard (Zen and Walker 2000).<sup>1</sup> Waterways in this basin accumulated sediment, which was metamorphosed by basalt and diabase (volcanic) flows in the subsequent Jurassic and Triassic ages. One such diabase flow, which is mapped north of the railroad (Johnson 1999), created the hillier and more dissected landscape on that side. In contrast, immediately south of the railroad—an area unaffected by the volcanic flow—the topography shows less variation. In fact, the Federals referred to it as a plateau. The likelihood that the combatants approached over a geologic landscape that favored the Federals may seem minor, but the Battle of Bristoe Station hinged on time, any cause of delay affected the outcome of the battle. Geology, it seems, was a factor.

### **2.3 The Battle of Kettle Run, August 27, 1862**

*See Figure 2-3, Battle of Kettle Run Defining Features*

In August 1862, the Confederates conducted a flanking maneuver around the right of a Union army commanded by General John Pope. General Thomas "Stonewall" Jackson successfully marched his Corps on a 54-mile flank march in roughly 36 hours, arriving at Bristoe Station unmolested on the evening of 26 August. Jackson's Corps was at the rear of Pope's army. Leaving a rear guard force at Bristoe, Jackson took the Federal supply depot at nearby Manassas Junction. General Richard S. Ewell's Division occupied a defensive position facing southwest, extending on either side of the O&A at Bristoe. Ewell placed several regiments in advance of his position along the O&A. Pope sent General Hooker's Division to clear the Confederates from Bristoe. Ewell's troops fought a holding action, eventually disengaging after several hours when Hooker began a flanking movement. The Confederate

---

<sup>1</sup> A basin is a depressed area formed between two geological faults.



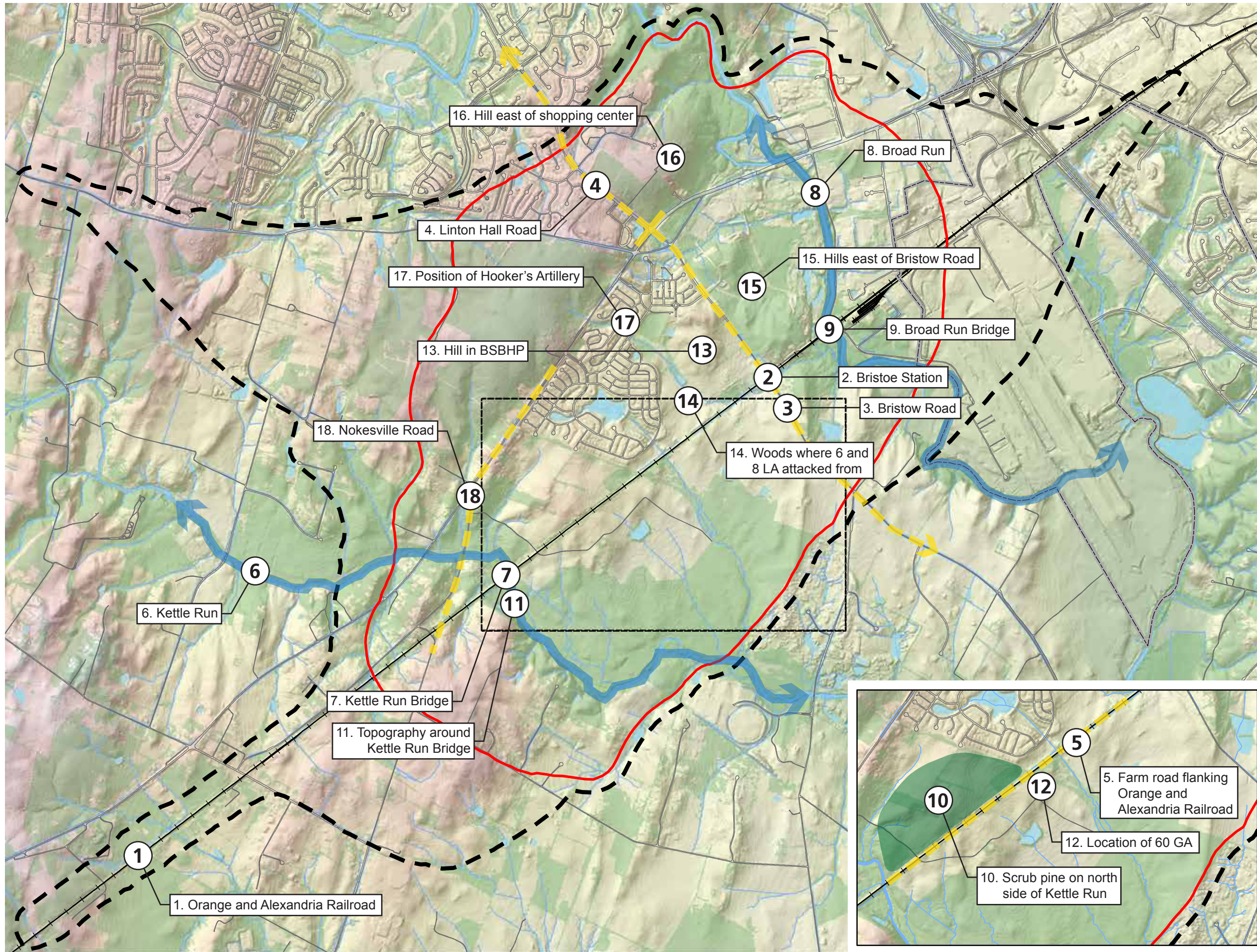
**Bristoe Station and  
Kettle Run Battlefields  
Preservation Study**

September 2016

Prince William County, VA

*Prepared for:*  
Prince William County, VA  
1 County Complex Ct (MC260)  
Prince William, VA 22192

*and*  
American Battlefield Preservation Program  
National Park Service  
1201 Eye Street (2287) NW  
Washington, D.C. 20005



**Legend**

- Bristoe Station Core Area
- Bristoe Station Study Area
- County Boundary
- Roads
- Hydrology
- Vegetation



0 5001,000 2,000 3,000  
Feet

1 inch = 2,200 feet

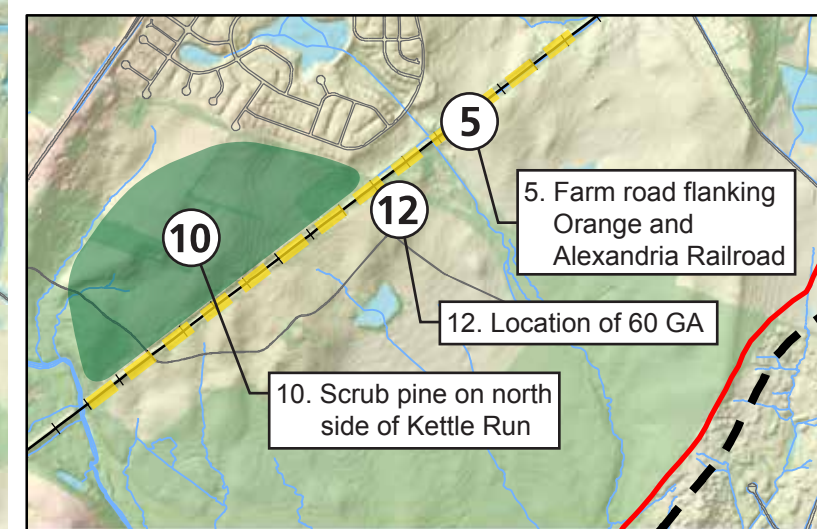


Figure 2-3.  
**Battle of Kettle Run  
Defining Features**



force began to feel pressure from the arrival of more Federal forces. Ewell had successfully delayed the Federals and disengaged.

### **Prelude**

In March 1862, Federal General George McClellan undertook the Peninsula Campaign. In an attempt to avoid fighting south from northern Virginia, McClellan transported the majority of the Union army to Fortress Monroe at the peninsula formed by the James and York rivers. A smaller force, under General Irwin McDowell, was placed in northern Virginia and in the defense of Washington, DC. McClellan's strategic thinking was that the terrain between northern Virginia and Richmond offered a more difficult offensive avenue-of-approach and provided more obstacles (e.g. river crossings) than the terrain on the peninsula. Furthermore, Federal gunboats could provide artillery support to the army at many locations.

Opposing the Federals was the Confederate army commanded by General Joseph Johnston. After a series of fiercely contested battles, General Johnston was wounded on 31 May 1862, during the Battle of Seven Pines (Fair Oaks). General Robert E. Lee took over command of Confederate forces. The Federal advance up the Peninsula stalled at this same time and would not resume until weeks later. During the lull in fighting, both sides consolidated their forces, with Lee strengthening the Richmond defenses. The Confederates launched an offensive on 25 June. The resulting battles, known as the Seven Days Battles, ended with a Confederate defeat at Malvern Hill. However, the Federals under McClellan had lost all offensive initiative.

Elsewhere in Virginia, Confederate General Stonewall Jackson's Shenandoah Valley campaign was steadily pushing Federal forces north out of the Shenandoah Valley. Beginning in May and continuing until mid-June, Jackson's forces won several battles over Federal forces. In response, a new Union army under the leadership of General John Pope was developed and deployed in Northern Virginia with the intent of securing the Valley and possibly linking up with McClellan.

In mid-June, Lee ordered Jackson and his men to join the rest of the army and engage in an offensive to relieve McClellan's pressure on Richmond. After the 1 July Battle of Malvern Hill, the Federals did not seek to exploit their victory and remained within the safety of the artillery shield afforded by Federal gunboats cruising on the James River. Lee was faced with a strategic problem, as there was a belief that the Union army under Polk would march south and join McClellan's forces. Polk was maneuvering in northern Virginia in an effort to take pressure off of McClellan. To counter this potential threat, Lee dispatched Jackson's Corps and Ewell's Corps toward northern Virginia. By early August, the Federals were occupying Culpeper County in an area between the Rappahannock and Rapidan rivers. On 9 August, the combatants fought the Battle of Cedar Mountain, a Federal defeat. Lee realized the Federals were withdrawing from the Peninsula, and in response, shifted General James Longstreet's Corps to support Jackson. The two weeks of maneuvering resulted in the Second Battle of Bull Run, and the near destruction of the Union army.

By the third week in August, the Federals were located on the east side of the Rappahannock River, in the vicinity of Warrenton. The Confederates had begun a flanking movement around the Federal right. While Longstreet's Corps held the Union army's attention west of Warrenton along the Rappahannock River, Jackson flanked the Federal right. Undetected, Jackson's Corp marched through Manassas Gap and successfully gained the rear of the Union army at Bristoe Station late on 26 August.

## **Battle**

The discussion of the Battle of Kettle Run is summarized from Miller 2009; Hennessy 1993. Miller (2009: 11-17) provides the most current interpretation of troop movements.

When Gen. Stonewall Jackson's approximately 24,000 troops marched through Thoroughfare Gap on 26 August, they had successfully flanked Pope's army (Hennessy 1993:140). The region they entered was sparsely guarded and they were able to maneuver virtually unopposed. Travelling east from Gainesville, along Linton Hall Road (modern Rte. 619), the Confederate troops arrived at Bristoe Station late in the afternoon. They quickly overwhelmed the small Federal force guarding the station and went into bivouac for the night.

The main body of the Union army was centered along the Rappahannock, west of Warrenton. Despite intelligence indicating a large Confederate force moving along the Federal right and reports on the 26<sup>th</sup> that Confederates were at Thoroughfare Gap, Pope held his position. Hennessy (1993:110) states: "John Pope was simply surprised by and utterly unprepared for Jackson's dash around his flank." The result of this was disastrous for the Federal war effort.

Jackson's troops had reached Gainesville along the Manassas Gap Railroad, approximately six miles east of Bristoe at about 4:00 pm. The Confederates knew Manassas Junction was heavily guarded and that the Federals had constructed numerous fortifications to protect the strategically important junction between the Manassas Gap and O&A railroad. Considering the time of day, the defenses around Manassas Junction, and the strategic value of the O&A, Jackson chose to take the O&A at Bristoe and move on Manassas later (Hennessy 1993:111). This move would effectively cut off the Federal armies' routes back to Washington, D.C. Additionally, occupying a section of the O&A would remove Pope's major supply line, troop movement link, and most direct route out of harm's way.

At the moment of the Confederate's attack, Bristoe Station was lightly guarded by one infantry company of the 105<sup>th</sup> Pennsylvania Infantry, a company of the 4<sup>th</sup> New York Cavalry, and a small contingent from the 87<sup>th</sup> New York Infantry (Miller 2009:8 and 19). Confederate cavalry and infantry quickly overwhelmed this force.

The O&A was the major Federal supply link between its logistical center at Alexandria, Virginia, and the major supply depot at Manassas Junction. The Confederate capture of a section of this railroad was, at first, not realized by the Federals. The train schedule called for trains to return from Warrenton at the end of the day. Soon after they captured the station, the Confederates were confronted by a train approaching from the south, the direction of Warrenton. Efforts were made to destroy track and block the track, but this train ("Secretary") successfully made it through the Confederates (Miller 2009:19).

The Federal train timetables were set and the Confederate capture of Bristoe was such an unexpected surprise that the Federal rail officials could not react swiftly and stop the train traffic. The surprise was accentuated by the Confederate cutting of the telegraph lines. As a consequence, Federal trains continued to approach Bristoe.

After the "Secretary" ploughed through Bristoe, the Confederates destroyed about a quarter mile of track. They effectively cut the rail link and configured a rail switch to derail a train (Hennessy 1993:112; Miller 2009:19). Soon another train was heard approaching. This train, "The President," derailed just east of the intersection of Bristow Road and the O&A, a short distance from the Broad Run Bridge. It was estimated that the train was traveling at 50 miles per hour when it derailed (Blackford 1993:114).



Night had fallen, and soon another train was heard and its head-lamp seen. Some ingenuous Confederates blew the “all clear” and extinguished the rear light of the derailed train. Soon, another train, the “Redbird,” appeared, and barreled into the rear of the first derailed train:

The locomotive ploughed under the first three boxcars, setting them crossways on its back and on the back of the tender. The impetus having been communicated to the cars, they telescoped each other and got each other crossways on the track. Many cars were forced out upon the pile over the locomotive, and the general effect was very destructive (Blackford 1993:114).

The O&A was effectively blocked. Soon additional trains were heard and seen approaching. However, these trains did not approach and each reversed course. Somehow they had been warned. The wounded and whatever supplies could be found on the derailed trains were removed and then the trains set ablaze (Blackford 1993:115).

Jackson next turned his attention toward the large Federal supply depot at Manassas Junction. Leaving Ewell’s Division as a blocking force, the rest of Jackson’s army captured the Junction and its vast amount of Federal supplies. Ewell positioned his main force along a line that runs parallel to Bristoe Station Road (Figure 2-4). Additionally, he advanced several regiments forward, southwest, along the O&A to act as an early-warning system to alert him of the expected Federal approach.

The Federals learned the O&A had been compromised from the returning trains. Initially, the disruption was interpreted as a raid similar to J.E.B. Stuart’s raid on Catlett’s Station four days earlier. Not comprehending the circumstances, the Federals detailed a single regiment to Bristoe. The 72<sup>nd</sup> New York approached Bristoe from

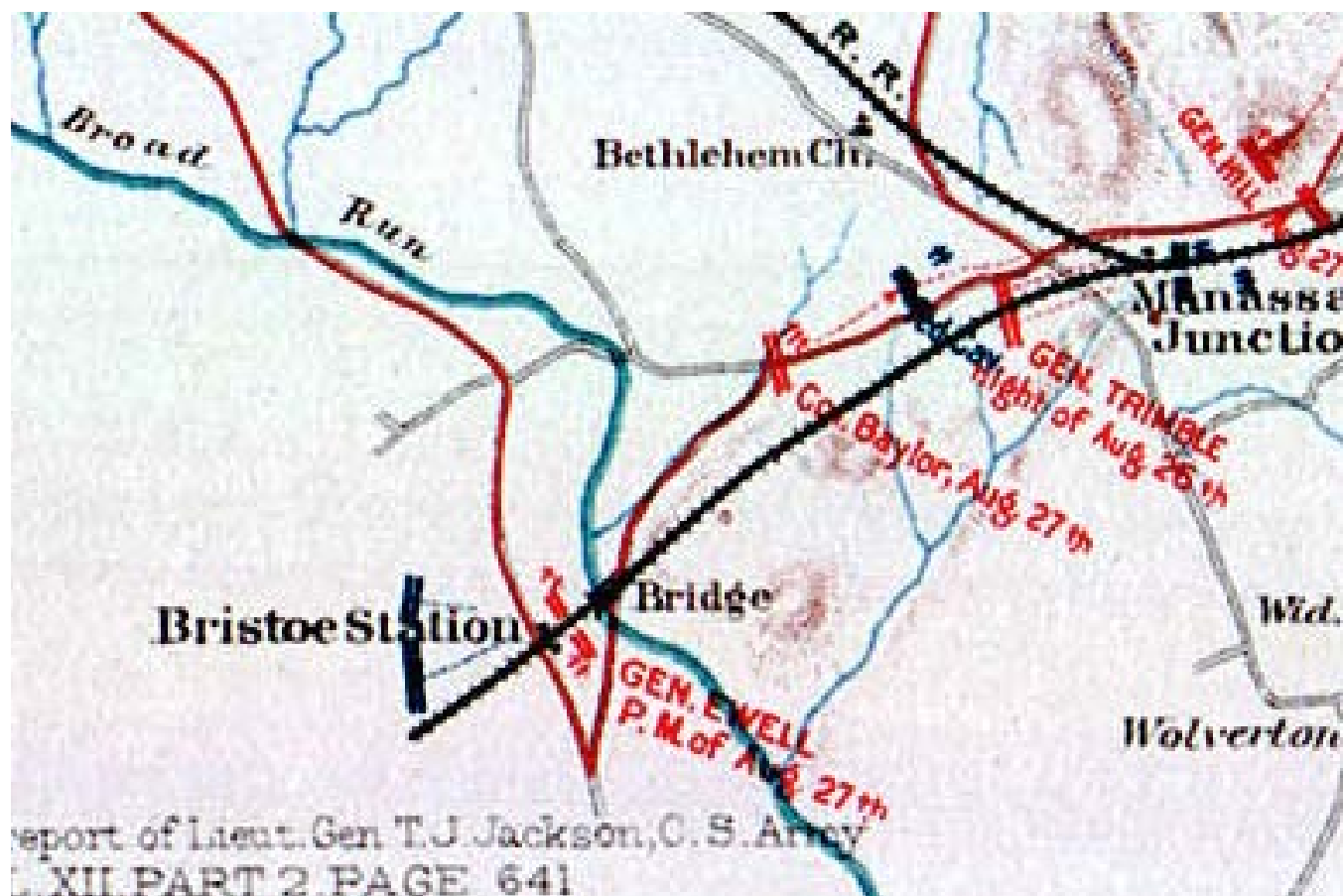


Figure 2-4: Detail of “Sketch showing Positions of the Second Corps, A.N.Va., August 28 to September 2, 1862.” Source: Atlas of the Official Records of the Civil War, Plate CXI.I

Catlett's Station by train. At the Kettle Run Bridge they met two companies of the 105<sup>th</sup> Pennsylvania Infantry who had departed Bristoe just before the Confederates attacked the station. It was probably these companies that eventually realized the danger and alerted approaching trains. From the Kettle Run Bridge, the glow of the burning trains could be seen. The small contingent of Federals, and the train, moved forward across Kettle Run. It was near dawn on the 27<sup>th</sup> when Caption Harmon J. Bliss moved his troops by train within a half mile of Bristoe Station (Official Records of the Union and Confederate Armies [O.R.] Series 1, Vol. 12:450). He reported that:

[h]ave proceeded to near Bristoe Station. Find a train of cars burning and telegraph wires broken, and enemy in very heavy force. Do not deem it prudent to go on without further orders. Have conductor of burned train with me, who reports there being a large force of the enemy (O.R. Series 1, Vol. 12:451).

If Bliss's train was truly within a half mile of the station, the federal train would have been approximately where the intermittent stream tributary of Broad Run crosses the O&A. In the growing dawn, the Federals were quickly observed by the Confederates who proceeded to deploy a counter force. Bliss retreated west along the O&A to the Kettle Run Bridge, approximately 1.5 miles southwest of Bristoe.

Bliss deployed three companies to hold the bridge, and positioned the train and his reserve 300 yards west of it. The 105<sup>th</sup> Pennsylvania acted as a picket force east of the bridge. After approximately 45 minutes, the position became tenuous, with Confederate cavalry advancing on the right, and infantry on the left and on the O&A rail bed. Bliss reported that the Kettle Run Bridge "had no natural advantages for defense; in fact, they were all against us" (O.R. Series 1, Vol. 12:451). Bliss tried to establish telegraph communications, but despite calls to "wait a little" from his telegraph operator, when pressed, he ordered a retreat (O.R. Series 1, Vol. 12:451). As he was retreating, the Confederates set up one of their field artillery pieces on the O&A on the east side of the bridge and fired on the retreating train.

The Confederates had advanced with a line of skirmishers in front of a larger force supported by field artillery. Four regiments from Hay's Brigade and one from Lawton's accompanied with one piece of artillery advanced west down the O&A (O.R. Series 1, Vol. 12:708). Once the Federal train was driven off, the 6<sup>th</sup> Louisiana established a picket screen extending two miles west of the Kettle Run Bridge. The 8<sup>th</sup> Louisiana was detailed to destroy the bridge, while the rest of the force returned to Bristoe. Ewell appears to have deployed his forces along the Bristow Road perpendicular to the O&A and occupying the high ground around it. Early reported:

Lawton's brigade was posted on the left of the railroad, Hays's brigade on the right of it [O&A], and my own brigade to the right of Hays's brigade in a pine woods, our line of battle being fronted toward Warrenton Junction [west] and occupying a ridge a short distance from Bristoe in the direction of that Junction (O.R. Series 1, Vol. 12:708).

Several hours passed before Pope ordered Hooker and three of his brigades, approximately 6,000 troops supported by two batteries of artillery, toward Bristoe (Miller 2009:23). The day was reported to be hot and the march difficult. By 2:00 pm the Federals reached the Kettle Run Bridge. The 6<sup>th</sup> and 8<sup>th</sup> Louisianans, having destroyed the crossings and O&A track, commenced a delaying action which kept the Federals from advancing beyond the bridge for about 2 hours. The Confederate skirmishers were likely aided by the scrub woods flanking the O&A along the east side of Kettle Run and O&A to the northwest. As the conflict wore on, the 60<sup>th</sup> Georgia moved forward on the left side of the railroad. Their position was approximately 1/3 of a mile from the station. The 6<sup>th</sup> and 8<sup>th</sup> Louisiana fell back and took positions at the edge of some woods. This was most likely the field edge of the Thomas Davis tract near the unnamed intermittent tributary of Broad Run.

The Federal march was exhausting, due to the heat, reducing the force by about 17 percent from 6,000 to 5,000, but it was straightforward. The lead brigade under Colonel Carr, advanced three regiments on the railroad bed, with Col. Nelson Taylor's "Excelsior Brigade" following. Hooker commanded two regiments on Carr's left. To the right of the O&A was General Grover's Brigade.

The Confederates caught the two front-most advancing Federal units in the open. The 2<sup>nd</sup> New York and 8<sup>th</sup> New Jersey regiments were pinned down in near open ground, protected only by a swale. In their front, the 6<sup>th</sup> and 8<sup>th</sup> Louisiana fired from protected positions. Enfilading fire came from the O&A rail bed where the 60<sup>th</sup> Georgia had positioned themselves. A Confederate battery positioned on the rail bed, near Bristoe, fired canister at them.

Carr's brigade engaged the Confederates at the railroad. Following them was Taylor's brigade, which advanced on the left flank of Carr and engaged the Louisiana troops who had pinned down the 8<sup>th</sup> New Jersey and 2<sup>nd</sup> New York regiments. One of these regiments was the 71<sup>st</sup> New York. The regimental Chaplain, Joseph Hopkins Twichell, in a 2 September 1862 letter to his father recounted:

After a sharp, bloody, but splendidly fought battle of an hour and a quarter, the rebels fled leaving their wounded on the field...The conduct of the brigade, but especially the regiment, was gallant in the extreme. Our dead, with but few exceptions, fell in line with their feet to the foe and many of the wounded fought until loss of blood made it no longer possible... Our loss was heavy. Only 250 or thereabouts went in; and of these between 80 and 100 were killed or wounded...Artillery we had none, while the enemy had three batteries well placed. It was an unequal combat and nothing but valor could have prevailed. I say "we," as for under the circumstances it seemed best that I go with the boys, and I remained in the fearful storm of grape, canister, and bullets until I saw the wounded borne off. ...Thursday and Friday were passed in ministering to the souls and bodies of dying, stricken men, and in performing burial rites... (Messent and Courtney 2006:174-175).

After about an hour of fighting, the Federals had committed enough troops to the fight and took steps to flank Ewell's position. The Confederate commander decided he would withdraw or risk losing his command. Although the Federal flanking movement focused on the Confederate right (Federal left), the position of Confederate General Early's troops, the freshness of these troops, and the road network, allowed the Confederates to disengage and withdraw across Broad Run from their left to right without a problem. From left to right, first Lawton, then Forno, and finally Early successfully withdrew. The Federal troops, fighting in the center only, followed Forno's troops far enough to capture their positions. It is likely that the threat of Early on the high ground to their left, a dwindling ammunition supply, and fatigue from the fight, made them hesitant to advance further. Hooker's flanking movement was too late and on the wrong flank to seriously threaten the Confederate withdrawal. By 6:00 pm the Confederates had successfully disengaged with the Federals.

### **Aftermath**

The battle of Kettle Run was a relatively short, straightforward conflict. The goal of Confederate forces was to delay the Federal response to Jackson's flanking move and shield the main concentration of his army. In this regard, they were successful. The goal of the Union army was to retake Bristoe, and obtain information on the whereabouts and intentions of the Confederates. Events unfolding over the next few days would show that the Federal effort fell short. While they had successfully driven the Confederates from the field, they had failed to gain an understanding of the enemy's overall strategy.

Federal dead were buried on the Kettle Run Battlefield. In June 1863, returning to the battleground Chaplain Twichell, 71<sup>st</sup> New York, visited the Federal graves.

Last night, just about sunset, I rode aside to visit the graves of our boys who fell June 27<sup>th</sup> [sic] at Bristow. They were as I left them and the sight thereof inclined my heart to sadness and meditation. Messent and Courtney 2006:240).

After the war, these graves were possibly recovered if they were found and buried elsewhere by Federal authorities.

The Chaplain returned to Bristoe in late October 1863 after the Battle of Bristoe Station:

On the way down I rode aside to visit for the second time since that dreadful day, the battlefield of Aug 27<sup>th</sup> 1862. I found the graves of my boys that fell there trampled by a drove of grazing horses belonging to s [sic] battery encamped near. It grieved me to see them so despoiled yet there was no fault to be ascribed. I straightened up the headboards and wrote the names over again, where they were growing dim. Poor fellows! They lie there humbly enough, but oh! How honorably! It was hard to think that all I was permitted to do in respect to their memory was to take out my pencil, and keep their resting-place from being nameless a little while longer. I felt, while doing it, with profound emotion that if one's name is "written in heaven" he can afford to have his dust lie lowly, and prayed that I and those I love might possess that "better part."

The battle between the 2<sup>nd</sup> Corps and Hill's Confederates week before last took place in part on the same ground. Twice baptized in blood for Liberty's sake, it will be a place to which in after times, pilgrimages will be made by those who reverence the glorious, though suffering past (quoted from Messent and Courtney 2006:272).

### **2.3.1 Significance Summary**

Hennessey (1993:134) succinctly summarized the Kettle Run Battle and General Ewell's goals for the battle:

Ewell's performance at the Battle of Kettle Run (as it would become known) was flawless, precisely in accordance with Jackson's orders. Forno's and Lawton's men had struck the head of the Federal column hard and maintained the fight as long as was possible. Then Ewell had conducted a classic fighting withdrawal. The sum: Ewell had effectively blunted Pope's advance on Manassas Junction, thus allowing Jackson the luxury of maneuvering on his own schedule, not on Pope's. And in so doing Ewell inflicted startling casualties on Hooker's Division. The Yankees lost more than three hundred killed and wounded (at least one regiment, the 73<sup>rd</sup> New York, lost half its number). The cost in men to the Confederates was, by this war's standards, moderate. Forno's brigade lost eighty men, Lawton's sixty-four, most of them in the 60<sup>th</sup> Georgia. This was precisely the type of performance Jackson had come to expect of Ewell, his most-favored subordinate. And it was precisely the type of performance he needed on August 27.

To qualify for the National Register of Historic Places, a property must meet one or more of the National Register Criteria for Evaluation. The Kettle Run Battlefield qualifies for listing as a property under Criteria A and D, because the battle is associated with events that have made a significant contribution to the broad patterns of our history and has or is likely to yield important information on history. The battlefield has retained integrity to convey its significance in regard to location, setting, feeling, and association. The significance of the Battle of Bristoe Station/

Kettle Run Battlefield lies in the fact that the landscape has retained integrity and the battle can be understood from the extant landscape.

### 2.3.2 Military Terrain Analysis

#### Study Area

The entirety of the Kettle Run Battlefield lies within the Core Area of the Bristoe Station Battlefield, as defined by the ABPP. However, it is possible that Confederate skirmishers and one instance of firing on a Federal train occurred further down the O&A than the established Bristoe Station Battlefield Core Area boundary, but, unless substantiating information can be found, the Core Area boundary should not be altered.

#### Defining Features

Defining features are those that are found in battle descriptions and on historic maps, and can be visually located on the modern landscape or under the landscape's surface (archeological remains). This is an important distinction, because defining features must be topographically defensible. Any feature whose existence can be verified through physical evidence can be mapped as a defining feature. Features that no longer exist above or below the surface and therefore have no physical trace are still considered battle features, but are not mapped as defining features.

Defining features not only define the battlefield on the landscape, but also serve to pin battle events to identifiable locations. They aid in establishing legitimate, historically defensible boundaries around a battlefield landscape and are legitimate historic resources that are supported by historical evidence and source materials. Defining features help to ensure that the battlefield is defined as objectively as possible and to accurately reflect the full extent of the battlefield on the modern landscape.

The key defining features of the Kettle Run Battlefield are summarized in Table 2-1, at the end of this section. Each of the key defining features is listed, with information about their relevance to the battle, their KOCOAs classification, and their location and contributing status. Following the table are more in-depth discussions of each of these features and how they relate to the battle. The defining features are also identified on the defining features map (see Figure 2-3). See Figures 2-5 through 2-18 at the end of this section for field of fire viewshed analysis diagrams.

The Orange and Alexandria Railroad is the most significant battlefield **key-terrain** feature of the Kettle Run Battlefield. The section of the railroad where hostilities occurred falls within all KOCOAs classifications. As an **avenue-of-approach**, it was used by Federal forces approaching from the southwest. Initially, federal trains were scheduled to return towards Manassas Junction from Warrenton along this route. After Confederates derailed two trains and destroyed the tracks at Bristoe, creating an **obstacle**, both sides used the railroad for **observation**. The Federals used trains to conduct their reconnaissance, and for the Confederates, the rail bed provided an unobstructed view of the Federal approach. Both sides used the rail bed to deploy infantry and artillery, because it provided an unobstructed **field-of-fire**. Between Kettle and Broad Runs, the O&A rail bed afforded **cover and concealment**. In some locations, it had an embankment or ran through a cut. Soldier accounts suggest the embankment was, in places, 15 feet high (Washburn 1894:59). The rail bed offered numerous places that troops could use as defensive positions or shelter from both small arms and artillery fire. As the Federals approached Bristoe Station from Catlett's Station, they marched along the rail bed and the numerous farm roads flanking the railroad as **avenues-of-approach**.

Bristoe Station is also **key terrain**. On the afternoon of 26 August 1862, the station became the objective of Jackson, then at Gainesville. By taking Bristoe Station, the Confederates could cut off the Federals' most direct retreat route, denying them of supplies and disrupting their communications. The telegraph line ran along the O&A and once Jackson had successfully captured Bristoe Station and destroyed the telegraph, the Federal Command and Control structure suffered.

Bristow Road between the station and the intersection of the roads to Greenwich, Gainesville, and Milford to the northwest is also **key terrain as well as an avenue-of-approach**; further, this segment of road offered the Confederates **cover and concealment**. Ewell concentrated most of his division along this road or just off it. The road runs perpendicular to the O&A and provided a route along which Ewell could respond to threats on either flank. When he had to disengage, the road provided access to the Broad Run crossings at Milford and Bristoe.

Jackson arrived at Gainesville at about 4 pm and he ordered his men to Bristoe Station instead of the more heavily guarded Manassas Junction (Hennessy 1993:111). Jackson's Corp **avenue-of-approach** as they marched to Bristoe from Gainesville was Linton Hall Road.

Most of the Battle of Kettle Run was fought along or adjacent to the O&A between Kettle and Broad Runs. The distance between these two watercourses is approximately 1.75 miles. These streams were effectively **obstacles** that both sides had to consider. For the Confederates, runs were obstacles to the Federal advance and could aid them in their defense and eventual withdrawal. However, the Confederates needed to be mindful of the fact that Broad Run was to their rear and limited their escape routes. It would become an obstacle to them if they did not adequately manage the battle.

The O&A Railroad bridges over both Kettle and Broad runs are both considered **key terrain**. Confederate control of these bridges provided them with control of the O&A **avenue-of-approach**. The Broad Run Bridge was important to their escape. The Kettle Run Bridge served as an **observation** point and initially as a **field-of-fire** by the Confederates. As the 6<sup>th</sup> and 8<sup>th</sup> Louisiana regiments were pushed forward, upon reaching the bridge, they observed a train with troops that the Federals had moved forward in an attempt to ascertain what was happening at Bristoe. The Confederates brought up an artillery field piece and drove the Federals off from a position they had established at or near the bridge. Later, when the advancing Federals pushed back the 6<sup>th</sup> Louisiana, who were deployed as skirmishers, the Confederates destroyed the bridge.

Several accounts indicate that the vegetation on the north side of Kettle Run was an **obstacle**. This area apparently was apparently a scrub pine wood or abandoned agricultural fields that were overgrown and reverting to forest.

The east side of Kettle Run is higher in elevation than the west side, with the higher side providing **key terrain** and giving the Louisiana regiments a location for **observation** and **cover-and-concealment**. This position was quickly abandoned when the Federals approached in force, but for a time Confederates in this location delayed the Federals.

The exact location of the 60<sup>th</sup> Georgia's advance position is not known. It was most likely a rise located along the O&A, about one-half mile east of the Kettle Run Bridge. The topography at this location would have been **key terrain**, offering the Georgians a location for **observation** and **cover-and-concealment**. In addition, the O&A rail bed at this location would have a defensible position.

Just west of Bristow Road and north of the O&A is a prominent hill upon which Ewell positioned artillery. The topography in this location would have been **key terrain**, offering the Confederates a location for **observation** and

**cover-and-concealment.** During the battle, artillery in this position fired southwest upon the Federals advancing along the railroad.

The 6<sup>th</sup> and 8<sup>th</sup> Louisiana fell back from Kettle Run Bridge to a wooded area. This location offered them **cover and concealment** while they prepared for the Federal advance. This location was also an **obstacle** to the advancing forces.

East of the Confederate positions on Bristow Road are a series of hills that were **key terrain** during the battle, and provided the Confederates an excellent vantage of the battle and a strong location to anchor their defensive positions.

The hill overlooking the intersection of the Nokesville, Greenwich, Gainesville, and Bristow roads dominates the vicinity. This **key terrain** offers a good position to observe the battlefield and a good position for artillery positioned at this location when countering an advance from the west along Nokesville Road.

Historic maps show a road that is likely the present day Nokesville Road. This road crosses the O&A just west of the Kettle Run Bridge. It was along this **avenue-of-approach** that Hooker attempted his flanking movement. The exact location of Hooker's batteries is not known, but he moved artillery into positions on or near the Nokesville Road to flank the Confederates.

#### **Additional Factors**

##### ***Weather***

27 August 1862 was a hot day. Hooker's men suffered and were affected by the heat during their march to Bristoe Station. It was reported that hundreds dropped out along the march (Hennessy 1993:130).

##### ***Control and Command***

In general, the Confederate commanders performed much better than their Federal counterparts. The Federal command and control structure failed to recognize and effectively respond to Lee's strategic planning. Jackson efficiently maneuvered his force and Ewell developed and implemented a successful rear guard action. Confederate field commanders during the Battle of Kettle Run performed well, but on the Federal side, General Pope and staff failed. At Kettle Run, General Hooker did eventually get Ewell to withdraw, despite a hard march for his troops, few horses, and little artillery support. The withdrawal was on Ewell's terms and timetable, not the Federals.

**Table 2-1: Defining Features of the Kettle Run Battlefield**

ID Number	Feature	KOCO A Documentation					Relevance to Battle	Extant	Condition/Integrity
		Key Terrain	Observation and Fields of Fire	Cover and Concealment	Obstacles	Avenues of Approach			
									C: Contributing NC: Non-contributing
1	Orange & Alexandria Railroad	x	x	x	x	x	Route, defensive position, battlefield feature	Yes	C: Man-made structure and present in period of significance. Feature is contributing despite changes to the size of the railroad bed.
2	Bristoe Station	x					Goal of Confederates	Yes	C: Station structures from period of significance are not extant, but the intersection of RR and Bristoe Road, is contributing due to location, association, feeling and setting.
3	Bristow Road	x		x		x	Tactical position	Yes	C: Road present during the period of significance is extant. Changes have occurred in width and paving, etc. but the road is a contributing feature.
4	Gainesville Road (Linton Hall Road)					x	Route of Confederates	Yes	C: Road present during the period of significance is extant. Changes have occurred in width and paving, etc. but the road is a contributing feature.
5	Farm roads flanking Orange & Alexandria Railroad					x	Route of Federals	Yes	C: Road traces may be evident on the 1937 aerial would be considered a contributing feature.



ID Number	Feature	KOCOA Documentation					Relevance to Battle	Extant	Condition/Integrity
6	Kettle Run				x			Yes	C: Natural systems feature and present in period of significance. Feature is contributing.
7	Kettle Run Bridge	x	x				Obstacle; Position of Confederate advanced troops	Yes	C: Bridge structure has changed and is not from the period of significance. Considered contributing due to location, association, and setting.
8	Broad Run				x		Obstacle	Yes	C: Natural systems feature and present in period of significance. Feature is contributing.
9	Broad Run Bridge	x					Route of Confederate withdrawal	Yes	C: Bridge structure has changed and is not original from the period of significance. Considered contributing due to location, association, and setting.
10	Scrub pine on north side of Kettle Run				x		Obstacle	No	C: Vegetation has changed from the period of significance, but the landscape contains various forms of scrub vegetation. The vegetation is contributing due to association, location, and feeling.
11	Topography around Kettle Run Bridge	x	x	x			Position of Confederate advanced troops	No	C: Topography has changed due to new construction of bridge structures over time, but landform is evident on the site and is a contributing feature.
12	Location of 60 Georgia	x	x	x			Position of confederate delaying force	No	C: Landscape is extant for this location. Land form is a contributing feature.
13	Hill in the BSBHP	x	x	x			Location of Confederate artillery	Yes	C: Landform feature, present from the period of significance. Feature is contributing.

ID Number	Feature	KOCOA Documentation					Relevance to Battle	Extant	Condition/Integrity
14	Woods where 6 and 8 LA attack from			x	x		Point of attach delaying federal advance	No	C: Vegetation is not extant, but open field. Changes are in vegetation patterns, but the landscape here is contributing, due to location, feeling, association, and setting.
15	Hills east of Bristow Road	x	x				Tactical ground	No	C: Landform survives from period of significance features are contributing.
16	Hill east of shopping center	x	x				Tactical ground	No	C: Landform/viewshed is contributing but diminished by development.
17	Positions of Hooker's artillery	x	x				Possible location of Hooker's artillery towards end of the Battle	No	NC: Landscape in this area is not extant, the position area is lost to development.
18	Nokesville Road					x	Possible route used by Hooker in flanking attempt	No	C: Road present during the period of significance is extant. Changes have occurred in width and paving, etc. but the road is a contributing feature.

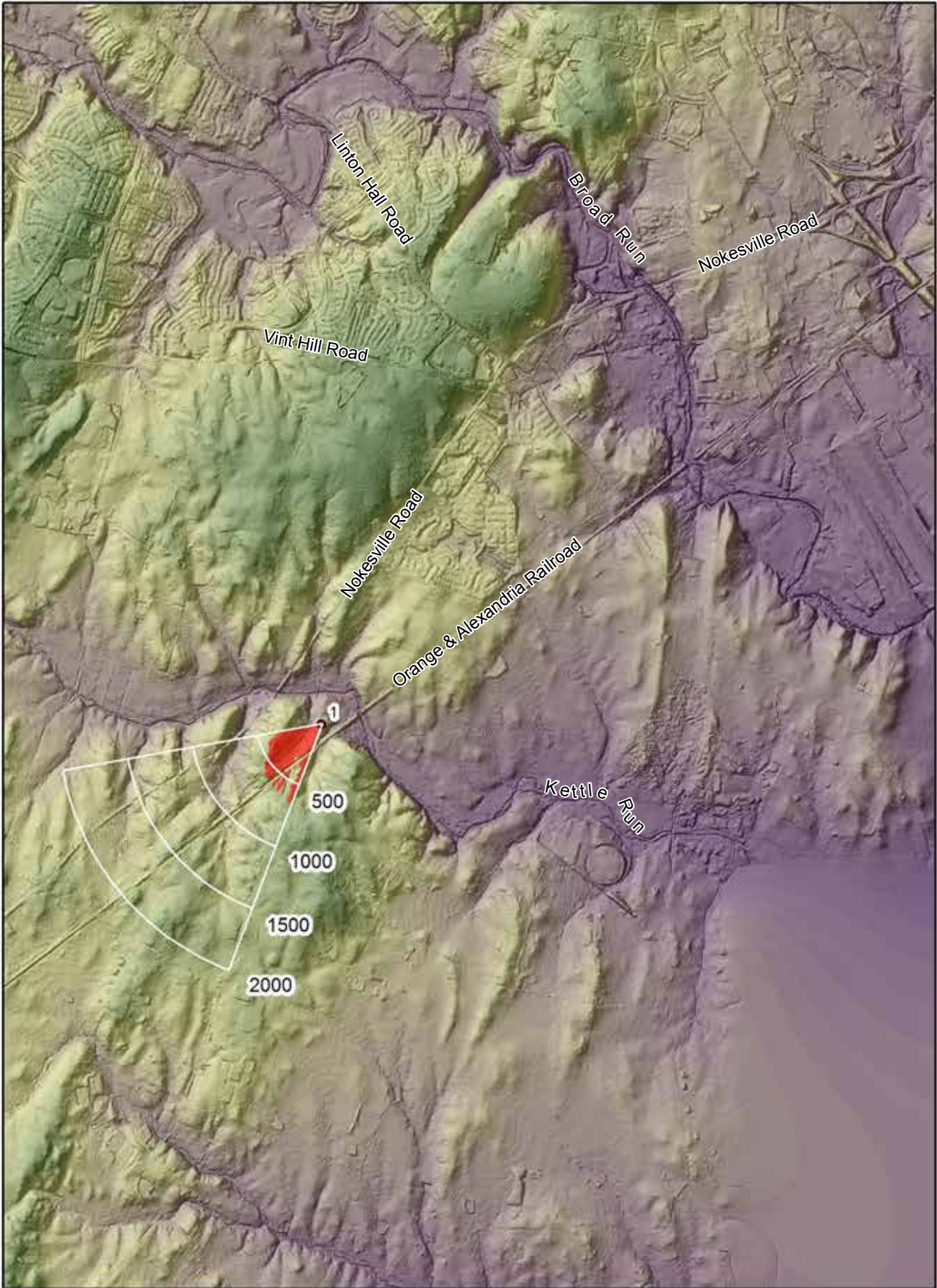
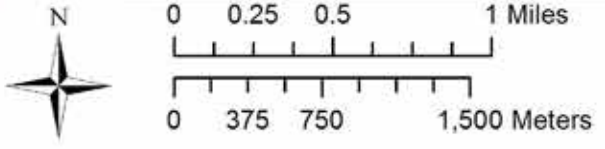


Figure 2-5.  
 Battle of Kettle Run Fields of Fire  
 Confederate Position looking Southwest





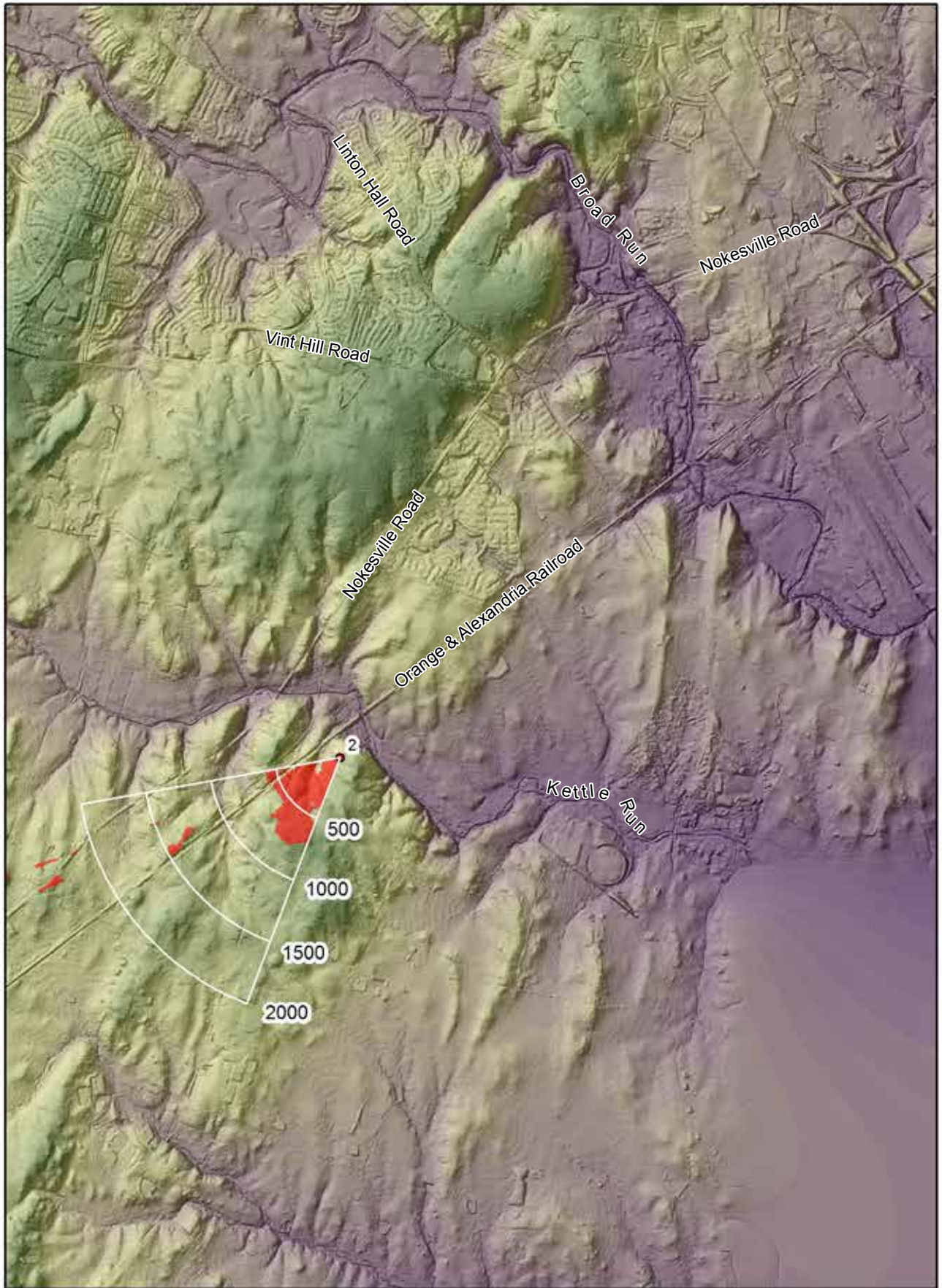
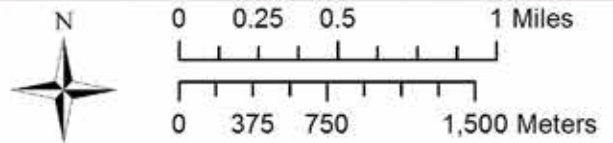


Figure 2-6.  
 Battle of Kettle Run Fields of Fire  
 Confederate Position looking Southwest





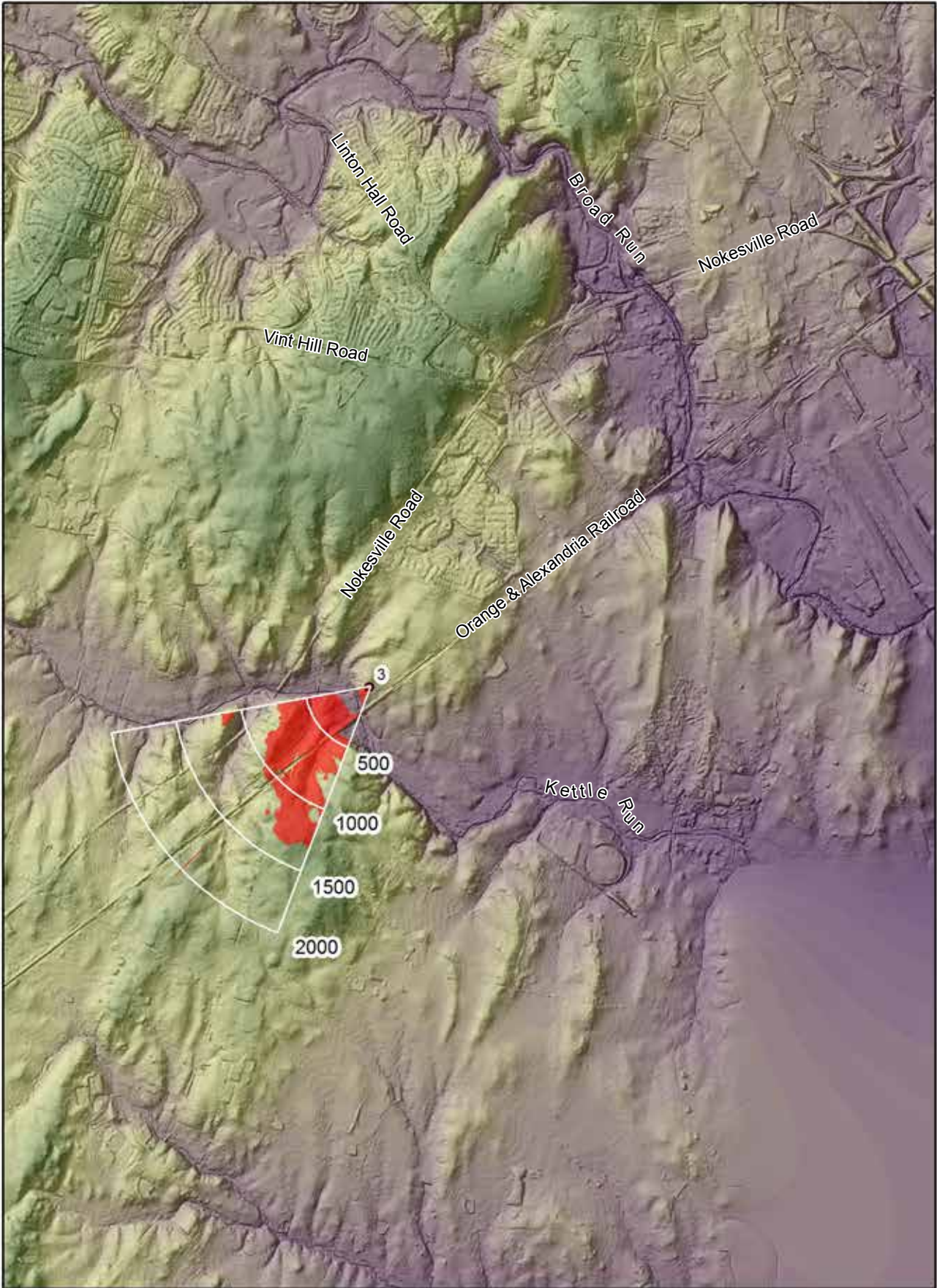
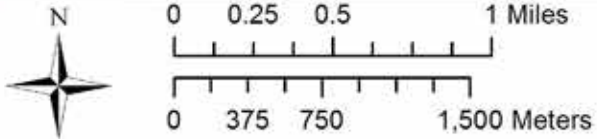


Figure 2-7.  
 Battle of Kettle Run Fields of Fire  
 Confederate Position looking Southwest





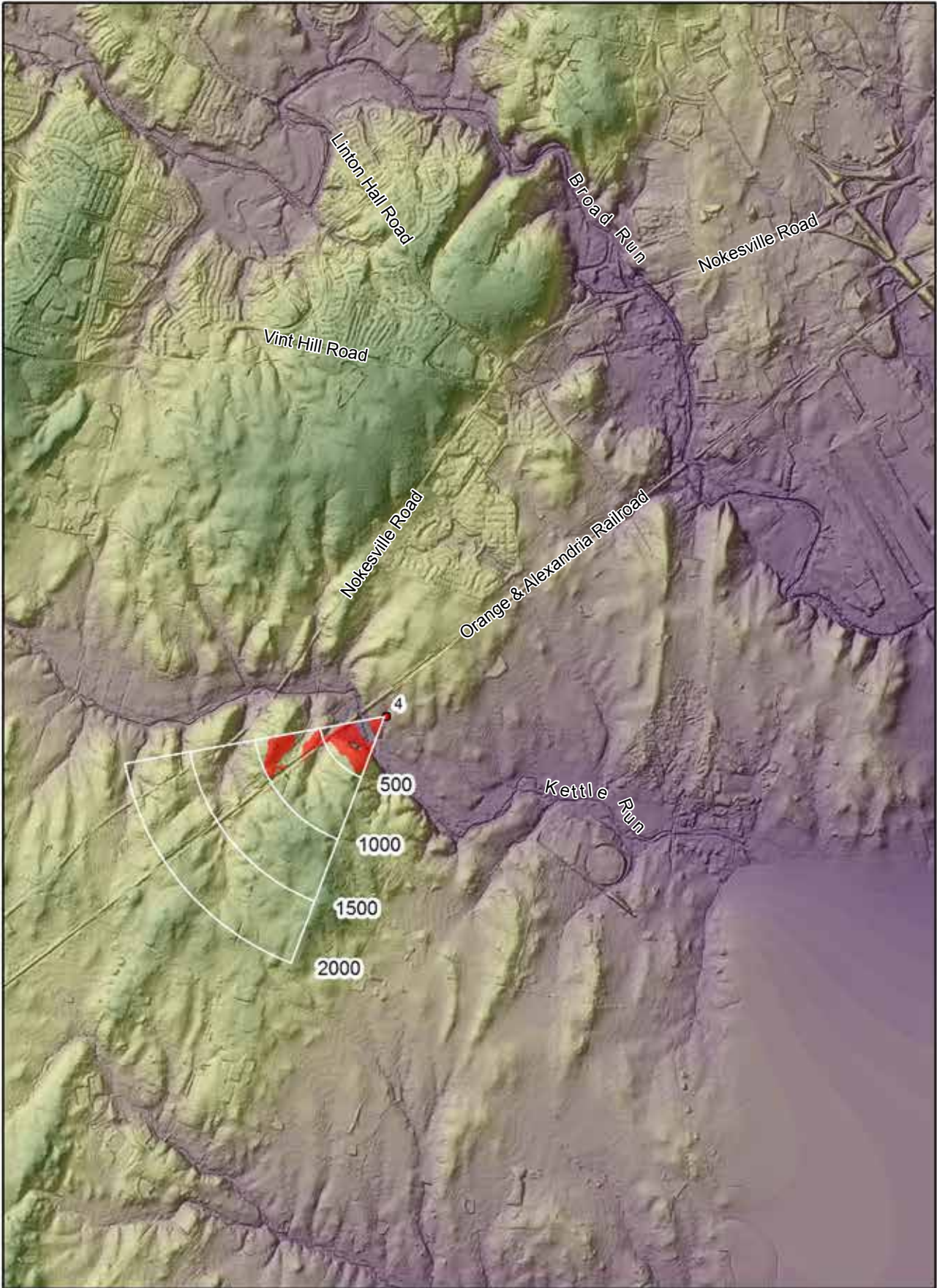
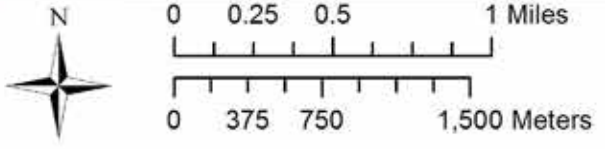


Figure 2-8.  
 Battle of Kettle Run Fields of Fire  
 Confederate Position looking Southwest





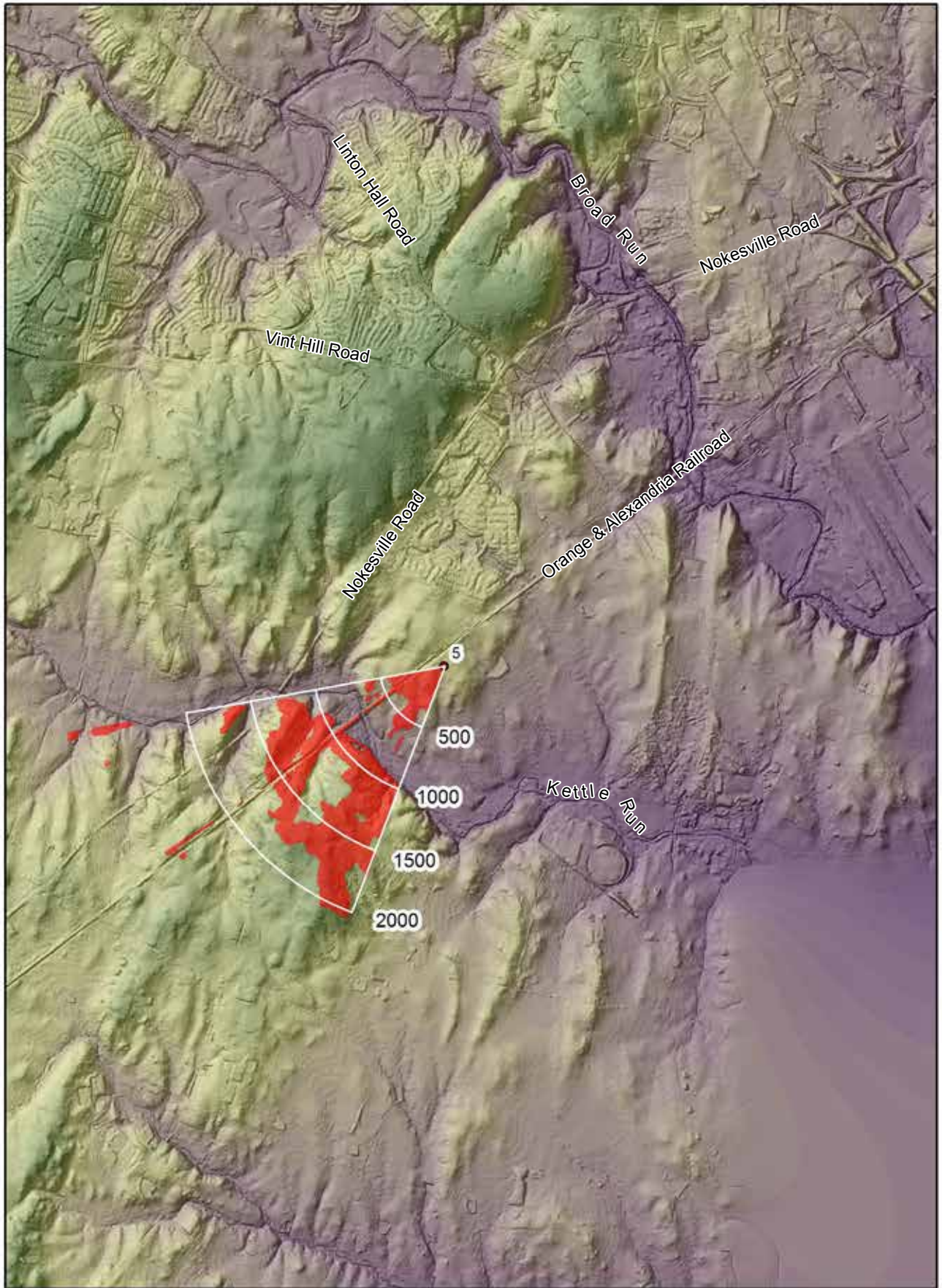
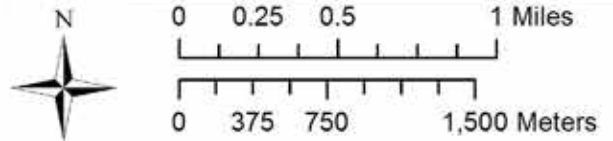


Figure 2-9.  
 Battle of Kettle Run Fields of Fire  
 Possible location of the 60th Georgia





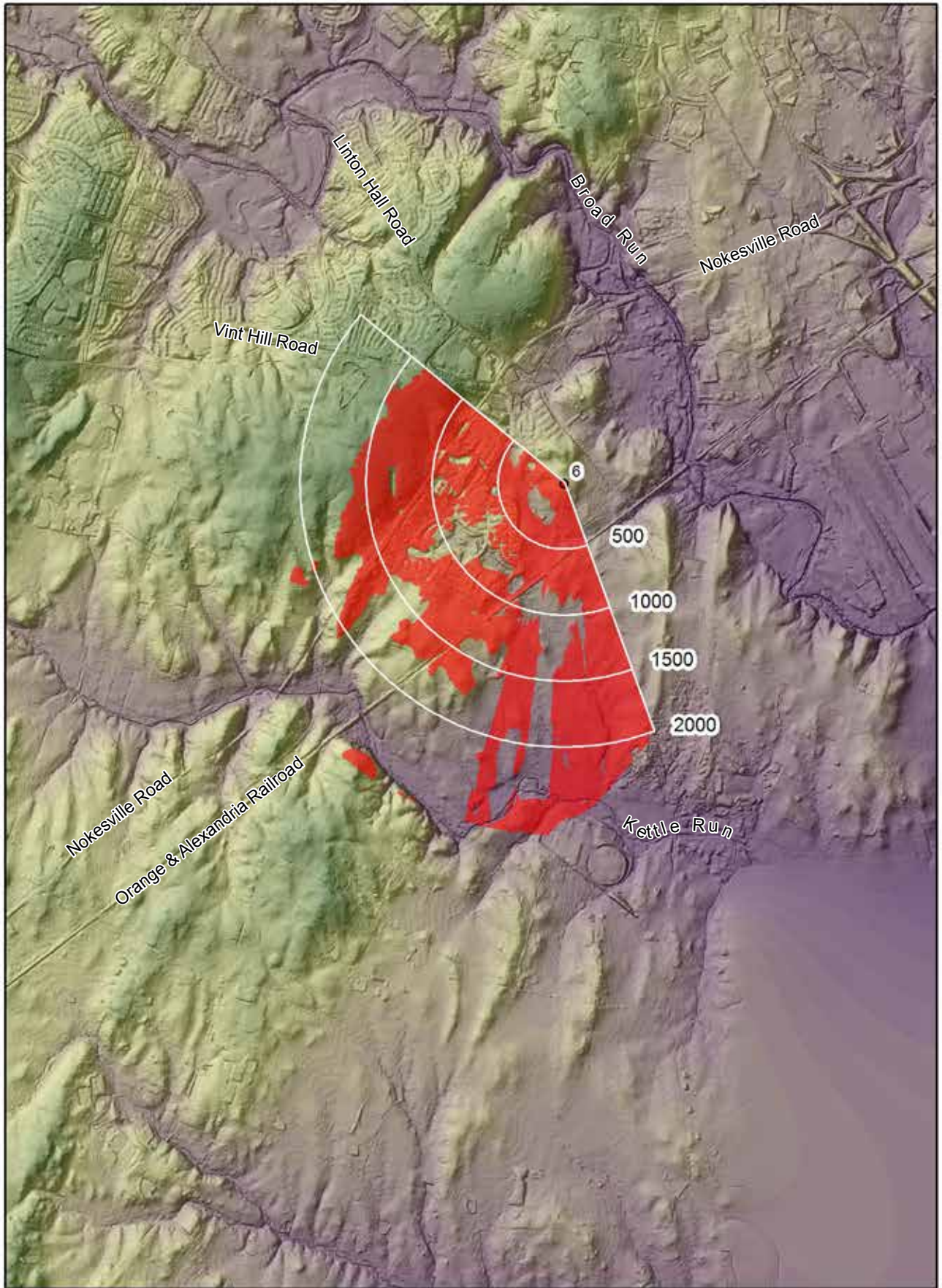
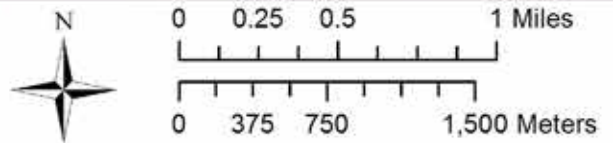


Figure 2-10.  
 Battle of Kettle Run Fields of Fire  
 Confederate Artillery Batteries





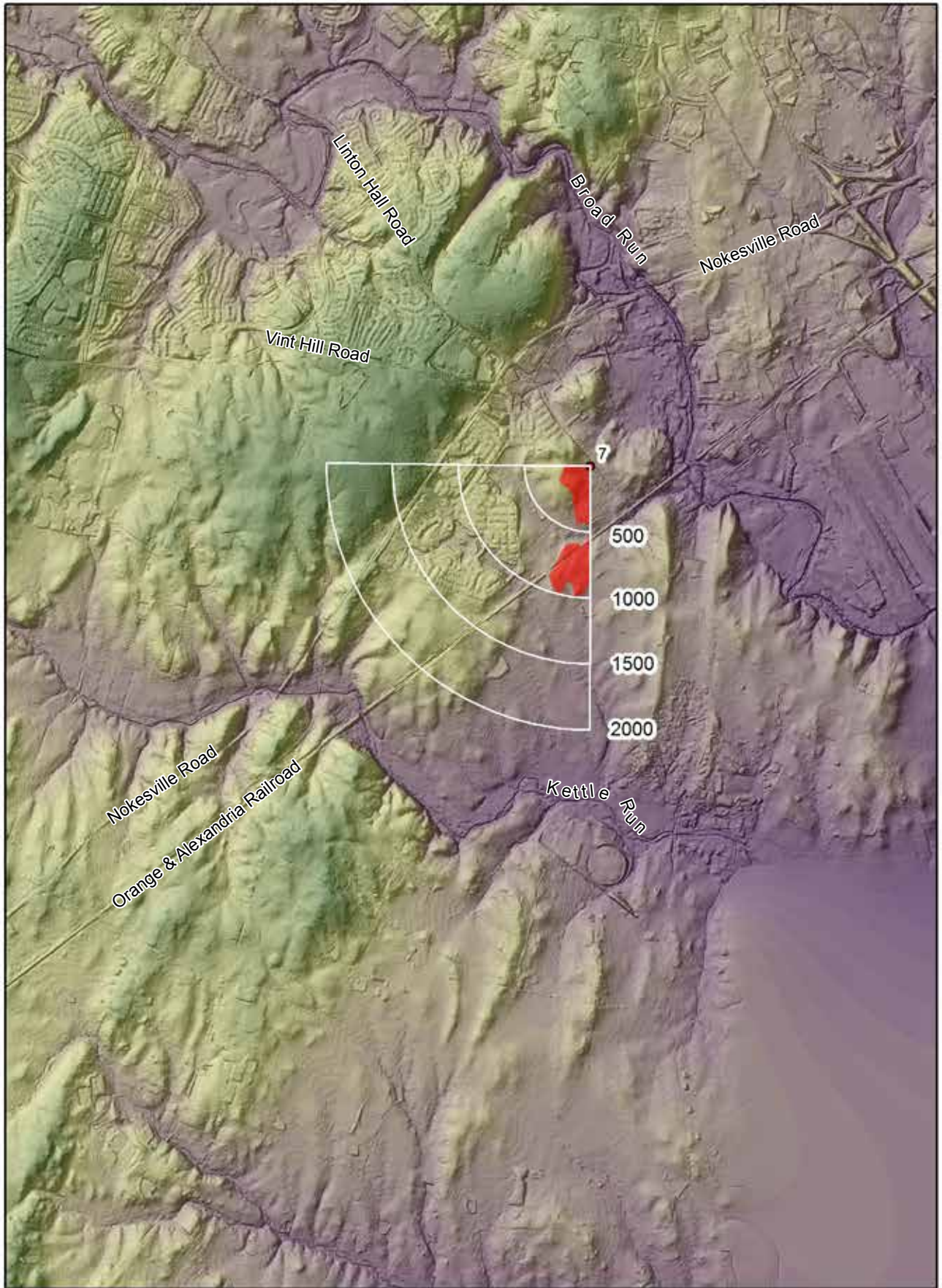
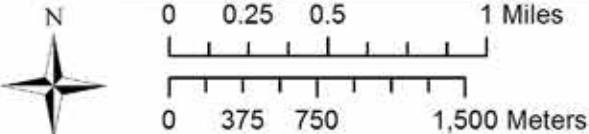


Figure 2-11.  
 Battle of Kettle Run Fields of Fire  
 Confederate Artillery Batteries





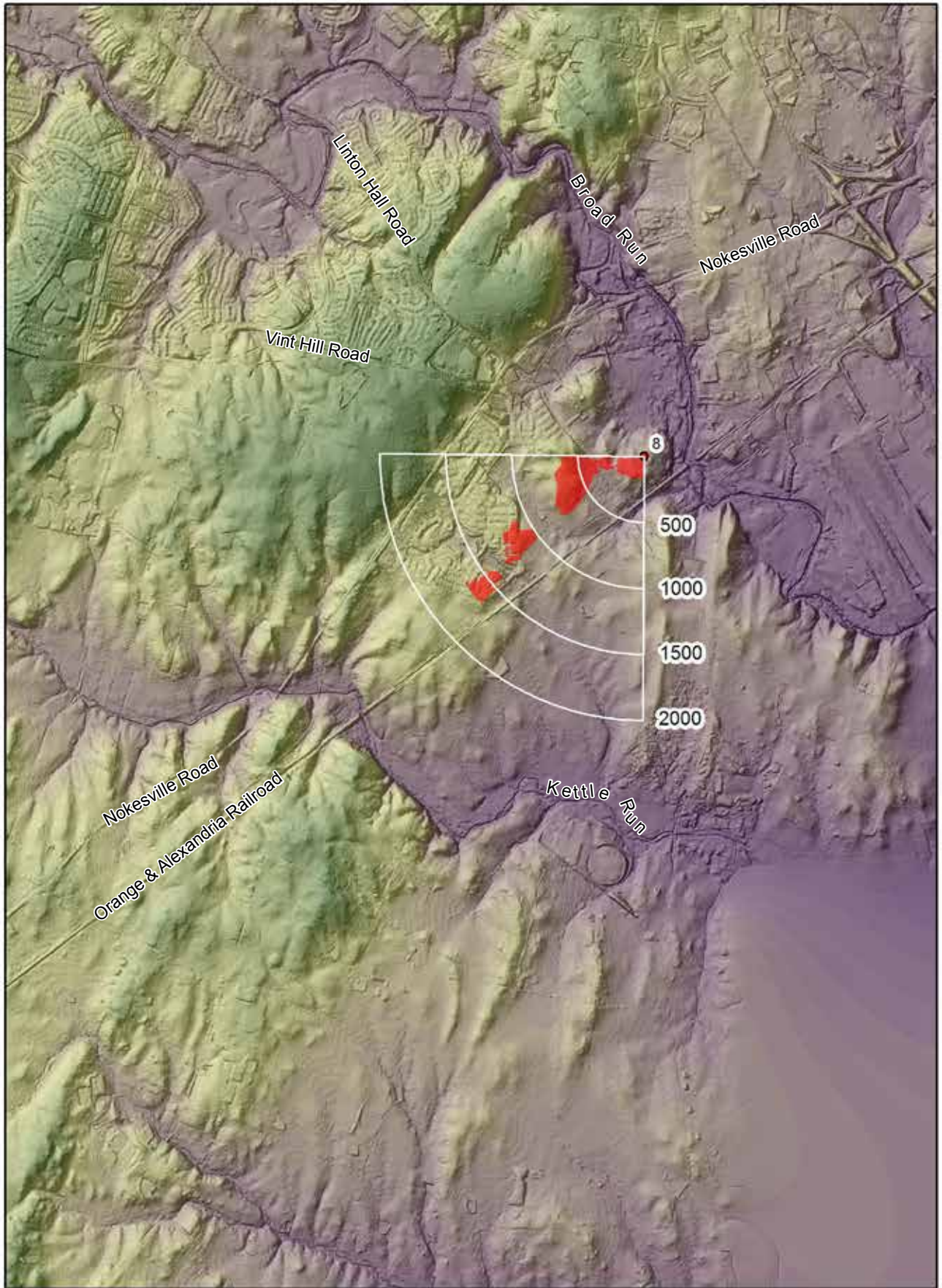
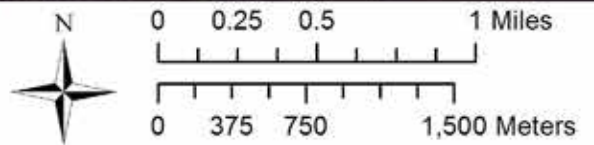


Figure 2-12.  
 Battle of Kettle Run Fields of Fire  
 Confederate Artillery Batteries, Observation 1





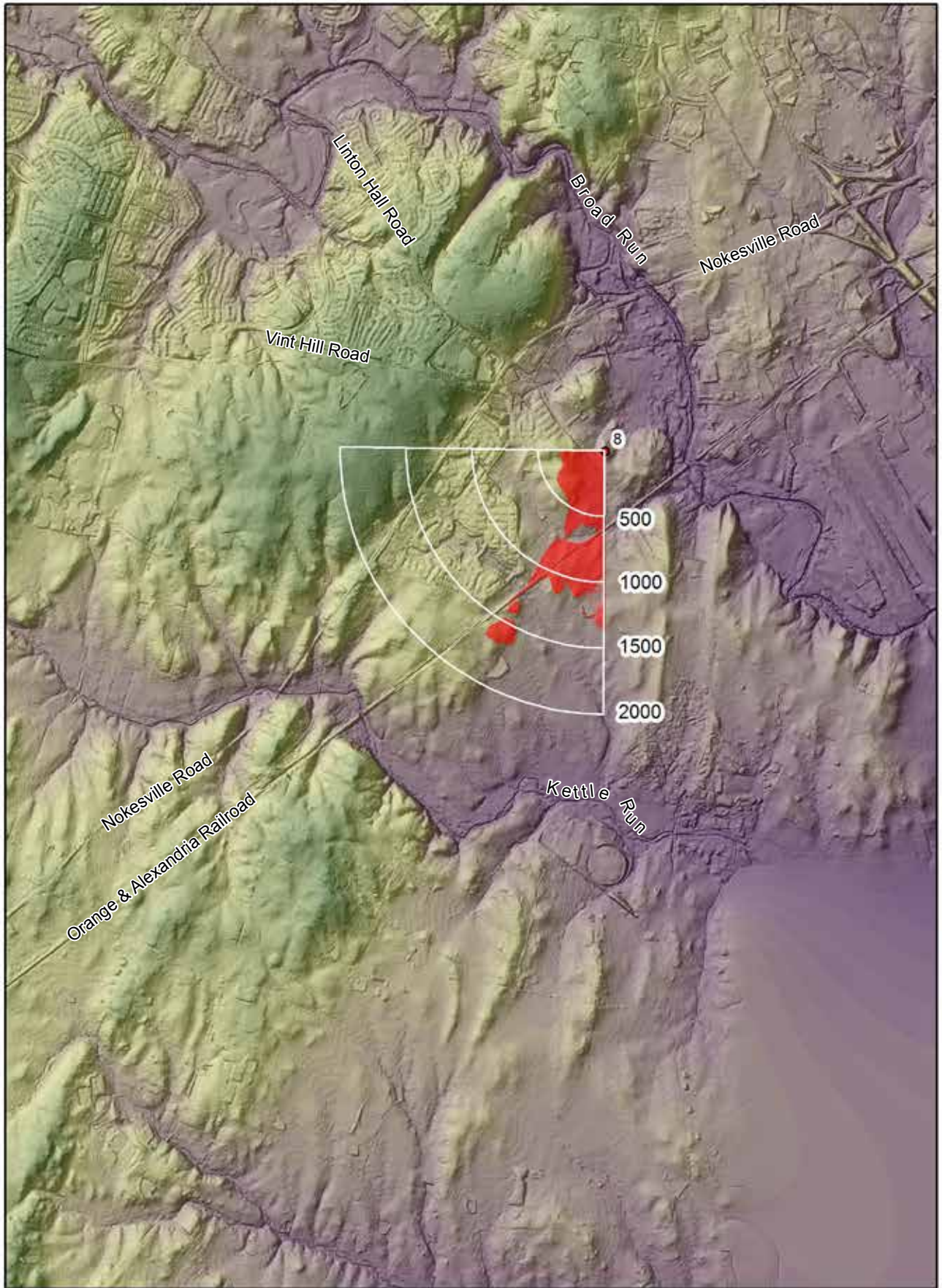
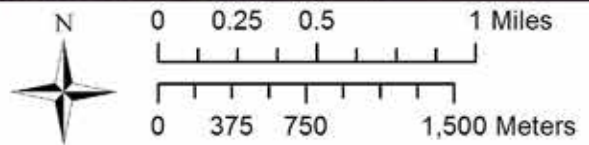


Figure 2-13.  
 Battle of Kettle Run Fields of Fire  
 Confederate Artillery Batteries, Observation 2





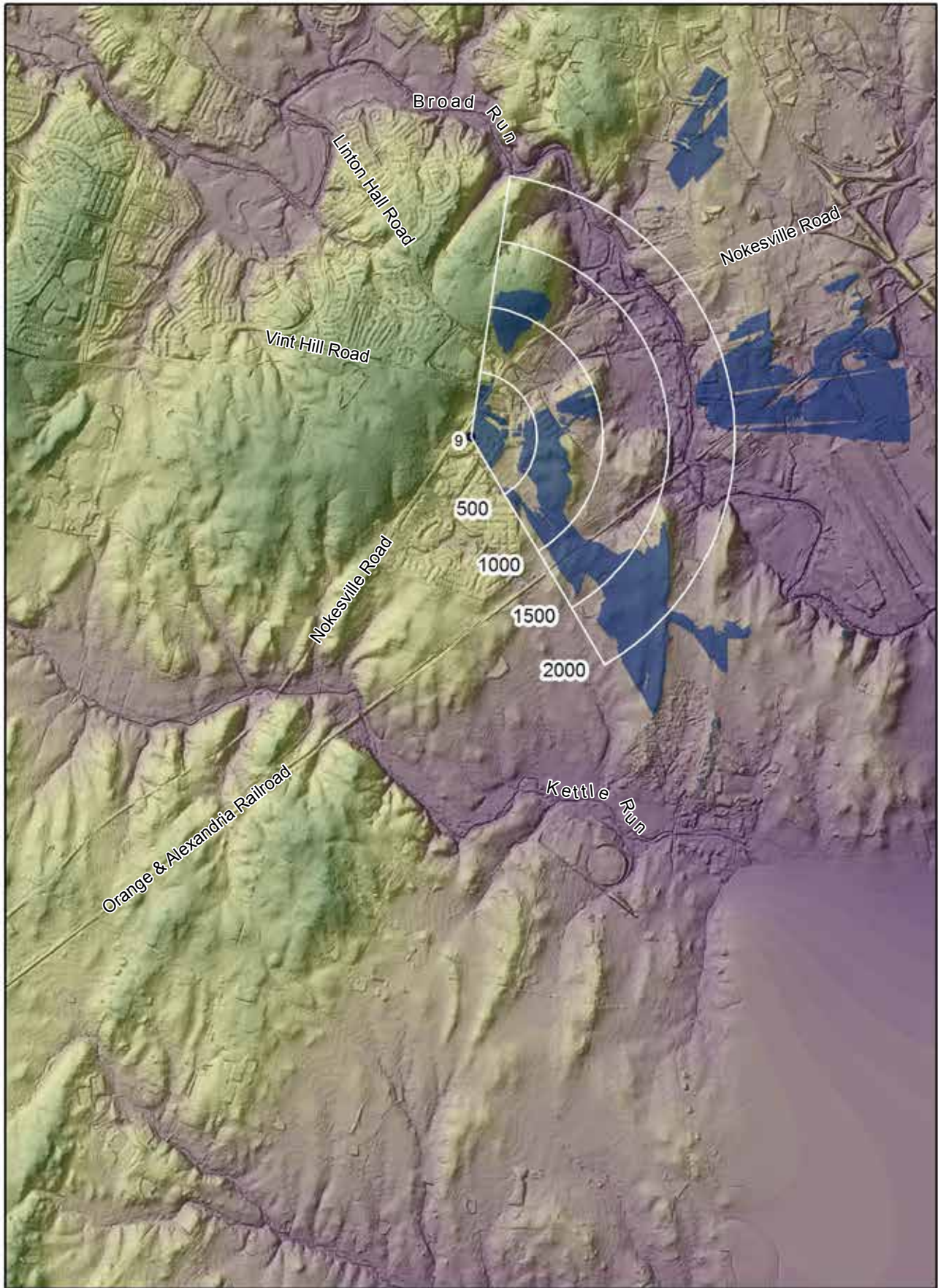
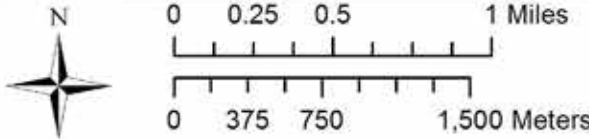


Figure 2-14.  
 Battle of Kettle Run Fields of Fire  
 Federal Artillery, McIlvian





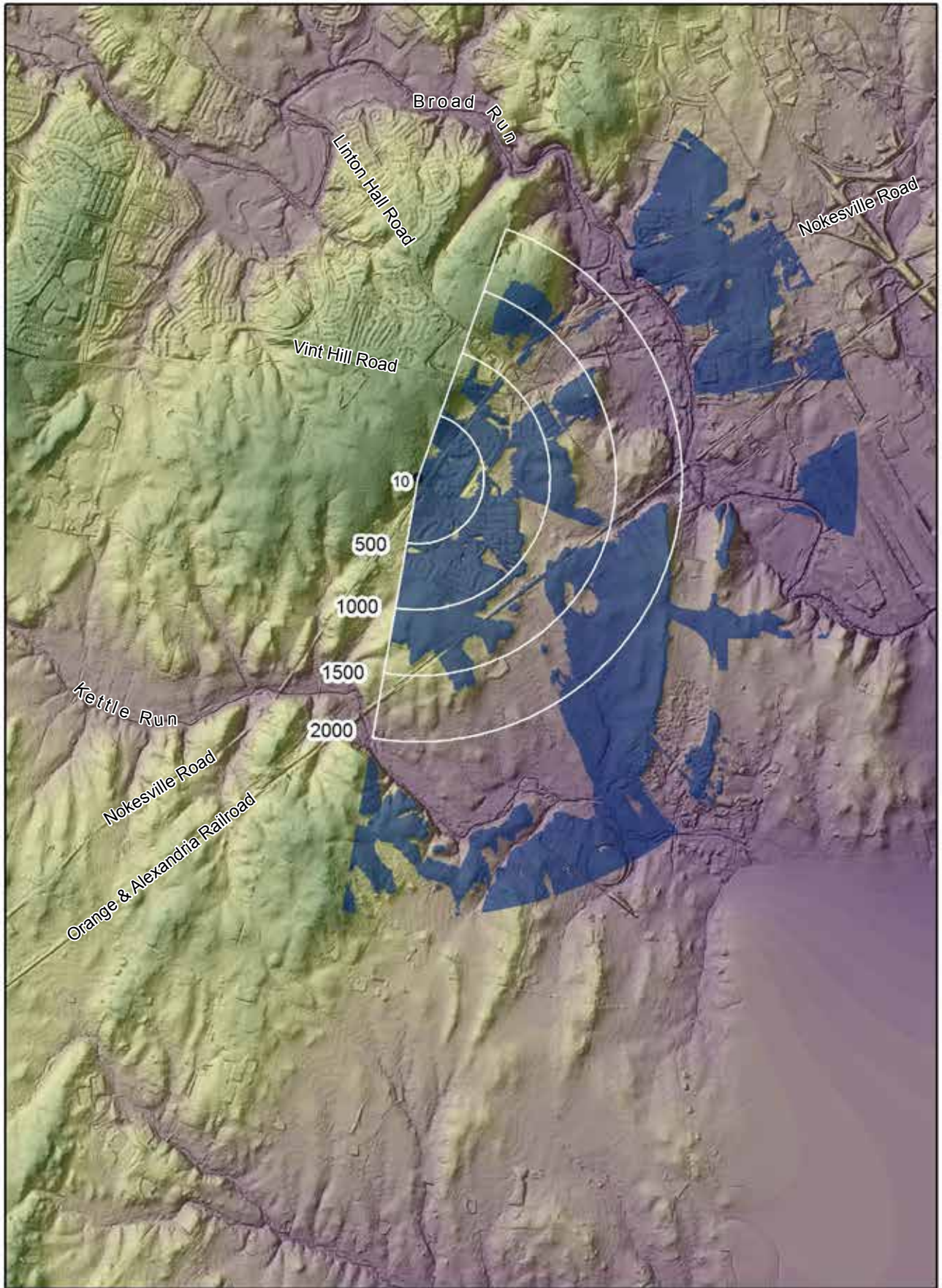
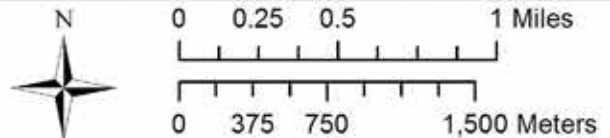


Figure 2-15.  
 Battle of Kettle Run Fields of Fire  
 Federal Artillery, Randolph





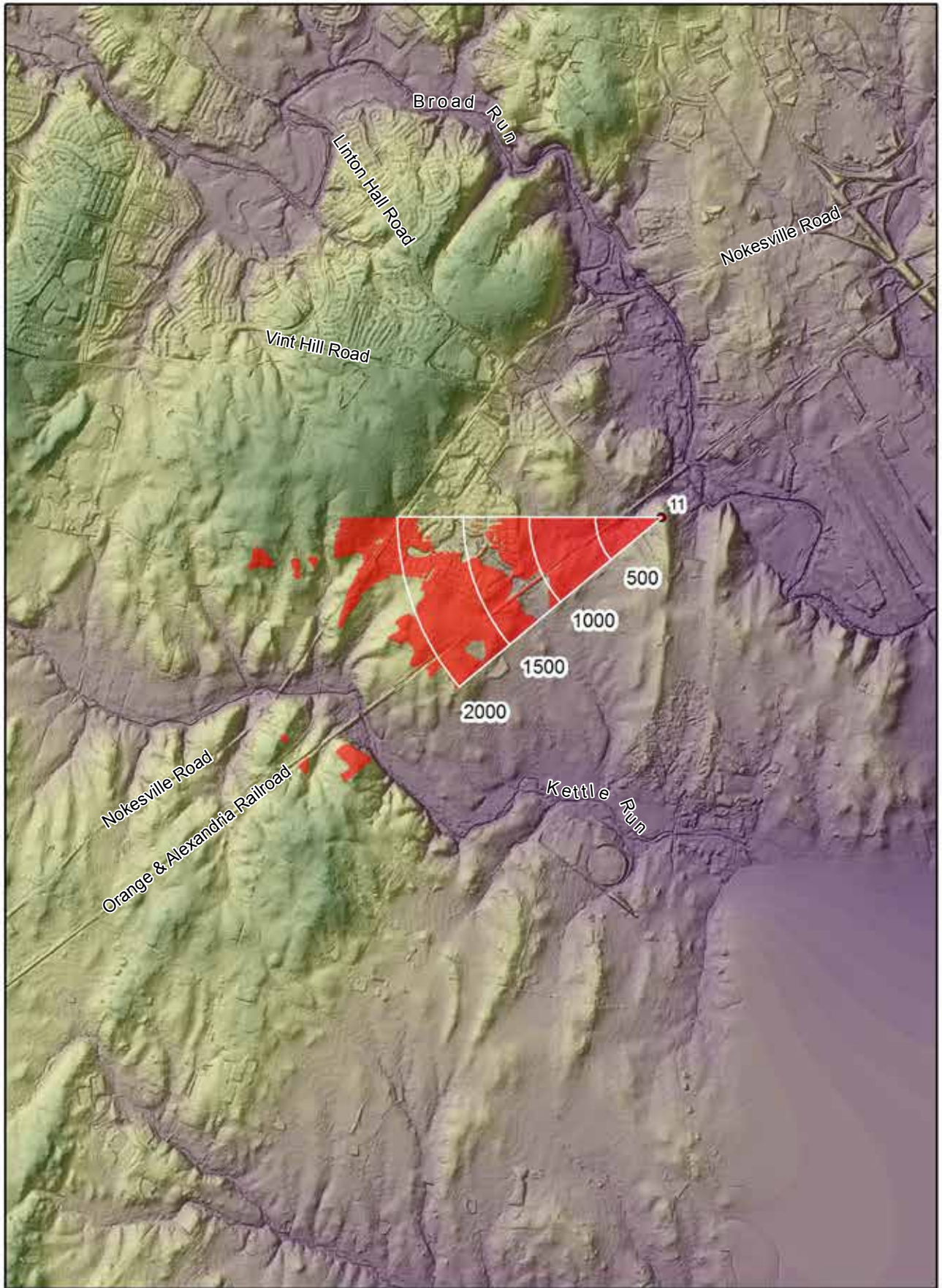
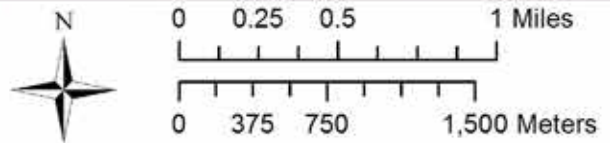


Figure 2-16.  
 Battle of Kettle Run Fields of Fire  
 View West along Railroad





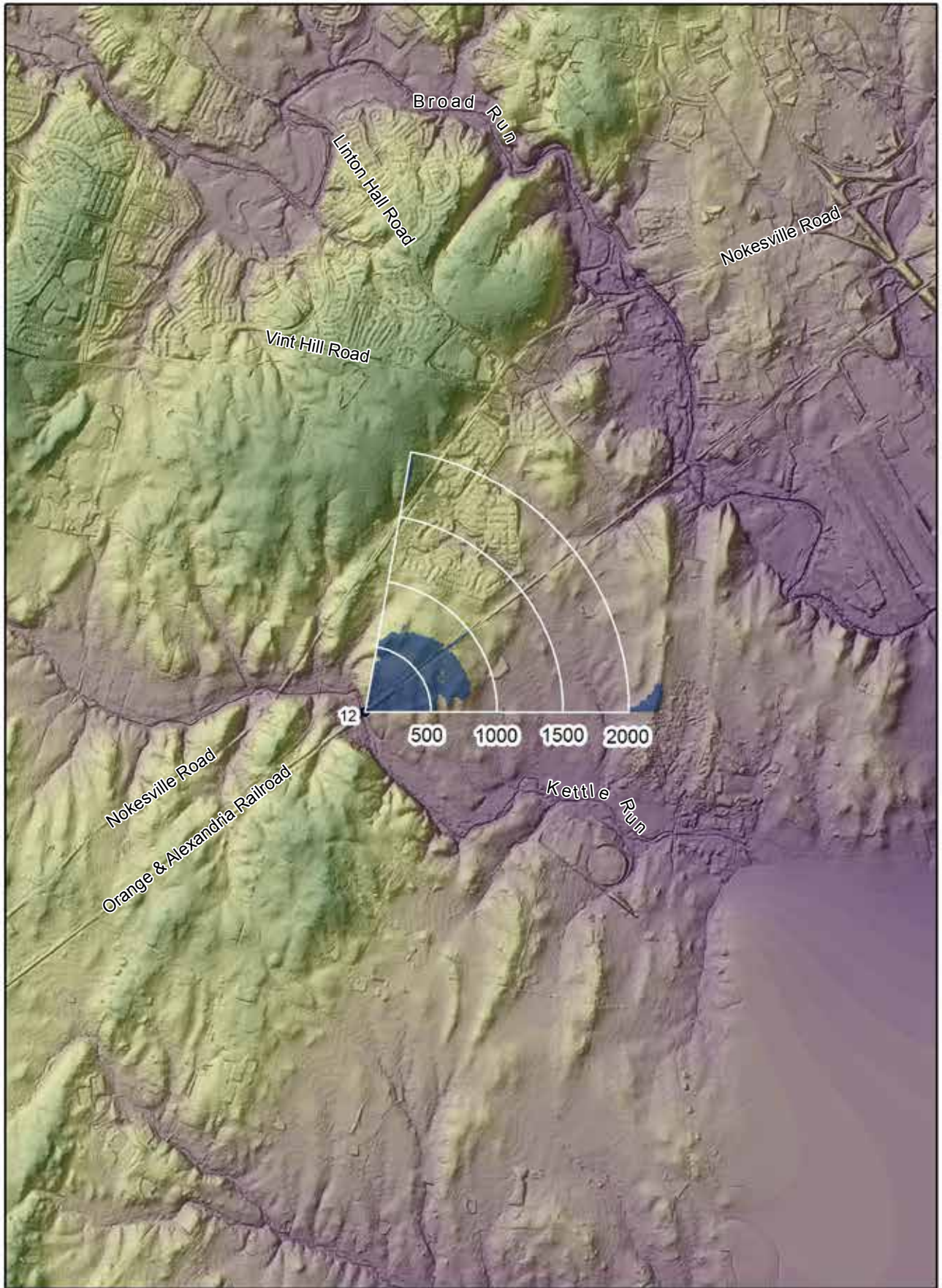
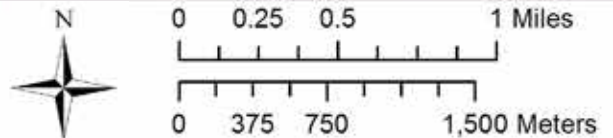


Figure 2-17.  
 Battle of Kettle Run Fields of Fire  
 View East from Kettle Run Bridge





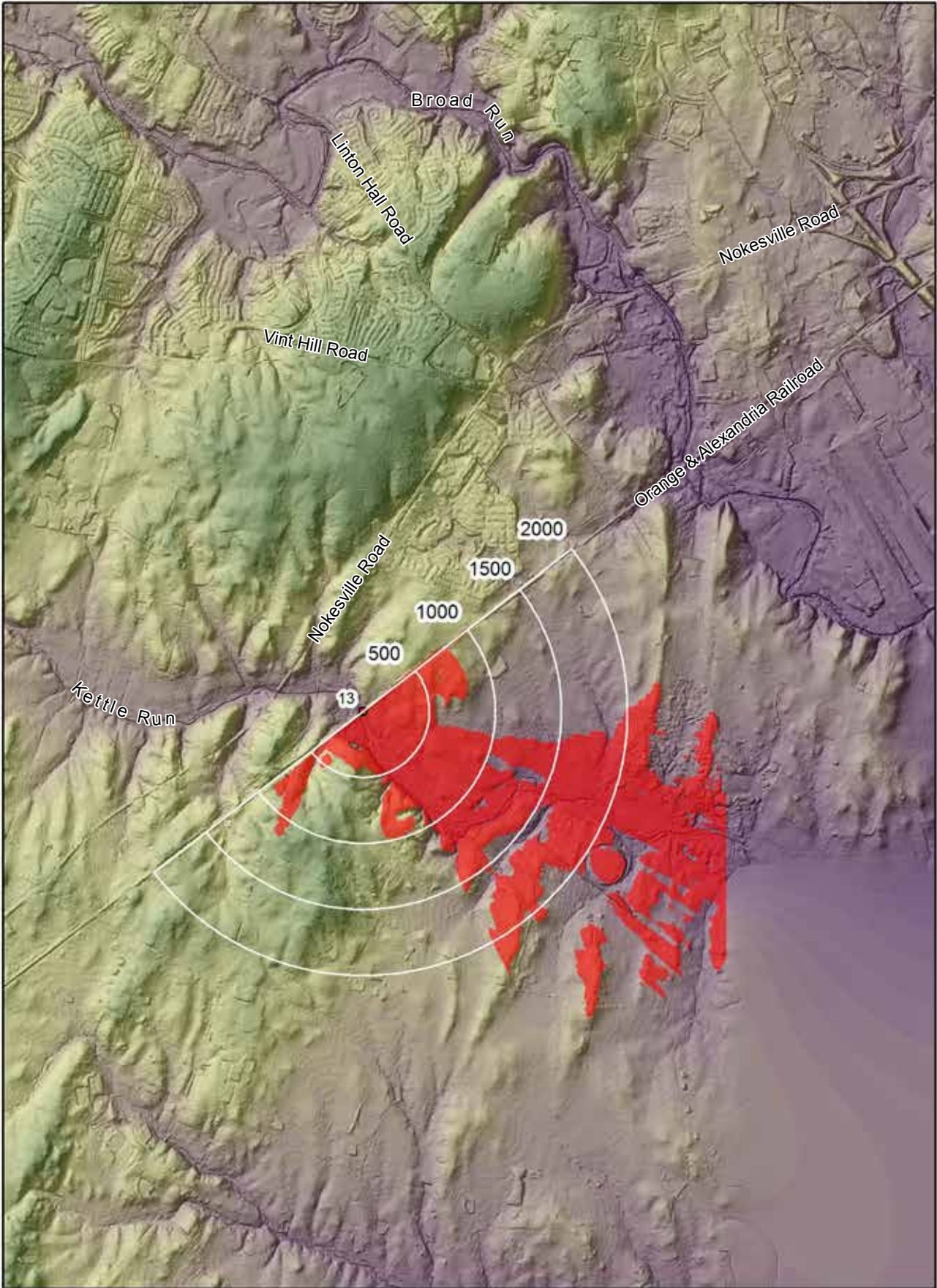
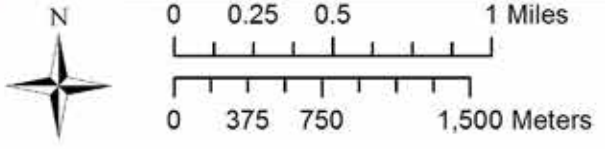


Figure 2-18.  
 Battle of Kettle Run Fields of Fire  
 View Southeast from Kettle Run Bridge



## 2.4 The Battle of Bristoe Station, October 14, 1863

*See Figure 2-19, Battle of Bristoe Station Defining Features*

In September 1863, the overarching strategies of the North and South governments were shifting to the western theater of war where strategic planners on both sides saw more opportunities. The Confederates shifted Longstreet's Corps to Tennessee. In response the Federals dispatched the 11<sup>th</sup> and 12<sup>th</sup> Corps. After months of reforming and refitting his army, General Robert E. Lee began an offensive in Virginia. His maneuvering was similar to that of his August 1862 offensive and essentially over the same ground. However, Federal forces reacted differently under the leadership of General George Meade than they had under General Pope. The two armies were in close proximity beginning on 13 October. Meade was conducting a retrograde move towards Centreville. Through a series of incidents that resulted in minor delays, both sides arrived at Bristoe Station on the afternoon of 14 October almost simultaneously. The vanguard of the Federal 2<sup>nd</sup> Corps succeeded in attaining positions along the O&A railroad. The Confederates attacked with two brigades (Cooke and Kirkland) and they were repulsed, taking extensive casualties from Federal infantry in strong defensive positions supported by artillery. By the time additional Confederate troops could deploy in battle formations, night had fallen and direct hostilities ceased. The 2<sup>nd</sup> Corps, consisting of approximately 9,000 troops, occupied the railroad bed, a superior defensive position, but they faced the entire Army of Northern Virginia, approximately 45,000 strong. During the night, the 2<sup>nd</sup> Corps successfully disengaged. The 14 October Battle of Bristoe Station was a Confederate defeat and marked the end of major Confederate offensive action in the east. For the Federals, the battle showed that even in dire situations their Command and Control structure was sound. The Confederates could not sustain an offensive in the east and the influx of new recruits and conscripts entering the Union army after Gettysburg were becoming trained soldiers.

The 14 October battle at Bristoe had a profound impact and there are many accounts from soldiers participating in the fighting. Factors in these accounts vary, such as time of day, topographic names, and casualties, but there is consistency in the general details. Private George Perkins, 6<sup>th</sup> New York Independent Battery, provides a good account. By 1863, the 6<sup>th</sup> had been converted to horse artillery and served with the cavalry (Griffin 2006: XVI-XVII; Gottfried 2013:183). From positions in the open ground behind the Federal infantry, possibly just southwest of the location of Arnold's Battery or near it, Perkins observed in an October 24<sup>th</sup> account to the Middlesex Journal:

The firing grew more distinct as we came nearer and at length we debouched upon the large plain about Bristow Station which was the scene of the conflict.

I have seen many pictures of battles but nothing so grand and terrible as this. The whole scene was spread before me like a panorama. Through the immense field ran the railroad, on one side of which there were long lines of rebels firing with inconceivable rapidity. Far down the plain and on the right our infantry had found a double line of battle under terrible fire. Just as we came upon the scene this line was being compressed by an oblique movement to the left on the double quick. Rapidly the long line swung around and with about became stationary. The shout, the roar of the firearms, the long lines of grey and blue, the wreaths of smoke spit forth from the shining tubes, at intervals along the line the waving of the battle flags, the roar of the artillery, from the rear of each line playing over the heads of the combatants, the plain dotted numerously by the fallen, constitute some of the most salient points of the scene which I have neither the talent nor inclination to arrange into an impressive description of the late battle of Bristow. But these points which at first burst upon my view even now as I remember them causes the blood to bounce in

my veins. It was an intensely thrilling sight. We did not get into action immediately but cutting across the edge of the plain under a shower of bullets halted in column in the woods. Shortly returning to the edge of the field we took position where it was evident that the rebels had been beaten back into the woods at the other extremity. Upon their showing themselves again we opened upon them and drove them back and our infantry charging into the woods captured five pieces of artillery.

After this all was silent for the space of an hour during which I had leisure to view the field of battle. Far out on the plain where once had been the line of battle laid many a poor fellow but one short hour before strong and hearty. The ambulances went out to bring them in. As I mounted the gun to get a better view I could hear their cries of agony and entreaties for water. As I looked the thought rose hard within me "and shall men who cause these things shall they be tolerated, and can this union be reconstructed as it was with such men its accepted members?" That sight of one short moment was to me a greater argument against the peace cry of the "Union as it was" than all the folios that copperheads might write in its favor.

About dark we were aroused by the openings of a rebel battery upon our left flank but which was soon silenced by two batteries of 12 pounders, which opened upon it. But for a short time they threw the iron and gravel about our ears with total disregard for our comfort. Luckily no one was hurt. Shortly after nightfall we withdrew in the direction of Centreville where we arrived about 1 o'clock. About a mile from the battle field we met the 5<sup>th</sup> Corps which had come to reinforce us. As they moved along without even a whisper or the sound of a footfall it seemed like a column of spectres [sic] rather than union soldiers (Griffin 2006:143).

## **Prelude**

The 3 July Battle of Gettysburg exhausted both the Confederate and Federal armies in the eastern theater of the war. The soundly defeated Confederates withdrew to the vicinity of Culpeper and Orange counties in Virginia, where the natural obstacles of the Rappahannock and Rapidan rivers provide a modicum of protection. The Union army was battered at Gettysburg and in no shape to aggressively pursue the enemy. In the eastern theater, both armies spent July through September 1863 on logistical issues; reforming, reestablishing command and control, refitting, rearming, and reorganizing.

The Confederate strength rose from a low of about 49,500 at the end of July to near 56,300 by the end of August (Tighe 2011:24). In September, a decision was made to send one of the three Confederate Corps west to support Confederate strategic goals in Tennessee. The removal of Longstreet's Corps reduced the Army of Northern Virginia's fighting force by about one third. The Army of Northern Virginia consisted of A.P. Hill's Corps and Ewell's Corps, each comprised of three divisions. J.E.B. Stuart's cavalry Corps remained with Lee's army.

Initially, upon Longstreet's departure, the Union army held a significant edge in manpower. Meade's army of the Potomac, organized in seven corps, consisted of approximately 76,200 troops--approximately a 26,700-man advantage (Henderson 1987:70). The Federal cavalry, consisting of three divisions, also held a numerical advantage over the Confederates. However, the Federal response to the loss at Chickamauga, Georgia, and news of Longstreet's Corps moving west resulted in a decision that two of Meade's Corps (11<sup>th</sup> and 12<sup>th</sup>) were ordered west at the end of September. This reduced Meade's force to about 53,000 troops, but his army was receiving a steady stream of new personnel which brought the Army of the Potomac up to about 81,000 (Salmon 2001:217).



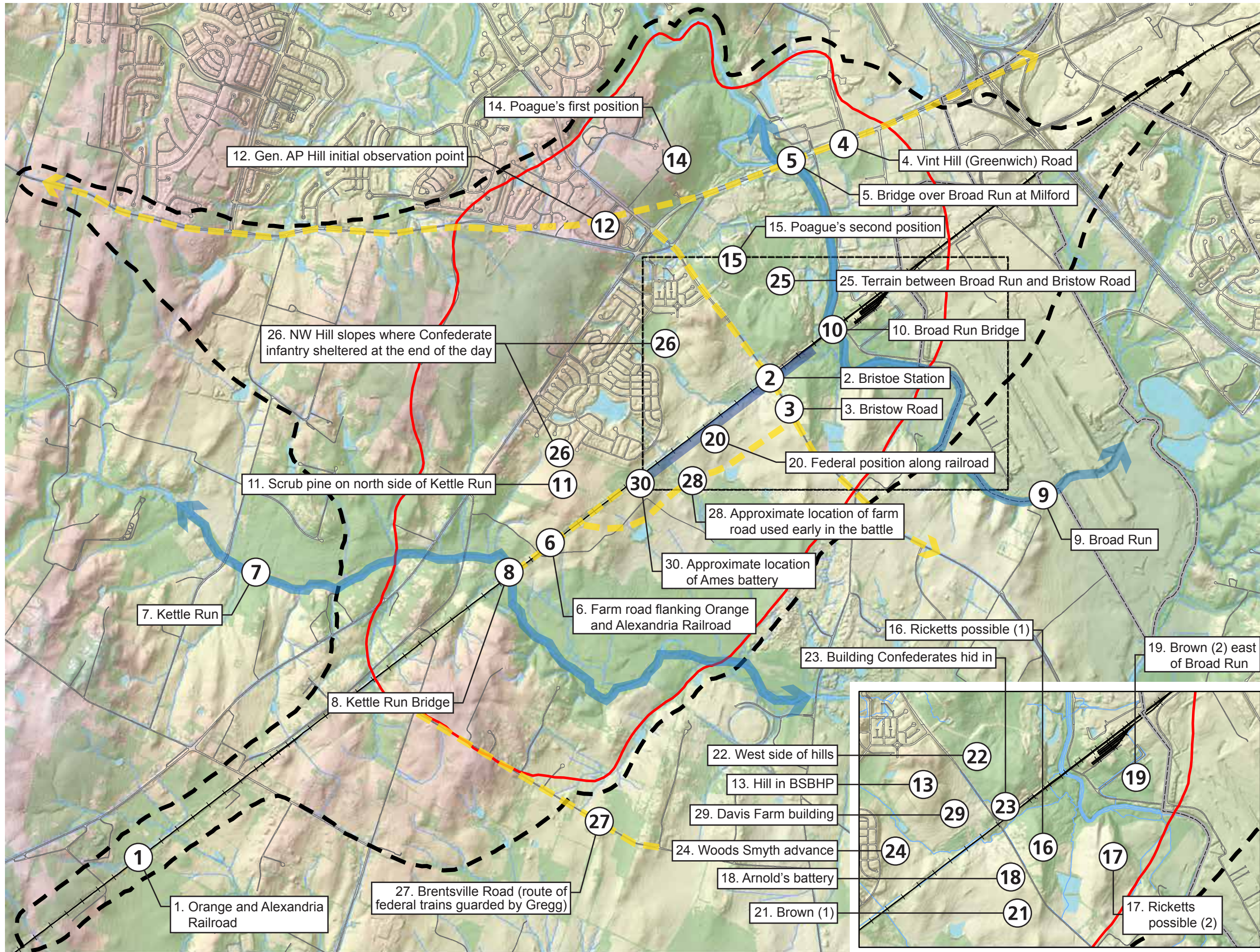
# Bristoe Station and Kettle Run Battlefields Preservation Study

September 2016

Prince William County, VA

Prepared for:  
Prince William County, VA  
1 County Complex Ct (MC260)  
Prince William, VA 22192

and  
American Battlefield Preservation Program  
National Park Service  
1201 Eye Street (2287) NW  
Washington, D.C. 20005



**Legend**

- Bristoe Station Core Area
- Bristoe Station Study Area
- County Boundary
- Roads
- Hydrology
- Vegetation

N

0 500 1,000 2,000 3,000  
Feet

1 inch = 2,200 feet

Figure 2-19.  
Battle of Bristoe Station  
Defining Features



During September, the armies maneuvered in the area between the Rapidan and Rappahannock rivers in Culpeper County. Lee was content to trade territory for time. By the beginning of October, Federal troops occupied this area with the Confederates occupying defensive positions on the west side of the Rapidan River.

Upon confirming the withdrawal of the 11<sup>th</sup> and 12<sup>th</sup> Corps, Lee and the Confederate leaders developed a general overall strategy that they hoped would build upon the recent successes in the western theater by preventing the Federals from reinforcing their western armies. Central to this strategy would be Lee's Army of Northern Virginia putting pressure on the Federals in Northern Virginia, and if possible, threatening Washington, D.C. The strategy and tactics the Army of Northern Virginia would use were quite similar to their successful August 1862 campaign, which nearly destroyed the Union army at Second Manassas. The Confederates would hold the main Union army in place using one Corps and undertake a daring flanking maneuver around the Federal right flank.

The Confederate maneuvering began on 8 October. The Union army was concentrated at Culpeper. Between the 8<sup>th</sup> and 11<sup>th</sup> of October the Confederates maneuvered offensively and the Federals responded by falling back towards the Rappahannock River. The Confederates had failed to flank the Union army and the Federals had withdrawn and taken up strong positions on the east side of the Rappahannock near Warrenton. Although the initial flanking maneuver failed, Lee was determined to try again. Meade was not prepared for this continued aggressive maneuvering and did not know where the Confederate forces were concentrating. The absence of intelligence would be costly. Lee ordered Ewell's Corps to the Rappahannock at Sulfur Springs, along the Federal right. Lee's other corps, commanded by A.P. Hill, also moved to the left (Federal right), but at a distance from the actual point of contact. This longer route, it was hoped, would eventually allow them to flank the Federal right while the Federals were held in place by Ewell's force. About this same time, Meade made the tactical error of dividing his army. He re-crossed the Rappahannock with a cavalry force supported by the 2<sup>nd</sup> Corps. On 12 October, the Confederates flanked Meade's right near Warrenton and occupied the town on 13 October. Meade responded by ordering a general retreat. The Union army would withdraw towards Manassas along a line centering on the O&A railroad. Federal cavalry would act as a buffer between the Confederates at Warrenton and the railroad. Warrenton is approximately 8.5 miles northwest of Warrenton Station on the O&A. Consequently, between the 12<sup>th</sup> and 14<sup>th</sup> of October, the opposing forces were in very close proximity.

On the night of 13 October, the 2<sup>nd</sup> Corps, now the rear guard of Meade's army, was camped at Auburn and following the 3<sup>rd</sup> Corps bivouacking at Greenwich. Between them and in close proximity to the 2<sup>nd</sup> Corps was Confederate Stuart's cavalry, who had to hide in a secluded stream valley to avoid detection. Ewell's Corps were at Warrenton, approximately 6 miles away. A.P. Hill's troops were further northwest along the Warrenton Pike.

On 14 October the Federal 2<sup>nd</sup> Corps would be engaged or maneuvering between engagements from daylight to well past dark. Warren states:

....the strength of the Second Corps was 587 officers and 8,243 enlisted men in the ranks; 32 pieces of artillery, manned by 16 officers and 537 enlisted men, and no cavalry (O.R. Series 1, Vol. 29:235).

The fact that this force of about 9000 men fought what can be seen as a situational rear guard action under pressure for over 14 hours speaks to their fortitude and desperation.

Stuart spent a stressful night hiding in close proximity to the 2<sup>nd</sup> Corps. Confederate couriers were successful in conveying Stuart's situation and providing key intelligence to Lee. On the morning of the 14<sup>th</sup>, Lee ordered Ewell to pressure the 2<sup>nd</sup> Corps at Auburn and come to the assistance of Stuart. Ewell's troops were on the road to



Auburn between 4:00 and 5:00 a.m. Warren and the 2<sup>nd</sup> Corps were preparing to move between 3:00 am and 4:00 am. He had received orders from Meade not to follow the 3<sup>rd</sup> Corps, currently bivouacked at Greenwich, but to march southeast to Catlett's Station and then towards Manassas along the O&A Railroad (O.R. Series 1, Vol. 29:306-307).

The Battle of Auburn began at about 6:30 am. Stuart and a force of approximately 2000 cavalry, along with seven artillery pieces, attacked the 2<sup>nd</sup> Corps from the northwest (the Federal left rear). Stuart became engaged with the Federals before Ewell's infantry was in place to attack simultaneously (Gottfried 2013:56). Although the 2<sup>nd</sup> Corps was sent into turmoil by the surprise attack from an unexpected direction and by division of a portion of the Corps that had already crossed Cedar Run, they were able to successfully dislodge Stuart and disengage before Ewell's troops deployed for an attack. The Battle at Auburn lasted until approximately 11:00 am.

The 2<sup>nd</sup> Corps withdrew toward Catlett's Station. The main body of Ewell's army and Stuart's cavalry did not follow them. Lee ordered them to go north along the road from Auburn to Greenwich (Tighe 2011:213). It is not clear why the Confederates did not follow the 2<sup>nd</sup> Corps, as Warren reports that he was under direct observation when he was withdrawing (O.R. Series 1, Vol. 29:240).

Tactically, the 2<sup>nd</sup> Corps and Gregg's supporting cavalry performed a well-executed rear guard action, and was able to disengage and effectively elude their pursuers. They retained a semblance of order as they retreated. Alternatively, the Confederates committed errors that seemed minor, but led to delays or poor positioning of troops. Had Stuart not initiated the fight at Auburn before Ewell was in position or if Ewell's troops had not taken so long to deploy, the 2<sup>nd</sup> Corps would have been in for a harder and longer fight. More significantly, after the Battle of Auburn, Lee ordered Ewell to follow the 2<sup>nd</sup> Corps' route rather than having him march his corps to Greenwich. The events of the afternoon would likely have ended with the destruction of the 2<sup>nd</sup> Corps. As it was, both Confederate corps met at Greenwich and the roads became congested. The resulting congestion delayed the Confederate pursuit until both corps could get out of each other's way and be assigned new orders of march. By not aggressively following the route of the 2<sup>nd</sup> Corps to Catlett's Station, Lee had allowed the enemy to regain order of march and command and control that they may have lost at Auburn. The effect of these small miscues and delays affected the outcome of the Battle of Bristoe Station.

On 14 October, the entire Union army was moving in the direction of Manassas and Centreville. The 1<sup>st</sup> Corps crossed Broad Run near daybreak and was followed soon after by the 6<sup>th</sup> Corps. The 5<sup>th</sup> Corps, marching along the O&A, reached Milford on Broad Run at around 9:00 am. The 3<sup>rd</sup> Corps was also marching toward the Milford and Bristoe Broad Run crossings. The 3<sup>rd</sup> Corps was allowed to cross first to be followed by the 5<sup>th</sup> Corps. By noon, the 5<sup>th</sup> Corps was on the east side of Broad Run waiting for the arrival of the last Federal 2<sup>nd</sup> Corps (Tighe 2011:217).

### **Battle**

The 3<sup>rd</sup> Corps approached the crossings at Milford and Bristoe from the northwest along Greenwich Road. They were followed by Confederate A.P. Hill's Corps. Around 1:30 pm Hill's lead regiments began to observe the Federals at Milford. Hill assumed that these troops were part of the 3<sup>rd</sup> Corps because he was unaware of the earlier Federal maneuvers that allowed the 3<sup>rd</sup> Corps to cross Broad Run ahead of the 5<sup>th</sup> Corps. Additionally, based on the events, it appears that Hill believed he was seeing the rear guard of the Union army. His actions indicate that he was not aware the Federal 2<sup>nd</sup> Corps was to his southeast approaching Bristoe via the O&A. From his meeting with Lee and Ewell at Greenwich after the Battle of Auburn, he should have known the general location of the 2<sup>nd</sup> Corps. Further, up until the Battle of Auburn, the Confederates had excellent intelligence of where the Federal forces were located. Fortunately for the Union army after Auburn, the majority of the Confederate cavalry

appears to have been on the Confederate left flank (Tighe 2011:236). It is not clear why the Confederate cavalry did not support the pursuit of the 2<sup>nd</sup> Corps or attempt a flank movement around the Federal rear to capture the Federal supply trains. Conversely, the Federal left flank was screened by Gregg's cavalry and skirmishers.

At about 1 pm, Hill observed the 5<sup>th</sup> Corps across Broad Run at Milford. Hill was determined to strike at the Federals and, as he began deploying his troops, he directed his artillery to fire upon the Federals (Tighe 2011:244). The Confederate artillery attack caught the 5<sup>th</sup> Corps unaware, as much of their march had been buffered from direct contact with the Confederates by the 2<sup>nd</sup> Corps. The startled Federals began withdrawing. Hill interpreted this as the Federals retreating in confusion. However, the Confederate opening attack at Bristoe Station occurred simultaneously with the departure of the rear of the 5<sup>th</sup> Corps and the arrival of the lead elements of the 2<sup>nd</sup> Corps. Fifth Corps commander Sykes had orders to wait for the 2<sup>nd</sup> Corps and as soon as he saw them, he ordered his troops to move. This order occurred at almost the same time as Confederate artillery opened fire.

Hill ordered three brigades of Heth's Division to deploy and attack the Federals across Broad Run. Cooke's Brigade was ordered to the right of Greenwich Road and Kirkland's to the left. Walker's Brigade was on the left flank of Kirkland. The length of the formation was north to south, perpendicular to Greenwich Road and roughly parallel to the O&A. The railroad was approximately  $\frac{3}{4}$  of a mile to the southeast and partially hidden by rolling topography.

As soon as the Confederates began to march east toward Broad Run, troops on the right flank observed Federal forces along the railroad. However, it appears the Federal troops were not observable by Hill or the other Confederate commanders. The Confederate movement was halted, but Hill ordered the advance to continue without understanding who was on their right flank. Federal leadership was different. Leading the 2<sup>nd</sup> Corps march along the O&A was the 2<sup>nd</sup> Division commanded by General Webb. Upon seeing the Confederates marching parallel to his troops, Webb deployed skirmishers on his left flank and ordered his troops, "[b]y the left flank, double quick to the railroad cut, march" (quoted from Gottfried 2013:60). The 1<sup>st</sup> Brigade of the 2<sup>nd</sup> Division was the 2<sup>nd</sup> Corps' vanguard. These advance troops were commanded by Heath, who, upon seeing the Confederates, led his men off a farm road to the rail bed. Additionally, Webb ordered Brown's artillery to high ground on his right for support (O.R. Series 1, Vol. 29:277). Webb was the first field commander to realize that the railroad was the key terrain in this situation, giving his troops the best chance of controlling the rail cut. With this tactic, Webb gave the edge to the Federals. The only questions were: did the Federals have enough troops in place, and did they fully understand the situation before the Confederates could attack?

Brown's artillery opened on the Confederates and in response to this and new orders, Cooke and Kirkland's brigades began a turning movement that took time and exposed them to enemy fire. Walker's Brigade, on the extreme left, was unaware of this maneuver and continued advancing toward Broad Run. Between 2:00 and 3:00 p.m. the Confederates redirected their 4,000 troops across broken and rolling terrain. Eventually Cooke was on the west of Bristow Road and Kirkland on the east.

Although he held the railroad, Webb did not fully understand the situation. Apparently elements of the 5<sup>th</sup> Corps could be seen to the east. Initially, Webb believed he could link with them and moved some of his troops and Brown's Battery across Broad Run. However, the 5<sup>th</sup> Corps continued to move away from the 2<sup>nd</sup> Corps. Realizing this, Webb ordered his infantry back across Broad Run. Brown's Battery became cut off from the infantry and could not return across Broad Run. They found a location where they could enfilade the Confederates and remained on the east side of Broad Run (O.R. Series 1, Vol. 29:306) (Figure 2-20).

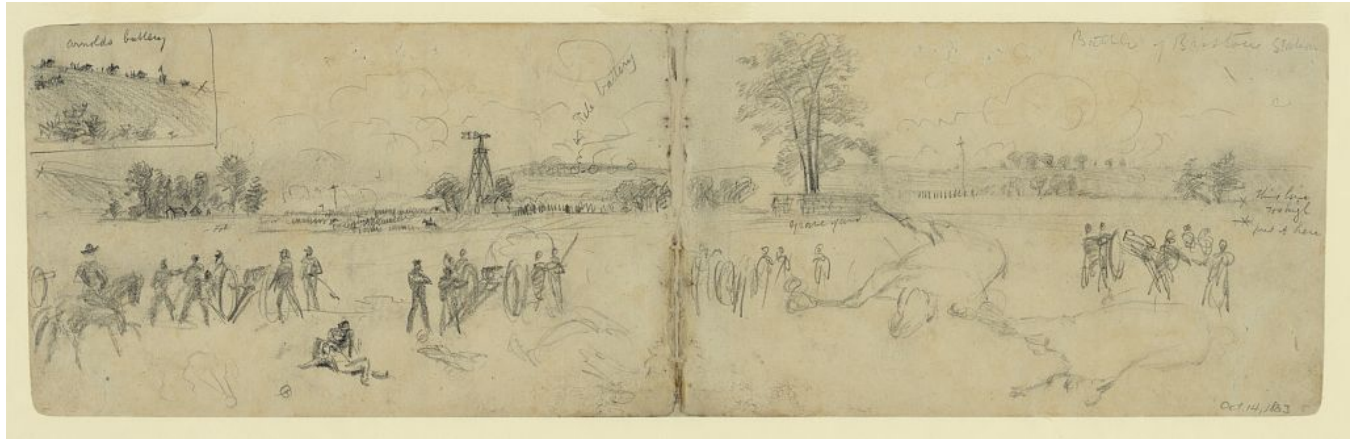


Figure 2-20: "Sketch of the Battle of Bristow [sic]." Source: Waud, 1863.

The Confederate battle line was reconfigured and began to advance toward the Federal position across approximately a third of a mile of hilly open terrain. During this advance, there were several locations where the Confederates would not be in the direct view of the Federal infantry along the railroad. Some of the advancing troops sheltered in these protected spots and did not advance further. On the Confederate right, Hill ordered McIntosh's artillery battalion, consisting of seven guns, to support Cooke's advance from a position approximately 500 yards from the Federal positions along the railroad (Gottfried 2013:66).

Federal batteries under Ricketts and Arnold identified and deployed on key-terrain south of the O&A, bringing deadly fire upon the advancing infantry and disrupting the deployment and effectiveness of McIntosh's guns. The Confederate battery, which had fired upon the fleeing 5<sup>th</sup> Corps, was to the rear of the new direction Cooke and Kirkland were advancing and did not re-deploy fast enough to assist in the Confederate attack.

The Confederates were attacking a strong defensive position across open terrain. Additional regiments of the 2<sup>nd</sup> Corps and artillery were continually arriving on the field. Initially, the Confederates held a man advantage but soon the two Confederate brigades were outnumbered in men and artillery. Warren had taken the precaution of marching the 2<sup>nd</sup> Corps in battle formation, thus, using the O&A and farm roads flanking the railroad as avenues-of-approach, he was able to deploy his troops into defensive positions quicker than the Confederates could attack. After about an hour of intense fighting and heavy casualties, Cooke's and Kirkland's men fell back to the safety of the west-facing slopes of hills in the vicinity of the Greenwich Road. As the Confederates retreated, Federal skirmishers pushed forward from the railroad and captured McIntosh's guns. Warren reported, "[a]n advance of a thin line along our front secured 450 prisoners, 2 stand of colors, and 5 field pieces. Twenty-two dead horses were found on the ground which this battery occupied" (O.R. Series 1, Vol. 29:242). This report illustrates the destruction of the Confederate force in this part of the battlefield. The 3<sup>rd</sup> Brigade 2<sup>nd</sup> Division under Smyth was tentatively ordered forward through a wooded area. Captain Boyd, 108<sup>th</sup> New York volunteers, remembered these woods as an "awful place" (Washburn 1894:129). Soon it became clear that the Confederates remained in force and that reserve troops had not entered the fight, but were in position. Confederates under Anderson were located about 400 yards from Smyth's brigade and these troops were moving toward the location of McIntosh's guns (Washburn 1894:177). Smyth's brigade fired upon the Confederates and soon after these Federal troops were ordered to return to the defensive position along the rail cut.

It was now later afternoon, about 4 p.m., and the intense fighting was waning. Both sides began to regroup. By now, all of the 2<sup>nd</sup> Corps was on the field. Their defense position extended from close proximity to the Broad Run Bridge for about one mile down the O&A. Supporting the infantry, arrayed on the rolling slope just to their rear,

were the 2<sup>nd</sup> Corps artillery. Federal cavalry guarded the approaches from the west and were guarding the supply trains headed for Brentsville. The Confederates may have begun an advance on the right at this time, but it was quickly called off after the Federal artillery opened on the Confederate troops (O.R. Series 1, Vol. 29:423).

Across the railroad was Hill's entire 3<sup>rd</sup> Corps. Deploying on its right was Ewell's entire 2<sup>nd</sup> Corps. Initially, the 2<sup>nd</sup> Corps was fighting a force of approximately 4,000, and while initially outnumbered, they held a strong defensive position into which eventually all of the Corps (about 9,000 men) would arrive. By late afternoon the 2<sup>nd</sup> Corps potentially faced all of Lee's Army; approximately 45,000 men. Warren did not initiate a withdrawal of his forces until after nightfall, figuring if he did so in the daylight, the move would spur an immediate Confederate attack, and he wanted to allow time for the supply trains to reach safety (O.R. Series 1, Vol. 29:243).

Ewell approached Bristoe from the southwest. He was on the Federal left flank. If an attack could be coordinated before nightfall, there was a good chance the Confederates would have destroyed the 2<sup>nd</sup> Corps. Events did not result in a Confederate attack. The route Ewell took from Greenwich is not clear. It is possible he took an overland route using field and farm roads, or it is possible he followed Hill. Whatever the route, he did not factor into the conflict until the battle was several hours old. However, by at least one report, Ewell may have arrived in proximity of the battle only 30 minutes after Hill engaged (Miller 2009:50). If this is the case, it is not clear why his troops were delayed in deploying and not in position until just before nightfall. Late in the afternoon, a part of Ewell's Corps was in battle formation and the Federals could see them on their left.

It appears that the Confederates were transitioning from an attack by Hill's Corps to one by Ewell on the Federal left. The Federals were expecting an attack and wondered why it did not occur. Caldwell reported that

[l]ate in the afternoon a very heavy column moved to my left and partly crossed the track, but for some unexplained reason did not attack with their infantry (O.R. Series 1, Vol. 29:255).

Ewell reported that his troops had difficulty deploying because of the scrub pine woods around Kettle Run and extending towards Bristoe on the west side of the O&A. Additionally, Gordon's brigade located on the extreme right flank of the Confederates became isolated and out of touch when Gordon decided to pursue the Federal wagon train. The Federal train must have been a tempting target. Warren indicated that on the 13<sup>th</sup>, the ammunition train consisted of "...100 wagons and 125 ambulances, together occupying 2 miles on the road..." (O.R. Series 1, Vol. 29:237)."

The main body of the Federal supply trains was retreating on a road to Brentsville that would have lead behind the Federal left. This placed the army between it and the enemy. However, the trains were moving slower than the army and by the afternoon of the 14<sup>th</sup>, they were exposed, having only Gregg's cavalry protecting them. As the trains approached Bristoe, they were directed southeast on roads toward Brentsville. This led them away from the fighting. Gordon observed this movement from the Kettle Run Bridge and took steps to intersect the trains. He was repulsed by Gregg's cavalry. It is unclear where this occurred. Gordon ordered his troops across Kettle Run, but his starting position is not clear. He was unsuccessful in this effort, and by the time he returned to the main body of Ewell's Corps night had fallen and it was too dark for an attack.

Between the time the Confederates were repulsed and nightfall, the combatants repositioned troops. On the Federal left, Caldwell reported:

Skirmishing continued along the left of my line during the arrival and deployment of General Ewell's forces, and just at dusk of evening some batteries opened against our left for the purpose

of enfilading our position. This was promptly answered by our own artillery, and this cannonading continued till sometime after dark, but without much effect (O.R. Series 1, Vol. 29:443).

Confederate artillery had been positioned to enfilade Arnold's batteries located in the center of the battlefield. It appears that, on the Federal right and center their artillery batteries were stronger than what the Confederates could bring to bear. This enabled Federal commanders to redeploy and deal with the enemy artillery fire coming from Ewell's Corps on the Federal left. By nightfall the 2<sup>nd</sup> Corps' 26 guns, supplemented by eight guns from the cavalry, were loosely massed on the gently sloping hills south of the O&A and southwest of Bristoe Station. With the exception of cannon fire and sporadic fire between skirmishers, direct hostilities ended.

Around nightfall, elements of General Sykes' 5<sup>th</sup> Corps were reaching the area of the O&A on the east side of Broad Run (O.R. Series 1, Vol. 29:243). Earlier, the rear of the 5<sup>th</sup> Corps, after marching away from Bristoe under the fire of Hill's artillery, reached Manassas Junction at about 3:30 pm. They remained there until about 5:30, when they were ordered to return at "Double Quick" to Bristoe, a distance of about 3.5 miles. Most likely, these 5<sup>th</sup> Corps troops were positioned near where Brown's artillery was earlier. One account indicates that 5<sup>th</sup> Corps artillery joined, and was fired upon, during the artillery firing occurring at nightfall (Acken 1998:364).

The 2<sup>nd</sup> Corps used the cover of darkness, a moonless night, and the beginnings of a rainstorm to cover their retreat. The withdrawal began at 9:00 pm and by midnight they had retreated across Broad Run towards Centerville (Henderson 1987:191).

#### **Aftermath**

On 15 October, the Federals were positioned in a strong defensive line along Bull Run and at Centerville. The Confederates had failed in flanking Meade's army and catching it in open ground (Henderson 1987). Lee knew that his strategic goals had not been achieved and that he needed a new plan. Lee's options were limited by several factors. His army was not strong enough to attack the Federal's fortified position and logistically it would be difficult to remain in the vicinity of Bristoe for an extended period. When the Federals retreated, they had destroyed bridges along the O&A; thus, the Confederates could not resupply Lee's army by rail. Further, the area he now occupied had been occupied by troops beginning in 1861, consequently the local farms were decimated and could not be relied on to support his troops and horses. Any movement north would further weaken his supply line and open up the possibility that the Federals would maneuver between him and the Confederate capital. Lee determined that the best strategy would be a retrograde move back across the Rappahannock River.

In the immediate days that followed the Battle of Bristoe Station, the Confederate army remained camped just west of the battlefield. Troops were assigned to bury the dead and a concerted effort was made to destroy all twenty miles of the O&A between Bristoe and Rappahannock station. Stuart's cavalry was deployed between the armies, thus keeping pressure on the Federals and gathering intelligence.

Despite pressure from his superiors, Meade refused to advance on the Confederates until 18 October. The rainstorm that had begun the night of the Battle of Bristoe Station ended, and Federal cavalry rode forth to engage. By this time the Confederate infantry was beginning to cross the Rappahannock. On 19 October the Confederate cavalry defeated the Federals in a running battle that came to be known as the Buckland Races, but the next day they also withdrew across the Rappahannock. Slowly the Federals retook the ground they retreated across and by the end of October they were back at Warrenton.

After Bristoe Station, the Union army in the east continued to receive an influx of new men. By the end of October, this army had a two to one advantage over the Confederates. It had grown to over 95,000 men (Gottfried



2013:84). Facing mounting pressure to resume offensive actions Meade finally advanced on 7 November taking key crossings of the Rappahannock and destroying a large Confederate force at Rappahannock Station. The Confederates were forced into another retrograde movement. Meade attempted an attack on Lee's well-fortified army at Mine Run, in Orange County, between 27 November and 2 December but withdrew after it was determined the Confederate positions could not be successfully assailed. By early December when the armies ceased active campaigning and went into winter quarters, the front line was the Rapidan River in western Culpeper County.

#### **2.4.1 Significance Summary**

The series of conflicts between 6 October and early November 1863 are collectively known as the Bristoe Campaign. Basically, the forces involved ended where they began in terms of geography. Neither side achieved their strategic goals. Lee's intention was to force the Federals to reinforce the Army of the Potomac or at least keep them from sending additional troops west. The Federal leadership failed in prodding Meade to attack Lee's smaller force. The events however, did mark the end of major Confederate offensives in the East and by the Army of Northern Virginia.

To qualify for the National Register of Historic Places, a property must by itself meet one or more of the National Register Criteria for Evaluation. The Bristoe Station Battlefield qualifies for listing as a property under Criteria A and D. The Bristoe Station Battlefield meets Criteria A and D because the battle is associated with events that have made a significant contribution to the broad patterns of our history and has or is likely to yield important information on history. The battlefield has retained integrity to convey its significance in regard to location, setting, feeling, and association. The significance of the Bristoe Station Battlefield lies in the fact that the landscape has retained integrity and the battle can be understood from this landscape. Further, numerous archeological investigations within the battlefield have demonstrated that archeological evidence of the events of 14 October have survived and have the potential of providing important data on the battle and on the troops engaged.

#### **2.4.2 Military Terrain Analysis**

##### **Study Area**

The Study and Core Areas of the Bristoe Station Battlefield have been defined by the ABPP. These boundaries appear to accurately reflect the boundaries of the battlefield.

##### **Defining Features**

Defining features are features that, in addition to being found in battle descriptions and on historic maps, can be visually located on the modern landscape or under the landscape's surface (archeological remains). This is an important distinction, because defining features must be topographically defensible. Any feature whose existence can be verified through physical evidence can be mapped as a defining feature. Features that no longer exist above or below the surface and therefore have no physical trace are still considered battle features but are not mapped as defining features. Defining features not only define the battlefield on the landscape, but also serve to pin battle events to identifiable locations. They aid in establishing legitimate, historically-defensible boundaries around a battlefield landscape and are legitimate historic resources that are supported by historical evidence and source materials. Defining features help to ensure that the battlefield is defined as objectively as possible and to accurately reflect the full extent of the battlefield on the modern landscape.

Table 2-2 at the end of this section presents a summary of the key defining features of Bristoe Station Battlefield. Each of the key defining features is presented, along with their relevance to the battle, their KOCO analysis, and

their location/status. Following the table are more in-depth discussions of each of these features and how they relate to the battle. The defining features are also identified and located on a topographic map with existing landscape characteristics and features (See Figure 2-19). See Figures 2-23 through 2-37 at the end of this section for field of fire viewshed analysis diagrams.

Like the Battle of Kettle Run, the O&A Railroad is the singular most significant Bristoe Station Battlefield **key terrain** feature. The section of railroad where hostilities occurred falls within all KOCOAs criteria. As an **avenue-of-approach**, it was used by Federal forces approaching from the southwest. Between Kettle and Broad runs, the O&A rail bed afforded **cover and concealment** in places of embankment or cut. Soldiers' accounts suggest the embankment was, in places, 15-ft high (Washburn 1894:59). The rail bed offered numerous places that troops could use as defensive positions or shelter from both small arms and artillery fire. As the Federals approached Bristoe from Catlett's Station, their **avenue-of-approach** was along the rail bed and the numerous farm roads flanking the railroad. Control of the rail bed was the most important aspect of this battle. The fact that the 2<sup>nd</sup> Corps vanguard under Webb was able to gain control of the rail bed at Bristoe Station directly led to the defeat of the Confederates.

The **avenue-of-approach** for the Confederates under A.P. Hill to Bristoe was the road from Greenwich. They had followed the Federal 3<sup>rd</sup> Corps as they withdrew down this road. Accounts indicate that Ewell's Corps did not follow Hill or follow the Federal 2<sup>nd</sup> Corps, but approached overland and by farm lanes (O.R. Series 1, Vol. 29:446). Ewell's exact **avenue-of-approach** is not clear. If he roughly paralleled the road from Greenwich, his troops may have approached the battlefield on the east side of Kettle Run. Determining where these troops approached the battlefield might provide significant information and refine where Gordon and the Federal trains fleeing towards Brentsville were located at the end of the battle. The roads the Federal trains and Gregg's cavalry took on the afternoon of 14 October are not known. From Catlett's Station, the trains used the roads flanking the O&A Railroad. At Nokesville there were several roads that led northeast towards Brentsville.

The **avenue-of-approach** for the 5<sup>th</sup> Corps was along the O&A and its north side, crossing Broad Run at Milford. The 2<sup>nd</sup> Corps' march from Catlett's Station was along the O&A and the farm roads on its south side. The Federal order of march was determined in an order issued by Meade (O.R. Series 1, Vol. 29:306-307). This order was significant, as it placed the 2<sup>nd</sup> Corps on the south side of the railroad where the terrain was not as dissected. Federals describe the south side of the O&A as a gently sloping plain. Being on the south side of the rail bed also gave the Federals much-needed concealment and protection as they raced to Bristoe. Further, this line of march placed the railroad between them and Hill's forces. Hill's trailing regiments and later, Ewell's Corps, needed to travel further to get at the Federals.

The 5<sup>th</sup> Corps crossed Broad Run via the bridge at Milford. Because they knew they were being pursued, they felled trees across the road to create an obstacle, and may have destroyed the bridge. Their intent was to slow their pursuers.

In a general sense, the **avenues-of-approach** taken by the opposing forces affected the outcome of the battle. The lines of march resulted in the vanguard of the 2<sup>nd</sup> Corps crossing in front of the deploying front regiments of Hill's Corps. The Confederates were facing east, preparing to strike in that direction. The 2<sup>nd</sup> Corps had skirmishers on their left and in advance. These troops were able to make contact against the Confederates first. The angle in which the opposing forces collided is significant. In a very general sense, it resembles the nineteenth-century naval tactic of "Crossing the T." At Bristoe this was a coincidental effect, but the analogy is of interest. Basically, if a line of attacking warships could cross in front of a line of enemy ships (the horizontal top of the "T") the crossing line

of ships could bring all their guns to bear while receiving fire from only the forward guns of the enemy, the top of the vertical segment of the “T.” The initial troop movements of the Battle of Bristoe Station are similar. While the 2<sup>nd</sup> Corps kept arriving and deploying along the railroad (the top of the “T”) they were able to concentrate all their fire on Cooke and Kirkland and the other 12 brigades of Hill’s Corps. Later, Ewell could not deploy efficiently or effectively enough to change the direction of the Federal repulse.

Kettle Run and the Kettle Run Bridge are located on the southwest end of the battlefield. The run and bridge were **obstacles** along the Federal **avenue-of-approach**. The vegetation northeast of the run and bridge was an **obstacle** for both sides. Traversing the scrub pine woods in this area delayed the troops under Ewell just enough that they could not be deployed before nightfall, and contributed to why the Confederates did not resume the attack.

Broad Run denotes the east side of the battlefield. It was an **obstacle** preventing a swift attack on the rear of the 5<sup>th</sup> Corps. It provided protection to the 5<sup>th</sup> Corps and Brown’s battery. The run and the O&A bridge were major **obstacles** to the 2<sup>nd</sup> Corps as these were both points where the enemy would be expected to attack them.

Although both armies knew they were in immediate proximity to one another, the Battle of Bristoe Station developed through a chance encounter. It differs from a battle like Fredericksburg, where one side chose the ground and the other attacked. The opening stages of Bristoe Station occurred swiftly, with **observation and fields of fire** and **cover and concealment** important factors in positioning troops. Throughout the initial stages of this battle, the Federal commanders did a better job of realizing the **key terrain** and in positioning troops and artillery to take advantage of the above factors.

Initially, Confederate A.P Hill observed the 5<sup>th</sup> Corps at Milford from a location near the intersection of the roads from Greenwich, Gainesville, and Bristoe. His attention was to the east. It is likely that from this vantage point he could not observe the O&A to the southwest and would not have been able to see the 2<sup>nd</sup> Corps line of march. As a side note, it is not clear why after the mornings fighting at Auburn, Lee did not direct more of Stuart’s cavalry to screen the Confederate right flank or at least gather information on the Federals, or why Hill, or more importantly Ewell, had not extended their lines of skirmishers far enough to be in or near contact with the Federals. When initial contact was made between the 2<sup>nd</sup> Corps vanguard, under Webb and Heath, and Cooke’s right (forming to attack east) it was Webb and Heath who took the initiative, rather than Cooke. Cooke awaited orders. Federal commanders raced to the key terrain of the rail bed and began deploying both infantry and artillery in positions with good **observation and fields of fire**.

During the initial stage of the battle, the Federal command and control structure performed better than their adversaries. The Confederates at first did not realize the threat on their right flank. When Cooke’s right flank came under increasingly heavy fire from southwest, the Confederates were confused as they were forming to attack east, towards Broad Run. Initially, the Confederate command did not alter their plans. Although Cooke attempted to inform his superiors of the danger, he was instructed to continue his attack (Miller 2009:45). A.P. Hill was not responding quickly enough to the evolving situation. Federal General Warren appears to have gained an understanding of the situation quickly, commanding from the front, he was reported to have admonished his troops “Men, make the railroad! For God sake – for your country’s sake, make the railroad” (Murphey 1866:138).

The fact that the Federals beat the Confederates in deploying their artillery is significant. It is important to note that, during the Civil War, artillerists had to see a potential target in order to fire upon it (McKenney 2007). As a general rule, artillery batteries were not positioned in locations where they did not have a good observation of a battlefield. Brown, who initially deployed west of Bristow Road, was able to move his battery to the eastside of Broad Run and establish a position where he could enfilade not only Cooke’s and Kirkland’s advancing infantry,

but also McIntosh's battery. It is not clear where exactly this position was, as where it is traditionally believed to have been would not allow for the batteries recorded firing at the Confederates who overran the railroad.

The position of Rickett's battery is not clear. On the southeast side of the station there are two hills. Warren (Figure 2-21) places the battery on a landform south of a bend in Broad Run on the furthest hill southeast. Hotchkiss (Figure 2-22) appears to have the location on a hill closer to Bristoe Station. If the battery was located where Warren positions it, then the gunners would have had an obstructed view of the battlefield, as the hill to their west is higher and would have blocked them from seeing most of the battlefield. It is possible that Ricketts deployed only to have a limited **field-of-fire**, but they would have had a fully-obstructed view of all of Cooke's forces and much of Kirkland's. Further, from this position Rickett's battery probably had an obstructed view, at best, of McIntosh's battery. Webb reported that "[u]pon the withdrawal of the infantry of the enemy, the fire of the two batteries was directed upon a rebel battery of six guns that had opened fire in front of the 3<sup>rd</sup> Division, and with such accuracy and ardor as to cause the hasty retreat of the rebel gunner, and the capture of five guns of the battery... (O.R. Series 1, Vol. 29:306)." This report indicates that Ricketts would have been able to see McIntosh's battery. During the Civil War, artilleryists still used direct fire and line-of-sight to aim their pieces (McKenney 2007:47). Thus, Rickett's needed to be in a position to see McIntosh. A tactically better position, although more exposed, was the hill on which Hotchkiss maps a battery. This location would have had an unobstructed view of most of the confederate positions.

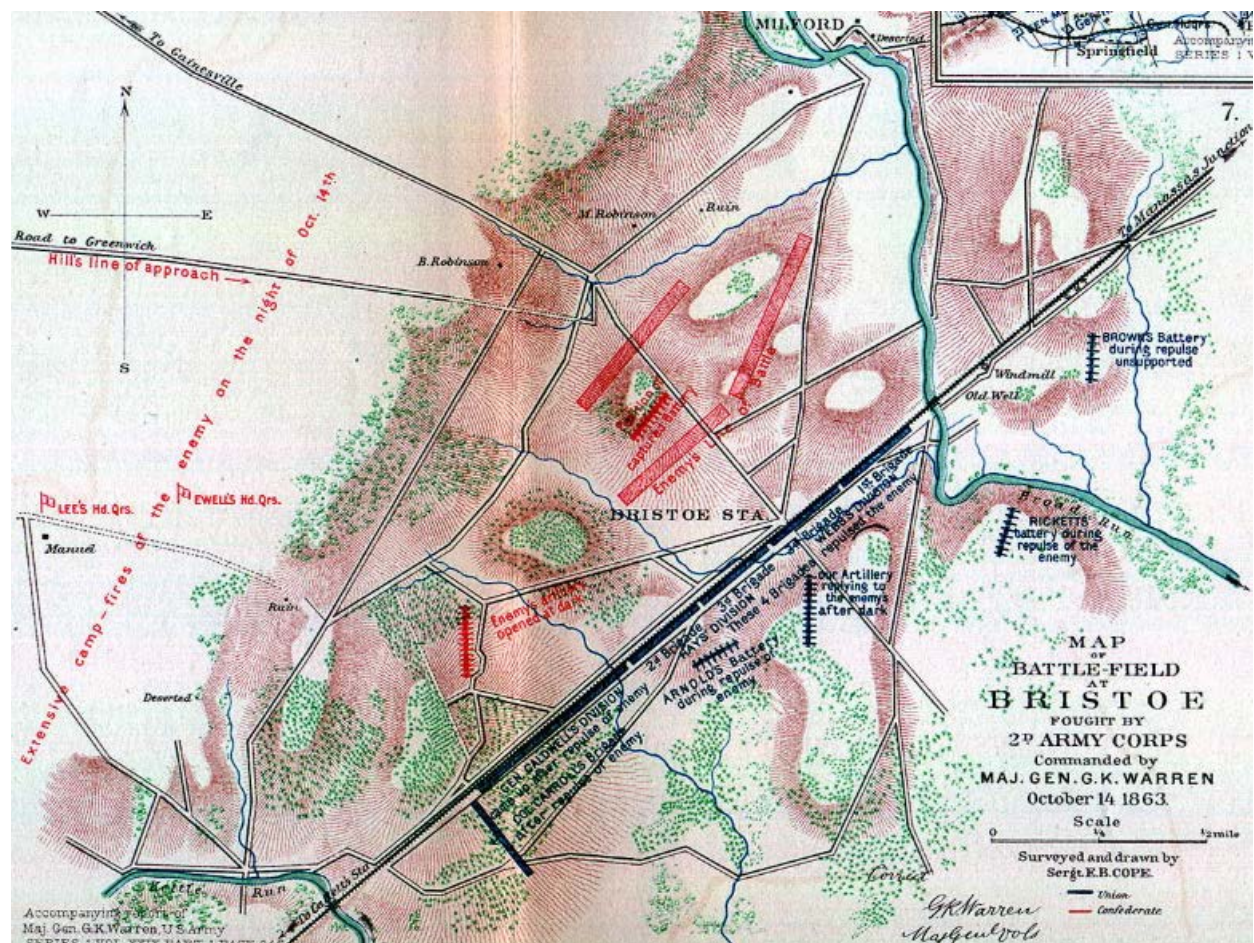


Figure 2-21: Detail of "Map of Battlefield at Bristow" [sic]. Source: Atlas of the Official Records of the Civil War, Plate XLV. VII.



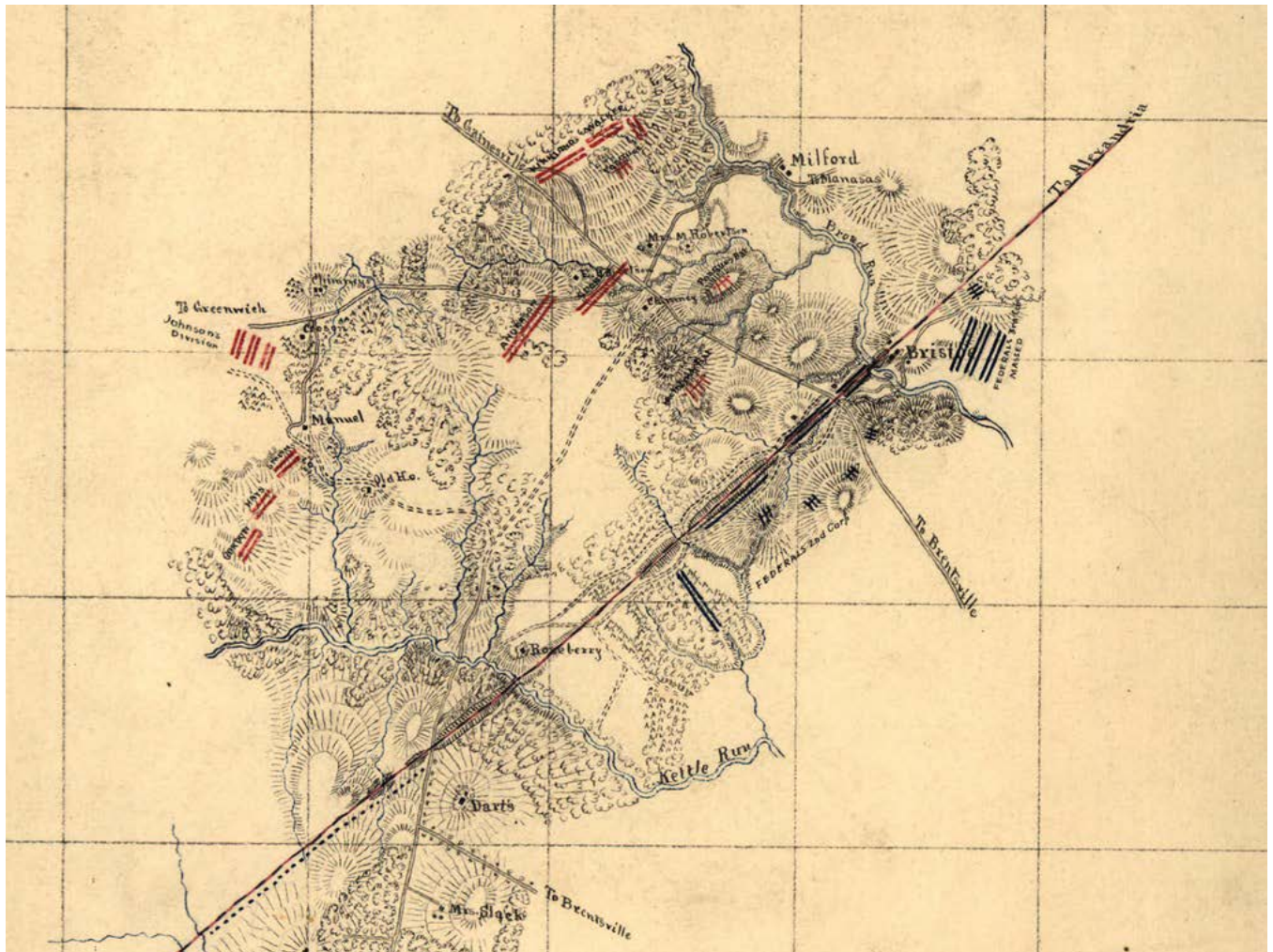


Figure 2-22: Detail of Hotchkiss' 1863 "Sketch of the battle of Bristoe, Wednesday, Oct. 14, 1863."

Arnold's battery was deployed west of the Brentsville Road on gently sloping ground in support of infantry along the railroad. This position was likely directly opposite the position of McIntosh's battery. It was also likely that Arnold was pushed up close enough to the railroad to fire over the heads of the Federal infantry. This battery arrived after the battle had started: "Arnold's battery arrived in time to help increase his [Confederate] demoralization and reach the fugitives (O.R. Series 1, Vol. 29:242)."

Ames' artillery was positioned near the railroad and several pieces were placed on the rail bed to enfilade the Confederates on Cooke's right flank. This battery arrived on the battlefield during the conflict for McIntosh's battery, thus allowing it to be pushed up in close support of the infantry.

Initially, the Confederates only deployed artillery on their left flank. Upon seeing the rear of the 5<sup>th</sup> Corps at Milford, they positioned Poague's battery on a prominent hill overlooking the Milford Bridge crossing of Broad Run. While this battery had been positioned to attack towards the east, it was too distant to bring effective fire on the 2<sup>nd</sup> Corps arriving along the railroad at Bristoe. It does not appear that Cooke and Kirkland's attack on the rear of the 5<sup>th</sup> Corps had direct artillery support until McIntosh, having been ordered into his position by Hill, took up a position behind Cooke's brigade. Once Hill learned of the threat from his right and Confederates began their wheeling maneuver to from east to south, McIntosh's battery was deployed just behind Cooke's brigade.

Eventually, Poague would be redeployed on a hill behind Kirkland's troops, but this came too late to play a role in the Confederate advance.

McIntosh was pushed forward in close support of the infantry. The location is a hill with good **observation and field-of-fire** towards the rail bed. It was also exposed to fire from several Federal batteries and infantry. Later, McIntosh reported that he believed the position he was ordered to was not a good one. The tactical decision to move artillery close to the point of conflict is not unusual, because often, artillery was intended to advance with or just behind the infantry. The Federals captured McIntosh's guns after the combined fire of infantry and artillery had sent the Confederates on the right into retreat and drove off the gunners.

In summary, during the most heated part of the battle the Federal forces had the edge in artillery. They were able to establish batteries in good locations first and prevented the Confederates from responding with artillery. Unfortunately, the Confederates had deployed their artillery on the wrong side of what was to become the battlefield. Initially this location was tactically better to attack towards the east but not suitable once the location of the 2<sup>nd</sup> Corps became known along their right flank.

On the north (Confederate) side of the railroad there were many natural and man-made locations that offered **cover and concealment**. The natural terrain north of the O&A between Bristow Road and Broad Run is hilly, and, at the time of the battle, open ground. This topography was an obstacle, slowing the wheel movement that Cooke and Kirkland had to make. Once the combatants were engaged the west side slopes of these hills offered a modicum of **cover and concealment** to the Confederates both as they advanced and then retreated. As the Confederate attack faulted, troops began to seek refuge where they could. There was at least one structure ruin located on this side of the battlefield. Further, Webb reported that Confederate sharpshooters and retreating troops were occupying the ruins of numerous winter huts located near Broad Run (O.R. Series 1, Vol. 29:277). He reports attacking this position and capturing 250 prisoners (O.R. Series 1, Vol. 29:277).

On the right, Confederates under Cooke used the building of the Davis farm for **cover and concealment**. Once they retreated they found refuge on the north slopes of the hills marking the north side of the battlefield. These and the side slopes extending towards Kettle Run would be the position the Confederate infantry would find a modicum of protection from the Federal artillery that continued to fire late in the day.

A significant feature on Cooke's right was the woods where Smyth's 2<sup>nd</sup> Brigade 3<sup>rd</sup> Division advanced after Cooke's troops retreated. This location is likely the same woods the 6<sup>th</sup> and 8<sup>th</sup> Louisiana regiments fought from during the Battle of Kettle Run. A member of the 108 New York Infantry reported these woods as "dense cedar brush" (Washburn 1894:178). These woods offered **cover and concealment**. Further, at the outset of the battle these woods may have blocked A.P. Hill's view of a portion of the O&A and the 2<sup>nd</sup> Corps troops advancing along it.

### **Additional Factors**

#### ***Weather***

The weather on the 14<sup>th</sup> of October 1863 must have been cloudy. At least one report at the time of the battle indicates there was a mist (Miller 2009:44). By nightfall it was raining. This rain turned into a storm that lasted several days.

#### ***Control and Command***

It is not clear whether the events of 14 October overtook the command and control structure of the armies or if the commanders can take credit or blame for the events. In general, the Federal commanders out-performed their

counterparts throughout the day. Simply, the Confederates were off with minor decisions, timing, and luck, all of which favored the Federals, particularly the 2<sup>nd</sup> Corps. In summary: Ewell was late in marching to Auburn; Stuart attacked too quick; Lee ordered Stuart to the Confederate left flank; Ewell and Hill's Corps met at Greenwich; Ewell was not ordered to follow the route of the retreating 2<sup>nd</sup> Corps; Hill saw the rear of the 5<sup>th</sup> Corps first; Meade ordered the 2<sup>nd</sup> Corps' line of march to be south of the O&A; Ewell deployed his artillery on his left; at the point of initial contact the Federal van was led by General Webb and Colonel Heath while the Confederates had commanders who were replacing veterans killed at Gettysburg; Heth and Hill's hesitation; Hill ordered McIntosh to position his artillery in a tenuous position; Hill did not deploy more of his Corps; Gordon chased the Federal supply train; and Ewell did not efficiently deploy his troops on the Confederate right. Alone, any one of the above would not assure a Federal victory. Together, they allowed the Federal vanguard time and the few steps needed to gain the railroad, the key position to the Bristoe Station Battlefield, and for daylight to run out.

In a letter to the Middlesex Journal dated 29 January 1864, Perkins (Griffith 2006:181) made an interesting observation when describing how each infantry Corps had a system of identification and signal flags:

In battle these flags facilitate movements and render it easy to find several generals. In the last fight at Bristow the use of these flags was fully demonstrated. The lines of battle stretched far across the plain. At regular intervals along the line waved the brigade battle flags, while everywhere in the hottest of the fight hurried the division and corps flags.

Said Gen. Warren to the trooper that bore his flag: "Wave that flag, hold it high up that they know where I am," and immediately ordered an advance. It was a grand sight to see those long lines hurrying forward to charge, their banners waving high above there [sic] heads... (Griffith 2006:181).

Despite the clear embellishment, Perkins' account of how the Federals used flags for command and control is significant. At Bristoe, where the south side of the railroad (the Federal position) was gently sloping open fields was often referred to as a plateau or plain by the Federal troops. This organizational tool would have been a highly effective means of Warren organizing and directing the 2<sup>nd</sup> Corps. Conversely, the terrain on the north side of the tracks has more dissected topography with wooded areas obscuring views of the battlefield. The Federal commanders could see more of the battlefield. It is doubtful the Confederate officers (Lee, Hill and Ewell) could observe their entire command on the field of battle to the extent Warren could.



**Table 2-2: Defining Features of the Bristoe Station Battlefield**

ID Number	Feature	KOCOA Documentation					Relevance to Battle	Extant	Condition/Integrity
		Key Terrain	Observation and Fields of Fire	Cover and Concealment	Obstacles	Avenues of Approach			
									C: Contributing NC: Non-contributing
1	Orange & Alexandria Railroad	x	x	x	x	x	Route, defensive position, battlefield feature	Yes	C: Man-made structure and present in period of significance. Feature is contributing despite changes to the size of the railroad bed.
2	Bristoe Station	x					Rail Station; Central point where avenues of approach met	Yes	C: Station structures from period of significance are not extant, but the intersection of RR and Bristoe Road, is contributing due to location, association, feeling and setting.
3	Bristow Road	x				x	Route of Confederates, battlefield feature	Yes	C: Road present during the period of significance is extant. Changes have occurred in width and paving, etc. but the road is a contributing feature.
4	Vint Hill (Greenich) Road					x	Route of Confederate advance	Yes	C: Road present during the period of significance is extant. Changes have occurred in width and paving, etc. but the road is a contributing feature due to setting, association, and location.

ID Number	Feature	KOCOA Documentation					Relevance to Battle	Extant	Condition/Integrity
5	Bridge over Broad Run at Millford				x	x	Obstacle to Confederate pursuit of 5 <sup>th</sup> Corps	Yes	<b>C:</b> Bridge structure has changed and is not original from the period of significance. Considered contributing due to location, association, and setting.
6	Farm roads flanking Orange & Alexandria Railroad					x	Route of 2 <sup>nd</sup> and 5 <sup>th</sup> Corps	Yes	<b>C:</b> Road traces may be evident on the 1937 aerial would be considered a contributing feature.
7	Kettle Run				x		Obstacle along Federal Route; Obstacle to Ewell's troops	Yes	<b>C:</b> Natural systems feature and present in period of significance. Feature is contributing.
8	Kettle Run Bridge				x		Obstacle along federal Route	Yes	<b>C:</b> Bridge structure has changed and is not original from the period of significance. Considered contributing due to location, association, and setting.
9	Broad Run				x		Obstacle along Federal Route	Yes	<b>C:</b> Natural systems feature and present in period of significance. Feature is contributing.
10	Broad Run Bridge	x					Obstacle along Federal Route	Yes	<b>C:</b> Bridge structure has changed and is not original from the period of significance. Considered contributing due to location, association, and setting.
11	Scrub Pine on north side of Kettle Run				x		Obstacle along federal Route; Obstacle to Ewell's Corps	Yes	<b>C:</b> Vegetation has changed from the period of significance, but the landscape contains various forms of scrub vegetation. The vegetation is contributing due to association, location, and feeling.

ID Number	Feature	KOCO A Documentation					Relevance to Battle	Extant	Condition/Integrity
12	A.P. Hill initial observation	x	x				Location of Confederates observed rear 5 <sup>th</sup> Corps	Yes	<b>NC:</b> Topographical feature remains a hill but landscape and viewshed is greatly diminished if not lost due to development.
13	Hill in BSBHP	x	x				Confederate artillery; Location of Federal capture of McIntosh guns	Yes	<b>C:</b> Landform feature, present from the period of significance. Feature is contributing.
14	Poague's Position 1	x	x				Confederate artillery; Position used to shell rear of 5 <sup>th</sup> Corps	Yes	<b>C:</b> Landform and (viewshed) are extant and contributing but both are diminished by development.
15	Poague's Position 2	x	x				Confederate artillery; Battery positioned facing Bristoe Station	Yes	<b>C:</b> Landform is extant and contributing.
16	Ricketts possible 1	x	x				Federal Artillery; Possible location hilltop commanding most of battlefield	Yes	<b>C:</b> Landform is extant and contributing.
17	Ricketts possible 2	x	x				Federal Artillery; Possible location hilltop commanding most of battlefield	Yes	<b>C:</b> Landform is extant and contributing.
18	Arnolds Battery	x	x				Federal Artillery; Guns located to counter McIntosh and Cook's advance	Yes	<b>C:</b> Landscape is extant and contributing.



ID Number	Feature	KOCOA Documentation					Relevance to Battle	Extant	Condition/Integrity
19	Brown (2) east of Broad Run	x	x				Federal Artillery; Position where guns could infiltrate Confederate advance and repel Confederate brief breach near Broad Run Bridge	Yes	C: Landscape is extant and contributing.
20	Federal position along Orange & Alexandria Railroad	x	x	x			2 <sup>nd</sup> Corps defensive position	Yes	C: Landscape and the RR bed are extant from the period of significance. Both are contributing features.
21	Brown (1)	x	x				Federal Artillery; Initial location before Confederate advance	Yes	C: Landscape is extant and contributing.
22	West side of hills			x			Locations where Kirkland and Cooke's troops sheltered during advance	Yes	C: Landform is extant and contributing.
23	Building Confederates hid in			x			Location near Federal line where Confederates sought protection	No	NC: Structure is no longer extant from period of significance.
24	Woods Smyth advanced	x		x			Right flank of Cooke's advance; Area of short federal advance	Yes	C: Vegetation has changed from the period of significance, and area is open meadow. The landscape is contributing due to association, location, and feeling and viewshed from development parcel.

ID Number	Feature	KOCO A Documentation					Relevance to Battle	Extant	Condition/Integrity
25	Terrain between Broad Run and Bristow Road		x	x	x		Area of Kirkland's advance; Dissected hilly open farmland	Yes	<b>C:</b> Landform is extant, but covered with woody forest vegetation. Landform is a contributing feature.
26	NW hillslopes where Confederate infantry sheltered at end of the day			x			Location of Confederate infantry sheltered from artillery fire	Partially	<b>C:</b> Undeveloped landform that remains is contributing. Development has diminished the integrity of the landscape.
27	Brentsville Road (Possible route of federal trains guarded by Gregg)					x	Route used by Federal supply train guarded by Gregg	Yes	<b>C:</b> Road present during the period of significance is extant. Changes have occurred in width and paving, etc. but the road is a contributing feature.
28	Approximate location of farm road (used early in battle)					x	Route used by federal van when first arriving at Bristoe	Yes	<b>C:</b> Road trace on 1937 aerial and landscape remains unchanged since then so this is a contributing feature.
29	Davis farm building			x			Location Confederate infantry sheltered	No	<b>C:</b> Structure is no longer extant from the period of significance. Location is definable and landscape is a contributing feature, due to association, setting, feeling, and location.
30	Approximate location of Ames Battery on Orange & Alexandria Railroad	x	x				Federal Artillery	Yes	<b>C:</b> Landscape is extant and contributing.
31	Abandoned huts of past military occupation		x	x			Location Confederate infantry sheltered; sharp shooters fired from	No	<b>NC:</b> Structures are no longer extant in the landscape.

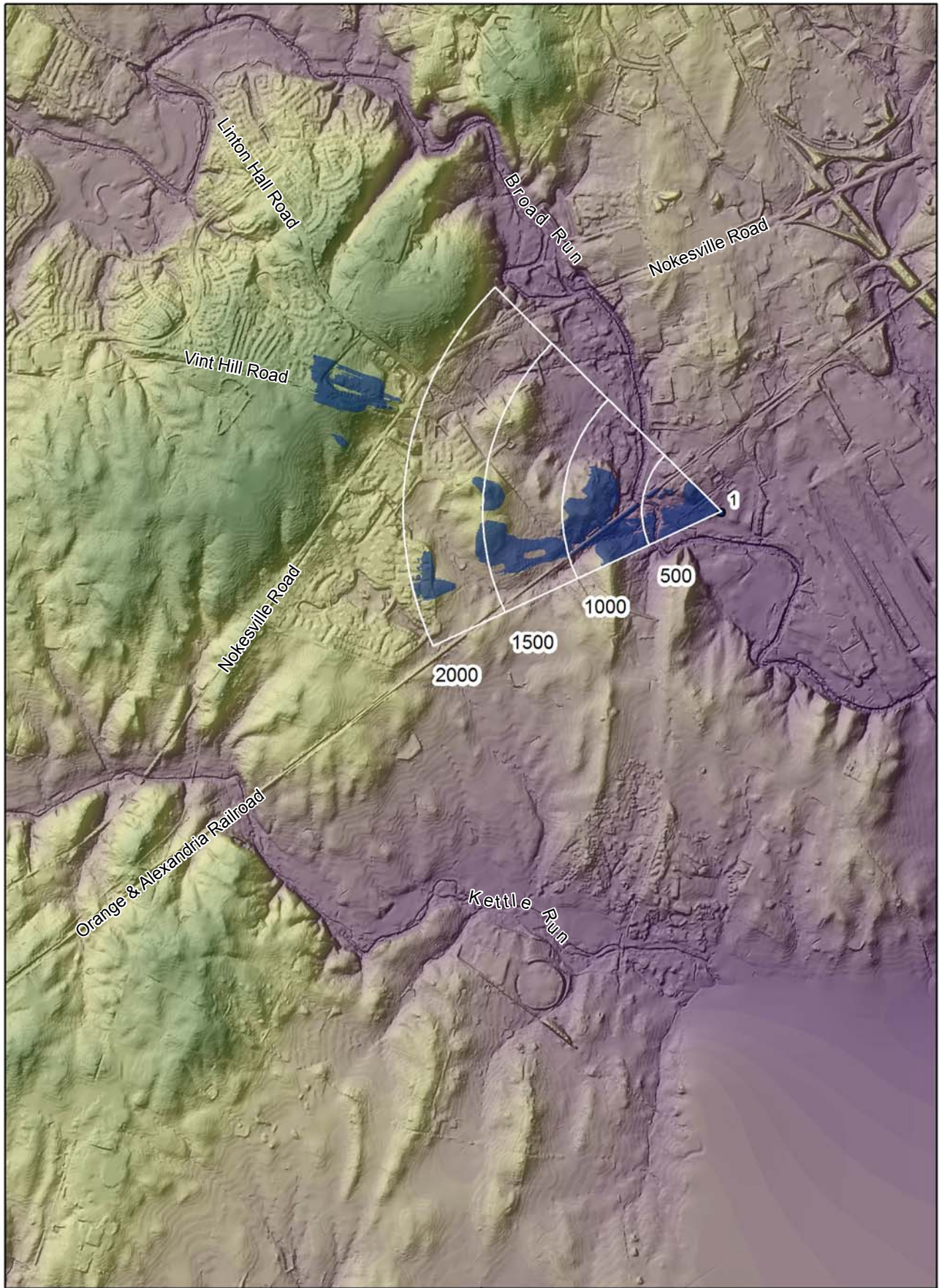
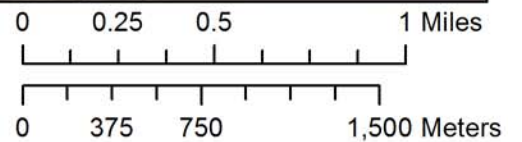


Figure 2-23.  
 Battle of Bristoe Station Fields of Fire  
 Possible location Brown 2 (A)





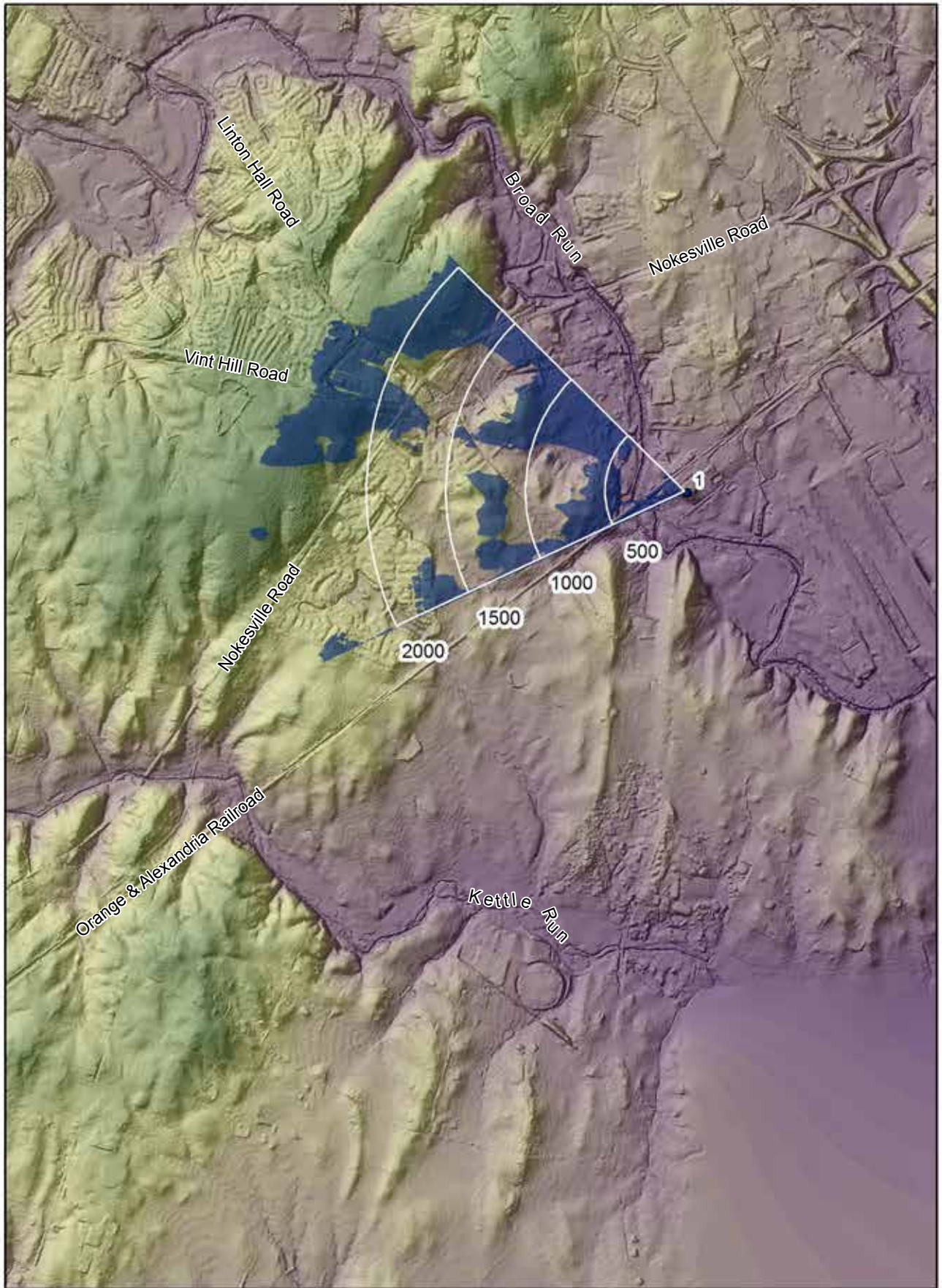
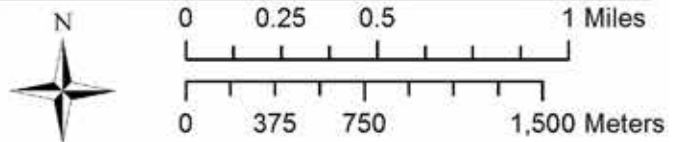


Figure 2-24.  
 Battle of Bristoe Station Fields of Fire  
 Possible location Brown 2 (B)





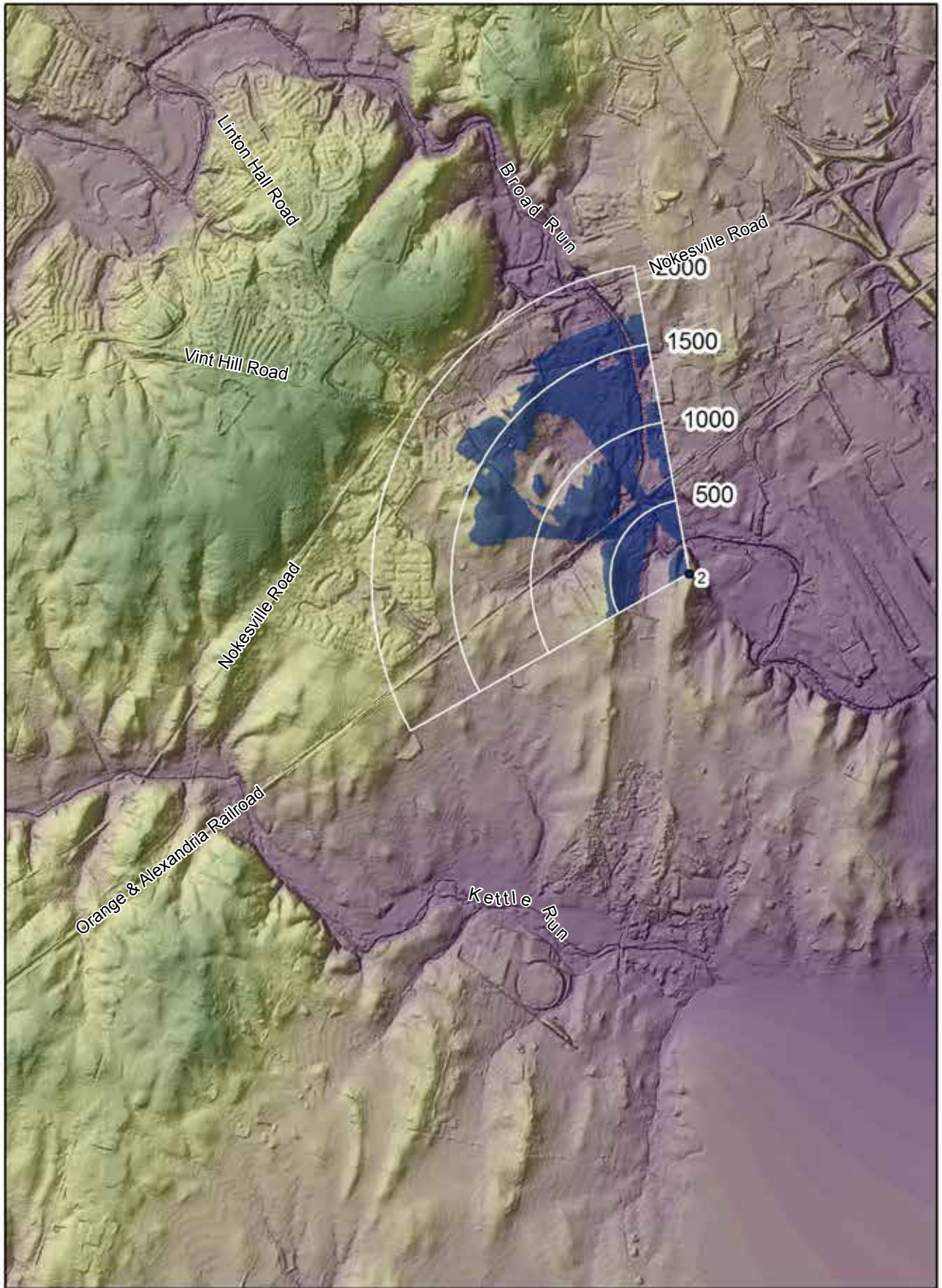
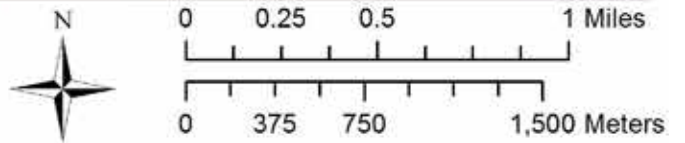


Figure 2-25.  
 Battle of Bristoe Station Fields of Fire  
 Federal Artillery, Ricketts





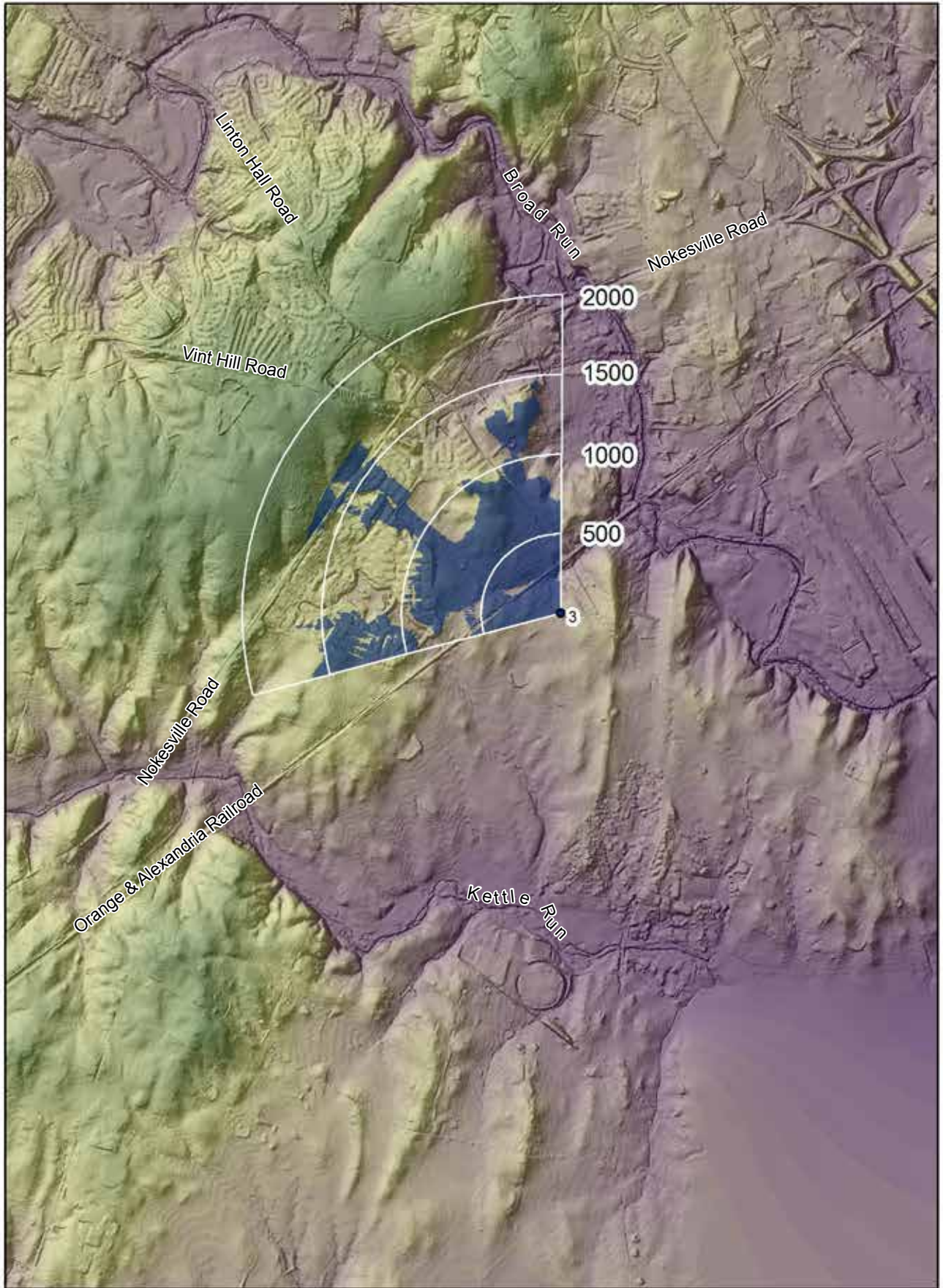
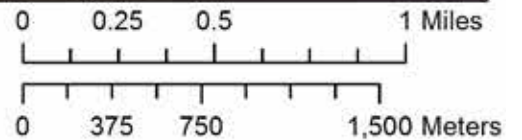


Figure 2-26.  
 Battle of Bristoe Station Fields of Fire  
 Federal Artillery, Brown 1





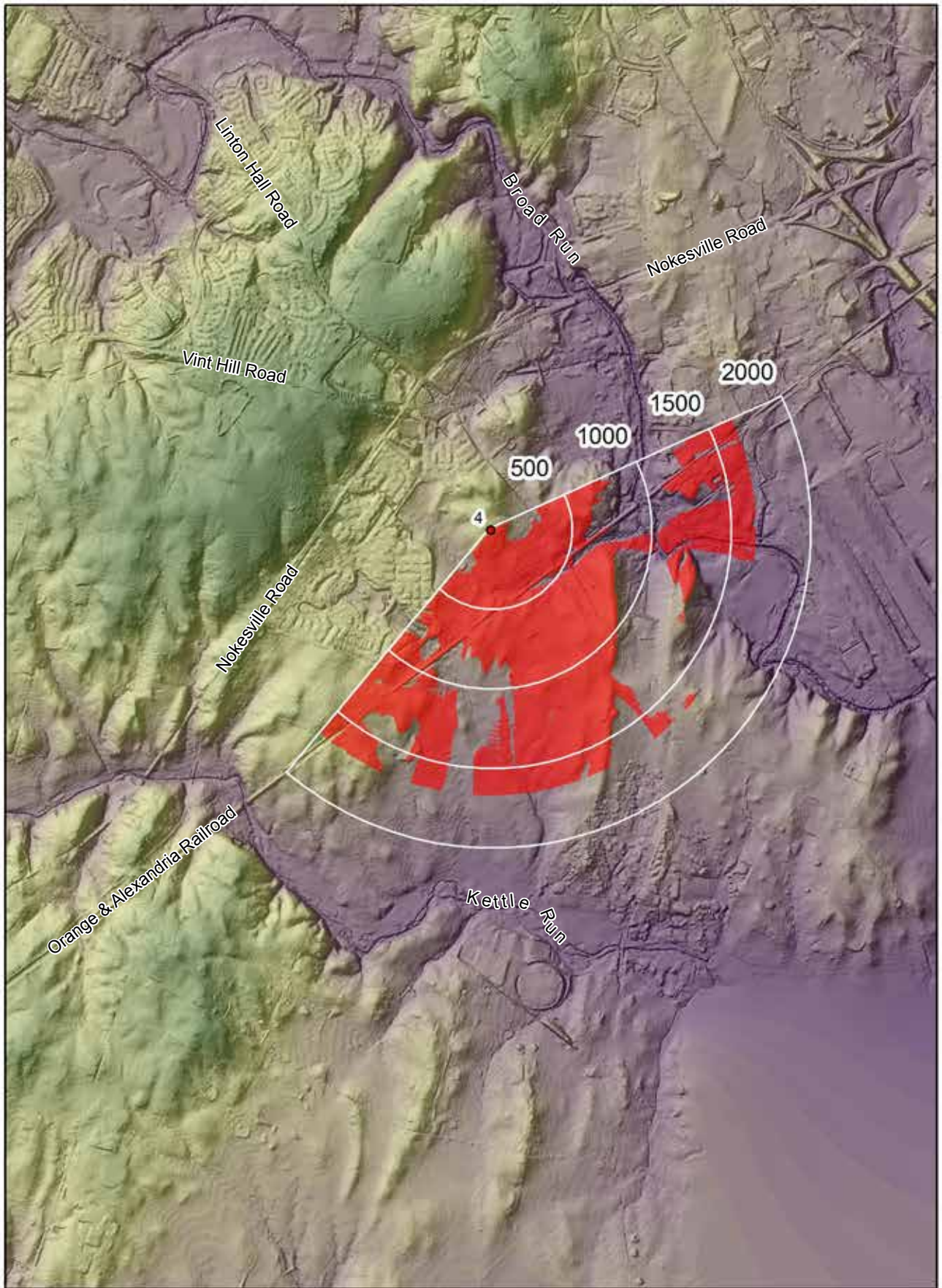
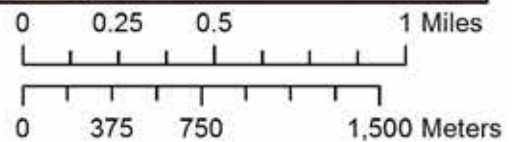


Figure 2-27.  
 Battle of Bristoe Station Fields of Fire  
 Confederate Artillery, McIntosh Battery





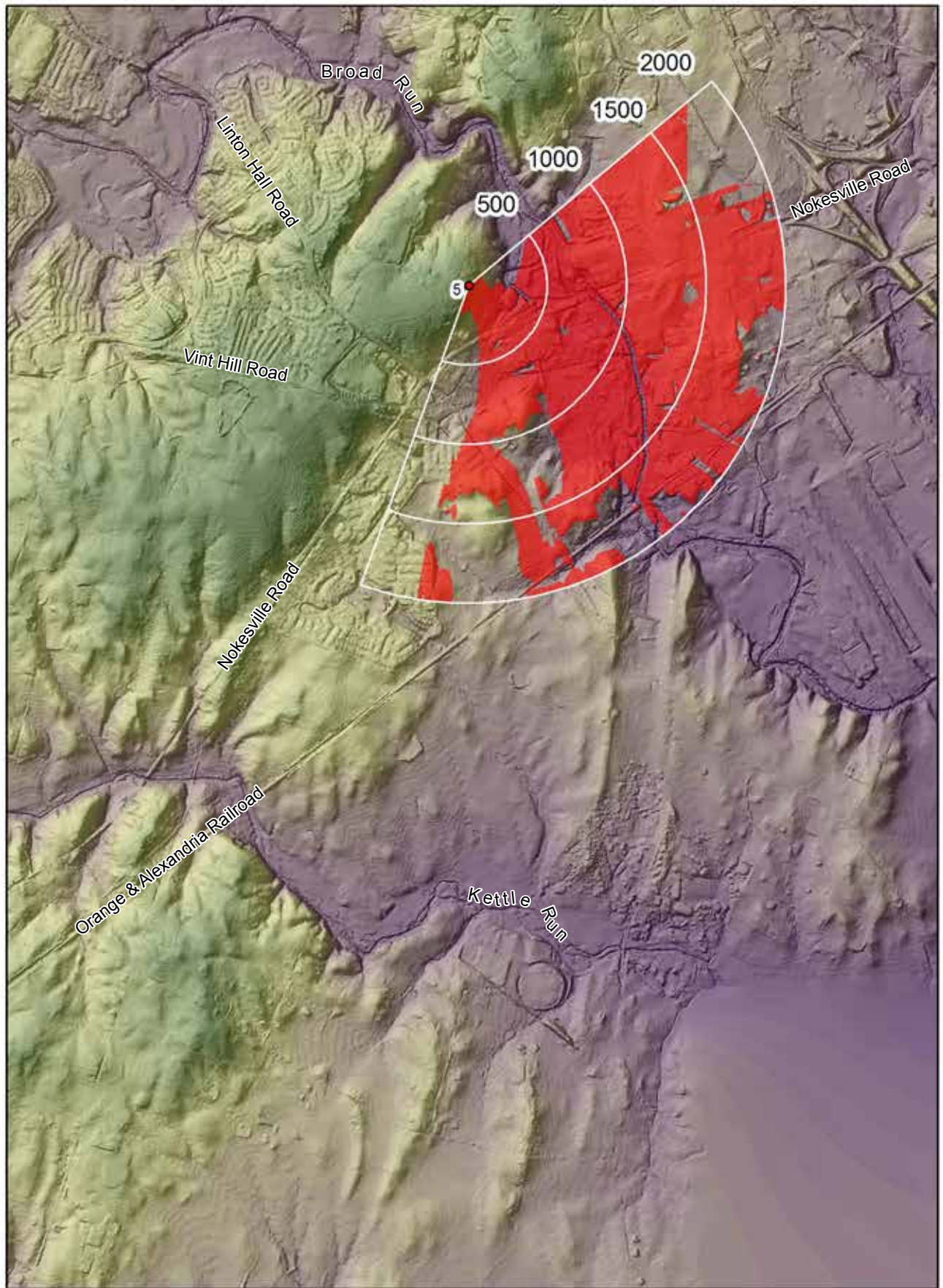
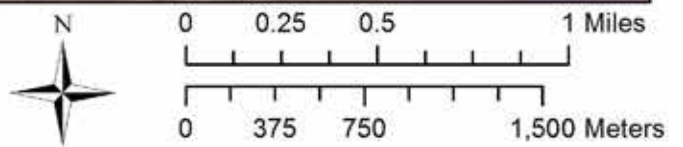


Figure 2-28.  
 Battle of Bristoe Station Fields of Fire  
 Confederate Artillery, Graham





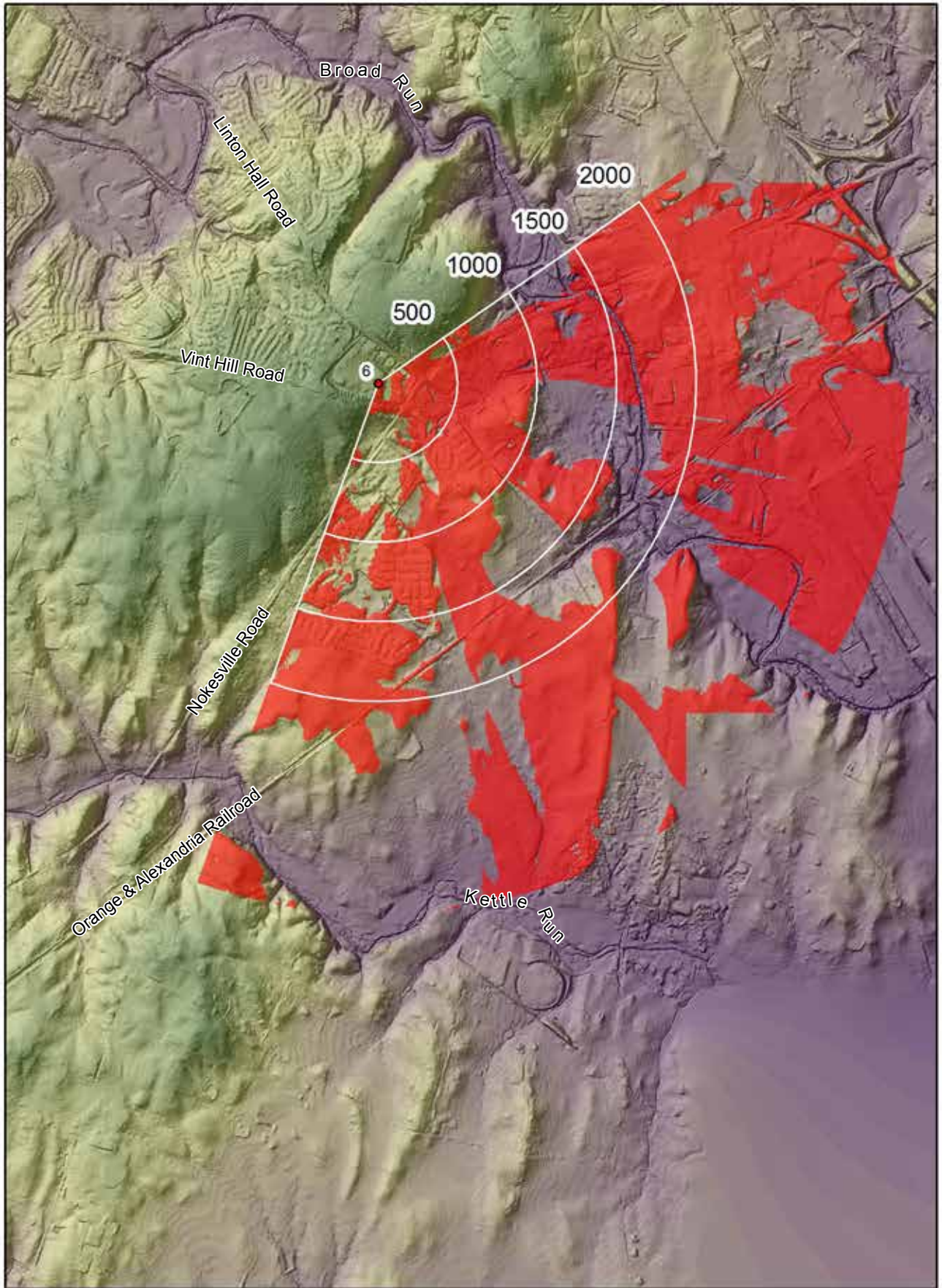
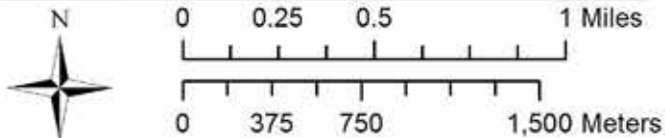


Figure 2-29.  
 Battle of Bristoe Station Fields of Fire  
 Confederate, AP Hill Position





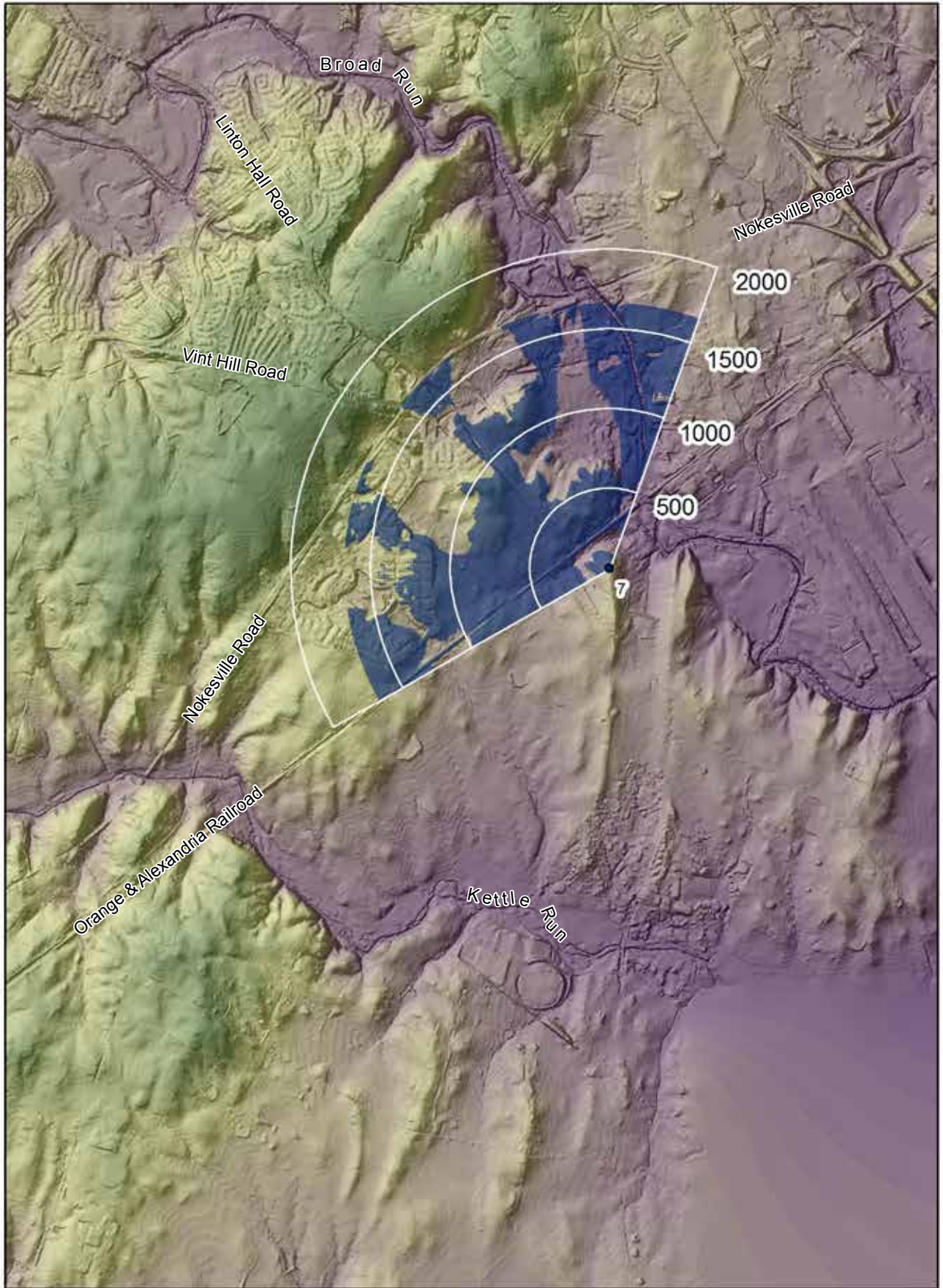
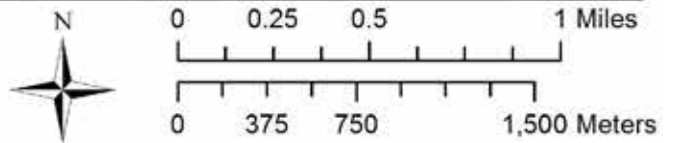


Figure 2-30.  
 Battle of Bristoe Station Fields of Fire  
 Federal Artillery, Probable Ricketts Battery





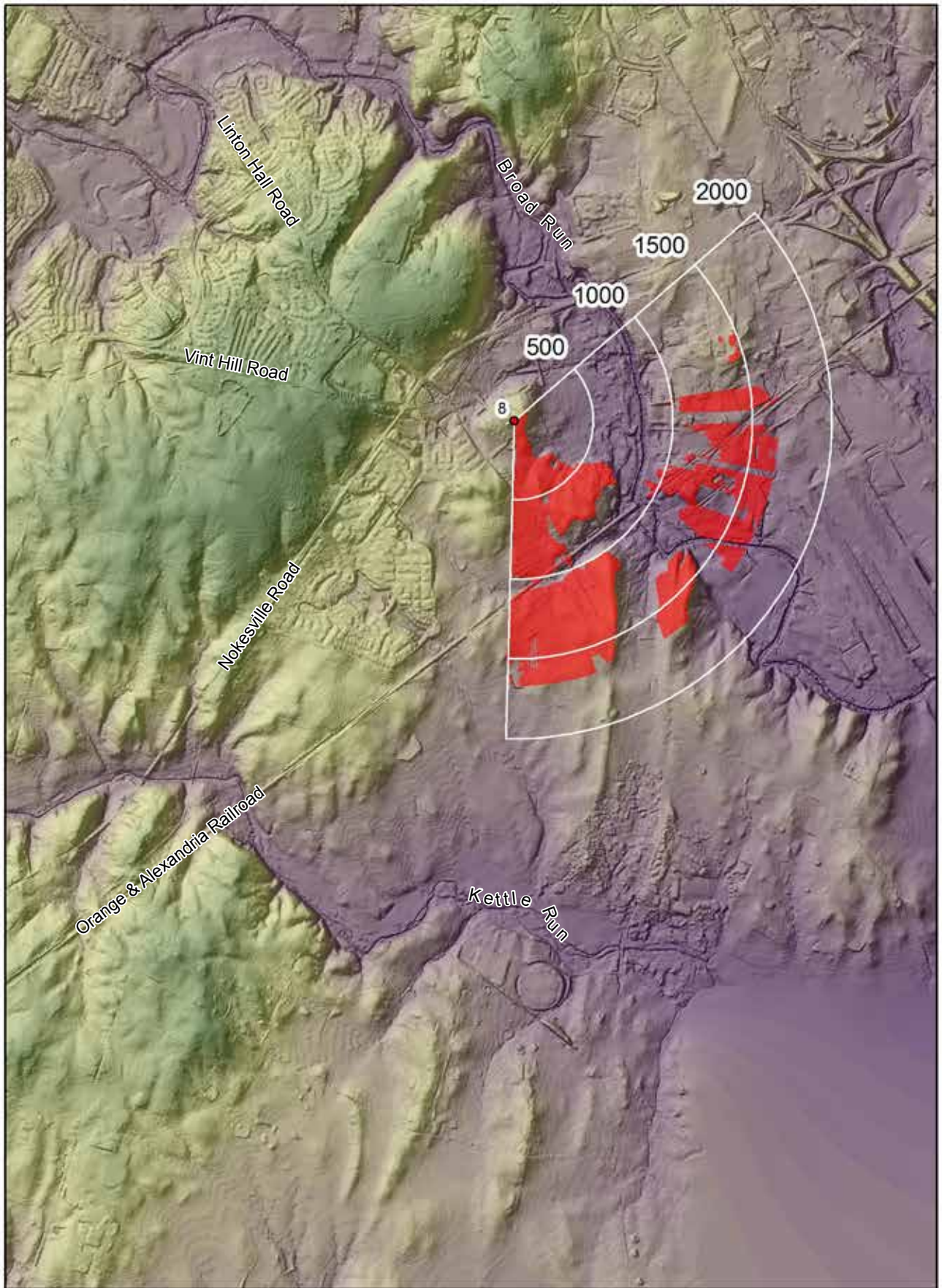
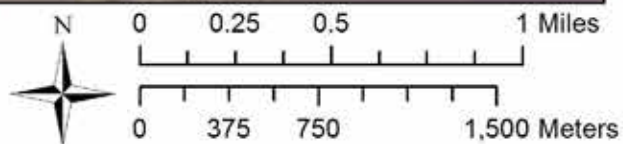


Figure 2-31.  
 Battle of Bristoe Station Fields of Fire  
 Confederate Artillery, Poague's Move Forward





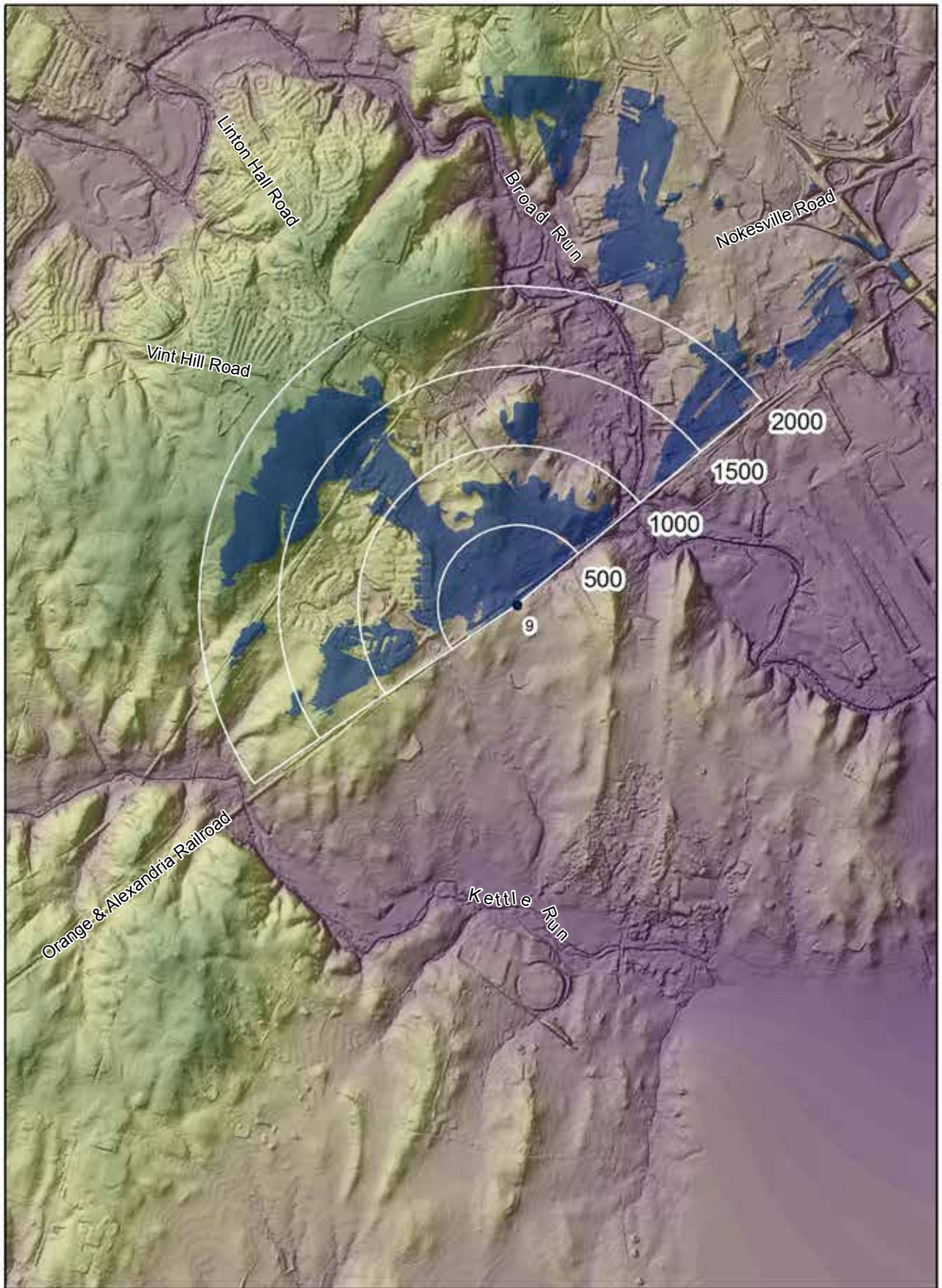
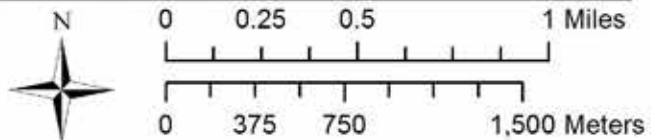


Figure 2-32.  
 Battle of Bristoe Station Fields of Fire  
 Federal 2nd Corps, Position along Railroad





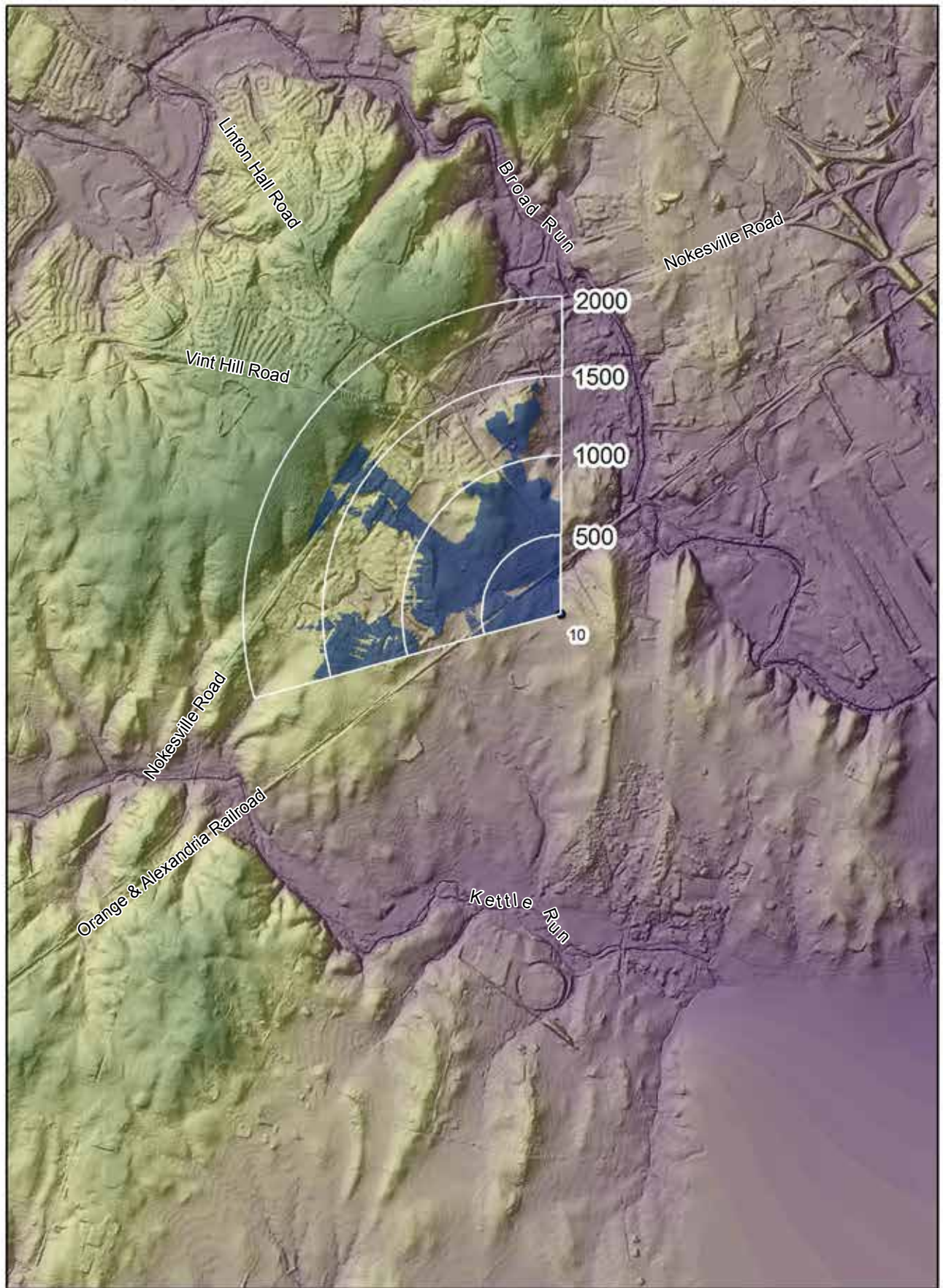
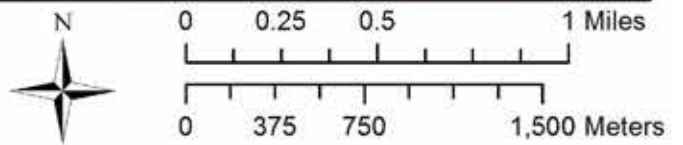


Figure 2-33.  
 Battle of Bristoe Station Fields of Fire  
 Federal Artillery, Arnold





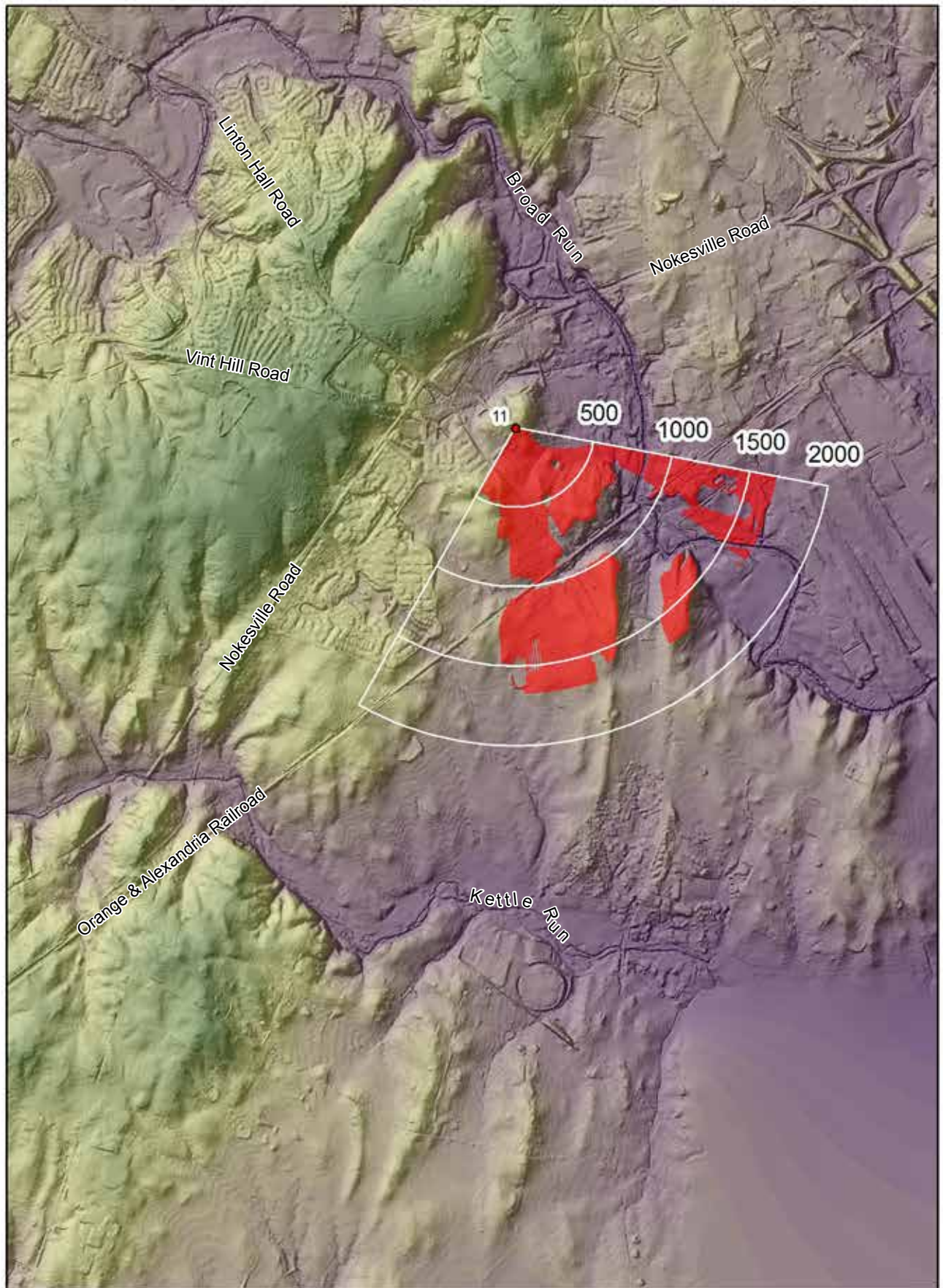
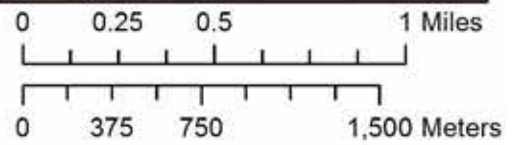


Figure 2-34.  
 Battle of Bristoe Station Fields of Fire  
 Confederate Artillery, End of Battle





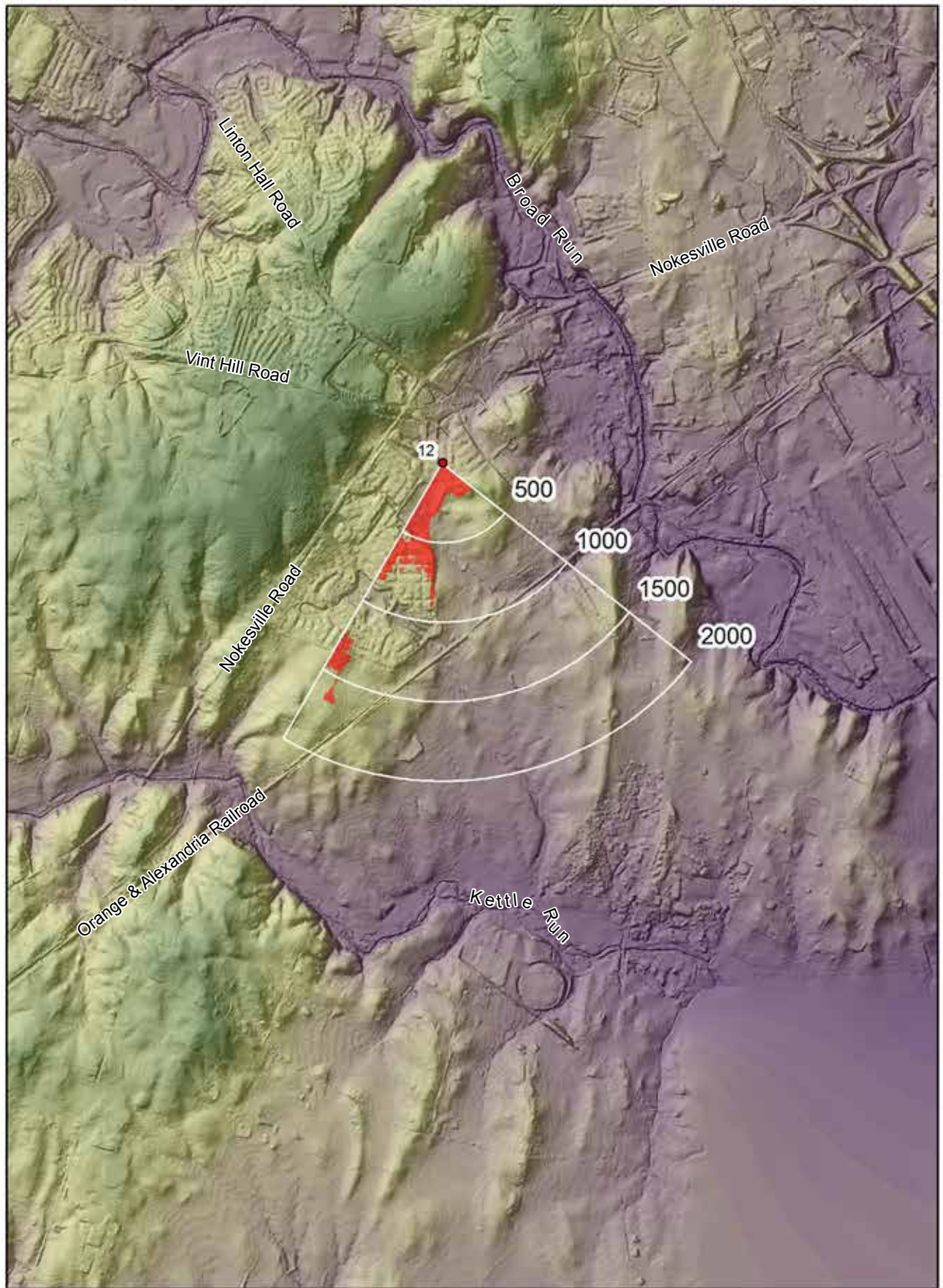
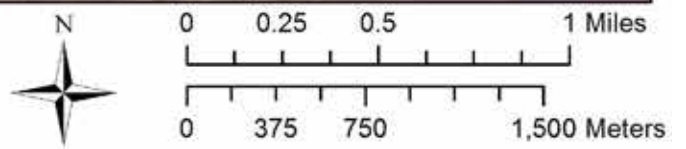


Figure 2-35.  
 Battle of Bristoe Station Fields of Fire  
 Confederate Artillery, End of Battle





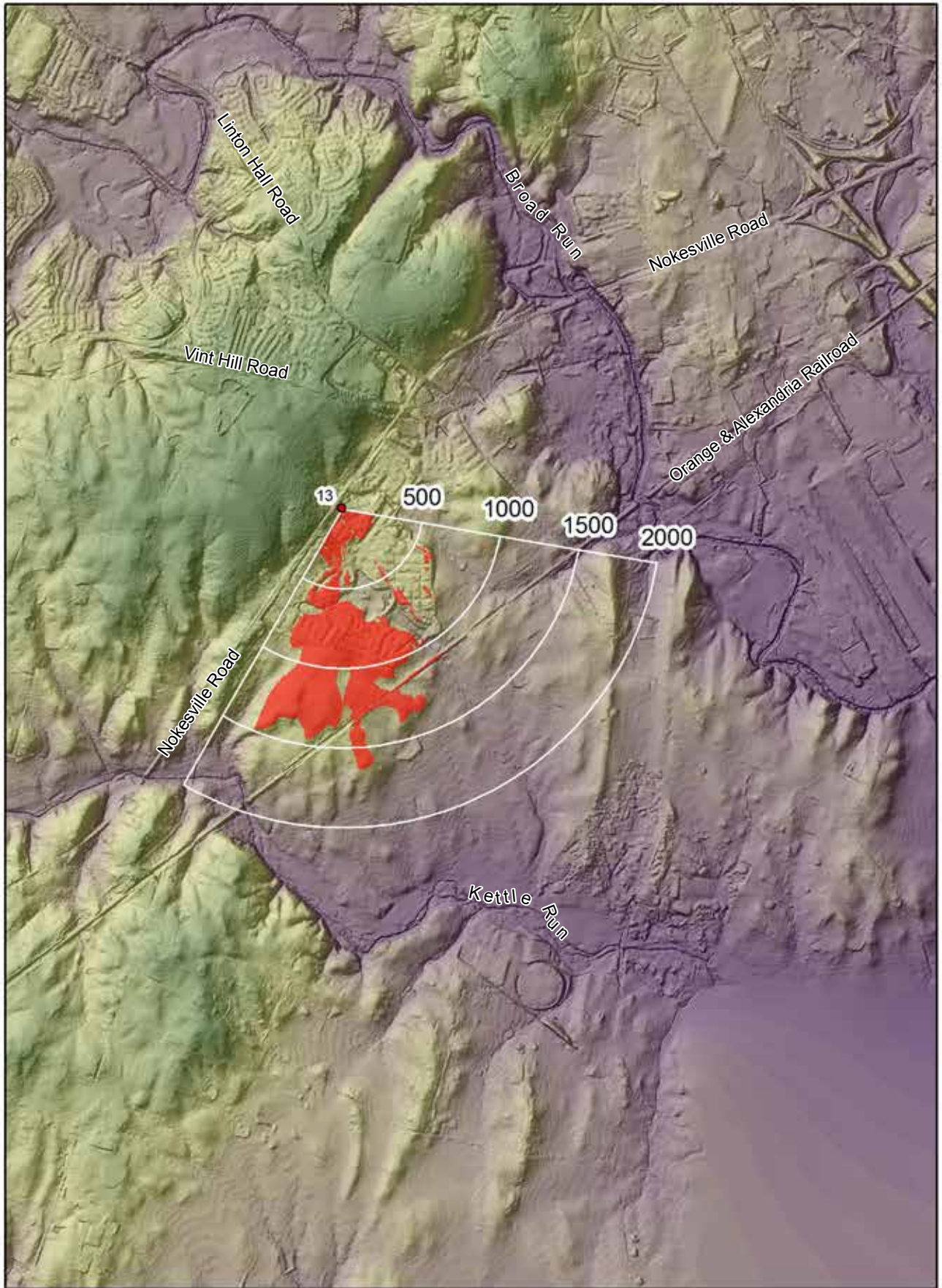
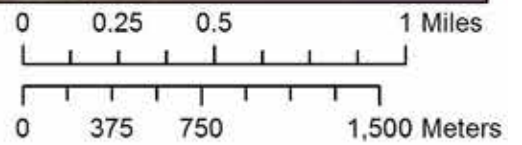


Figure 2-36.  
 Battle of Bristoe Station Fields of Fire  
 Confederate Artillery, End of Battle





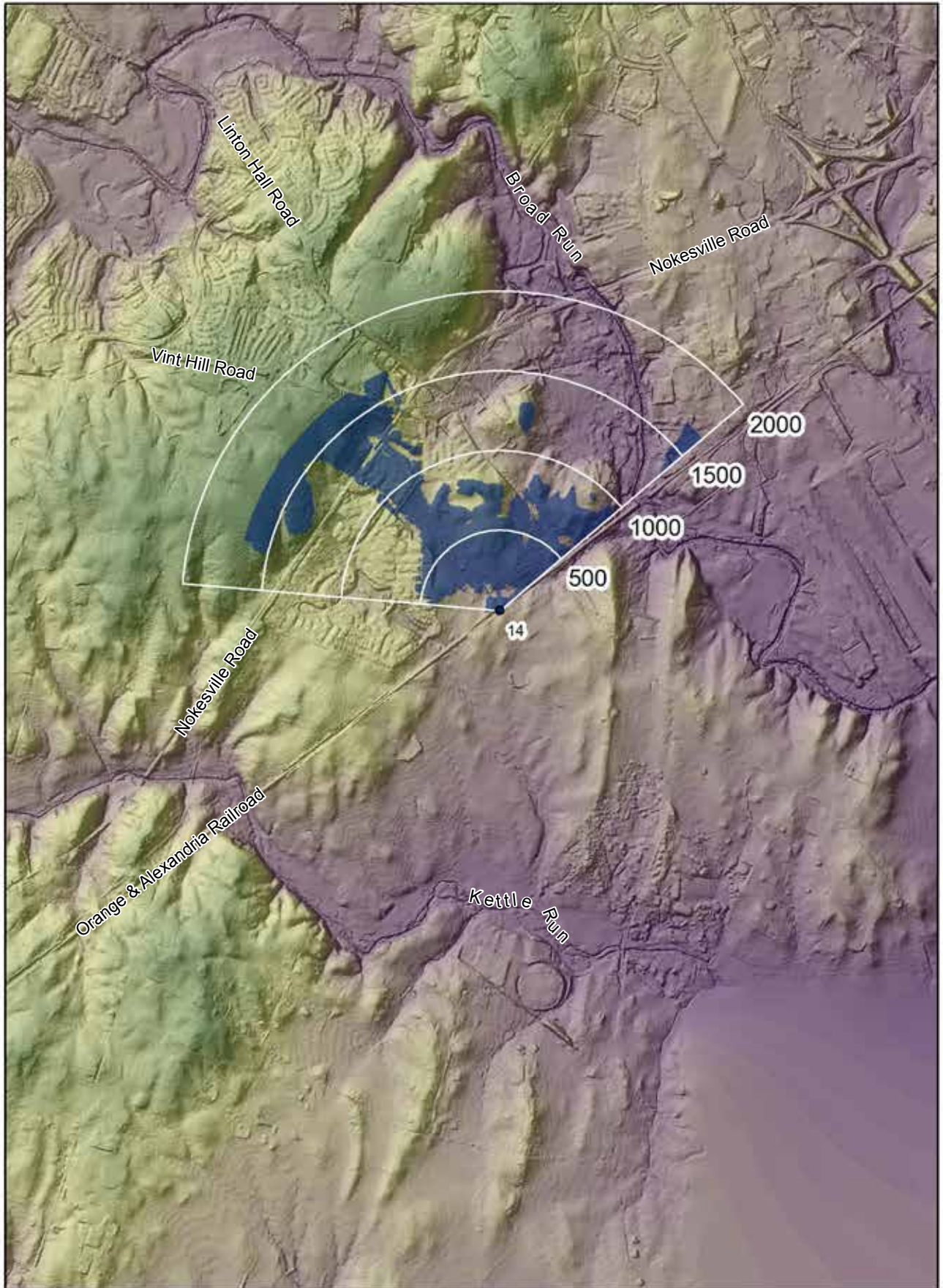
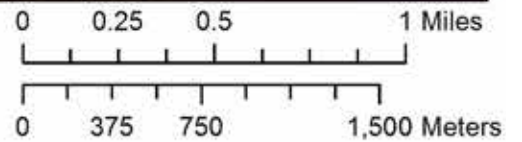


Figure 2-37.  
 Battle of Bristoe Station Fields of Fire  
 Federal Artillery, Ames Battery





# Chapter 3

## Existing and Historical Conditions of the Battlefields

### 3.1 Location and Context

The Bristoe Station and Kettle Run battlefields are located in Prince William County in the northern reaches of Virginia, approximately 45 miles from Washington, D.C. (Figure 3-1).

The battles were fought in the area of the county near the Orange and Alexandria Railroad a key supply route to Washington D.C. and its intersection with the Village of Bristow in a landscape of rolling topography with significant knolls of high elevation and two significant streams. The railroad and the natural landscape conditions of this area figured significantly in both battles. Although

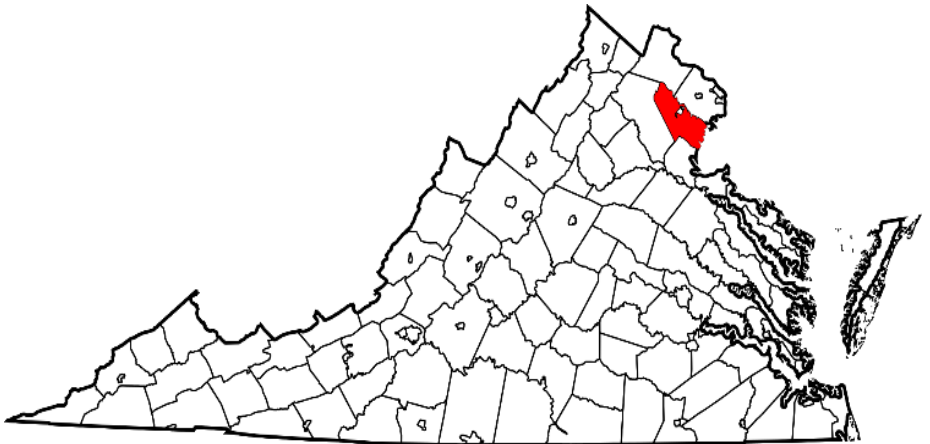


Figure 3-1: Location of Prince William County in the state of Virginia. Battlefields within the county are approximately 45 miles from Washington, D.C. Source: commons.wikimedia.org

traditionally rural and agricultural in character, Prince William County is today affected by increasing suburban growth. “Prince William County’s Rural Area occupies an ‘edge’ location between the more development-oriented areas to the north and east (eastern Prince William, Fairfax and Loudoun Counties) and the more rural areas to the west and south. Development policy in edge areas is always challenging because of pressures from the edges. Development policy in the rural area has consequences to the entire southern Washington D.C. metropolitan area.”<sup>1</sup> (Figure 3-2).



Figure 3-2: Prince William County is in close proximity to Washington D.C. Interstate 66 runs east/west in the northwest area of the county and Interstate 95 runs north/south in the southeast of the county. Both major transportation corridors lead into and out of Washington, D.C. Source: activerain.com

Two national parks lie within the county. Prince William Forest Park was established as Chopawamsic Recreational Demonstration Area in 1936 and is located in the southern area of Prince William County. This is the largest protected natural area in the Washington, D.C. metropolitan region at over 15,000 acres. Manassas National Battlefield Park preserves the site of two major American Civil War battles: the first battle of Manassas on July 21, 1861, and the second battle of Manassas which

<sup>1</sup> Environmental Resources Management, *Prince William County Rural Preservation Study Report*, April 2014, p.24.

was fought between August 28<sup>th</sup> and August 30, 1862. Manassas National Battlefield Park is nineteen miles north of the Bristoe Station and Kettle Run battlefields (Figure 3-3).

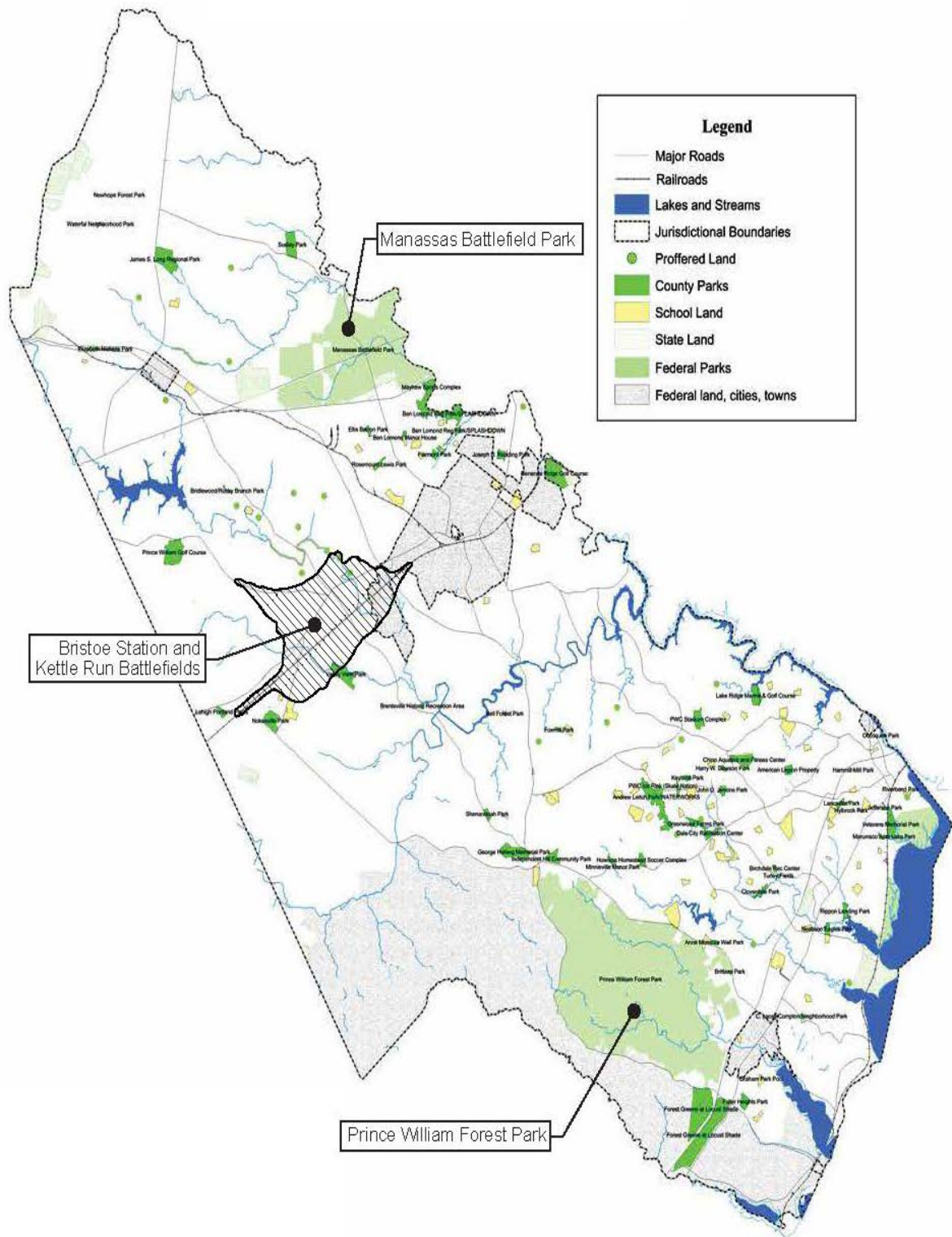


Figure 3-3: The Preservation Study boundary is located between two large national parks, Manassas Battlefield Park and Prince William Forest Park. Source: Prince William County Comprehensive Plan

## **3.2 Natural and Cultural Resources**

Due to its proximity to nearby Manassas, Bristoe Station, though sparsely populated at the time of the Civil War, was occupied repeatedly during the War, both before and after the battles at Manassas. The general vicinity of Bristow was also the site of the two military engagements: the Battle of Kettle Run in 1862 (VDHR #076-0024) and the Battle of Bristoe Station in 1863 (VDHR #076-5036).

Besides the extent of woodland cover that now occupies formerly open fields, natural systems and features appear similar today to conditions present at the time of the battles. River and stream systems survive in relatively good condition. Native plant communities have been affected by cultural activities such as cultivation, pasturing of livestock, and influx of invasive plant species. Despite various changes in land cover since the Civil War, the natural systems and features of the Core Area of the battlefield landscape remain recognizable and consistent in composition and character. Historic responses to natural resources also generally survive, including bridges over Broad and Kettle Runs (modern structures) and use of soils well suited to agriculture for cultivation.

### **3.2.1 Natural Resources, Land Use, and Viewsheds**

#### **Streams and Waterways**

Extant streams within the Study Area and Core Area landscape, Broad Run and Kettle Run, are important defining landscape features of both battlefields. The streams were part of the 1862 and 1863 landscape with Broad Run flowing essentially north and south across the landscape and Kettle Run, located south of Broad Run, aligned more east to west across the landscape. Broad Run forms a boundary for the Core Area on the northeast. A headwater stream of Broad Run runs through the northwest portion of the Bristoe Station Battlefield Heritage Park. Kettle Run and its several tributaries wind through the open and rural agricultural landscape. Both Broad Run and Kettle Run figured prominently in the military terrain and movements of both Union and Confederate troops.

#### **Topography**

The cultural imprint of the battlefield landscape is largely derived from topography. Topography has been little altered in a large portion of the Core Area since the Civil War. Topography is gently sloping, with steepest slopes found along the ridges. Regional topography contributed directly to the Civil War troop movements that resulted in the military events in 1862 and 1863. The Hotchkiss map from 1863 (Figure 3-4) shows the topography of the battlefield as well as the location of both Broad Run and Kettle Run in the landscape. These features survive today and maintain the rural open character of the landscape. The Hotchkiss map also distinctly shows the patterns of open space and woodland that existed on the landscape in 1862 and 1863.

Localized modern modifications to topography are evident in association with twentieth-century road grading for Route 28, grading for the residential development of Bristow Village, grading for the parking and access to the Park, and grading in association with road widening and major commercial development, especially at the intersection of Bristow Road and State Route 28.

#### **Vegetation and Patterns of Spatial Organization**

The landscape of the Core Area of the battlefield contains distinct areas of meadow, forest stand, and hedge rows as well as cultivated agricultural fields. “The hedge rows are dominated by Eastern Red Cedar (*Juniperus virginiana*) with a few oaks (*Quercus spp.*) and cherries (*Prunus spp.*).



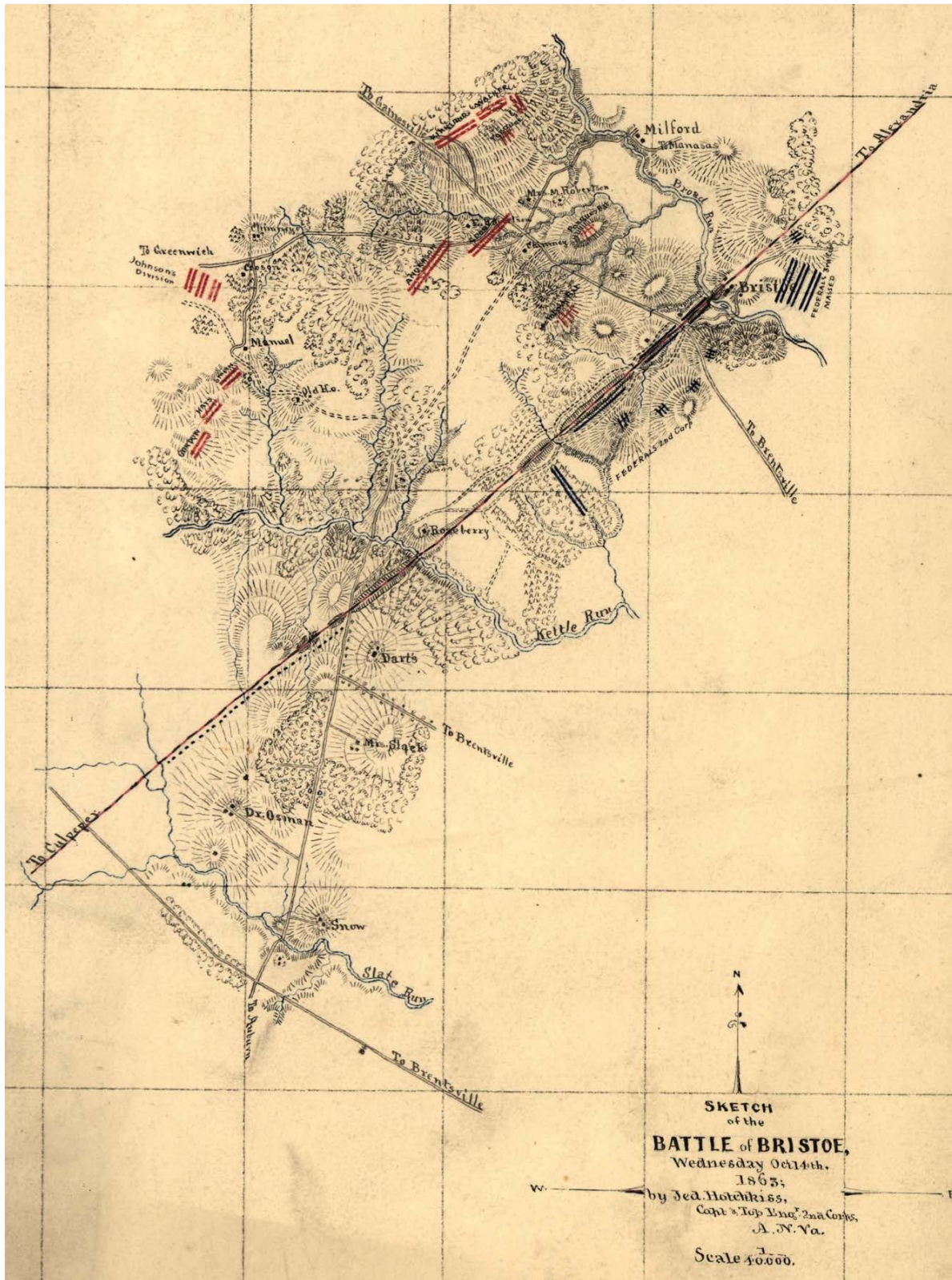


Figure 3-4: Hotchkiss map clearly shows the landscape character of the Bristoe Station and Kettle Run battlefields in 1863. The runs, topography, knolls with elevations for observation, and vegetation patterns are all evident. Many of these features survive with integrity however, vegetation patterns have shifted and woodland growth has taken over in some areas. Comparison of this map, the 1937 aerial photo, and the overlay of current parcels on the 1937 aerial show how much the landscape has remained the same, even with modern intrusions. Source: Library of Congress

Invasive species such as tree-of-heaven (*Ailanthus altissima*), honeysuckle (*Lonicera japonica* and *maackii*), and cherries (*Prunus spp.*) are present in many of the hedgerows and the meadows. The meadows are a mixture of warm and cool season grasses. Native plants species known to exist within the meadows include black-eyed Susan (*Rudbeckia spp.*), New York ironweed (*Vernonia noveboracensis*), goldenrod (*Solidago spp.*) and penstemom (*Penstemon spp.*).”<sup>2</sup>

Two forest systems are present over most of the Core Area landscape. One is the Appalachian Oak and Pine forest and southern Piedmont Small Floodplain and Riparian forest. The second area is dominated by oaks (*Quercus spp.*) and hickory (*Carya spp.*) with some ash (*Fraxinus spp.*).

The patterns of spatial organization in evidence within the Core Area landscape at the time of early settlement were derived from a combination of landform and topography, the stream corridors of Broad Run and Kettle Run and forested and open areas maintained through prehistoric cultivation. Early settlement by farmers and planters of European descent during the late eighteenth century led to gradual clearing of woodland areas to reveal a landscape of rolling hills. By the mid nineteenth century, the landscape was characterized by dispersed farms of diverse sizes, typically centered on a cluster of farm buildings including a house and outbuildings. Much of the land was cleared and divided into fields and lots of various sizes. “Agricultural fields that are currently delineated by cedars, oaks and vegetation have changed little since 1858 when Thomas L. Davis established his farm One exception is the absence of a 30-acre timber lot that spanned the central portion of the Davis farm. This timber lot existed during the battels of Kettle Run and Bristoe Station. Union soldiers cut down all of the trees during the fall and winter of 1863, using the wood to construct huts in their camp across Brentsville road.”<sup>3</sup> (Figure 3-5).

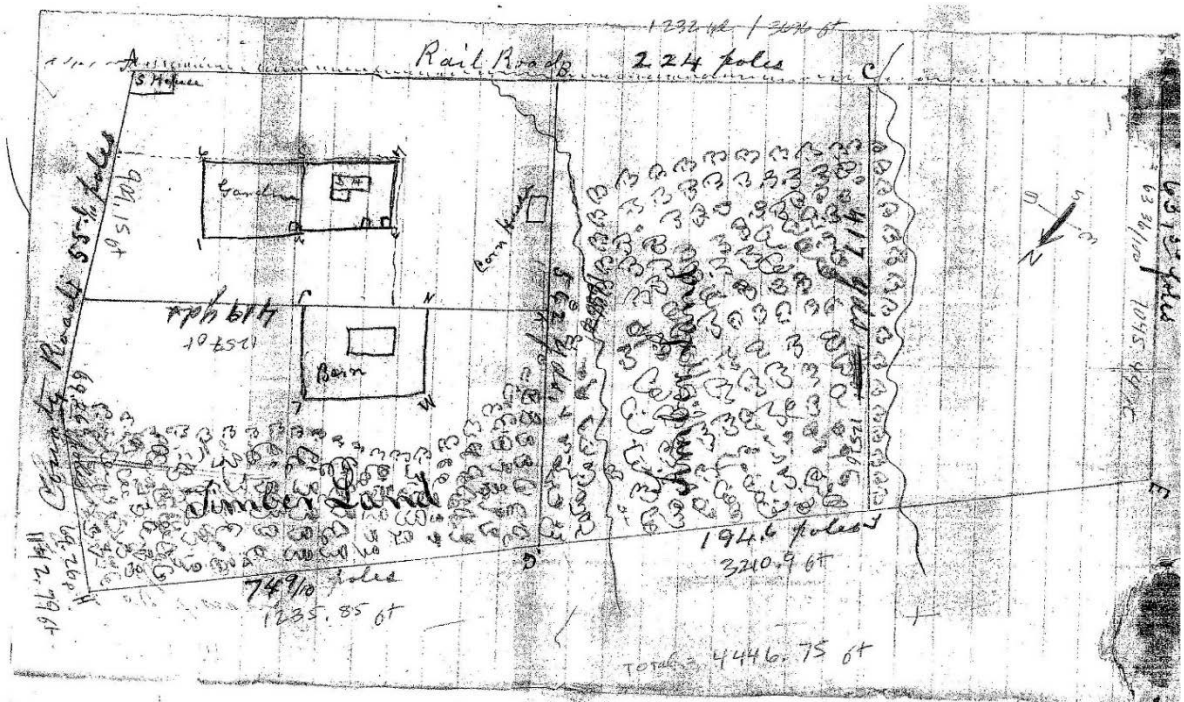


Figure 3-5: Thomas L. Davis farm site drawing with location of structures, vegetation, railroad boundary, hedgerows and open space/vegetation patterns. Source: Collection of Bristoe Station Battlefield Heritage Park

<sup>2</sup> Prince William County Department of Public Works, Historic Preservation Division, *General Management Plan Bristoe Station Battlefield Heritage Park*, 2012, p.38.

<sup>3</sup> *Ibid.*, p.34.



## Land Use

Historic land uses that survive within the Core Area landscape include agriculture (crop land and pasture), cemetery, commercial, residential and transportation. Although these land uses survive from the period of significance, some now relate to the administration of Bristoe Station Battlefield Heritage Park, rather than activities of local residents.

The earliest cultural land uses practiced by locally indigenous prehistoric peoples included hunting, gathering, stone collection and tool development, pottery craft, as well as limited crop cultivation. Little is currently known about prehistoric activities associated directly with the battlefield lands, but its stream margins were well suited to prehistoric uses, and may have served as seasonal camp sites, crop fields, and/or tool-working camps.

European-Americans began to settle the region in the eighteenth century. Many were farmers who applied traditional planting practices to land cultivation. Agriculture was the predominant land use within the area during the eighteenth and nineteenth centuries. Farmers produced grains and hay and pastured livestock. Agricultural land use is also evident in the early 20<sup>th</sup> century on the 1937 aerial photograph (Figure 3-6). An overlay of the current parcels and surrounding development on the 1937 aerial reveals the large amount of the Core Area landscape that survives today as open space and in agricultural use (Figure 3-7). Open agricultural land retains the rural setting and character of the landscape from the time of the Civil War (Figures 3-8 and 3-9).



*Figure 3-8: Existing open field, woodland forest, and historic fencelines with vegetation retain the rural setting of the Core Area landscape. Source: CHG*



# Bristoe Station and Kettle Run Battlefields Preservation Study

September 2016



Prince William County, VA

*Prepared for:*  
Prince William County, VA  
1 County Complex Ct (MC260)  
Prince William, VA 22192

*and*  
American Battlefield Preservation Program  
National Park Service  
1201 Eye Street (2287) NW  
Washington, D.C. 20005



### Legend

-  Bristoe Station Core Area
-  Bristoe Station Study Area



0 5001,000 2,000 3,000  
Feet

1 inch = 2,200 feet

Figure 3-6.  
1937 Historic Aerial



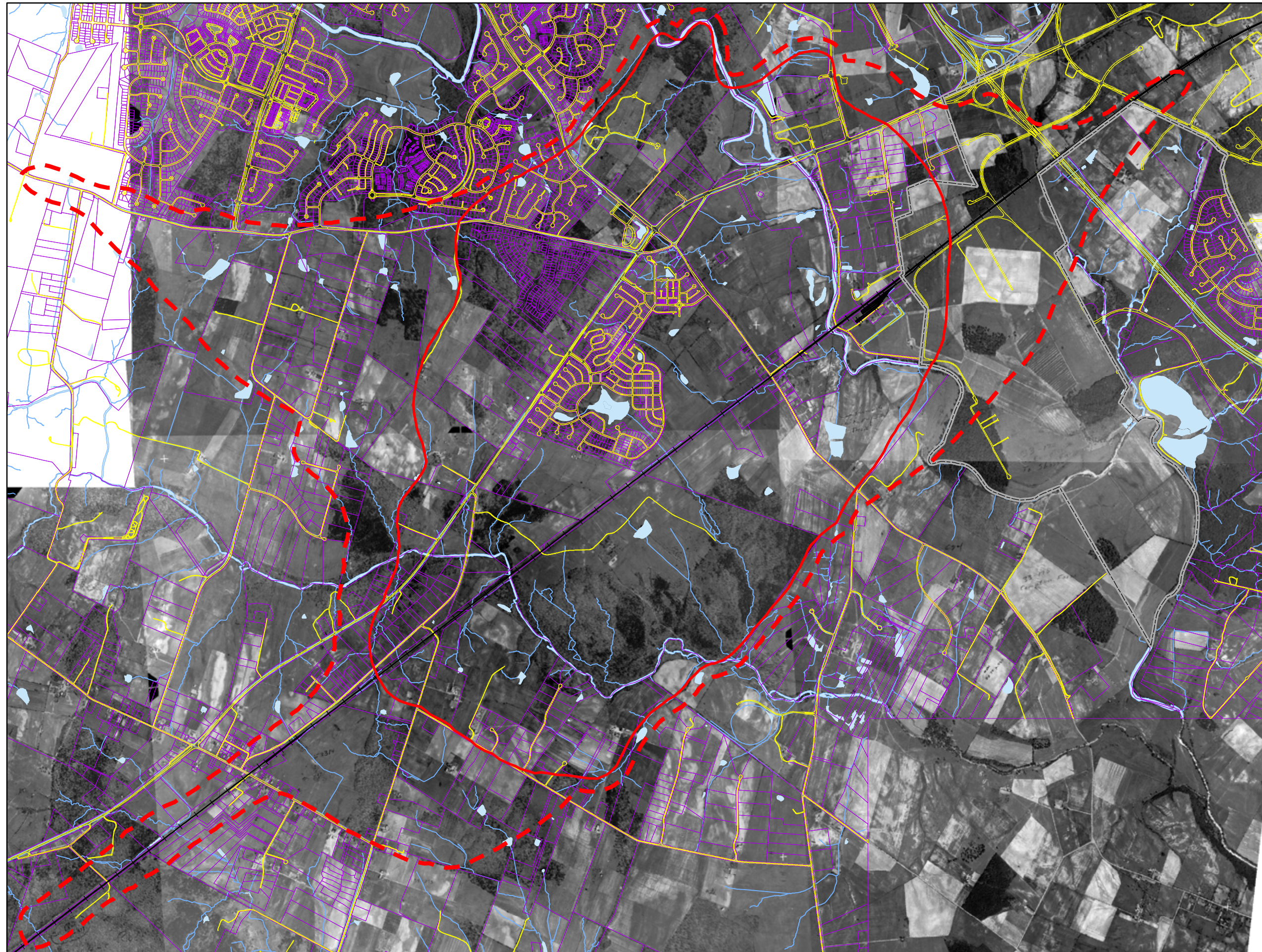
# Bristoe Station and Kettle Run Battlefields Preservation Study

September 2016

Prince William County, VA

Prepared for:  
Prince William County, VA  
1 County Complex Ct (MC260)  
Prince William, VA 22192

and  
American Battlefield Preservation Program  
National Park Service  
1201 Eye Street (2287) NW  
Washington, D.C. 20005



## Legend

- Bristoe Station Core Area
- Bristoe Station Study Area
- County Boundary
- Roads
- Parcels
- Hydrology



0 500 1,000 2,000 3,000  
Feet

1 inch = 2,200 feet

Figure 3-7.  
1937 Historic Aerial  
with Modern Overlay





*Figure 3-9: Existing agricultural cluster of structures, fencelines lined with cedar trees, and open fields for cultivation or pasture survive with integrity today and retain the rural character and setting from the period of significance. Source: CHG*

**3.2.2 Cultural Resources**

*See Figure 3-10, Cultural Resources Map*

The discussion of cultural resources within the Study Area and the Core Area and the surrounding context landscape includes: archeology, historic district areas, county designated historic sites, historic structures, cultural landscape features, and scenic byways.

**Archeology**

Numerous archeological sites are located within the Study Area and specifically in the Core Area. Prince William County has numerous archeological surveys and study reports on these sites and have established specific

Location reference to Figure 3-10 redacted to comply with the Archeological Resource Protection Act 16 U.S.C.470

requirements for protection of archeological resources in the Cultural Resources section of the Prince William County Comprehensive Plan.

There are sites located on privately owned parcels as well as in Bristoe Station Battlefield Heritage Park. Thirteen archeological sites have been identified within Park boundaries and listed on the Virginia Department of Historic Resources Archeological Site Inventory. Five of these sites are eligible for listing on the National Register of Historic Places. All known archeological sites, archeological features that are identified but have not been formally investigated, and areas where unidentified archeological resources may exist are placed within the Cultural Resources Protection Zone.<sup>4</sup>

<sup>4</sup> Ibid., p.32.



## Cemeteries

**Robertson Family Cemetery.** (VDHR #076-5073) This cemetery is surrounded by the Bristoe Station Battlefield Heritage Park, but according to tax records is not part of the park property. Delineating the cemetery is split rail fence with a number of trees, mostly Cyprus, within the fenced area. The cemetery contains, according to the previous survey, 38 marked graves (VDHR Site Files). While a majority of the stones are marble, eleven are marked with fieldstones. The earliest marked grave belong to Irving G. Robertson who died in 1878 at the age of a year and a half. According to research conducted in 2000, the Robertson family purchased the property around the time of the initial burial. The latest internment appears to be of Wiley Woodward who died in 1948 at the age of 81.<sup>5</sup>

### Alabama Regiment Cemetery.

Location information redacted to comply with the Archeological Resource Protection Act 16 U.S.C. 470

### Probable Civil War-period Cemetery.

Location information redacted to comply with Archeological Resource Protection Act 16 U.S.C. 470

### Civil War-period Cemetery.

Location information redacted to comply with the Archeological Resource Protection Act 16 U.S.C. 470

Other cemeteries are located within the Study Area and include: Sheppard Cemetery; Skinner Cemetery; Carr Family Cemetery; Lipscomb Cemetery; and New Hope Baptist Cemetery.

## Historic District Areas, Sites, and Structures

**Bristoe Station Battlefield Heritage Park.** (VDHR #076-0024-0001). The Park is designated as a County Registered Historic Site. It is part of a larger core area of a Civil War battlefield, most notable for a battle on October 14, 1863, when A.P. Hill's corps stumbled upon two corps of the retreating Union army at Bristoe Station and attacked without proper reconnaissance. Union soldiers, posted behind the Orange & Alexandria Railroad embankment, mauled two brigades of Henry Heth's division and captured a battery of artillery. Hill reinforced his line but could make little headway against the determined defenders. Hill lost his battle standing in the eyes of Lee, who angrily ordered him to bury his dead and say no more about it. The estimated casualties were about 2,000.<sup>6</sup> The land contained in the Park is important to the Civil War heritage of Prince William County and the region. The Park contains the greater part of three significant Civil War related events including the Battle of Bristoe Station, the Battle of Kettle Run, and the Confederate encampment called Camp Jones. The Prince William Board of County Supervisors executed a perpetual conservation easement on the property in October 2009. The easement is held

<sup>5</sup> Cultural Resources, Inc., *A Reconnaissance-Level Architectural Survey and Viewshed Analysis for the Manassas Business Park, Prince William County, Virginia*. Glen Allen, VA, September 2012, p.62.

<sup>6</sup> Prince William County Office of Planning, *Prince William County Comprehensive Plan*, "Cultural Resources," September 11, 2012, p.26.

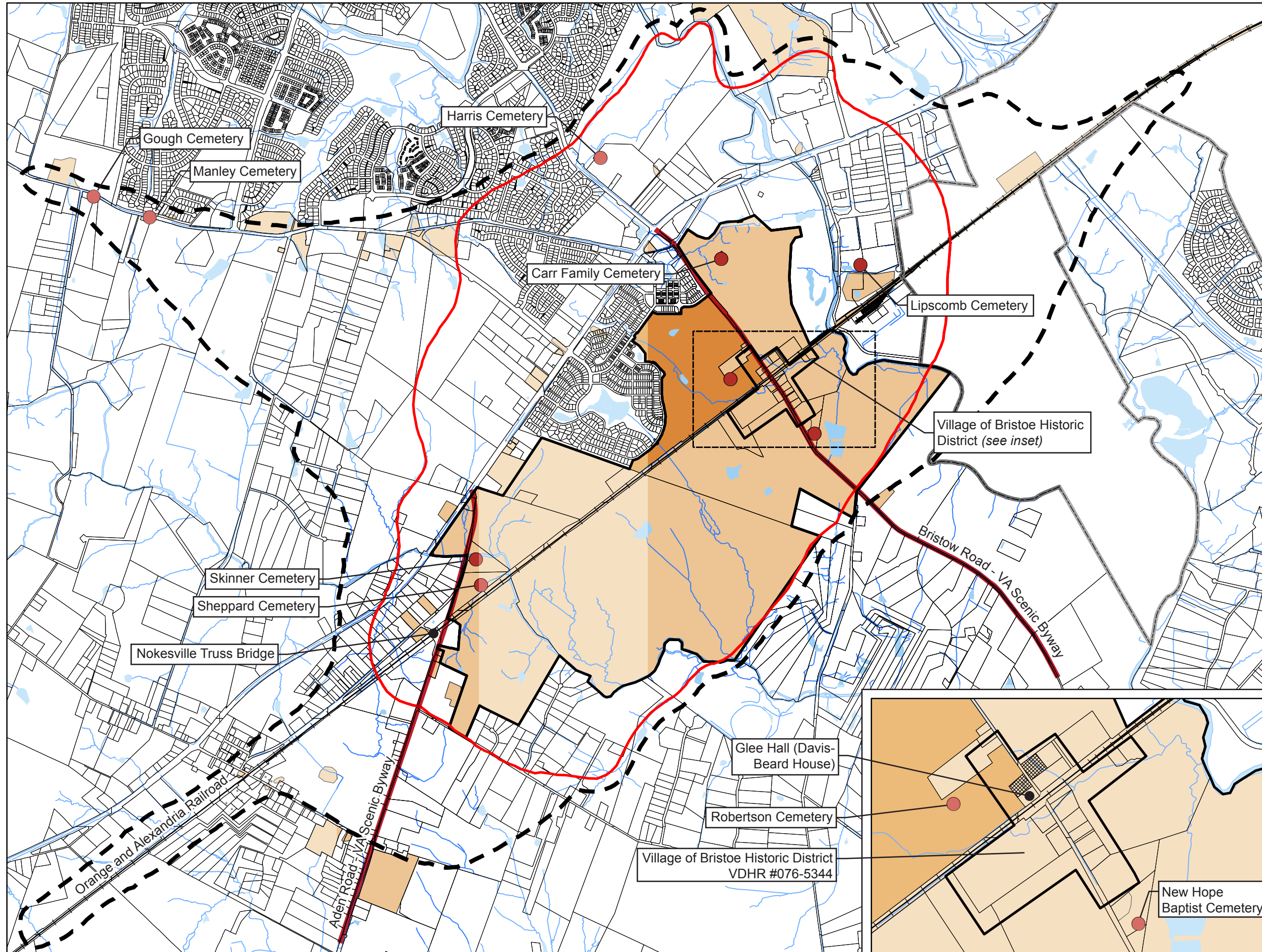
# Bristoe Station and Kettle Run Battlefields Preservation Study

September 2016

Prince William County, VA

Prepared for:  
Prince William County, VA  
1 County Complex Ct (MC260)  
Prince William, VA 22192

and  
American Battlefield Preservation Program  
National Park Service  
1201 Eye Street (2287) NW  
Washington, D.C. 20005



**Legend**

- Cemeteries
- Architecture Sites
- Bristoe Station Historical Area\*
- Battlefield Heritage Park
- Bristoe Station Core Area
- Bristoe Station Study Area
- Historic Village of Bristoe\*\*
- County Boundary
- Parcels
- Hydrology

\*As delineated in the PWC Comprehensive Plan, Cultural Resources Section

\*\*As delineated on the list of County Registered Historic Sites in the PWC Comprehensive Plan

N

0 500 1,000 2,000 3,000  
Feet

1 inch = 2,200 feet

Figure 3-10.  
**Cultural Resources**  
Archaeological site location information redacted to comply with the Archaeological Resource Protection Act 16 U.S.C. 470

by the Virginia Board of Historic Resources (VBHR). The easement will guide all future development projects and alterations to the land and buildings.

**Bristoe Station Historical Area.** Bristoe Station Historical Area as delineated and recognized in the Cultural Resources section of the Comprehensive Plan, encompasses land parcels in both the Development and Rural Areas. The parcels include the Battlefield Heritage Park as well as the Historic Village of Bristow (CRHS) and the Historic District of the Village of Bristow (VDHR #076-53344). Additional parcels of agricultural open space are included as they are associated with the Civil War Battles of Bristoe Station and Kettle Run.

**Village of Bristow Historic District (VDHR#076-53344; Proposed).** With the arrival of the Orange and Alexandria Railroad in 1852, Bristow (alternately called Bristoe Station) gained prominence as a post office. In its heyday, Bristow had churches, schools, hotels, stores, a blacksmith shop, and storage buildings used in the transport of agricultural goods onto rail cars. Architectural resources within the proposed Historic District vary in building type and function and include late nineteenth and early twentieth century two-story frame dwellings (VDHR #076-0245 and #076-0606) to more modest early to mid-twentieth century two-story frame dwellings (VDHR #076-0603 and 3076-0605). Several commercial buildings have also been included within the proposed Historic District boundary. One large farm parcel (VDHR #076-0608), which falls within the period of significance for this farming community is located adjacent to the railroad tracks which bisect the core of Bristow.

**Historic Village of Bristow.** The Historic Village of Bristow is a County Registered Historic Site (CRHS). It is significant as the core of this 19<sup>th</sup> and early 20<sup>th</sup> century farming community. Centered on the intersection of Bristow Road and the Norfolk Southern rail line, the village takes its name from Robert Bristow who received the “Bristow Tract” in 1737. The Bristow Store, the Rollins House, the Davis-Beard House, and the Rollins Store survive in this post-Civil War crossroads.

**Brentsville/Bristow Heritage Corridor.** The Open Space Plan within the Parks, Open Space and Trails section of the Comprehensive Plan defines a Heritage Corridor as a “linear swath of land that connects or contains resources of cultural significance and may contain trails and/or roadways with interpretive signage linking cultural sites and is part of a countywide system of continuous open space corridors. The corridors may be historic routes themselves, or modern routes that connect sites of cultural interest. The Brentsville/Bristow Heritage Corridor as delineated on the Open Space and Corridors Map, contains the historic Bristow Road and encompasses the roadway corridor from Brentsville to Nokesville Road. The roadway itself is designated as a scenic byway and the corridor contain cultural features associated with the Bristoe and Kettle Run battlefields as well as the Historic Village of Bristow.

**Glee Hall (Davis-Beard House VDHR #076-0245).** Prominently located at the intersection of Bristow Road and the Norfolk Southern Railway tracks, this house and attached store (now an antique store) are the finest and most elaborately detailed example of a late Victorian general store and merchant’s quarters extant in Prince William County (Figure 3-11). Aside from its architectural value, Glee Hall illustrates the history of the small, rural railroad community of Bristoe Station. Throughout most of its history, this building housed a combination of residential and commercial uses.<sup>7</sup> It was built after the Civil War and is now on the National Register of Historic Places.

---

<sup>7</sup> Ibid., p.33.





*Figure 3-11: Glee Hall (Davis-Beard House) is located at the intersection of Bristow Road and the Norfolk-Southern Railroad. Source: CHG*

**Orange and Alexandria Railroad (Currently Norfolk Southern Railroad).** The railroad was chartered in 1848 and completed in 1854, with 36 stations including those at Manassas Junction and Bristoe (Figures 3-12 and 3-13). On August 26, 1862, Gen. J.E.B. Stuart's 2<sup>nd</sup> Virginia Cavalry, riding in advance of "Stonewall" Jackson's column of infantry, overtook federal forces and captured Bristoe Station. They destroyed tracks, cut the telegraph line and derailed two trains. The next day, Maj. Gen. Joseph Hooker's federal brigades engaged Confederates at Bristoe Station during the Battle of Kettle Run. During the 1863 Battle of Bristoe Station, fighting was concentrated along the railroad.<sup>8</sup>



*Figure 3- 12: Orange and Alexandria Railroad (Norfolk Southern Railroad) looking southeast at the intersection with Bristow Road. Source: CHG*



*Figure: 3-13: Orange and Alexandria Railroad (Norfolk Southern Railroad) looking northwest at the intersection with Bristow Road. Source: CHG*

<sup>8</sup> Ibid.

**Nokesville Truss Bridge.** This bridge, which dates to 1882, is a rare example of wrought iron truss bridges built by the Keystone Bridge company of Pittsburgh, a pioneer in truss bridge technology (Figures 3-14 and 3-15). This is the last remaining of the truss bridges built in the county in the latter part of the 19<sup>th</sup> and early 20<sup>th</sup> centuries. It is a one-lane bridge.<sup>9</sup>



*Figure 3-14: Photograph of the iron truss bridge, the last remaining one in the county. Source: CHG*



*Figure 3-15: Current work on the site of the truss bridge. Steel structure will be returned after construction. Source: CHG*

**Scenic Byways.** There are both national and state-sponsored scenic road programs. The Virginia Byways program in Virginia, which is managed by Virginia Department of Transportation (VDOT) in partnership with the Department of Conservation and recreation (DCR), recognizes natural, cultural, historical, recreational and archeological amenities of the Commonwealth's scenic roads. In addition, the unique and varied culture and character of the geographic regions of the Commonwealth are represented by designated Virginia Byways. To be considered for designation as a Virginia Scenic Byway, a road must possess characteristics of state significance within at least one of the intrinsic quality categories that include: scenic, archeological, cultural, historic, natural and recreational.

In January 2016, the Prince William Board of County Supervisors supported the designation of **Aden Road between Route 234 Bypass and Route 28, and Bristow Road between Route 234 Bypass and Route 28 Nokesville Road**, and Joplin Road in the Potomac District as a Virginia Scenic Byway. Aden Road and Bristow Road are within the project Study Area and its context landscape. These two roadways possess characteristics in a number of the intrinsic quality categories, but certainly possess historic characteristics in relationship to the battlefield landscape. This quality is described as:

Historic Quality encompasses legacies of the past that are distinctly associated with physical elements of the landscape, whether natural or manmade, that are of such historic significance that they educate the viewer and stir an appreciation for the past. The historic elements reflect the actions of people and may include buildings, settlement patterns, and other examples of human activity. Historic features can be inventoried, mapped and interpreted. They possess integrity of location, design, setting, material, workmanship, feeling and association.<sup>10</sup>

<sup>9</sup> Ibid., p.43

<sup>10</sup> Scenic America, "Intrinsic Qualities for Byway Designation," <http://www.scenic.org/issues/scenic-byways/intrinsic-qualities-for-byways-designation>, accessed April 8, 2016; Virginia Department of Conservation and Recreation, "Virginia Byways," <http://www.dcr.virginia.gov/recreational-planning/sr-ivb>, accessed April 8, 2016.

The current Bristow Road was called Brentsville Road during the time of the Civil War and was the main thoroughfare between Gainesville and Brentsville. Confederate forces under Early, Forno, and Lawton lined Bristow Road, engaging federal forces during the 1862 Battle of Kettle Run. The 1863 battle of Bristoe Station occurred at the intersection of Brentsville Road and the Orange and Alexandria Railroad.<sup>11</sup>

### 3.3 Current Condition of the Battlefields

#### 3.3.1 Statement of Significance

As stated in the National Register of Historic Places, *Multiple Property Documentation Form*, Criteria for Evaluation of the cultural landscape for Bristoe Station and Kettle Run battles, reveals that the battlefield landscape is significant under Criterion A for its association with broad patterns of American History, particularly the Civil War and the settlement and subsequent agricultural development of the surrounding region. The landscape is also directly associated with the Battle of Kettle Run in 1862 and the Battle of Bristoe Station in 1863. The landscape has a high degree of integrity and its association with the two battles can be clearly illustrated. The battlefields are also significant under Criterion B for their association with Confederate Generals Thomas J. “Stonewall” Jackson whose hard fought victories were renowned throughout the conflict and here specifically in the Battle of Kettle Run, and General Robert E. Lee who led the Confederate army in Northern Virginia to its last major military engagement at the Battle of Bristoe Station. The battlefield landscape is also significant under Criterion D, properties that have yielded or are likely to yield, information important to prehistory or history. The property has archeological deposits and human remains both inside and outside of known cemetery boundaries, that if studied are likely to yield information important to understanding the Battle of Bristoe Station and the Battle of Kettle Run. The period of significance for the battlefield landscape is 1861-1865.<sup>12</sup>

#### 3.3.2 Integrity of the Battlefield Landscape

Integrity is the ability of a property to convey its significance. Within the concept of integrity, the National Register criteria recognize seven qualities, or aspects, that in various combinations, define integrity. Determining which of these aspects are most important for a particular property to convey its significance requires knowing why, where, and when the property is significant. The seven aspects of integrity are: **location, design, setting, materials, workmanship, feeling, and association**. A property, such as a battlefield important for its association with a historic event or persons ideally might retain some features of all seven aspects of integrity. Integrity of design and workmanship, however, might not be as important to the significance and would not be relevant to the battlefield. A basic test of integrity for a battlefield important for its association with a historic event or person is whether a participant in the battle would recognize the property as it exists today. Generally, the most important aspects of integrity for battlefields are location, setting, feeling, and association.

For a battlefield, **location** is the place where the historic military event occurred. This aspect of integrity is present if the area defined as the battlefield is the place where the battle occurred. The location of a property, complemented by its setting, is particularly important in recapturing the sense of historic events.

**Setting** is the physical environment of a historic property. Whereas location refers to the specific place where the battle occurred, setting refers to the character of the place in which the property played its historic role.

---

<sup>11</sup> Prince William County Department of Public Works, Historic Preservation Division, *General Management Plan Bristoe Station Battlefield Heritage Park*, 2012, p.34.

<sup>12</sup> National Register of Historic Places, Civil War Properties in Prince William County, Virginia, VLR #076-5161, Listed June 16, 1989, p.15.



It involves how, not just where, the property is situated and its relationship to surrounding features and open space. The physical features of a battlefield that make up its setting can be natural and man-made. They include: topographic features (the physical geography of the battlefield); vegetation (the pattern of fields and woodlands); manmade features (stonewalls, or fences); and the relationship between buildings and open space.

**Feeling** is a battlefields' expression of the historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. If a battle occurred in a rural district, then the presence of farm roads, agricultural buildings, and field systems combine to convey the feeling of the area at the time of the battle.

**Association** is the direct link between the important historic event or person and a historic property. A property retains association if it is the place where the event occurred.<sup>13</sup>

### 3.3.3 Integrity Assessment

#### Introduction

Battlefields cannot be frozen in time. The cataclysmic event that gave the sites their significance created a highly unstable landscape of destruction. Even where efforts to preserve the battlefield were initiated almost immediately, it proved impossible to perpetuate the scene in the exact form and condition it presented during the battle. The best-preserved battlefields appear much as they would have at the time of battle, making it easy to understand how strategy and results were shaped by the terrain. All properties, however, change over time and nearly all battlefields will contain noncontributing properties.<sup>14</sup>

#### Overall Integrity of the Core Battlefield Landscape

Based on KOCO analysis and comparative analysis of historic and contemporary conditions within the Core Area, the landscape possesses integrity for the period of significance 1861-1865, Civil War. The degree to which the contemporary landscape reflects historic conditions varies, depending on the defining features and extant cultural and natural resources present on the landscape. Features that contribute to the integrity of the historic landscape include the natural resources of Broad Run and Kettle Run, patterns of vegetation and open space, and rolling topography with elevated hills. Other contributing features are man-made cultural resources such as the O&A Railroad (now the Norfolk Southern railroad). Furthermore, the rural agricultural setting that survives in the Core Area contributes to the integrity of the landscape.

Those features and conditions that detract from the integrity include the Bristow Village residential development, visible from the Park and other areas of the Core Area landscape, the heavily traveled State Route 28 road corridor, field patterns that are likely not consistent with historic agricultural practices, and the prevalence of non-historic woodland cover.

The Core Area for Bristoe Station and Kettle Run battlefields retains **integrity of location** as the place where the battles occurred in 1862 and 1863. The visual buffering of the Core Area contributes to its **integrity of setting**. The heavily wooded character present in the land parcels helps diminish the potentially negative impact of views of nearby contemporary development. Bristoe Village retains a relatively rural character consistent with nineteenth-

---

<sup>13</sup> Andrus, Patrick W., ed., *National Register Bulletin 40: Guidelines for Identifying, Evaluating, and Registering America's Historic Battlefields*, Washington, D.C: National Park Service, 1992, p.10.

<sup>14</sup> Ibid.

and twentieth-century conditions. The integrity of setting is diminished by State Route 28 and associated traffic, as well as traffic back-ups on Bristow Road. The Core Area landscape retains **integrity of feeling** due to surviving broad and undeveloped views that evoke the feeling of a nineteenth century rural landscape. Integrity of feeling is diminished for the Civil War period due to the loss of antebellum village buildings and farm buildings that were once defining features of the battles. State Route 28 and its intersection at Bristow Road also diminish the integrity of feeling due to high visibility from the battlefield landscape and high volumes of traffic-producing noise. The Core Area retains **integrity of association** for the Battle of Kettle Run in 1862 and the flanking maneuver by General Stonewall Jackson’s Corps and General Richard S. Ewell’s Division and its defensive position and holding action that successfully delayed the Federals. The Core Area also retains integrity of association for the Battle of Bristoe in 1863, the last major military engagement of General Robert E. Lee’s Confederate army in Northern Virginia.

As noted in National Register Bulletin 40, integrity of design, materials, and workmanship are less important to the integrity assessment of a battlefield landscape for this reason, the integrity of these aspects is not included.

### Integrity Assessment by Feature

Integrity assessment by feature is shown in Figure 3-16, a map of the integrity of the defining features. Tables in Chapter 2 provide a summary description of the physical and visual integrity of the cultural landscape of the battlefields and the integrity of each defining feature. The summary description was developed by comparing the existing conditions with the defining features present during the period of significance, Civil War (1861-1865). The battlefield defining features are the tangible and intangible aspects of a cultural landscape which express its historic character and integrity, and which allow visitors to understand the history of a site. Each feature is classified as either a contributing or non-contributing element of the site’s overall historic significance.

## 3.4 Visitor Use and Experience/Interpretation

### Bristoe Station Battlefield Heritage Park

Current interpretation at the Park includes two self-guided walking trails (*AP Hill’s Folly Trail* and *Tragedy in Camp/Battle of Kettle Run Trail*). A brochure (Figure 3-17) guides visitors along these trails with stops at numbered posts. Visitors can then read the historical information for each stop. The use of new social media is planned to meet the needs of current and future technologies. A podcast of the battles has been developed. Future projects include cell phone tours and other new media.

Interpretive materials are made available through the County website, Civil War Trails website, the local Convention and Visitors bureau website, the Prince William Historic Preservation Foundation

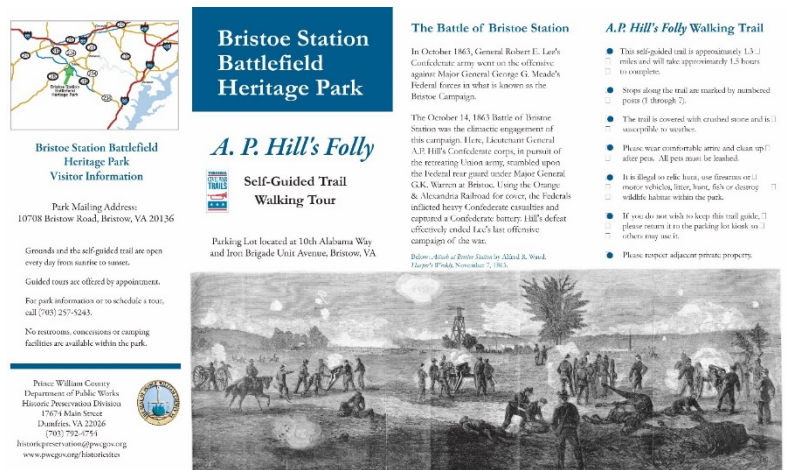


Figure 3-17: Brochure for a self-guided walking tour at Bristoe Station Battlefield Heritage Park. Source: Bristoe Station Battlefield Heritage Park



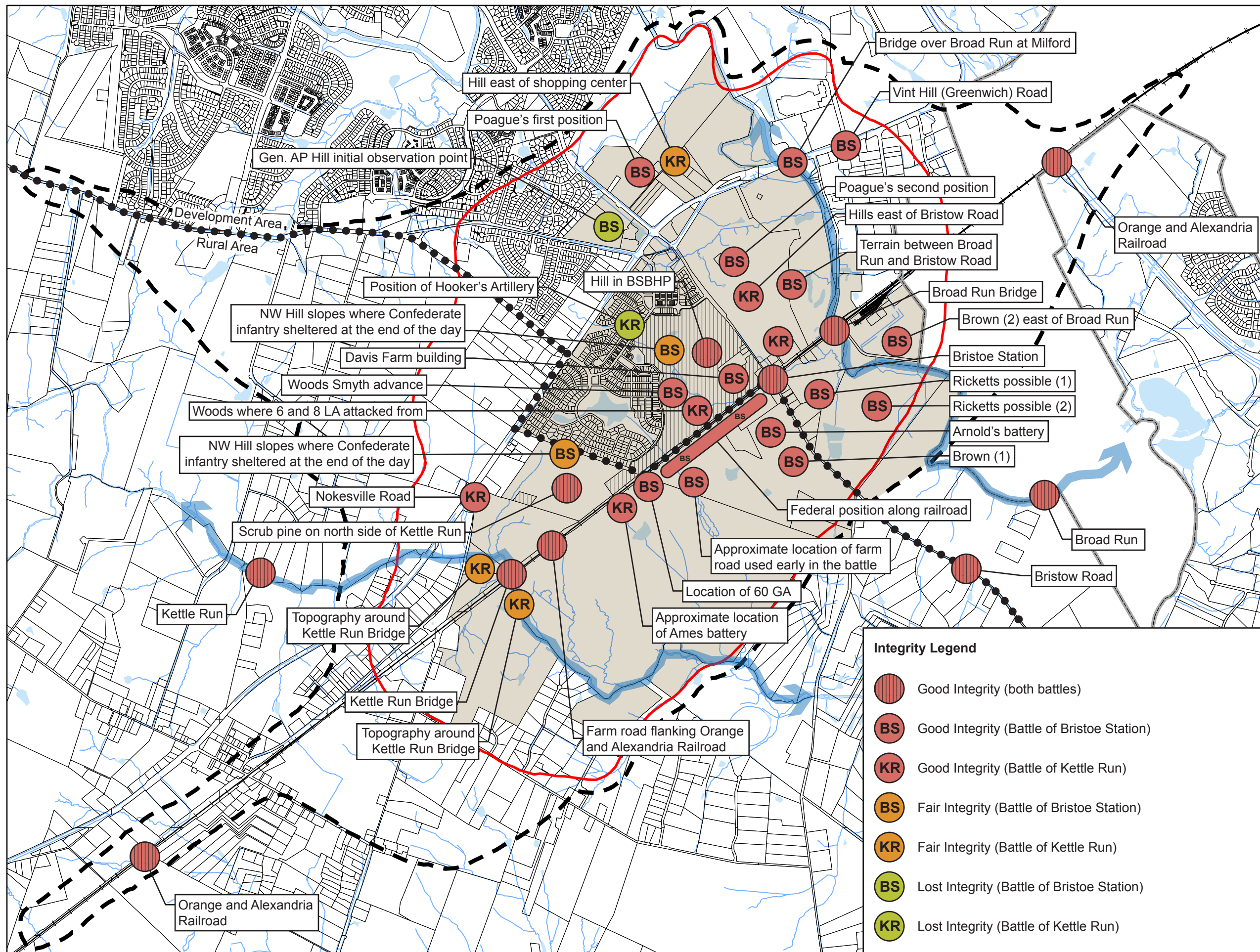
# Bristoe Station and Kettle Run Battlefields Preservation Study

September 2016

Prince William County, VA

Prepared for:  
Prince William County, VA  
1 County Complex Ct (MC260)  
Prince William, VA 22192

and  
American Battlefield Preservation Program  
National Park Service  
1201 Eye Street (2287) NW  
Washington, D.C. 20005



## Legend

- Bristoe Station Core Area
- Bristoe Station Study Area
- County Boundary
- Parcels
- Water Bodies
- Hydrology
- Parcels owned by County and BSBHP (protected)
- Rural Area Boundary

## Integrity Legend

- Good Integrity (both battles)
- BS Good Integrity (Battle of Bristoe Station)
- KR Good Integrity (Battle of Kettle Run)
- Fair Integrity (Battle of Bristoe Station)
- KR Fair Integrity (Battle of Kettle Run)
- Lost Integrity (Battle of Bristoe Station)
- KR Lost Integrity (Battle of Kettle Run)

0 5001,000 2,000 3,000  
Feet

1 inch = 2,200 feet

Figure 3-16.  
Integrity of Defining Features



website and social media pages. This includes downloadable pdfs of maps, brochures, video tours, video documentaries and podcast tours.<sup>15</sup>

### **Bristoe Station Campaign Mobile Tour**

This multi-county mobile tour takes visitors along the roads soldiers took during the Bristoe Station battle. The 50-mile route connects visitors to images, audio and maps that bring to life the events and stops that were part of this 1863 campaign. The tour includes QR (Quick Response) codes at each stop that link visitors to the tour's mobile website, complete with images, maps and 90-second narratives. Stops on the tour include: 1) Warrenton – Old Jail museum; 2) Auburn – Battle of Auburn; 3) Greenwich – Armies on the March; 4) Bristoe Station – Battle of Bristoe Station; 5) Brentsville – Protecting the Wagon Train; 6) Buckland – The Buckland Races; 7) Remington – Battle of Rappahannock Station.<sup>16</sup>

The Park is part of many marketing initiatives such as Virginia Civil War Trails, Prince William Civil War Heritage Trail and the Journey Through Hallowed Ground National Heritage Area. As such, it attracts American Civil War enthusiasts, scholars, and school groups. There are also many ways for visitors to experience Bristoe and Kettle Run battlefields within the larger landscape context of existing designated heritage areas, the Civil War Heritage Trail and Civil War Sites Located Along Virginia's Scenic Roads.

The easement held by VDHR will guide all future development projects at the Park, including those associated with interpretation and public access.

### **Journey Through Hallowed Ground National Heritage Area**

Bristoe Station Battlefield Heritage Park is a designation within the Journey Through Hallowed Ground National Heritage Area, a historic scenic landscape that features historic sites on and near U.S. Route 15, from Monticello in Virginia and northward through West Virginia and Maryland, to Gettysburg in Pennsylvania. This heritage area encompasses portions of four states, extends 180 miles, and is 75 miles wide. As described by late historian, C. Vann Woodward, this area has “soaked up more of the blood, sweat, and tears of American history than any other part of the country, bred more founding fathers, inspired more soaring hopes and ideals and witnessed more triumphs, failures, victories, and lost causes than any other place in the country.”<sup>17</sup> While the heritage area contains sites related to a number of different historic themes, its primary focus is on properties and historic districts related to the Civil War.

The Journey Through Hallowed Ground Partnership (JTHG Partnership), a nonprofit organization, is dedicated to raising public awareness of the history of the region through offerings of heritage tourism programs for the public and educational programs for school children. Members of this four-state-wide partnership include the National Register of Historic Places, Scenic America, the Virginia Department of Historic Resources, the National Conference of State Historic Preservation Officers, and the National Alliance of Preservation Commissions. The partnership seeks to revitalize communities by promoting public awareness of history and encouraging heritage tourism. It provides opportunities for networking between businesses, developers, preservationists, heritage sites, farmers, students, teachers, citizens, and public officials, and maintains a website that offers multiple travel itineraries

---

<sup>15</sup> Prince William County Department of Public Works, Historic Preservation Division, *General Management Plan Bristoe Station Battlefield Heritage Park*, 2012, p.44.

<sup>16</sup> Discover Prince William & Manassas, VA, “Bristoe Station Campaign Mobile Tour,” <http://discoverpwm.com/c102/Bristoe-Station-Mobile-Tour.htm>, assessed April 8, 2016.

<sup>17</sup> National Park Service, “Journey through Hallowed Ground,” <http://www.nps.gov/nr/travel/journey/intro.htm>, accessed May 2016.

through the heritage area and schedules for educational events.<sup>18</sup> The JTHG website contains the following description of Bristoe Station Battlefield Heritage Park:

*133 acre Bristoe Station Battlefield Heritage Park features a scenic pond, and nearly three-miles of walking and equestrian trails winding through the woods. During the Civil War, Confederate forces suffered a bloody defeat at this site when they tried to cross Broad Run in pursuit of the Federal Third Corps. More than 200 soldiers from Alabama, Mississippi, North Carolina, Tennessee, and Virginia are believed to have been buried in graves at Bristoe Station. Most of the graves are unmarked.*<sup>19</sup>

The designation of the **Journey Through Hallowed Ground National Scenic Byway** in 2009 added additional emphasis to Prince William County's cultural resources. The byway has a corridor management plan (CMP, 2008) that seeks to promote, conserve and enhance the Byway corridor's scenic, historic, archeological, cultural, natural and recreational resources and to implement strategies for sustainable tourism development based on those resources. Prince William County was a member of the Corridor Management Plan advisory committee. The CMP identifies specific enhancement capital projects for the County and the City of Manassas such as visitor facilities at Buckland Mills and Battlefield Preservation and Interpretation.<sup>20</sup>

It is the goal of the Prince William County Historic Preservation Division to integrate BSBHP into the statewide and regional network of Civil War heritage sites. Through programs such as the multi-state Civil War Trails and cooperative efforts with the National Park Service (specifically Manassas National Battlefield Park), Bristoe will become part of a very diverse and deep Civil War story in Prince William County and Virginia as a whole. Furthermore, the Prince William County/City of Manassas Sesquicentennial committee created the Prince William Civil War Heritage Trail. This effort links all the Civil War resources that publicly accessible through Prince William County and the City of Manassas.<sup>21</sup>

### **3.5 Public Access to the Battlefield**

At present, the only public access to any part of the core battlefield landscape is in Bristoe Station Battlefield Heritage Park (Figures 3-18 and 3-19). The Park features a visitor parking lot and three miles of interpretative trails. There are currently three primary points of Park access. The primary visitor entrance is along Iron Brigade Unit Avenue and Tenth Alabama Way. From this entrance, visitors can park their vehicle with access to the information kiosk and walking trails. The majority of the walking paths in the Park have a gravel dust surface, while the Battle of Kettle Run trail is a natural grass surface. Two other locations are primarily used as staff entrances. One is located at the Sears House along Bristow Road and one next to the Farmhouse along Bristow Road, which provides access to the barns and the Robertson Cemetery. This entrance is also used by the heirs of the Robertson family to have access to the cemetery and must "by right" remain accessible.<sup>22</sup>

---

<sup>18</sup> The Journey Through Hallowed Ground, "About Us," <https://www.hallowedground.org/About-Us>, accessed April 8, 2016.

<sup>19</sup> The Journey Through Hallowed Ground, "Bristoe Station Battlefield Heritage Park," <https://www.hallowedground.org/Explore-the-Journey/Historical-Site/Bristoe-Station-Battlefield-Heritage-Park>, accessed April 1, 2016.

<sup>20</sup> The Journey Through Hallowed Ground, "Corridor Management Plan," <http://www.hallowedground.org/Partner-Resources/National-Scenic-Byway/Corridor-Management-Plan>, accessed May 2016.

<sup>21</sup> Prince William County Department of Public Works, Historic Preservation Division, *General Management Plan Bristoe Station Battlefield Heritage Park*, 2012, p.45.

<sup>22</sup> Prince William County Department of Public Works, Historic Preservation Division, *General Management Plan Bristoe Station Battlefield Heritage Park*, 2012, p.40.



*Figure 3-18: Parking lot for Bristoe Station Battlefield Heritage Park, with kiosk and interpretive signage. Source: CHG*



*Figure 3-19: Entrance to the parking lot for BSBHP from the round-about in Bristow Village. Source: CHG*

Facilities at the Park are currently limited. The facilities consist of a 3.5-mile gravel dust trail, half a mile grass cut trail and visitor parking lot with 36 spaces. An information kiosk with a park map, short narrative history and brochure rack is located in the visitor parking lot. Visitors can review the kiosk or pick up printed self-guided interpretive trail map. Numbered posts along the trail correlate to the printed maps to ensure visitors understand the significance of each location in the Park. An electronic podcast narration of the interpretive trails is available on the county's web site.<sup>23</sup>

---

<sup>23</sup> Ibid., p.41.



# Chapter 4

## Preservation Tools and Techniques

The land comprising the Study and Core Areas of the Bristoe Station and Kettle Run battlefields is owned and managed by a variety of types of private landowners as well as Bristoe Station Battlefield Heritage Park which is owned by Prince William County with a perpetual conservation easement held by the Virginia Department of Historic Resources. Owners of land within the Study and Core Areas have a variety of goals and intentions for their properties. In addition, numerous organizations have a stake in land and historic resource preservation in the county, including historic preservation nonprofits and conservation trusts.

Because of the complexities of land ownership and management, a variety of preservation tools are offered to support the most effective overall preservation effort. These fall into two categories:

- (1) Public property acquisition of full or partial interest for conservation purposes, and
- (2) Land development policies and guidelines that provide for management of resources in private hands.

The most effective tool for historic resource stewardship is the acquisition of property in full interest for conservation purposes, with an adequately planned and funded management program. This approach, however, is expensive to implement and requires a serious commitment in perpetuity. On the other hand, historic resource preservation through negotiated legal instruments, such as acquisition of partial interest in property through a conservation easement, or through a leveraged circumstance resulting in a protective covenant, is a legitimate alternative that can strike a balance between public and private interests. Preservation and protection of historic resources through land development policies, although not always as effective over the long term, are popular nationwide.

Property acquisition or interest is discussed first, followed by land development regulations. These are followed by discussions of other tools, as well as tax benefits for landowners and potential sources of funding.

### 4.1 Land Acquisition

Acquisition options include several means of securing full ownership, or obtaining partial interest through the use of conservation easements, covenants, and purchase of development rights. Once a property is protected through acquisition, whether of full or partial interest, the entity that owns land for preservation or conservation reasons has a responsibility to evaluate and maintain significant resources on the property and provide some means of public access and interpretation. With easements and covenants, staff and equipment are needed to monitor conditions and conformance to the agreed-upon restrictions. The cost of long-term property maintenance, stewardship, and monitoring responsibilities are important considerations during initial planning efforts to conserve or preserve a resource.<sup>1</sup>

There are many ways to strategize acquisition of battlefield lands. Private ownership is the most straightforward and can occur in a number of ways, as listed below. However, small, nonprofit organizations often find the cost of

---

<sup>1</sup> This information comes from the following resources: National Park Service, "Strategies for Protecting Archeological Sites on Private Lands," Samuel N. Stokes with A. Elizabeth Watson, Genevieve P. Keller, and J. Timothy Keller, *Saving America's Countryside: A Guide for rural Conservation* (Baltimore: The Johns Hopkins University Press, 1989), 173-203.

purchase and ongoing maintenance prohibitive. In this case, such an organization could purchase the land for the short term and then either sell it to a public agency or partner with that agency to manage the land, or place protective restrictions on the land and put it back on the market. In such a situation, the best strategy for cash-strapped groups is to combine efforts with other nonprofits that share their mission.<sup>2</sup>

#### **4.1.1 Full Title Ownership**

In some cases, a property is so vulnerable that the best way to protect it is by outright ownership. Land may be purchased from willing sellers by a qualified nonprofit, government entity or other conservation-minded organization at fair market value or bargain price. Certain owners may also be interested in a land exchange. Specific methods of conveying full title ownership include:

##### **Fee Simple Purchase**

Fee simple purchase is the immediate transfer of full and legal ownership of land, and everything it contains, from one party to another as a result of a single transaction with terms mutually agreed upon by both parties. Full ownership is the strongest way to protect a battlefield site, but can be expensive for an organization and create a tax liability for the seller in the form of capital gains taxes. In addition, the organization must be able to assume liability and be prepared to responsibly manage and steward the land. If held in the form of undivided interest, through which a number of parties share ownership of a property with each owner's interest extending over the entire parcel, changes to a property cannot be made unless all the owners agree. Under this option, property management can be complicated.

##### **Bargain Sale**

This option allows an organization to acquire a property using a combination of outright purchase and as a gift by buying the property at less than its fair market value. The difference is the gift to the organization, for which the seller can claim a charitable income tax deduction.

##### **Right of First Refusal**

For an organization to be assured of the opportunity to purchase important sites, it can use either a right of first refusal or an option to purchase. Right of first refusal means that the owner agrees, through a legal document, to notify the potential buyer that the property is offered for sale and to give the buyer an opportunity to match any bona fide offer within a specified amount of time. Through this method, an organization can learn of other potential buyers and their intentions for the property. Rather than competing with other buyers, an organization can persuade the prospective new owner to agree to another form of protection, such as a conservation easement, or out-right purchase the property in order to prevent unsympathetic uses.

##### **Option to Purchase**

An option to purchase involves paying a landowner to reserve a property to an agreed-upon price for a certain period of time, during which an organization can find a sympathetic buyer or raise funds to buy the property.

---

<sup>2</sup> For more detailed information, refer to the NPS article, "Strategies for Protecting Archeological Sites on Private Lands," at <https://ia800808.us.archive.org/19/items/protectingarcheo00henr/protectingarcheo00henr.pdf>, accessed December 22, 2016.

### **Lease-to-Purchase**

Renting the land to protect and manage a sensitive resource is a low-cost option, but is only a short-term protection strategy since it does not offer full control of the property. A lease-to-purchase allows the buyer to rent the property and obtain an option to purchase the land in the future at a specified price.

### **Donation or Receipt of Charitable Remainder Trust**

The property owner freely transfers the property by deed, usually realizing tax credit benefits as a charitable deduction. Also, property can be transferred as a result of specific instructions in a will. This is a simpler and less expensive land acquisition strategy, but should be accompanied by a management endowment. Some donations also are made with a reserved life estate or life tenancy by the seller/donor until the seller/donor or his/her heirs die. The current owner is able to take a deduction for the donation immediately. If donated, this method can generate tax benefits.

### **Land Exchange**

Nonprofits or public entities exchange developable land of low conservation value for land with high conservation value. Land can be exchanged between private and public entities, and may reduce capital gains taxes for the original owner of protected land.

Land acquisition through purchase, donation, or exchange offers the most straightforward means of protection for resources as the purchasing entity has complete management control as owner of the property. A nonprofit or government that buys or receives land may also consider applying a conservation easement to the land and transferring the easement to an independent qualified holder to bind future managers to conservation objectives.

There are several considerations associated with buying land. A buyer typically provides for the cost of the land and closing costs. A purchase by, or donation to, a nonprofit or government may reduce the amount of taxable land and hence tax revenue for the local government. Over time, nonprofit or government-owned land, may increase the value of adjacent land, which would increase tax revenue, but also the taxes owed by the landowner.

## **4.1.2 Limited Title Ownership**

### **Conservation Easement**

A conservation easement is the transfer of partial property interest from a landowner to a qualified nonprofit organization or a government entity, usually to protect natural, scenic, or historic features of the property. A landowner, in negotiations with the easement recipient, can agree to limit development of real property in perpetuity, with the conservation easement as the mechanism to implement this agreement. The conservation easement runs with the property when the land is sold or transferred. The landowner may use the land in any way that is consistent with the terms of the conservation easement and applicable zoning laws. The entity that holds the conservation easement is responsible for enforcing the restrictions agreed to and described in the conservation easement. The easement often addresses property maintenance, provides a right of access for inspection, and can be individually tailored to meet a landowner's needs.

For example, through a conservation easement, an owner of land within one of the battlefield areas might give up his or her right to subdivide property beyond a specified number of parcels, or agree to limit construction to a certain area within the parcel. Through negotiations, the easement would be crafted to meet the owner's vision for the future use of the land. The property can still be sold, leased, bequeathed, or otherwise transferred, but



the easement stays with the property and binds future owners of the parcel. In addition, a conservation easement does not grant public access to a property unless the owner wishes this to be part of the agreement.

The Virginia Land Conservation Incentives Act of 1999, as amended, allows Virginia taxpayers who donate a conservation easement to claim a credit against their Virginia state income tax liability of 40% of the value of the donated easement. If easement donors have more credit than they can use, they may sell their tax credits to other taxpayers. This has proved to be significant incentive for land conservation in Virginia.<sup>3</sup>

### **Scenic Easement**

Scenic easements are one tool among many used by both government and non-governmental organizations to protect battlefield landscape viewsheds and the visual environment in general. The federal government traditionally has been at the forefront of scenic protection, but states and local governments have also enacted many important measures. Since the 1960s, a number of new national programs have authorized and funded a variety of approaches to protect the beauty of designated highways, rivers, trails, and other recreational areas. Many states have created similar programs often modeled on their federal counterparts. Organizations at both the federal and state level tend to rely on a combination of regulation, land acquisition, and conservation easements to meet their goals.

Local governments, in contrast, generally have much less funding available for land acquisition. Instead, they tend to rely on land use regulations (e.g. zoning), negotiate conditions as part of their development review process, and or strategic uses of capital improvements programs to reach their scenic viewshed protection goals. For example, a local government might create a zoning overlay district restricting tall buildings in a scenic viewshed, or it might withhold extension of public infrastructure into sensitive viewsheds in order to discourage development.

Non-governmental organizations involved in scenic protection, including land trusts, may collaborate to support one or more of these governmental programs, or may choose to work independently by making targeted land acquisitions. The decisions by any of these organizations to use scenic easements, as opposed to another approach, is generally made on a case-by-case basis.<sup>4</sup>

### **Covenants**

A real estate covenant concerns the use of land and promises to either act (such as installing plantings on the property or maintaining land as a park) or not act (such as not developing commercial uses or structures on the property). The description of the promise or restriction is usually included in a deed. A real estate covenant runs with the land from regardless of the owner, though it usually includes a time limit. A covenant may be established at any time by a landowner. If the landowner makes a promise, with a covenant, the entity who obtains the promise (possibly either federal, state, or local government, or land trust) has the right to enforce the promise. For instance, if a landowner promised, using a covenant, to maintain land as a park, the governing entity has the right to ensure the land is maintained as such. Covenants can be added to a deed, which is a simple process when compared to establishing zoning districts to effect development restrictions or conservation of land. Covenants

---

<sup>3</sup> Piedmont Environmental Council, "State Tax Legislation," <http://www.pecva.org/land-conservation/land-conservation-policy/96-state-of-virginia-tax-incentives/388-state-tax-legislation>, accessed April 4, 2016.

<sup>4</sup> Scenic America, "Scenic Easements & View Protection," <http://www.scenic.org/issues/scenic-easements-a-view-protection>, accessed April 8, 2016.

can also be viewed as an interim measure when a property owner wants to conserve land, perhaps for ten or twenty years, and is not ready or willing to commit to conserving the land in perpetuity.

#### **Purchase of Development Rights (PDR)**

A Purchase of Development Rights program allows a qualified nonprofit land trust or government entity to purchase development rights for a piece of property, a method of protecting that property from development. Like most real estate transactions, it is a voluntary program wherein the landowner is free to accept or deny the offer. When coupled with a conservation easement, this approach ensures that restrictions apply in perpetuity. The entity that purchases the development rights “retires” them upon purchase.

#### **Transfer of Development Rights (TDR)**

Since 2006, the Code of Virginia has authorized localities to establish programs that transfer the development rights from a property that the locality is trying to protect to a property where the locality is trying to encourage development. This was revised in 2009 to encourage more widespread use in the form of a model ordinance. As of June 2013, only Frederick and Stafford counties have adopted such an ordinance.

## **4.2 Land Development Policies and Guidelines**

Local government comprehensive plans articulate community visions and the tools that can be used to achieve the stated goals. Specific protection policies and resource management objectives can be incorporated into a local government’s comprehensive plan. Other land development regulations such as land use zoning, subdivision requirements, design guidelines, and the transfer of development rights are some devices for guiding and regulating the appearance and location of growth as it affects historic resources.

### **4.2.1 Comprehensive Plans**

Citizens and governments play a role in the future of battlefield preservation through the policies they establish in comprehensive plans. According to the Code of Virginia, every local planning commission and governing body is required to develop a comprehensive plan for the physical development within its jurisdiction.<sup>5</sup> The resulting plan is to be general in nature and indicate areas designated for new or expanded development and describe the infrastructure needed to support this development.

### **4.2.2 Base Zoning**

Zoning is a local or county-wide government regulation intended to protect the general health, safety, welfare and character of a community or region. Zoning typically provides parameters for and regulates land use, and new construction, including the location of land uses within a community (commercial, residential, industrial, agricultural etc.), residential densities, the allowed mix of uses in a building or neighborhood, and building elements such as height and lot coverage. Zoning is often based on the policies and direction provided in a community’s or a county’s comprehensive plan.

### **4.2.3 Zoning Overlay**

A zoning overlay district is a tool used to protect important landscapes from incompatible development. It defines an area significant for scenic, agricultural, historic, or other reason, and overlays its boundaries on top of existing zoning districts, supplementing or amending its regulations. An overlay provides specific direction in relation to

---

<sup>5</sup> Code of Virginia, §15.2-2223.

specific resources (archeological sites, historic structures, and open space or viewshed objectives) where a zoning district may not.

#### **4.2.4 Agricultural and Forestal Districts**

In 1977, the Commonwealth of Virginia passed the Agricultural and Forestal Districts Act, which authorized voluntary agreements between landowners and local governments to protect farms and forests from incompatible development. The declaration of policy findings and purpose states:

*It is the policy of the Commonwealth to conserve and protect and to encourage the development and improvement of the Commonwealth's agricultural and forestal lands for the production of food and other agricultural and forestal products. It is also the policy of the Commonwealth to conserve and protect agricultural and forestal lands as valued natural and ecological resources which provide essential open spaces for clean air, watershed protection, wildlife habitat, as well as for aesthetic purposes. It is the purpose of this chapter to provide a means for a mutual undertaking by landowners and localities to protect and enhance agricultural and forestal land as a viable segment of the Commonwealth's economy and as an economic and environmental resource of major importance.<sup>6</sup>*

By establishing such a district, property owners agree not to convert their farm or forest lands to more intensive uses for a period of up to ten years. In return, the local government agrees that they will not enact any local laws or ordinances within that district that would restrict or regulate farming or forestry practices unreasonably. This would include actions such as establishing new water and sewer lines, or rezoning a parcel. Qualified land is eligible for use-value, or "land use," taxation reductions. Landowners usually work with their neighbors to establish these districts, with the joint goal to maintain the rural character of their lands, so that there is local support and strength in numbers.

#### **4.2.5 Public Access**

Public access to or across private property must be negotiated either through an easement agreement or can be purchased outright as a right-of-way. As part of a proposed development project, public access is often negotiated and implemented through a development agreement via the local review process. With regard to public access on private land, it is important that issues of liability protection are worked out beforehand.

The Virginia Recreational Use Statute (RUS) was enacted to encourage private landowners to open their land for public recreational use, but it is applicable to both private individuals and public entities. The statute limits the liability of private landowners except in cases of "gross negligence or willful or malicious failure to guard or warn against a dangerous condition, use, structure, or activity."<sup>7</sup> While the statute does not prevent someone from suing a landowner, the suit would not go far in court if the conditions listed in the statute are met. In addition, Virginia's statute specifies that if a private landowner grants an easement to a governmental agency or nonprofit, that agency or nonprofit becomes responsible for legal services resulting in a claim or lawsuit.<sup>8</sup>

---

<sup>6</sup> Code of "Virginia, S15.2 – Counties, Cities and Towns; Chapter 43 – Agricultural and Forestal Districts Act.

<sup>7</sup> Code of Virginia, S29.1-509.

<sup>8</sup> Virginia Department of Conservation and Recreation, "Land Acquisition & Trail Development," Chapter 4 in *Greenways and Trails Toolbox*, 2000, updated 2011, [http://www.dcr.virginia.gov/recreational\\_planning/documents/grchpt04.pdf](http://www.dcr.virginia.gov/recreational_planning/documents/grchpt04.pdf), accessed April 5, 2016.



#### **4.2.6 Agricultural Support Programs**

Battlefield preservation within the Preservation Study boundary will depend heavily on the continued viability of existing agricultural operations. Agricultural support programs offered by a county government can help farmers overcome concerns about low profitability and the future of farming in the area.

#### **4.3 Other Preservation Tools**

In addition to the guidance found in the National Park Service publications, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, and *National Register Bulletin 40: Guidelines for Identifying, Evaluating, and Registering America's Historic Battlefields*, there are a number of tools that could be useful in protecting battlefield lands, as described below.

##### **4.3.1 Local Historic Districts**

Local historic districts can offer the highest level of legal protection for historic properties because most detailed land use decisions are made at the local level, in a village, town, city, or county jurisdiction.

##### **4.3.2 Design Guidelines**

Design guidelines can be prepared by a local jurisdiction with public participation and may establish an accepted set of design principles for a variety of structural features – building heights, widths, and setbacks, and/or more broadly, function and land use arrangement, scale, and streetscape. Design guidelines can help implement preservation and conservation goals set out in a comprehensive plan and should include drawings or pictures that give examples of how the design principles may be applied. They can be provided for voluntary use during the interim in which a jurisdiction is considering adoption of the guidelines.

Design guidelines can also be published by citizen-led private organizations to encourage voluntary efforts to design new elements within the battlefield landscape to be compatible with their surroundings. For example, Whatcom County in Washington developed a set of voluntary design guidelines for the incorporation of new agricultural structures into historic dairy complexes of the Nooksack River valley.<sup>9</sup>

#### **4.4 Tax Implications for Landowners**

The federal, state, and local governments have developed programs that provide incentives to landowners who preserve their land. These come in the form of a variety of tax breaks, including property and income taxes. The following summaries are for informational purposes only; consult with a tax attorney or professional accountant for specific professional guidance.

##### **4.4.1 Land Use Value Assessment**

A land use value assessment program is one which can reduce taxes on lands used for agriculture, forestry, horticulture, or open space purposes. Prince William County and neighboring Loudoun County for example administer such a program. For open space used for historic resource protection, the property must be at least five acres in size, excluding any home site, be listed as a historic property or contributing property in a historic district, and be subject to a perpetual scenic, historic, or open space easement, or a seven to ten-year recorded commitment with the county. Open space used for scenic resource protection must also be at least five acres in

---

<sup>9</sup> Christine Carlson and Steven Durrant, *The Farm Landscape of Whatcom County: Managing Change through Design* (Seattle: University of Washington, 1985), cited in Stokes et. al., *Saving America's Countryside*, 161.

size; be contiguous to a scenic byway, or adjacent to a public property listed in the Virginia Outdoors Plan; and either be subject to a scenic, historic, or open space easement, or a seven to ten-year recorded commitment with the county. For agricultural use, the property must be at least 20 acres and located in rural areas as defined by the Comprehensive Plan. The code is unclear about forestal use.

#### **4.4.2 Local Real Estate Tax Reductions for Conservation Donations**

In some Virginia counties, private landowners within the battlefield Core or Study Area have placed their land in conservation easements held by nonprofit land conservation organizations and the county value assessment program allows for a reduction in local real estate taxes.

#### **4.4.3 Federal Income Tax Benefits for Conservation Donations**

The IRS allows an income tax deduction for a qualifying conservation easement donation, usually up to 30% of the taxpayer's adjusted gross income. A conservation easement is considered to be just like any other tax-deductible gift made to a nonprofit organization.<sup>10</sup> A qualified appraiser will calculate the value of the easement by assessing the value of the donor's land before the easement is given, then subtracting the value of the land after the easement is donated. If the donated value exceeds the 30%, then it can be carried forward for up to five succeeding years. In addition, donations can be made in installments to maximize tax benefit. It should be noted that in 2006, under the Pension Protection Act, Congress increased the allowable percentage of adjusted gross income to 50% and for qualified farmers, ranches, and woodland owners, the percentage was raised to 100%. Those persons qualified are those whose gross income from farming or woodland management comprises over 50% of total income. In addition, a donor can carry forward excess deductions into the next 15 years.<sup>11</sup>

#### **4.4.4 Virginia State Income Tax Benefits for Conservation Donations**

Virginia allows an income tax credit for 40% of the value of a conservation easement or donated land and may use the credit to offset taxes owed. Taxpayers may use up to \$100,000 per year for the year of the sale and ten subsequent years and may sell unused credits. As with federal tax benefits, the easement must qualify as a charitable deduction and meet additional requirements under the Virginia Land conservation incentives Act. The conservation value of the land must be verified by the Virginia Department of Conservation and Recreation when a credit of \$1 million or more is claimed.<sup>12</sup>

#### **4.4.5 Estate Tax Reductions for Conservation Donations**

Landowners can reduce the amount of taxes that must be paid for inherited property by donating a conservation easement. This can reduce these taxes if the value of the estate has been reduced by the value of the easement. In addition, the American Farm and Ranch Protection Act of 1997 allows heirs to exclude up to an additional 40% of the remaining value of their land from estate taxes up to \$500,000.<sup>13</sup>

---

<sup>10</sup> Internal Revenue Service, Section 170(h), Internal Revenue Code, <http://www.irs.gov/pub/irs-drop/n-04-41.pdf>, accessed April 6, 2016.

<sup>11</sup> Linda Wang, "The Federal Income tax and Conservation Easement Donations" (US Forest Service, 2011), <http://www.fs.fed.us/spf/coop/library/conservationeasement.pdf>, accessed April 6, 2016.

<sup>12</sup> Virginia Department of Conservation and Recreation, "Land Preservation Tax Credit," [http://www.dcr.virginia.gov/land\\_conservation/lpc.shtml](http://www.dcr.virginia.gov/land_conservation/lpc.shtml), accessed April 6, 2016.

<sup>13</sup> Piedmont Environmental Council, "Conservation Easements," <http://www.pecva.org/index.php/land-conservation/sources-of-conservation-funding/141-complete-list-of-funds/496-conservation-easements>, accessed April 7, 2016.

#### **4.4.6 Federal and State Income Tax Credits for Historic Building Rehabilitation**

State and federal programs are in place that offer income tax credits for rehabilitations of buildings that are listed in the state and national registers or, in the case of federal taxes, some other buildings over 75 years old are also eligible. In Virginia, state income tax credits are available for both owner-occupied and income-producing buildings. A study conducted by the Commonwealth in 2010 calculated that since the program's inception in 1997, the tax credit program has spurred private investment of around \$1.5 billion in the rehabilitation of more than 1,200 Virginia landmark buildings, which has in turn, created more than 10,700 jobs and \$444 million in wages and salaries. In addition, capital improvements have resulted in increases in overall local property taxes and spurred local commercial activity.<sup>14</sup>

The federal Historic Preservation Tax Incentives program, which has been in force since 1976, has leveraged over \$62 billion in private investment to preserve over 38,000 historic properties. The program is administered by the joint efforts of the National Park Service and the Internal Revenue Service, in partnership with the State Historic Preservation Office, which reviews the rehabilitation work for compliance with the *Secretary of the Interior's Standards*. A 20% credit is available for the rehabilitation of a historic, income-producing building that is determined to be a certified historic structure. A 10% credit is available for the rehabilitation of a non-historic building that is over 75 years old and supports a non-residential use.<sup>15</sup> This would be especially useful for the rehabilitation of barns and other agricultural buildings on a working farm, for example.

### **4.5 Potential Sources of Funding for Battlefield Preservation**

#### **4.5.1 Federal Funding**

##### **Civil War Battlefield Land Acquisition Grant (BLAG) Program (Land and Water Conservation Fund)**

This program is administered by the ABPP and offers matching grants to state and local governments that are awarded through a competitive process. Money from the Land and Water Conservation Fund is authorized for both fee simple purchases and easement acquisition of Civil War battlefield land. Nonprofits must partner with a government entity and become a sub-grantee in order to participate in this grant program.<sup>16</sup> Local governments or private nonprofit organizations using BLAG funds to acquire fee simple or easement interest must convey a perpetual easement over the property to either the SHPO or another governmental agency approved by the National Park Service.

##### **Transportation Alternative Program (Federal Highway Administration)**

This program provides matching grants to state and local governments for both fee simple purchases and conservation easement acquisitions. As with the Land and Water Conservation fund, the funds must be passed through a governmental agency.<sup>17</sup>

---

<sup>14</sup> Virginia Department of Historic Resources, "Rehabilitation Tax Credits," [http://.dhr.virginia.gov/tax\\_credit.htm](http://.dhr.virginia.gov/tax_credit.htm), accessed April 6, 2016.

<sup>15</sup> National Park Service, "Tax Incentives for Preserving Historic Properties," <http://www.nps.gov/tps/tax-incentives.htm>, accessed April 8, 2016.

<sup>16</sup> For more information, see <http://www.nps.gov/hps/abpp/grants/CWBLAGgrants.htm>

<sup>17</sup> For more information, see [http://www.fhwa.dot.gov/environment/transportation\\_alternatives/](http://www.fhwa.dot.gov/environment/transportation_alternatives/)



#### **Grasslands Reserve Program (US Department of Agriculture Farm Service Agency)**

The goal of this program is to prevent grazing and pasture land from being converted into cropland, used for urban development, or developed for other non-grazing uses. Options for participation include a rental contract for 10, 15, or 20 years or enrollment of land in a conservation easement.<sup>18</sup>

#### **4.5.2 State Funding**

State funding levels vary widely from year to year, but state-level funding may be available from the following sources:

##### **Virginia Battlefield Preservation Fund (Virginia Department of Historic Resources)**

This fund was established for the purpose of making grants to private nonprofit organizations to match federal and other matching funds. Funds are to be used for the fee simple purchase of, or purchase of protective interests in any Virginia Civil War historic site listed in the “Report on the Nation’s Civil War Battlefields,” issued by the ABPP.<sup>19</sup> This fund now encompasses Revolutionary War and War of 1812 sites as well as Civil War battlefield sites. This funding requires placement of a perpetual easement.

##### **Virginia Land Conservation Fund (Virginia Land Conservation Foundation (VLCF))**

This fund supports the establishment of conservation easement and the purchase of open space and parklands, lands of historic and cultural significance, farmlands and forests, and natural areas. Some of the funds may be used to develop properties for public use.<sup>20</sup> VLCF funded projects undertaken by private organizations must result in permanent easement of the property.

##### **Open Space Lands Preservation Trust Fund (Virginia Outdoors Foundation)**

This fund assists landowners with the costs of conveying open-space easements and the purchase of all or part of the value of the easements.<sup>21</sup>

##### **Forest Legacy Program (Virginia Department of Forestry)**

This fund, which is operated by the Virginia Department of Forestry, helps private forest landowners by paying up to 75% of the appraised value to purchase either conservation easements or land, with the remaining, matching funds coming from private, other state agency, or local sources. Landowners may also benefit from reduced taxes if they donate the required matching funds for the program by accepting a bargain sale. In return, they are required to prepare a multiple-resource management plan.<sup>22</sup>

#### **4.5.3 Local Funding**

##### **General Fund Appropriations**

The county could use money from their general funds to contribute to the purchase of battlefield lands and easements or to underwrite battlefield agricultural support programs.

---

<sup>18</sup> For more information, see <http://www.fsa.usda.gov/FSA/webapp?area=home&subject=copr&topic=grp>

<sup>19</sup> For more information, see [http://www.lawserver.com/law/state/virginia/va-code/virginia\\_code\\_10-1-2202-4](http://www.lawserver.com/law/state/virginia/va-code/virginia_code_10-1-2202-4)

<sup>20</sup> For more information, see [http://www.dcr.virginia.gov/virginia\\_landconservation-foundation/](http://www.dcr.virginia.gov/virginia_landconservation-foundation/)

<sup>21</sup> For more information, see <http://www.virginiaoutdoorsfoundation.org/protect/open-space-lands-preservation-trust-fund/>

<sup>22</sup> For more information, see <http://dof.virginia.gov/land/legacyindex.htm>

### **Local Government Bonds**

Localities could use general obligation bonds to purchase battlefield lands and conservation easement. In Virginia, counties must gain voter approval before issuing these bonds.

### **Service Districts**

Some counties establish service districts to purchase easements for rural conservation.

### **4.5.4 Private Funding**

#### **Lease Income**

A preservation organization that purchases land in fee simple can rent that land to farmers to keep it in agricultural use and preserve its rural landscape character. Income above a mortgage can fund other preservation activities.

#### **Private Donations**

Private donations to a preservation organization can be targeted to a particular effort, or can be pooled to create a revolving fund. Some donations may be in case or occur as in-kind services. National and other large preservation foundations concerned with similar issues may also be willing to contribute to a local effort if it helps them achieve their goals.

#### **Charitable Creditors**

Some groups and jurisdictions maintain a list of conservation-minded people willing to guarantee loans or provide interest-free loans for land acquisition or easements.

#### **Preservation Buyers**

Some organizations partner with preservation-minded buyers to purchase land together for which the organization will hold a conservation easement and the buyer retaining the remainder of interest in the land. The Civil War Trust has been able to preserve many acres of Civil War battlefield lands using this method.

### **4.6 Prince William County Preservation Tools and Techniques for Preservation Land Planning**

The Prince William County Planning Office reviews development applications such as re-zonings, special use permits, comprehensive plan amendments, along with zoning appeals and variances.<sup>23</sup> The office also acts as staff to the Planning Commission, Board of Zoning Appeals, Historical Commission, Architectural Review Board, and Agricultural and Forestal District Advisory Committee. Major divisions of the Planning Office are: Long Range Planning, Current Planning, and Zoning Administration.

The Prince William County Historic Commission has 16 citizen members appointed by the Board of County Supervisors. The Commission advises the board regarding efforts to identify, preserve, and promote Prince William County's historic sites, artifacts, buildings and events. Duties of the Commission include reviewing land development applications in order to make recommendations on the proposed developments' impacts to cultural resources. In addition, they propose properties to be classified as County Registered Historic Sites, along with supporting educational, interpretation, and tourism and research initiatives as they relate to the county's history.

The Architectural Review Board (ARB) acts in an advisory capacity to the Board of County supervisors and other county officials regarding the protection of local historical and cultural resources. Their duties include reviewing

---

<sup>23</sup> Prince William County Office of Planning, Comprehensive Plan Prince William County, 2008, last amended 2016.

NRHP nominations and Certified Local Government grant applications. They also conduct an ongoing inventory of historic properties in the County and reviewing certificates of appropriateness for substantial alterations (including demolitions) or changes to the outside appearance of homes located within a historic overlay district. The ARB must have members with professional experience in architecture, archeological history, or planning and are required to attend State approved training.

An additional local government entity is the Prince William County Trails and Blueways Council. This advisory council was established by the Prince William Board of County Supervisors to provide services for the development of trails and blueways in Prince William County. The mission of the Council is to advise the Department of Parks and Recreation and the Board of County Supervisors in the development of a county-wide trails and blueways system in Prince William County as outlined in the by-laws of the Council.

The Department of Public Works is dedicated to the preservation of Prince William County's historic resources. The Historic Preservation Division staff serve as the caretakers of historic structures, interiors, archeological resources, natural resources, historic landscapes, artifacts and collections. Staff recognizes their critical role in caring for the historic treasures and traditions. This role benefits the community, state and nation. The staff strives to fulfill the need to identify, protect, preserve and rehabilitate historic sites for public use and posterity. The Historic Preservation Foundation is a non-profit organization dedicated to raising funds for the preservation program of Prince William County. The group also strives to increase public awareness of preservation and the steps to make the County's historic treasures available to the public. This organization was founded solely for charitable and educational purposes.

#### **4.6.1 History of County Efforts to Preserve Bristoe Station Battlefield**

In 1988, there was consideration of a portion of the Bristoe battlefield site for a new debris landfill and the subsequent action by the County to drop the site as a potential landfill due to opposition from landowners, historians, and preservationists citing the potential presence of Confederate graves. Also in the 1980s, a National Register Nomination for the battlefield was submitted and the Virginia Historic Landmark Division gave the battlefield landmark designation. Both efforts failed as they were de-listed at the request of landowners.

In the 1990s, Prince William Board of County Supervisors approved the County's Comprehensive Plan that included goals and action strategies to mitigate development impacts to cultural resources including the battlefield and establishing a Bristoe Station Historical Area for planning purposes.

In the 2000s, Centex Homes purchased the 341-acre Rollins tract on the west side of Route 619 with plans for "New Bristow Village." Centex submitted proffers to the County to include the donation of 127 acres to the Civil War Preservation Trust (CWT) in exchange for higher density housing elsewhere on the tract. In 2002, the Prince William Board of County Supervisors approved the Centex plan. The Historical Commission supported the rezoning, but recommended an independent survey for unmarked graves before land disturbance.

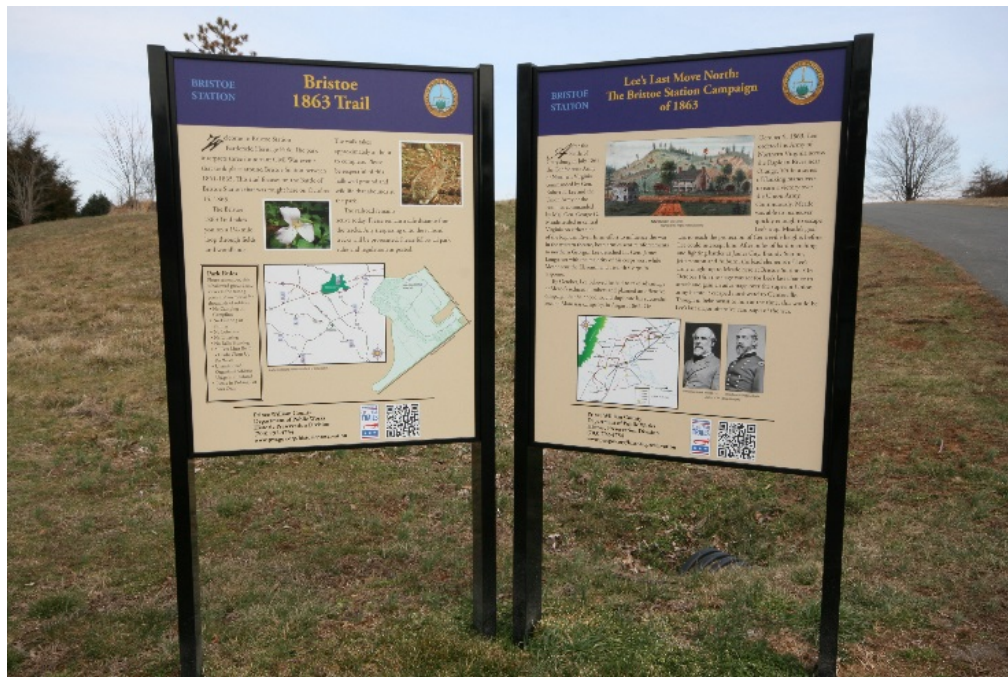
In 2006, CWT officially transferred their Bristoe Station battlefield land, now expanded to 133 acres, to the Prince William Board of County Supervisors who transferred management to the Historic Preservation Division of the Prince William County Department of Public Works, and Bristoe Station Battlefield Heritage Park (BSBHP) was created (Figures 4-1 and 4-2). The Board of County Supervisors took another important step in protecting the County-owned portion of the battlefield. In September 2008, they approved the acceptance of the conveyance of a perpetual conservation easement to the Virginia Board of Historic Resources for BSBHP. This easement was



ratified in October of 2009, when the County entered into a Deed Of Gift Of Easement with the Virginia Board of Historic Resources for the Bristoe Battlefield Heritage Park (VDHR FILE NO. 076-0024).

In 2008, Prince William Board of County Supervisors approved the Manassas Business Park rezoning. The applicant proffered 42 acres to the county for an addition to the Bristoe Station Battlefield Heritage Park. When the proffers are 'fulfilled' the park will expand to 175 total acres.

In 2016, the Code of Virginia was amended as to provisions applicable to certain conditional rezoning proffers. The results of this legislation will likely curtail the ability or proffers to be used for historical preservation.



**Figure 4-1: Interpretive signage at the parking area for Bristoe Station Battlefield Heritage Park.**  
Source: CHG



**Figure 4-2: Identification sign for Bristoe Station Battlefield Heritage Park as seen from Bristow Road.**  
Source: Prince William County archives

## 4.6.2 Land Development Policies and Guidelines in Prince William County

### Comprehensive Plan

The Prince William County Comprehensive Plan (2008 and updates) has put goals and action strategies in place that support protection and preservation efforts for historic features and lands within the County. Policies include:

- **Cultural Resources Section:** The primary intent of the Cultural Resources Plan is to facilitate and encourage the identification and protection of the County's significant cultural resources – architectural, archeological, and historical sites and districts. The secondary intent is to enhance awareness of the history of the County and the importance of preserving properties that are significantly link with that history.

**CR-POLICY 1:** Identify the significant cultural resources in the County.

**CR-POLICY 2:** Protect and preserve cultural resources that are important for documenting or demonstrating the prehistory or history of the County.

**CR-POLICY 3:** Enhance the awareness of Prince William County's history and the importance of the County in the historical development of the Commonwealth of Virginia and the United States

**CR-POLICY 4:** Encourage preservation of the County's most significant historic properties through use of the County Registered Historic Site (CRHS classification).

**CR-POLICY 5:** Identify and preserve known (but ill-defined) or expected prehistoric or historic resources through the application of standard archeological modeling methods, reconnaissance level surveys, and use of appropriate maps and other documents.

**CR-POLICY 6:** Preserve, protect, and maintain known or discoverable cemeteries and gravesites, whether marked or unmarked.

**CR-POLICY 7:** Apply mitigation measures to all new development within the Bristoe Station Historical Area.

- Require the owners/developers of property located in the Bristoe Station Historical Area to conduct Phase I archeological/cultural resource studies in areas in which documented historical events occurred. If areas of historic /cultural significance are substantiated and additional archeological study is appropriate, conduct additional Phase II and/or Phase III archeological studies.
- Require the owners/developers of property located in the Bristoe station Historical Area to submit plans for comprehensive plan amendments, rezoning, and special use permit applications within the area and to incorporate the results of Phase I archeological studies and such other studies as are indicated by the results of the Phase I archeological study.
- Encourage property owners to dedicate land to the County or provide historic resource easements at the time a rezoning is granted or a special use permit or other site development is approved, whichever occurs earliest, for the purpose of preserving and providing public access to historically significant features of the Bristoe Station Historical Area, particularly along pedestrian trails where historic markers and other interpretive materials will be located to provide information about the Battle of Bristoe Station and other significant uses of the area during the Civil War. Said dedication of easements are to be legally granted at the time of site plan approval. Land disturbance and

new construction will not be permitted within the historic resource lands or easements except to the extent necessary to construct trails, markers, and other interpretive materials. The historic resource lands or easements may include roads and utilities and stormwater management facilities provided such structures and improvements are designed with the objective of minimizing the impact to historical features. The need for such crossings will be justified at the time of rezoning, special use permit, or site plan. Property owners/developers shall be entitled to the density otherwise associated with land located within the historic resource lands or easements based on the underlying land use designations depicted on the Long-Range Land Use Plan Map.

- Incorporate the following as part of any rezoning/special use permit for the Bristoe Station Historical Area:
    - Commit to development densities and intensities at the lower end of the range shown on the Long Range Land Use Map.
    - Cluster development to allow the overall density contemplated but to preserve more significant or appropriate areas, to create points of interest, and to provide markers or interpretive exhibits, etc.
    - Provide a development plan as part of the rezoning/special use permit process that outlines the concept for development within the Bristoe Station Historical Area.
    - Provide an architectural concept plan as part of the rezoning/special use permit process for the Bristoe Station Historical Area to provide a general concept for dwelling and structure design, including architectural style, details of roof lines, architectural ornamentation, materials, colors, and texture.
    - Use landscaping and buffers to create a setting compatible with the historic/cultural significance recognized/memorialized on the property.
  - Maintain existing vegetation where appropriate and where it contributes to the character consistent with the historical/cultural significance of the area.
  - Ensure individual development proposals reserve land/open space for use as interpretive settings related to the significance of the site. In cases where there are multiple development proposals within such area, establish pedestrian trails or other similar linkages between areas.
- ***Parks, Open Space and Trails Section:*** The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. These parklands, open spaces and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities.

**PK-POLICY 2:** The County shall encourage the preservation and use of private lands for park and recreation facilities.

**NCR-POLICY 1:** Consider natural and cultural resource stewardship needs at all levels of land use related decision making.

**NCR-POLICY 2:** Enhance the awareness of Prince William County's natural and cultural resources and cultural heritage and the importance of the county in the historical development of the Commonwealth of Virginia and the United States. Listing of Action Strategies here is particularly pertinent to the Preservation Study.



- Work with nonprofit organizations, homeowner associations and others to develop and implement programs and outreach materials to create and foster a sense of ownership and stewardship of natural and cultural resources and cultural heritage among county staff and residents.
  - Work with nonprofit organizations, homeowner associations and others to develop and implement interpretive programs, independently and through partnerships with nonprofit and other organizations to educate citizens on natural and cultural resources and to promote a sense of resource ownership and stewardship among residents.
  - Work with nonprofit organizations, homeowner associations and others to network and partner with other groups and organizations to provide resource education and foster stewardship.
- **Environment Section:** The intent of the Environment Plan is to ensure that in developing the County, the natural beauty is preserved, water quality is protected, property values and quality of life are enhanced, and ecological diversity is preserved.

**EN-POLICY 5:** Protect and manage the County’s soils and natural landscape to retain and enhance their associated economic, aesthetic and ecosystem benefits.

**EN-POLICY 6:** Maintain or enhance the integrity of surface bodies of water.

**EN-POLICY 7:** Manage watersheds through a comprehensive watershed management planning-based approach.

**EN-POLICY 9:** Ensure the high quality of public drinking water sources.

**EN-POLICY 10:** Preserve natural vegetation – especially existing and mature trees and provide for the replacement and management of urban forest resources.

- **Community Design Section:** The intent of the Community Design Plan is to present illustrative guidelines for the effective and efficient design of new residential, commercial, employment, and mixed-use developments and for the redevelopment of existing areas within the County. The Plan contains the goals of community design, specific policies, and action strategies that encourage innovation and imagination in building design and site planning, while ensuring that certain universal principles of good community design are upheld.

**DES-POLICY 9:** Preserve and enhance the unique architectural and landscape qualities of the county’s rural area.

- Encourage commercial development in the Rural Area to provide design compatibility between new and existing development. When there is more than one building on a site, design new commercial structures as a cluster of small-scale buildings to minimize their mass and to blend them in with existing buildings.
- Use appropriate indigenous plant materials and traditional planting patterns in areas visible from public thoroughfares so that new buildings blend into their landscape surroundings.
- Provide site plans and building designs that protect the existing visual quality and natural resource value that make these areas distinctive.
- Encourage any new development in the Rural Area to preserve the visual character of the rural landscape by providing appropriate building setbacks, with landscaped/preserved open space

occupying the setback area, and preserving important scenic resources – hedgerows, mature trees, farm buildings, walls and fences, and open fields.

**DES-POLICY 10:** Encourage site plans and building designs for new development that enhance the settings of the County Registered Historic Sites, as identified in the Cultural Resources Plan. Listing of Action Strategies here is particularly pertinent to the Preservation Study.

- Design projects to mitigate the adverse effects of development on the architectural and landscape features of archeological and historic sites and structures when developing properties or adjacent properties.
- Encourage the preservation of views to and from historic properties through the protection of farm fields, meadows, and woodlands.
- Incorporate adaptive reuse of historic structures into new developments, rather than demolition, and provide sufficient land around archeological and historic sites and structures to preserve the integrity of the site in the historic context.

**DES-POLICY 13:** Encourage the preparation of plans for the preservation and restoration of landscape resources.

**DES-POLICY 14:** Identify significant natural viewshed in Prince William County. Listing of Action Strategies here is particularly pertinent to the Preservation Study.

- Seek funding from federal, state, local, and private organizations in order to secure professional services needed to conduct a Countywide or area-specific viewshed inventory or study.
  - Develop an incentive system for the preservation of viewshed.
  - Determine whether it is desirable to establish viewshed overlay district in the County.
- **Long-Range Land Use Section:** Prince William County, as a locality within the Washington metropolitan region, recognizes that growth and change will occur, and embraces the belief that change is vital to the well-being of the community. Specifically, the County recognizes that smart long-range land use planning can help create sustainable transportation networks and encourage development that is environmentally and fiscally sound. Concentrating population, jobs, and infrastructure within vibrant, walkable, mixed-use centers served by transit will help ease road congestion by providing options for a range of transportation modes. This type of development will also ease development pressure on less developed or rural portions of the County. The County seeks to follow guidance from a number of nationally recognized smart growth principles regarding the long-range development of land within its boundaries, so that open space and cultural resources are preserved, business is supported and expanded, the County's financial health is strengthened, and an exceptional quality of life is proved to County Residents.

**LU-POLICY 5:** To develop the Bristow/Broad Run area with a mix of employment uses while preserving cultural and environmental resources. Listing of Action Strategies is particularly pertinent for the Preservation Study (Figure 4-3).

- Develop gateway design guidelines along Route 28 (Nokesville Road) from Broad Run to Linton Hall Road that reflects the historic character of the corridor using context sensitive design with limited access points in accordance with DES-Policy 4 of the Community Design Plan.
- New development in the Bristow/Broad Run area should mitigate any impact to cultural resources including the preservation of significant battlefield land in accordance with CR Policy 7 of the

Cultural Resources Plan and the Bristow Road Heritage Corridor. Mitigation should include in its analysis the American Battlefield Protection Program battlefield maps.

- New development in the Bristow/Broad Run area should mitigate any impact to environmental resources and contribute to development of the Broad Run Recreational Corridor.
- New development in the Bristow/Broad Run area should provide for a local collector road from Bristow Center Drive to Golf Academy Drive and from Golf Academy Drive to Iron Brigade Unit Avenue.
- Future development should address land use compatibility and police concerns regarding uses in the vicinity of the Youth for Tomorrow facility.
- Future development is discouraged from including a residential component south of Route 28 (Nokesville Road) due to the proximity of Manassas Regional Airport.

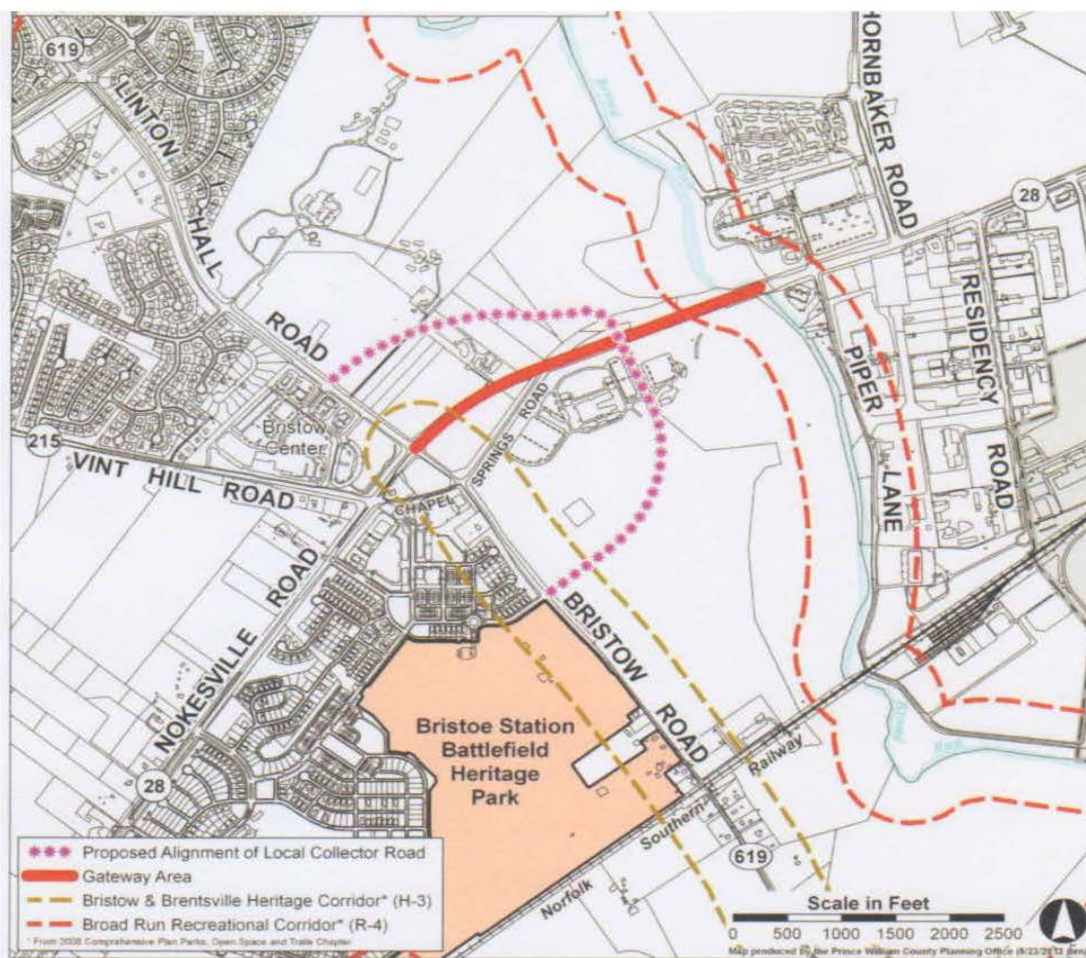


Figure 4-3: Bristow and Broad Run Area in the Land Use Section of the Comprehensive Plan. Source: Prince William County Comprehensive Plan

### Long Range Land Use Plan and Zoning Classifications

The Long-Range Land Use Plan serves as a guide to the physical development of the county and reflects the spatial distribution of various urban, suburban, and rural land use classifications. While this plan is a generalized document, it can be looked at on a site-specific basis, in consideration of approved zonings or other Board of County Supervisors' action that clearly states County planning policy for a site or area. The Long-Range Land Use Plan Map illustrates existing and potential development by land use classification and by density or building



height. The Comprehensive Plan, Long-Range Land Use Plan Land Use Classifications have been mapped based upon criteria as set throughout the Comprehensive Plan as goals, objectives, policies, and action strategies. These criteria apply to development where appropriate within both the Development Area and the Rural Area. The specific zoning of land in Prince William County is intended to complement its Comprehensive Plan classification and governs the uses that are allowed and the standards of development.

The Comprehensive Plan divides Prince William County into two general land use areas. The Development Area and the Rural Area (often referred to as the “Rural Crescent”). Designated within each general land use area are a variety of uses. These two general designations are extremely important for the Preservation Study because lands associated with the battles of Bristoe Station and Kettle Run are located in both areas and preservation goals for the County differ within each of these designated areas.

- **The Development Area** is that portion of Prince William County that has already been developed or is expected to be developed at residential densities greater than those in the Rural Area. The Development Area also contains established commercial, office, and industrial areas, as well as undeveloped or underdeveloped land expected to meet the County’s projected growth, both residential and tax base-enhancing economic activities. The Development Area is divided into urban, suburban, and semi-rural sub-areas. The Comprehensive Plan encourages infill of the Development Area, to maximize the opportunities to provide public services in a cost-efficient manner and to provide an environmentally sound development pattern. Both public water and sewer would be provided in the Development Area. Land Use Classifications within this area include: Mass Transit node (MTN); Regional Employment Center (REC); Regional Commercial Center (RCC); Urban Residential Low (URL); Urban Residential Medium (URM); Urban Residential High (URH); Village Mixed Use (VMU); Urban Mixed Use (UMU); Centers of Community Overlay; Flexible Use employment center (FEC); Industrial Employment (EI); Community Employment Center (CEC); General Commercial (GC); Office (O); Neighborhood Commercial (NC); Suburban Residential High (SRH); Suburban Residential Medium (SRM); Suburban Residential Low (SRL); and Residential Planned Community (RPC). Zoning District Classifications for the Development Area include: A-1 Agricultural; A-1C A-1 Agricultural; B-1 General Business; B-2 Neighborhood Business; B-3 Convenience Business; M/T Industrial/Transportation; M-1 Heavy industrial; M-2 Light Industrial; O(F) Office/Flex; O(H) High-Rise Office; O(M) Mid-Rise Office; O(L) Low-Rise Office; PBD Planned Business district; PMD Planned Mixed District; PMR Planned Mixed Residential; RPC Residential Planned Community; V Village; R-30 30 Dwellings per 1 acre; R-16 16 Dwellings per 1 acre; R-6 6 Dwellings per 1 acre; R-4 4 Dwellings per 1 acre; R-4C R-4 cluster development; R-2 2 Dwellings per 1 acre; R-2C R-2 Cluster development; SR-1 1 Dwelling per 1 acre; SR-1C Sr-1 Cluster development; SR-5 1 Dwelling per 5 acres; SR\_%C SR-5 Cluster Development; and FED Government Property – Federal. *(Refer to the Prince William County Comprehensive Plan and Long Range Land Use Map and Zoning Map for detailed information about Long Range Land Use Classifications and Zoning District Classifications and their definitions. Maps are included in the Appendices of this document.)*
- **The Rural Area** is that portion of Prince William County containing agricultural, open space, forestry, and large-lot residential land uses, as well as occasional small-scale convenience retail centers and community facilities. Large-lot residential cluster development contained within or abutted by large tracts of permanent open space is an alternative residential pattern permitted in the Rural Area. Unlike the 10-acre lots permitted by right, however, these clusters require subdivision approval by the County. The purpose of the Rural area designation is to help preserve the County’s agricultural economy and

resources, the County's agricultural landscapes and cultural resources, the quality of the groundwater supply, and the open space and rural character presently found there. The Rural Area also protects Prince William Forest Park and Manassas National Battlefield Park County Registered historic sites, which serve as key anchor points within the Rural Area classification. Protecting the Rural Area from higher density is the key to furthering the intent of this plan and achieving the ten smart growth principles throughout the county. The Rural Area may be served by public water facilities but not by public sewer facilities, except under the emergency conditions identified in the Sewer Plan or to serve specific public facilities. Designation of the Rural Area and application of the development goals, policies, and actions strategies for it are intended to help avoid the negative economic, social, and environment characteristic of sprawl development. Land Use Classifications within this area include: Agricultural or Estate (AE) and Convenience Retail (CR). Zoning District Classifications in this area include: A-1 Agricultural (*the predominate classification in the Rural Area*); M-1 Heavy Industrial; B-1 General Business; R-4 Minimum Lot Size 10,000 sq. ft.; SR-5: 1 Dwelling per five acres; SR-1 1 Dwelling per acre; and B-3 Convenience Business (*Refer to the Prince William County Comprehensive Plan and Long Range Land Use Map and Zoning Map (2016) for detailed information about Long Range Land Use Classifications, Zoning District Classifications, and their definitions. Maps are included in the Appendices of this document.*)

In addition, there are Countywide Categories associated with environmental protection and cultural resource protection located within both the Development and Rural Areas. The categories include: Environmental Resources (ER); County Registered Historic Sites (CRHS); and Parks and Open Space (POS.) Within these categories the following designations are associated with the battlefield parcels and county-wide goals for preservation of natural resources, cultural resources, and open space in Prince William County.

- **Chesapeake Bay Preservation Area Overlay District RPA** The Chesapeake Bay waters have been degraded significantly by point source and non-point source pollution from land uses and development along the shores of the Bay, its tributaries, and other state waters. These lands together, designated by the Prince William Board of Supervisors as Resource Protection Areas (RPA) and Resource Management Areas, (RMA comprise the Chesapeake Bay Preservation Areas, in accordance with the requirements of the Chesapeake Bay Preservation Act (VA Code), and need to be protected from destruction and damage in order to protect the quality of water in the Bay. As such, the board has chosen to delineate this district in accordance with the areas of the county subject to inundation by the 100-year flood (a flood that, on average, is likely to occur once every 100 years). Areas of the County shown to be subject to this flood were found on the basis of the Flood Insurance Study (FIS) for Prince William County (prepared by FEMA, dated Jan. 1, 1995), engineering studies prepared by the U.S. Army Corps of Engineers, the U.S. Soil Conservation Service, and other public and private sources.
- **Broad Run Resource Protection Area (RPA)** The Broad Run RPA is delineated on the Flood Hazard Overlay District Map of Prince William County in the context of the entire county. RPA areas are associated with resource protection and are associated with battlefield land parcels and additional preservation goals for both natural and cultural resources.
- **Bristoe Station Historical Area.** Bristoe Station Historical Area as delineated and recognized in the Cultural Resources section of the Comprehensive Plan, encompasses land parcels in both the Development and Rural Areas. The parcels include the Battlefield Heritage Park as well as the Historic Village of Bristow (CRHS) and the Historic District of the Village of Bristow (VDHR #076-53344). Additional parcels of

agricultural open space are included as they are associated with the Civil War battles of Bristoe Station and Kettle Run.

- **Village of Bristow Historic District (VDHR#076-53344; Proposed).** With the arrival of the Orange and Alexandria Railroad in 1852, Bristow (alternately called Bristoe Station) gained prominence as a post office. In its heyday, Bristow had churches, schools, hotels, stores, a blacksmith shop, and storage buildings used in the transport of agricultural goods onto rail cars. Architectural resources within the proposed Historic District vary in building type and function and include late nineteenth and early twentieth century two-story frame dwellings (VDHR #076-0245 and #076-0606) to more modest early to mid-twentieth century two-story frame dwellings (VDHR #076-0603 and 3076-0605). Several commercial buildings have also been included within the proposed Historic District boundary. One large farm parcel (VDHR #076-0608), which falls within the period of significance for this farming community is located adjacent to the railroad tracks which bisect the core of Bristow. *(See Cultural Resources in Chapter 3 of this document.)*
- **Historic Village of Bristow.** The Historic Village of Bristow is a County Registered Historic site (CRHS). It is significant as the core of this 19<sup>th</sup> and early 20<sup>th</sup> century farming community. Centered on the intersection of Bristow Road and the Norfolk Southern rail line, the village takes its name from Robert Bristow who received the “Bristow Tract” in 1737. The Bristow Store, the Rollins House, the Davis-Beard House, and the Rollins Store survive in this post-Civil War crossroads. *(See Cultural Resources in Chapter 3 of this document.)*
- **Brentsville/Bristow Heritage Corridor.** The Open Space Plan within the Parks, Open Space and Trails section of the Comprehensive Plan defines a Heritage Corridor as a “linear swath of land that connects or contains resources of cultural significance and may contain trails and/or roadways with interpretive signage linking cultural sites and is part of a countywide system of continuous open space corridors. The corridors may be historic routes themselves, or modern routes that connect sites of cultural interest. The Brentsville/Bristow Heritage Corridor as delineated on the Open Space and Corridors Map, contains the historic Bristow Road and encompasses the roadway corridor from Brentsville to Nokesville Road. The roadway itself is designated as a scenic byway and the corridor contain cultural features associated with the Bristoe and Kettle Run battlefields as well as the Historic Village of Bristow.

#### **Other Open Space Preservation Tools**

In addition to the Comprehensive Plan, current Open Space and Historic Resource Preservation tools utilized by Prince William County include:

- **Large Lot Zoning: A-1 Agricultural:** This zoning district allows one detached single-family dwelling per 10 acres.
- **Rural Cluster Development:** Rural Cluster Development (RCD) is a form of residential subdivision. In an RCD, houses are clustered together in areas zoned for larger properties. The remainder of the land is often designated “open space.”
- **Overlay Districts:** Special public interest zoning overlay districts protect and enhance certain specific lands and structures. This includes data center opportunity zones, flood hazard areas, historic districts, designated highway corridors, Chesapeake Bay preservation areas, airport safety, technology, and redevelopment.



- Conditional Zoning: Any applicant for a zoning map amendment (rezoning) may, as a part of his application proffer reasonable conditions concerning the use and development of his property, including also off-site improvements that may serve or benefit his property and the public welfare.
- Capital Improvement Program: The Prince William County code requires preparation of a Capital Improvement Program (CIP), guided by the Strategic Plan, Comprehensive Plan, and Principles of Sound Financial Management. The CIP includes both County and Schools projects ensuring one affordable plan. The proposed CIP includes the County projects.
- Land Use Value Assessment: The Land Use Value Assessment Program provides tax relief to certain agricultural forestal, horticultural, and open space property owners. The program allows qualifying land to be taxed according to its use value, rather than its market value. Buildings do not have use value assessments and are assessed at full market value.
- Agricultural and Forestal Districts: One way that Prince William County encourages the preservation of land devoted to agricultural and forestal production is through Agricultural and Forestal Districts (AFD). More than 2,200 acres in the County are included in one of the three Agricultural and Forestal Districts, which provide numerous benefits. These include:
  - Use-Value Assessment
  - Unreasonable Restrictions
  - Land Uses
  - Commonwealth Encouragement
  - Tax District Limitations
  - Alternatives
- Donation of Conservation or Preservation Easements: Prince William County supports easements that meet Policies and Goals in the Comprehensive Plan. This includes preservation easements in or adjacent to the Buckland Historic Area, Bristoe Station Historic Area, Manassas National Battlefield Park, and easements that further protect County Registered Historic Sites (CRHS). The County also supports conservation easements that further policies and goals in the Parks, Open Space, and Trails chapter of the Comprehensive Plan.
- Conservation Design: Also known as Conservation Development, is an approach to the design, construction, and stewardship of a development that achieves functional protection of natural resources, while also providing social and economic benefits to human communities. Conservation Design is a controlled – growth land use development that adopts the principle for allowing limited sustainable development while protecting the area’s natural environmental features in perpetuity, including preserving open space landscape and vista, protecting farmland or natural habitats for wildlife, and maintaining the character of rural communities.

#### **4.7 Recommended Preservation Tools**

The following recommendations are from the adopted Prince William County Comprehensive Plan and the *Prince William County Rural Preservation Study Report (2014)* and reflect overlapping preservation goals for the Rural Area, agricultural lands and the core battlefield landscape. Most of the recommended programs are not yet in place in Prince William County and if implemented would give landowners more options for their property in both the Rural Area and the Developed Area.

#### **4.7.1 Purchase of Development Rights (PDR) Program**

A Purchase of Development Rights is a voluntary program in which a landowner agrees to sell development rights to a government (local, state, or federal) in return for a cash payment. (On September 20, 2016, the Prince William Board of County Supervisors resolved to initiate an amendment to the County code to create a Purchase of Development Rights Program.) Descriptions of elements of the program are:

- A landowner can sever the right to develop the land from the rest of the bundle of rights.
- Landowner can sell that development right to a private non-profit land trust or a government agency.
- Restrictions are placed on the land through a Conservation Easement (legally recorded).
- Most conservation easements are permanent.
- A conservation easement runs with the land.
- Holder of the easement must monitor the property.
- Eminent domain issue.
- State of Virginia has a farmland preservation program that provides money to counties to purchase development rights.
- The value of the development rights is determined by a professional appraiser.
- Federal funding is available through the NRCS Farm and Ranchland Protection Program and US Forest Service Forest Legacy Program.
- Financial benefits: the landowner gets cash, taxed as capital gains; County government gets preserved land for growth management, environmental quality, preservation of cultural resources and open space; and public gets preserved land for views and local economy, though usually no right of access.

#### **4.7.2 Transfer of Development Rights (TDR) Program**

A transfer of development rights (TDR) program features the creation of a market in development credits through the county government. The county gives development credits to landowners in a designated sending area from which the development credits will be sent and the land is preserved by a deed of easement (conservation easement). The development credits can be purchased by developers and landowners in designated receiving areas, and proposed developments are allowed to be built at a higher than normal density. Sending areas should be the highest value agricultural, scenic, and culturally significant parts of the Rural Area where such transfers would allow development that would be more protective of environmental resources and rural character compared to the existing zoning. (On September 20, 2016, the Prince William Board of County Supervisors resolved to initiate an amendment to the County Code to create a Transfer of Development Rights Program.) Descriptions of elements of the program are:

- A county program is authorized in Virginia.
- Sending areas, receiving areas.
- Landowners receive development credits; developers must buy credits to build at a higher density than normally allowed.
- Conservation easement placed on land in sending area when all development credits are sold.

#### **4.7.3 Conservation Easement Donation (in place for Prince William County)**

##### **Conservation Easement**

A conservation easement is the transfer of partial property interest from a landowner to a qualified nonprofit organization or a government entity, usually to protect natural, scenic, or historic features of the property. A

landowner can agree to limit development of real property in perpetuity, with the conservation easement as the mechanism to implement this agreement. The conservation easement runs with the property when the land is sold or transferred. The landowner may use the land in any way that is consistent with the terms of the conservation easement and applicable zoning laws. The entity that holds the conservation easement is responsible for enforcing the restrictions agree to and described in the conservation easement. The easement often addresses property maintenance, provides a right of access for inspection, and can be individually tailored to meet a landowner's needs. Descriptions of program elements include:

- Tax benefits.
- Federal income tax deduction, up to 50% of AGI and up to 16 years.
- Possible estate tax benefit.
- Virginia state income tax credit: 40% of the value of the donated easement. Landowner can claim up to \$100,000 a year, credits can be claimed for up to 10 years.
- A landowner may sell some or all of the tax credits.

#### **4.7.4 Recommendations for the Comprehensive Plan**

- Adopt in the Comprehensive Plan a vision that describes what the County wants the Rural Area to be. Use the vision as the basis for setting policy. Using the vision as a starting point, create a more substantial subsection or subsections of the Plan dedicated to the Rural Area.
- Adopt a Rural Area land preservation acreage goal as a subset of the County's overall Open space preservation goal.

#### **4.7.5 Recommendations for Agricultural/Forest Land Preservation**

- Adopt a Purchase of Development rights (PDR) program.
- Explore the creation of a Transfer of Development Rights (TDR) program.
- Explore the potential for revisions to the five-year prior use standards for entry into Virginia's Use Value Taxation Program.

#### **4.7.6 Recommendations for Land Use and Development**

- Encourage cluster provisions in the A-1 zone to protect cultural and historic resources. (On September 20, 2016, the Prince William Board of County Supervisors resolved to initiate an amendment to the County Code to amend the Rural Cluster Development Regulations.)
- Implement the recommendations of the MCB Quantico Joint Land Use Study.

#### **4.7.7 Recommendations for Rural Character**

- Recognize rural character areas. Refine/verify character area map developed and adopt the map into the Comprehensive Plan. Rural character areas in the *Prince William County Rural Preservation Study* are defined as "recognizable geographic areas that share like characteristics and evoke a unique and different feeling through their natural and man-made elements and surroundings." The Rural Area designated in the PWC Comprehensive Plan has different sub-areas within it, based on the extent to which some elements are stronger or more dominant in the landscape compared to others.
- Use the character areas as the basis for policies that protect and/or enhance the character in the different areas.
- Use the rural character areas as the basis for prioritizing land preservation through PDR and TDR.



- Use the rural character areas in selecting/screening sites for public facilities.

#### **4.7.8 Environmental Protection**

- Implement the recommendations that will have direct environmental benefits especially those related to land preservation, sewer, and open space corridor creation.
- Consider recommendations in tandem with the County’s efforts to comply with Total Maximum Daily Load (TMDL) requirements including the Chesapeake Bay TMDL. This recommendation is a current and ongoing effort already in place in Prince William County.

#### **4.7.9 Open Space and Recreation**

- Consider a goal to protect 60% of the remaining undeveloped land in the Rural area – equivalent to approximately 17,000 acres.
- Refine the Comprehensive Plan’s Open Space and Corridors map into a detailed, unified, interconnected open space vision suitable as the basis for specific implementation projects including land preservation and trail development.

#### **4.7.10 Economic Development**

- Give recognition to and support farming, agri-tourism, and rural recreation as making real contributions to the County’s economic development and quality of life.
- Create a working group to review and recommend revisions to codes and regulations to support agriculture.
- Consider creating an agricultural development/promotion position, perhaps in the County’s Department of Economic Development or as part of the Planning Office’s Community Development Program.

#### **4.7.11 Cultural Resources**

- Identify specific cultural-related projects to implement the recommended refined Comprehensive Plan’s Open Space and Corridors map.

#### **4.7.12 Public Facilities/Capital Projects**

- Avoid locating visually intrusive, high traffic recreation facilities such as sports complexes in sensitive rural character areas such as Rural Gateway Corridors or Valley agriculture and Forest areas.
- Coordinate the location of new public facilities with Open Space and Corridors map to help fill gaps in corridors, and reinforce other Rural area policies.
- In making road upgrades, roadway design standards should be applied carefully to protect and/or enhance the character in different character areas.

### **4.8 Summary**

Specific preservation tool options for each priority parcel identified in the Study and or Core Areas of the Bristoe Station and Kettle Run battlefields are detailed in Chapter 5. With the information presented in this chapter, applicable and feasible options specific to each parcel are presented and include discussion of overlapping preservation goals in place and proposed, and the preservation of battlefield lands as part of the larger land preservation policies in the county.

# Chapter 5

## Preservation of Priority Parcels

Based on the extent and significance of the resources found during archeological surveys, the KOCOA and military terrain analysis, the identification and extent of the defining features, and the viewshed analysis, it became evident that the Bristoe Station and Kettle Run battlefield extends beyond the 140 acres of preserved landscape in Bristoe Station Battlefield Heritage Park. The expanded battlefield landscape includes privately owned land parcels located within the Study and Core Areas.

The parcels identified were prioritized based on the number of defining features from the period of significance (1861-1865) and the level of integrity of these features. The parcels were color-coded to indicate priority and the criteria defined for each color. The identified parcels are targeted with specific preservation recommendations for landowners considering preservation or conservation programs, and for the County in negotiating development proposals within the Study Area. This strategy identifies the key parcels of land to be protected and those parcels, which if lost, would diminish the ability of the existing landscape to convey its historical significance and the physical extent of the battles (See Figure 5-1, Parcel Criteria Based on Historic Features and Integrity).

### 5.1 Preservation Priority System Methodology and Results

In order to develop a comprehensive strategy for battlefield land protection that also offers feasible options for private landowners, parcels were prioritized based on the historical analysis of the cultural landscape and the identification of defining features with various levels of integrity. The parcel ranking system is based on guidance from the *Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields, Technical Volume I*, and adapted to address the particular issues of the Bristoe Station and Kettle Run Battlefields. There are four criteria that form the prioritization of the parcels:

- **Historical Significance**, that is, if the parcel witnessed the most intense fighting during the battle, or decisive moments or turning points in the battle.<sup>1</sup> This is the only criterion not tied to contemporary conditions, but rather directly to the period of the Civil War. The parcels fall into two categories:
  - Study Area
  - Core Area
- **Historical Integrity**, which reflects the level of change to the parcel since the battle, categorized as:
  - Good: Appearance of the site is essentially unchanged from the historic period of significance with respect to terrain, land use, road network, and mass and scale of buildings. In rural areas, landscapes retain integrity if they are currently covered by forest or used as pasture or agriculture. In town or village settings, integrity is established through the listing of, or eligibility for listing of, buildings and structures on the National Register of Historic Places.
  - Fair: Major geographical, topographical, or design features are largely intact with some changes.
  - Low: Major geographical, topographical, or design features have been altered or obliterated.

---

<sup>1</sup> Civil War Sites Advisory Commission, *Report, Volume I*, pp.25-42.

- Lost: The landscape has changed beyond recognition. In particular, these would be parcels within which the battlefield that has been covered since the battle event by urban or suburban development, is permanently flooded, or is used as a quarry.<sup>2</sup>
- **Accessibility** through land use or viewshed from a public right-of-way or other public property:
  - Accessible
  - Not accessible
- **Potential for change**, based on whether or not the property is protected by conservation easement or is already public land established for conservation purposes, categorized as:
  - Protected
  - Unprotected

Using this methodology, the planning team and the Steering Committee evaluated land parcels within the Study and/or Core Areas and designated parcels with the following priority hierarchy:

#### **PRIORITY 1**

These parcels are properties located within the Core Area. They are the locations of decisive moments in the battles, possess good integrity, retain all or most of their battle-related defining features, including: locales, such as village or farms; structures, such as railroad beds and tracks, roads, pastures, or agricultural fields; and natural terrain features, such as streams, ridges, hills, forests, and hedgerows. These features each functioned in the course of the battles, providing key terrain, obstacles, cover and concealment, observation and viewsheds, and avenues of approach and retreat.

#### **PRIORITY 2**

These parcels are properties located within the Core Area. These parcels are the locations of decisive moments in the battles, and have fair historical integrity, retaining some of their battle-related defining features including viewsheds.

#### **PRIORITY 3**

These parcels are located in the Core Area. They may contain features present in 1862-1863 but not individually significant as locations of intense fighting, decisive moments, or turning points of the battles and have low integrity. They may contribute to the historic character of the battlefields and maintain integrity through the retention of historic uses or viewsheds.

#### **PRIORITY 4**

These parcels are in the Core Area and have lost historical integrity due to urban or suburban development. These parcels no longer contain features present from the period of significance but may retain viewsheds diminished by current development.

The parcels are listed, prioritized, and described in **Table 5-1** and preservation tool options are presented in **Table 5-2**.

---

<sup>2</sup> Civil War Sites Advisory Commission, "Battlefield Survey Procedures and Documentation," Appendix E in *Report, Volume 1*, 33. This information was gathered from the 2016 field surveys associated with this Preservation Study, and via Google Earth when views were not publicly accessible.



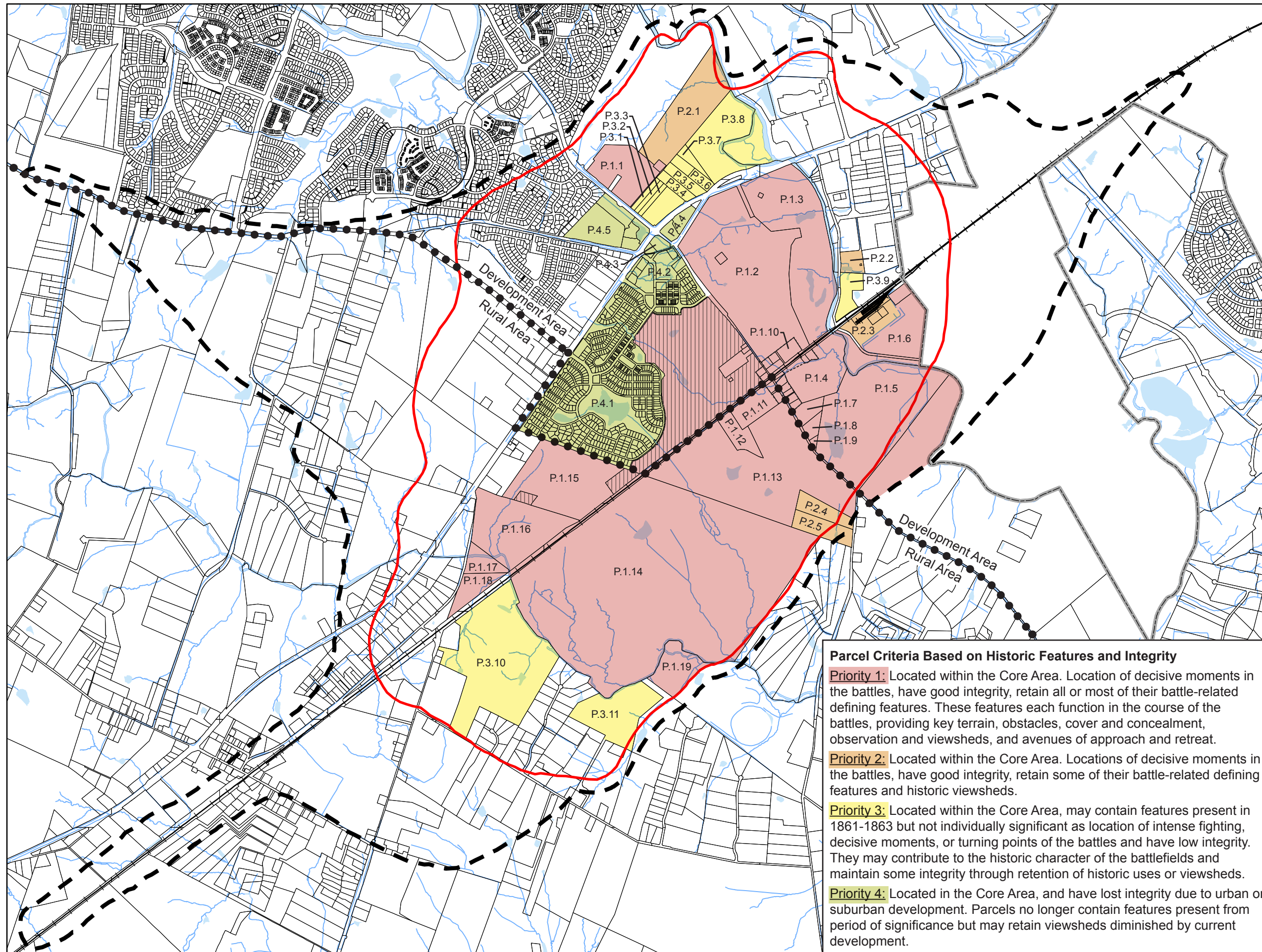
# Bristoe Station and Kettle Run Battlefields Preservation Study

September 2016

Prince William County, VA

Prepared for:  
Prince William County, VA  
1 County Complex Ct (MC260)  
Prince William, VA 22192

and  
American Battlefield Preservation Program  
National Park Service  
1201 Eye Street (2287) NW  
Washington, D.C. 20005



### Legend

- Bristoe Station Core Area
- Bristoe Station Study Area
- County Boundary
- Parcels
- Water Bodies
- Hydrology
- Parcels owned by County and BSBHP (protected)
- Rural Area Boundary
- P.2.3 Parcel Description (see Table 5-1)



0 5001,000 2,000 3,000  
Feet

1 inch = 2,200 feet

### Parcel Criteria Based on Historic Features and Integrity

**Priority 1:** Located within the Core Area. Location of decisive moments in the battles, have good integrity, retain all or most of their battle-related defining features. These features each function in the course of the battles, providing key terrain, obstacles, cover and concealment, observation and viewsheds, and avenues of approach and retreat.

**Priority 2:** Located within the Core Area. Locations of decisive moments in the battles, have good integrity, retain some of their battle-related defining features and historic viewsheds.

**Priority 3:** Located within the Core Area, may contain features present in 1861-1863 but not individually significant as location of intense fighting, decisive moments, or turning points of the battles and have low integrity. They may contribute to the historic character of the battlefields and maintain some integrity through retention of historic uses or viewsheds.

**Priority 4:** Located in the Core Area, and have lost integrity due to urban or suburban development. Parcels no longer contain features present from period of significance but may retain viewsheds diminished by current development.

Figure 5-1.  
Parcel Criteria Based on Historic Features and Integrity

## Table 5-1: Priority Parcel Description

Areas: Development Area (DA); Rural Area (RA)

Parcel	Areas	Land Use	Zoning	Defining Features	Historic Viewsheds: Fields of Fire	Integrity Assessment	PW County Wide Categories for Natural/Cultural Resources and Parks/Open Space (Heritage Corridor)
P.1.1	(DA)	G-C: General Commercial	B-1: General Business	Poague's first position, hill east of the shopping center, Linton Hall road	Yes	Good	None
P.1.2	(DA)	FEC: Flexible Employment Center and O: Office	M-2: Light Industrial and O(M) Mid-Rise Office	Broad Run, O&A Railroad, topography (hills), Bristoe Station, Poague's second position	Yes: Multiple	Good	Bristoe Station Historical Area & Bristoe/Brentsville Heritage Corridor
P.1.3	(DA)	FEC: Flexible Employment Center	M-2: Light Industrial	Broad Run, Broad Run Bridge, Bridge over Broad Run at Milford	Yes: Multiple	Fair	Bristoe Station Historical Area & Broad Run Resource Protection Area
P.1.4	(DA)	FEC: Flexible Employment Center	PBD: Planned Business District	Bristoe Station, Bristow Road, O&A Railroad, Broad Run Bridge, Broad Run, Ricketts possible (1)	Yes: Multiple	Good	Bristoe Station Historical Area & Broad Run Resource Protection Area
P.1.5	(DA)	FEC: Flexible Employment Center	PBD: Planned Business District	Bristow Road, Broad Run Bridge, Ricketts possible (2)	Yes: Multiple	Good	Bristoe Station Historical Area & Bristoe/Brentsville Heritage Corridor & Broad Run Resource Protection Area
P.1.6	(DA)	PL: Public Land	M-1: Heavy Industrial	Brown (2) east of Broad Run, Broad Run, Broad Run Bridge, O&A Railroad	Yes: Multiple	Good	Bristoe Station Historical Area (partial) & Broad Run Resource Protection Area
P.1.7	(DA)	FEC: Flexible Employment Center	PBD: Planned Business District	Bristow Road	Yes: Multiple	Good	Bristoe Station Historical Area & Bristoe/Brentsville Heritage Corridor; VDHR #076-5344; Village of Bristow Historic District
P.1.8	(DA)	FEC: Flexible Employment Center	A-1: Agricultural	Bristow Road	Yes: Multiple	Good	Bristoe Station Historical Area & Bristoe/Brentsville Heritage Corridor
P.1.9	(DA)	FEC: Flexible Employment Center	A-1: Agricultural	Bristow Road	Yes: Multiple	Good	Bristoe Station Historical Area & Bristoe/Brentsville Heritage Corridor

Parcel	Areas	Land Use	Zoning	Defining Features	Historic Viewsheds: Fields of Fire	Integrity Assessment	PW County Wide Categories for Natural/Cultural Resources and Parks/Open Space (Heritage Corridor)
P.1.10	(DA)	FEC: Flexible Employment Center	M-2: Light Industrial	Bristoe Station, Bristow Road, O&A Railroad	Yes: Multiple	Low	Village of Bristoe Historic District; National Register properties; Bristoe/Brentsville Heritage Corridor
P.1.11	(RA)	AE: Agricultural Estate	A-1: Agricultural	Bristoe Station, Bristow Road, O&A Railroad, Federal position along the railroad	Yes: Multiple	Good	Bristoe Station Historical Area & Bristoe/Brentsville Heritage Corridor
P.1.12	(RA)	AE: Agricultural Estate	A-1: Agricultural	Bristoe Station, Bristow Road, O&A Railroad, Federal position along the railroad, farm road flanking railroad	Yes: Multiple	Good	Bristoe Station Historical Area
P.1.13	(RA)	AE: Agricultural Estate	A-1: Agricultural	Bristow Road, Arnold's battery, Brown (1), farm road flanking railroad, location of the 60 Georgia	Yes: Multiple	Good	Bristoe Station Historical Area & Bristoe/Brentsville Heritage Corridor
P.1.14	(RA)	AE: Agricultural Estate	A-1: Agricultural	O&A Railroad, Kettle Run, Kettle Run Bridge, farm road flanking railroad, location of Ames battery, topography around Kettle Run Bridge	Yes: Multiple	Good	Bristoe Station Historical Area & Resource Protection Area
P.1.15	(RA)	AE: Agricultural Estate	A-1: Agricultural	O&A Railroad, scrub pine north side of Kettle Run, NW hill slopes	Yes: Multiple	Good	Bristoe Station Historical Area
P.1.16	(RA)	AE: Agricultural Estate	A-1: Agricultural	Kettle Run, Kettle Run Bridge, O&A Railroad, farm road flanking railroad, topography around Kettle Run Bridge	None	Good	Bristoe Station Historical Area & Resource Protection Area
P.1.17	(RA)	AE: Agricultural Estate	A-1: Agricultural	Kettle Run, Kettle Run Bridge, O&A Railroad, farm road flanking railroad, topography around Kettle Run Bridge	None	Good	Bristoe Station Historical Area & Resource Protection Area
P.1.18	(RA)	AE: Agricultural Estate	A-1: Agricultural	Kettle Run, Kettle Run Bridge, O&A Railroad, farm road flanking railroad, topography around Kettle Run Bridge	None	Good	Bristoe Station Historical Area



Parcel	Areas	Land Use	Zoning	Defining Features	Historic Viewsheds: Fields of Fire	Integrity Assessment	PW County Wide Categories for Natural/Cultural Resources and Parks/Open Space (Heritage Corridor)
P.1.19	(RA)	P&OS: Parks and Open Space	A-1: Agricultural	Kettle Run	Yes	Good	Resource Protection Area
P.2.1	(DA)	SRM: Suburban Residential Medium	A-1: Agricultural SUP: PLN2015-00092, Youth for Tomorrow and REZ PLN2009-00096, Youth for Tomorrow Stadler Property	Broad Run, hills east of the shopping center	None	Fair	Broad Run Resource Protection Area
P.2.2	(DA)	PL: Public Land	M-1: Heavy Industrial	Broad Run	Yes: Multiple	Fair	Broad Run Resource Protection Area
P.2.3	(RA)	PL: Public Land	M-1: Heavy Industrial	O&A Railroad, Broad Run, Broad Run Bridge	Yes: Multiple	Fair	Bristoe Station Historical Area (partial)
P.2.4	(RA)	AE: Agricultural Estate	A-1: Agricultural	Vegetation patterns	Yes: Multiple	Fair	None
P.2.5	(RA)	AE: Agricultural Estate	A-1: Agricultural	Vegetation patterns	Yes: Multiple	Fair	None
P.3.1	(DA)	GC: General Commercial	B-1: General Business	Bristow Road, Vint Hill (Greenwich) Road	Yes	Low	None
P.3.2	(DA)	GC: General Commercial	B-1: General Business	Bristow Road, Vint Hill (Greenwich) Road,	Yes	Low	None
P.3.3	(DA)	GC: General Commercial	B-1: General Business	Bristow Road, Vint Hill (Greenwich) Road,	Yes	Low	None
P.3.4	(DA)	GC: General Commercial	B-1: General Business	Vint Hill (Greenwich) Road, hill east of the shopping center	Yes	Low	None
P.3.5	(DA)	GC: General Commercial	A-1: Agriculture	Vint Hill (Greenwich) Road, hill east of the shopping center	Yes	Low	None
P.3.6	(DA)	GC: General Commercial	A-1: Agriculture	Vint Hill (Greenwich) Road, hill east of the shopping center	Yes	Low	None
P.3.7	(DA)	O: Office	A-1: Agriculture	Vint Hill (Greenwich) Road, hill east of the shopping center	Yes	Low	None
P.3.8	(DA)	AE: Agricultural Estate	A-1: Agriculture	Broad Run, Vint Hill (Greenwich) Road, Poague's first position	Yes	Low	Broad Run Resource Protection Area

Parcel	Areas	Land Use	Zoning	Defining Features	Historic Viewsheds: Fields of Fire	Integrity Assessment	PW County Wide Categories for Natural/Cultural Resources and Parks/Open Space (Heritage Corridor)
P.3.9	(DA)	PL: Public Land	M-1: Heavy Industrial	O&A Railroad, Broad Run	Yes: Multiple	Low	Bristoe Station Historical Area (partial) & Broad Run Resource Protection Area
P.3.10	(RA)	AE: Agricultural Estate	A-1: Agricultural	Kettle Run, Kettle Run Bridge, O&A Railroad, Brentsville Road (federal trains guarded by Gregg)	Yes	Good	Bristoe Station Historical Area
P.3.11	(RA)	AE: Agricultural Estate	A-1: Agricultural	Kettle Run, Brentsville Road (federal trains guarded by Gregg)	None	Low	None
P.4.1	(DA)	SRR: Semi-rural residential and SRL: Suburban Residential Low	PMR: Planned Mixed Residential	None, lost to development	Yes: Multiple Severely Compromised/Development	Lost	None
P.4.2	(DA)	CEC: Community Employment Center	PMR: Planned Mixed Residential	None, lost to development	Yes: Multiple Severely Compromised/Development	Lost	None
P.4.3	(DA)	CEC: Community Employment Center	B-1: General Business	None, lost to development	Yes: Multiple Severely Compromised/Development	Lost	None
P.4.4	(DA)	GC: General Commercial	M-2: Light Industrial	None, lost to development	Yes: Multiple Severely Compromised/Development	Lost	None
P.4.5	(DA)	NC: Neighborhood Commercial	B-1: General Business	Gen. A.P. Hill's initial observation point, view is lost due to development clutter	Yes: Multiple Severely compromised/development	Lost	None

## Table 5-2: Priority Parcel Preservation Tool Options

Areas: Development Area (DA); Rural Area (RA)

Parcel	Area	Land Use	Zoning	Option 1	Option 2	Option 3	Option 4
P.1.1	(DA)	GC: General Commercial	B-1: General Business	Conservation Easement or Fee Simple Purchase	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Integrated Open Space and Heritage Corridor Vision: Combined with other options	Design Guidelines: Combined with other options
P.1.2	(DA)	FEC: Flexible Employment Center and O: Office Part of Bristoe Station Historical Area	M-2: Light Industrial O(M): Mid-Rise Office	Conservation Easement or Fee Simple Purchase	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Integrated Open Space and Heritage Corridor Vision: Combined with other options	Design Guidelines: Combined with other options
P.1.3	(DA)	FEC: Flexible Employment Center ER: Environmental Resource	M-2: Light Industrial	Conservation Easement or Fee Simple Purchase	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Integrated Open Space and Heritage Corridor Vision: Combined with other options	Design Guidelines: Combined with other options
P.1.4	(DA)	FEC: Flexible Employment Center and part of Bristoe Station Historical Area ER: Environmental Resource	PBD: Planned Business District	Retain current zoning with proffers in place providing open space for battlefield preservation	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Conservation Easement or Fee Simple Purchase	Design Guidelines: Combined with other options
P.1.5	(DA)	FEC: Flexible Employment Center and part of Bristoe Station Historical Area ER: Environmental Resource	PBD: Planned Business District	Retain current zoning with proffers in place providing open space for battlefield preservation	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Conservation Easement or Fee Simple Purchase	Preservation of Heritage Corridor: Bristoe/Brentsville and Design Guidelines with other options
P.1.6	(DA)	PL: Public Land	M-1: Heavy Industrial	Transportation Planning for County	Inter-connected open space vision	Preservation of Resource Protection Area	Design Guidelines: Combined with other options



Parcel	Area	Land Use	Zoning	Option 1	Option 2	Option 3	Option 4
P.1.7	(DA)	FEC: Flexible Employment Center Part of VDHR #076-5344 Village of Bristoe Historic District	PBD: Planned Business District	Retain historical designation	Design Guidelines: combined with other options	Heritage Corridor Preservation: Bristoe/Brentsville Heritage Corridor	Preservation of Cultural Resources; Design Guidelines with other options
P.1.8	(DA)	FEC: Flexible Employment Center <b>Historic Overlay</b> Part of Bristoe Station Historical Area	A-1: Agricultural	Retain historical designation	Design Guidelines: combined with other options	Heritage Corridor Preservation: Bristoe/Brentsville Heritage Corridor	Preservation of Cultural Resources
P.1.9	(DA)	FEC: Flexible Employment Center <b>Historic Overlay:</b> Part of Bristoe Station Historical Area	A-1: Agricultural	Retain historical designation	Design Guidelines: combined with other options	Heritage Corridor Preservation: Bristoe/Brentsville Heritage Corridor	Preservation of Cultural Resources; Design Guidelines with other options
P.1.10	(DA)	FEC: Flexible Employment Center Part of Bristoe Station Historical Area	M-2: Light Industrial	Retain historical designation of village architectural structures	Fee simple purchase of M-2 parcel in the village historical center	Heritage Corridor Preservation: Bristoe/Brentsville Heritage Corridor	Preservation of Cultural Resources; Design Guidelines: Combined with other options
P.1.11	(RA)	AE: Agricultural Estate Part of Bristoe Station Historical Area	A-1: Agricultural	Conservation Easement; Scenic Easement; Fee Simple Purchase	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Integrated Open Space and Heritage Corridor Vision: Viewshed Overlay District	Revise and incentivize cluster provisions of the A-1 Zone; Preservation of natural and cultural resources
P.1.12	(RA)	AE: Agricultural Estate Part of Bristoe Station Historical Area	A-1: Agricultural	Conservation Easement; Scenic Easement; Fee Simple Purchase	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Integrated Open Space and Heritage Corridor Vision: Viewshed Overlay District	Revise and incentivize cluster provisions of the A-1 Zone; Preservation of natural and cultural resources
P.1.13	(RA)	AE: Agricultural Estate ER: Environmental Resource Part of Bristoe Station Historical Area	A-1: Agricultural	Conservation Easement; Scenic Easement; Fee Simple Purchase	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Integrated Open Space and Heritage Corridor Vision: Viewshed Overlay District	Revise and incentivize cluster provisions of the A-1 Zone; Preservation of natural and cultural resources

Parcel	Area	Land Use	Zoning	Option 1	Option 2	Option 3	Option 4
P.1.14	(RA)	AE: Agricultural Estate ER: Environmental Resource Part of Bristoe Station Historical Area	A-1: Agricultural	Conservation Easement; Scenic Easement; Fee Simple Purchase	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Viewshed Overlay District; Agricultural District Overlay; Preservation and interconnected vision for Open Space; Preservation of Resource Protection area	Revise and incentivize cluster provisions of the A-1 Zone; Preservation of natural and cultural resources
P.1.15	(RA)	AE: Agricultural Estate Part of Bristoe Station Historical Area	A-1: Agricultural	Conservation Easement; Scenic Easement; Fee Simple Purchase	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Viewshed Overlay District; Agricultural District Overlay; Preservation and interconnected vision for Open Space	Revise and incentivize cluster provisions of the A-1 Zone; Preservation of natural and cultural resources
P.1.16	(RA)	AE: Agricultural Estate ER: Environmental Resource Part of Bristoe Station Historical Area	A-1: Agricultural	Conservation Easement; Scenic Easement Fee; Simple Purchase	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Revise and incentivize cluster provisions of the A-1 Zone; Preservation of natural and cultural resources	Design Guidelines: Combined with other options
P.1.17	(RA)	AE: Agricultural Estate Part of Bristoe Station Historical Area	A-1: Agricultural	Conservation Easement; Scenic Easement; Fee Simple Purchase	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Revise and incentivize cluster provisions of the A-1 Zone	Design Guidelines: Combined with other options; Preservation of natural and cultural resources
P.1.18	(RA)	AE: Agricultural Estate Part of Bristoe Station Historical Area	A-1: Agricultural	Conservation Easement; Scenic Easement; Fee Simple Purchase	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Revise and incentivize cluster provisions of the A-1 Zone	Design Guidelines: Combined with other options; Preservation of natural and cultural resources
P.1.19	(RA)	P & OS: Parks and Open Space	A-1: Agricultural	Retain park designation	Preservation and coordination with County goals/vision for Open Space and Trail corridors	Viewshed access from county park land;	Preservation of Resource Protection Area
P.2.1	(DA)	SRM: Suburban Residential Medium ER: Environmental Resource	A-1: Agricultural; SUP: PLN2015 00092, Youth for Tomorrow and REZ PLN2009-00096, Youth for Tomorrow Stadler Property	Conservation Easement; Scenic Easement	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Revise and incentivize cluster provisions of the A-1 Zone	Design Guidelines: Combined with other options

Parcel	Area	Land Use	Zoning	Option 1	Option 2	Option 3	Option 4
P.2.2	(DA)	PL: Public Land	M-1: Heavy Industrial	Conservation Easement	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Preservation and coordination with County goals/vision for Open space and Trail Corridors/Preservation of Resource Protection Area	Design Guidelines: Combined with other options
P.2.3	(RA)	PL: Public Land	M-1: Heavy Industrial	Transportation Planning for County	Preservation and coordination with County goals/vision for Open space and Trail Corridors	Preservation of Resource Protection Area	Design Guidelines: Combined with other options
P.2.4	(RA)	AE: Agricultural Estate	A-1: Agricultural	Conservation Easement; Scenic Easement Fee Simple Purchase	Purchase of Development Rights (PDR); Transfer of Development Rights	Revise and incentivize cluster provisions of the A-1 Zone	Design Guidelines: Combined with other options
P.2.5	(RA)	AE: Agricultural Estate	A-1: Agricultural	Conservation Easement; Scenic Easement; Fee Simple Purchase	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Revise and incentivize cluster provisions of the A-1 Zone	Design Guidelines: Combined with other options
P.3.1	(DA)	GC: General Commercial	B-1: General Business	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Conservation Easement	Coordination with County goals/vision for Open Space and Trail Corridors	Design Guidelines: Combined with other options
P.3.2	(DA)	GC: General Commercial	B-1: General Business	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Conservation Easement	Coordination with County goals/vision for Open Space and Trail Corridors	Design Guidelines: Combined with other options
P.3.3	(DA)	GC: General Commercial	B-1: General Business	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Conservation Easement	Coordination with County goals/vision for Open Space and Trail Corridors	Design Guidelines: Combined with other options
P.3.4	(DA)	GC: General Commercial	B-1: General Business	Purchase of Development Rights (PDR); Transfer of Development Rights	Conservation Easement	Coordination with County goals/vision for Open Space and Trail Corridors	Design Guidelines: Combined with other options
P.3.5	(DA)	GC: General Commercial	A-1: Agricultural	Conservation Easement	Coordination with County goals/vision for Open Space and Trail Corridors; Preservation of Resource Protection Area	Revise and incentivize cluster provisions of the A-1 Zone	Design Guidelines: Combined with other options
P.3.6	(DA)	GC: General Commercial	A-1: Agricultural	Conservation Easement	Coordination with County goals/vision for Open Space and Trail Corridors; Preservation of Resource Protection Area	Revise and incentivize cluster provisions of the A-1 Zone	Design Guidelines: Combined with other options



Parcel	Area	Land Use	Zoning	Option 1	Option 2	Option 3	Option 4
P.3.7	(DA)	O: Office	A-1: Agricultural	Conservation Easement	Coordination with County goals/vision for Open Space and Trail Corridors; Preservation of Resource Protection Area	Revise and incentivize cluster provisions of the A-1 Zone	Design Guidelines: Combined with other options
P.3.8	(DA)	AE: Agricultural Estate	A-1: Agricultural	Conservation Easement	Coordination with County goals/vision for Open Space and Trail Corridors; Preservation of Resource Protection Area	Revise and incentivize cluster provisions of the A-1 Zone	Design Guidelines: Combined with other options
P.3.9	(DA)	PL: Public Land	M-1: Heavy Industrial	Conservation Easement	Purchase of Development Rights (PDR); Transfer of Development Rights (TDR)	Coordination with County goals/vision for Open Space and Trail Corridors; Preservation of Resource Protection Area	Design Guidelines: Combined with other options
P.3.10	(RA)	AE: Agricultural Estate	A-1: Agricultural	Conservation Easement; Scenic Easement	Preservation of Resource Protection Area; Coordination with County goals/vision for Open Space and Trail Corridors	Revise and incentivize cluster provisions of the A-1 Zone	Design Guidelines: Combined with other options
P.3.11	(RA)	AE: Agricultural Estate	A-1: Agricultural	Conservation Easement; Scenic Easement	Preservation of Resource Protection Area; Coordination with County goals/vision for Open Space and Trail Corridors	Revise and incentivize cluster provisions of the A-1 Zone	Design Guidelines: Combined with other options
P.4.1	(DA)	SRR: Semi-Rural Residential and SRL: Suburban Residential Low	PMR: Planned Mixed Residential	Developed	Coordination with County goals/vision for Open Space and Trail Corridors Preservation of Resource Protection Area	Immediately adjacent to Bristoe Station Battlefield Heritage Park. Preservation of cultural resources including viewsheds	Design Guidelines: Combined with other options
P.4.2	(DA)	CEC: Community Employment Center	PMR: Planned Mixed Residential	Developed	Preservation of Resource Protection Area; Coordination with County goals/vision for Open Space and Trail Corridors	Public Access to protected land of Bristoe Station Battlefield Heritage Park. Preservation of cultural resources and viewsheds	Design Guidelines: Combined with other options
P.4.3	(DA)	CEC: Community Employment Center	B-1: General Business	Developed	Infill	Interpretive signage/waysides, historical markers	Design Guidelines: Combined with other options

Parcel	Area	Land Use	Zoning	Option 1	Option 2	Option 3	Option 4
P.4.4	(DA)	GC: General Commercial	M-2: Light Industrial	Developed	Infill	Interpretive signage/waysides, historical markers	Design Guidelines: Combined with other options
P.4.5	(DA)	NC: Neighborhood Commercial	B-1: General Business	Developed	Infill	Interpretive signage/waysides, historical markers	Design Guidelines: Combined with other options

# Chapter 6

## Management Issues

Whether battlefield land is owned by a private individual or an organization, or is held under easement or a similar agreement, careful management of that land is essential to limiting adverse environmental and social impacts from use or visitation. Best practices for preserving battlefield land is accomplished primarily through a five-pronged approach of cultural resource management, vegetation management, viewshed management, private battlefield management, and business management.

### 6.1 Cultural Resource Management

In order to adequately manage cultural resources, the material evidence of past human activities on preserved land, it is necessary to know what resources are present and how to care for them. While the Preservation Study provides some information on the potential locations or probability of cultural resources remaining within the Bristoe Station and Kettle Run battlefields Study and Core Areas, the specific details, particularly regarding resources on privately-held lands, are still not known. A more detailed study of the entire cultural landscape is out of the scope of most stakeholders, but information can be gleaned on a project-by-project basis, utilizing a cultural landscape approach.

#### 6.1.1 Cultural Landscape Reports

Management of cultural landscape resources within a property can be guided by a single document called a cultural landscape report. The cultural landscape report is the primary instrument utilized by preservation professionals for the documentation, analysis, and treatment of cultural landscapes. The methodology was first developed by the National Park Service (NPS) for use in the investigation of cultural landscapes within its jurisdiction. Because it is considered the best management tool for cultural landscapes eligible for listing in the National Register, this approach is recommended when considering preservation of battlefield lands.

The National Park Service defines a cultural landscape as a “geographic area (including both cultural and natural resources and the wildlife or domestic animals therein), associated with a historic event, activity or person or exhibiting other cultural or aesthetic values.”<sup>1</sup> There are four general types of cultural landscapes: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes. The Bristoe Station and Kettle Run battlefields fall into the category of “historic sites,” defined as a landscape significant for its association with a historic event, activity, or person.

The Secretary of the Interior recommends that the owner or manager of a historic site take into consideration the effect of all proposed plans, activities, and facilities development on the cultural resources that are known or may exist within the Study Area. The cultural landscape report process helps determine the best way to preserve the historic value of the site. It begins with the development of a history of the physical development of the site that is more detail oriented and site-specific than a social history. Following is an inventory and documentation of existing conditions, including, for battlefields, important features such as topography (knolls, ridges, slopes,

---

<sup>1</sup> Charles Birnbaum and Christine Capella Peters, *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (Washington DC: National Park Service, 1996).



ravines), buildings, landscape structures (walls, bridges), roadways and railroads, patterns of fields and forests, and waterways. Historical and existing condition information is put together to develop an understanding of the integrity of the landscape to the time of the historic event, that is, asking if someone who witnessed that event would recognize the landscape as it is today. All of this information informs the development of a preservation approach and treatment plan, a landscape management philosophy and plan, and a strategy for maintenance.

The preservation approach and treatment plan is the heart of the cultural landscape report; it is outlined in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes (Guidelines)*.<sup>2</sup>

Four primary treatment alternatives are identified by the Secretary of the Interior: preservation, rehabilitation, restoration, and reconstruction. These are arranged by the level of intervention involved; the best treatment for a site is based on a combination of management and interpretation objectives with the overall integrity of the site:

- *Preservation* is usually the best choice for battlefield sites that will not be open to, or interpreted by, the public.
- On the other hand, *rehabilitation* provides the flexibility to preserve battlefield features while providing amenities such as visitor centers, parking, paths, and interpretive signage.
- *Restoration* of an entire landscape should be considered with care, especially if it involves the removal of features post-dating the historic event, but which have historical value in their own right. However, restoration of a particular feature may be recommended as a part of rehabilitation for interpretive or use purposes.
- *Reconstruction* is rarely recommended today because there are few cases where there is enough detailed documentation of the historic landscape to support the work and because it means the destruction of any remaining evidence of the feature. However, reconstruction of a single feature may be incorporated into a plan if there is a compelling reason for interpreting it. Because reconstruction may also involve the destruction of archeological information, it should only be considered if no reasonable alternative exists, and only if an archeological investigation precedes the work.

Rehabilitation is the best approach for most properties if they are to accommodate contemporary uses and to be economically viable.

### **6.1.2 Development Guidelines for Sites with Archeological Resources**

The Cultural Resources Plan for Prince William County has provided guidelines for identification, preservation and protection of the County's significant historical, archeological, architectural and other cultural resources for the benefit of all of the county's citizens and visitors. Specific guidelines for archeological resources include:

- Survey areas, at Phase I, II, and III levels for the presence of prehistoric and historic sites and at reconnaissance and intensive levels for historic structures.
- Identify and preserve known (but ill defined) or expected prehistoric or historic resources through the application of standard archeological modeling methods, reconnaissance level survey, and use of appropriate maps and other documents.

---

<sup>2</sup> Ibid, p.4.

- Require the owners/developers of property located in the Bristoe Station Historical Area, to conduct Phase I archeological/cultural resource studies in areas in which documented historical events occurred. If areas of historic/cultural significance are substantiated and additional archeological study is appropriate, conduct additional Phase II and /or Phase III archeological studies.
- Require the owners/developers of property located in the Bristoe Station Historical Area, to submit plans for comprehensive plan amendments, rezoning, and special use permit applications within the area and to incorporate the results of Phase I archeological studies and such other studies as are indicated by the results of the Phase I archeological study.

It is essential that if any archeological resources are even suspected to be located within the Study and Core Areas and within parcels slated for development, that a qualified archeologist is called in to investigate and document the location of any resources. This information will add to the overall understanding of the course and actions of the battles.

### **6.1.3 Historic Structures Reports**

When individual property owners consider renovating a historic building or adaptively reusing it, a historic structures report is a good management tool and will assure that the key historic characteristics of the building and its surroundings are preserved. A historic structure report provides documentary, graphic, and physical information about a property's history and existing conditions, and addresses management or owner goals for its use or re-use. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, prior to the commencement of work, and outlines a scope of recommended work. The report serves as an important guide for all changes made to a historic property during a project-repair, rehabilitation, or restoration, and can also provide information for maintenance procedures. Finally, it records the findings of research and investigation, as well as the processes of physical work, for future researchers. Such a document can help an owner understand the conditions of the property during the Civil War period for the purposes of an informed restoration and can be a tool to enhance interpretation.

### **6.2 Vegetation Management**

Patterns of field and forest have often been crucial to the outcome of land-based battles like those in the Study and Core Areas of the Preservation Study. Some accounts of the Bristoe Station and Kettle Run battles refer to vegetative features, such as the agricultural fields, tree lines, forests or timber land. Although some cultural vegetation patterns and features still exist in the landscape, no documentation has yet been located regarding the *overall patterns* of fields and woodlands within the battlefield during 1862 and 1863. There are a number of historic maps that show areas of vegetation patterns (see Chapter 3) and sketches by soldiers in the field that reveal vegetation and open space patterns in specific areas of extensive fighting.

It is possible through careful study of battle accounts, maps, aerial photographs, historical documentation, and detailed field investigations, to create such a map to a greater or lesser degree of accuracy. These maps, variously called period plans or historical base maps, may also include buildings, structures, fence lines, roads, and other features that existed at the time of the battle and may have guided its course. This information would be invaluable for landowners wishing to either preserve or restore patterns of field and woodland from the Civil War period prior to the beginning of the battles. Usually these maps or plans are produced during the course of a cultural landscape report investigation (see 6.1.1, above).

If it is not possible to gather this information, nonetheless, careful consideration should be given to any proposals to remove woodlands or to allow fields to sprout secondary growth forests if it is possible that these changes will affect the historic character of this area. In addition, the effects of the removal or relocation of fence lines and their hedgerows should also be carefully considered. If no alternative to a change in potentially historic vegetation features is not available, it should be documented so that the change can be reversed. Field and woodland boundaries, as well as the location of important (large, potentially historic, or unusual), individual specimen plants, can be recorded using GPS. Important individual specimen plants should be photographed and their species noted. If documenting a woodland or meadow, note the species composition.

### 6.3 Viewshed Management

The Prince William County Comprehensive Plan includes a definition of viewshed:

A viewshed is an area of land, water, and other environmental elements that is visible from a fixed vantage point. The term is used widely in such areas as urban planning, archaeology [sic], and military science. In urban planning, for example, viewsheds tend to be areas of particular scenic or historic value that are deemed worthy of preservation against development or other change. The preservation of viewsheds is a goal in the designation of open space areas, green belts, and community separators.

The viewsheds to and from the battlefield landscape and the historical viewsheds within the Core Area should be a part of the overall goal for viewshed preservation and management. Battlefield viewsheds include open space, natural and cultural resources, and significant historical features associated with the Battle of Bristoe Station and Kettle Run. Management of battlefield viewsheds is essential for understanding the history and significance of the battles and for ensuring the overarching goal for preservation of the intrinsic open space and rural character of Prince William County.

Viewsheds into the Core Area of the Bristoe Station and Kettle Run battlefields are available from within Bristoe Station Battlefield Heritage Park (Figures 6-1 and 6-2). Due to lack of public access, views from other vantage points into the Core Area are limited. Maintenance and management of the rural agricultural and woodland views from the park or any future vantage points on private property, contribute to the public understanding of the battles, and enhance the quality of life for residents. Visual quality of place is also associated with long term economic strategy, and community stability, including real estate values, and overall desirability.



*Figure 6-1: Viewshed from within the Park to the Core Area. Source: CHG*



*Figure 6-2: Viewshed from farm gate pull-off into the Core Area. Source: CHG*



Management of viewsheds is directly related to preservation of rural area and the landscape character. The following management activities are recommended and relate to ongoing preservation policies in Prince William County as well as goals and recommendations as provided in the *Prince William County Rural Preservation Study Report*.

- Maintain existing vegetation where appropriate and where it contributes to the character consistent with the historical/cultural significance of the area.
- Preserve and enhance the unique architectural and landscape qualities of the county's rural area.
- Encourage site plans and building designs for new development that enhance the settings of the County registered Historic Sites, as identified in the Cultural Resources Plan.
- Encourage the preparation of plans for the preservation and restoration of landscape resources.
- Encourage the preservation of views to and from historic properties through the protection of farm fields, meadows, and woodlands.
- Seek funding from federal, state, local, and private organizations in order to secure professional services needed to conduct a Countywide or area-specific viewshed inventory or study.
- Develop an incentive system for the preservation of viewsheds.
- Determine whether it is desirable to establish viewshed or scenic overlay district in the County.
- Develop a County viewshed policy around County Registered Historic Sites and criteria for implementing that policy.

#### **6.4 Private Battlefield Management**

As the Bristoe Station and Kettle Run battlefields become more widely recognized and valued, more visitors will be coming through the area. Efforts and activities at the Bristoe Station Battlefield Heritage Park continue to increase visitor awareness of the significance of the battles and how they unfolded over the landscape. Also, through expanded interpretation and interaction with the site, the quality of the visitor experience is enriched and enhanced. Any additional protection or preservation measures adopted on private land parcels may significantly add to the existing interpretation of the battlefield and issues such as access and location of waysides would have to be considered with the coordinated efforts of Prince William County Planning staff, Division of Historic Preservation staff, and private landowners who have obtained easements or currently participate within other land preservation or programs. Any easement held by a public body, or that has resulted in tax benefits to the owner, requires public access at least one-two days a year (part of the public benefit resulting from the use, in many cases, of public money in the acquisition process).

Private owners need better opportunities to take more direct responsibility for maintaining the historic features associated with their land. For example, maintaining or restoring battlefield amenities such as keeping historically open fields no longer in cultivation or pasture from being overgrown with trees, protecting viewsheds, preventing artifact collectors from digging, and keeping interpretive signs, footpaths, and gates in good repair are all examples of preservation activities private owners can perform. State and local governments, as well as any other partners,

should be able to enter into long-term contracts or agreements with private owners to actively maintain the historic character of battlefield land.<sup>3</sup>

Once the battlefield lands are securely in private ownership and their historic features are stabilized or maintained by the owner, there is a need from time to time for public access to see and enjoy the historic site. Public access to or across private property must be negotiated through an easement or agreement or can be purchased outright as a right-of-way. Oftentimes, as part of a proposed development project, public access is negotiated and implemented through a development agreement (via the county review process). Also, with regard to public access on private land, it is important that issues of liability protection are worked out beforehand.

Public access on private land can be addressed within an easement. Landowners with conservation easements can decide whether or not to open their property to the public, and how this will occur. For instance, landowners can convey certain public access rights (fishing, hiking, guided tours, etc.) for specific time periods (once a month, months of the year, etc.). Unless state law comments differently, the kind and degree of public access to be conveyed is decided by the landowner and the grantee.

A landowner needs to consider, however, that they may need to provide public access in the easement to qualify for related tax benefits. Recreation or education related easements require public access for tax benefits. Scenic easements must have land visible to the public but do not need to include physical access for tax benefits. Agricultural and wildlife or plant habitat related easements generally do not require access. Historic preservation easements require visual or physical access. With regard to easements, liability and public access, a jurisdiction can use immunity statutes or the grantee may assume the liabilities relating to public access and indemnify the grantor. A grantee or easement holder should also obtain insurance. Indemnity clauses do not substitute for insurance.<sup>4</sup>

#### **6.4.1 Coordination with Prince William County Comprehensive Plan**

The Prince William County Comprehensive Plan (2008 and Updates) has put goals and action strategies in place that support protection and preservation efforts for historic features and lands within the County. Preservation management of battlefield lands in private ownership can be integrated and coordinated with these existing efforts and with the recommendations for preservation of the Rural Area as identified in the *Prince William County Rural Preservation Study Report, 2014*.

Sections supporting protection and preservation efforts include: Cultural Resources, Parks Open Space and Trails, Environment, Community Design, and Long Range Land Use. (See Chapter 4 for detailed descriptions)

### **6.5 Business Management**

Mutually beneficial relationships with the local business community must be developed to implement the preservation plan. Being located within or near the battlefield area is an economic benefit to the area and brings tourism clients that can increase trade. The business community should be an active participant in protecting the cultural resources that enhance their client base.

The growing popularity of heritage tourism can make Civil War Battlefield preservation an important component of the County and region's economic development strategy. Some governments view historic preservation as an

---

<sup>3</sup> Civil War Sites Advisory Commission Report, "How Can Battlefields Be Better Protected?" National Park Service <https://www.nps.gov/abpp/cwsac/cws5.html>, accessed June 1, 2016, p. 6.

<sup>4</sup> Diehl, Janet and Thomas S. Barret, *The Conservation Easement Handbook: Historic Preservation Easement Programs*, 1988.

unessential frill, but this perception overlooks the economic impact. Tourists today choose vacations with an eye to getting the most for their dollar. When children are along there is a strong tendency to ensure that travel is educational and culturally beneficial. Surveys show that historic site visits are many times preferred by the traveling public to hunting, fishing, and recreational visits combined. Given effective advertising and the existence of authentic historic sites with well-developed interpretive programs, visitors are willing to travel many miles out of their way. Networking historic sites into a thematic heritage trail, itinerary, or corridors further maximizes dollars spent on site preparation. It also encourages the visitor to increase their length of stay in an area because concentrations of attractions are economically efficient from the tourist's perspective.

Preservation brings jobs to communities; not only service sector jobs, but jobs for skilled professionals and craftsmen such as carpenters, masons, painters, artists, historians, parks and recreation specialists, historical landscape architects and more. Heritage tourism is not a panacea, but there are a limited number of Civil War battlefields and associated sites and it will often be a rational community choice to preserve heritage sites and minimize development.<sup>5</sup>

The groundwork has already been developed for the integration of Bristoe Station Battlefield Heritage Park into the statewide and regional network of Civil War heritage sites. Any additional battlefield lands that are acquired or protected through various preservation tools should be considered in the context of this established network and become part of coordinated management goals, potential expansion of interpretation, and potential limited public access to both the landscape and or historic viewsheds. The General Management Plan for the park states:

Through programs such as the multi-state Civil War Trails and cooperative efforts with National Park Service (specifically Manassas National Battlefield Park), Bristoe will become part of a very diverse and deep Civil War story in Prince William County and Virginia as a whole. Furthermore, the Prince William County/City of Manassas Sesquicentennial Committee created the Prince William Civil War Heritage Trail. This effort links all the Civil War resources that are publicly accessible through Prince William County and the City of Manassas. Bristoe will be a critical part of this program.

Prince William County is one of the richest localities when it comes to Civil War heritage. Through marketing, tours, and outreach programs, it is the desired outcome to have Bristoe Station become a destination for heritage tourists and educational groups. Programs, web sites, visitor information, tours, and other media will also promote other Civil War related sites within the region, especially in Prince William County and the City of Manassas.<sup>6</sup>

## **6.6 Bristoe Station Battlefield Heritage Park Management Framework**

**Introduction:** The Bristoe Station Battlefield Heritage Park (BSBHP) has established a resource management strategy and a clear framework for implementation through delineating management zones within the park area. This existing approach to resource management should be considered for future lands either acquired outright as part of the battlefield preservation or lands that are part of easement agreements or PDR and TDR agreements or programs. The management framework for BSBHP integrates research, site analysis and basic data presented in the General Management Plan for the park. Defined management zones provide a framework for future decision

---

<sup>5</sup> Ibid. p.9

<sup>6</sup> Prince William County Department of Public Works, Historic Preservation Division, *Bristoe Station Battlefield Heritage Park General Management Plan*, p.44-45.



making and provide choices within a range of potential uses for each management zone. All management decisions are subject to the terms of the easement throughout.

**Cultural Resource Protection Zone (CRPZ):** The entire Park will be treated as a valuable cultural resource and protected as a resource protection zone. The CRPZ will be maintained to protect the cultural resources located in the zone. In-holdings within the Park will be maintained with a 25-foot-wide buffer based on the Department of Public Works Landscape Management Plan. Potential uses permitted include: historic restoration, interpretation and education, research, and resource management.

**Natural Resource Protection Zone (NRPZ):** The entire Park will be treated as a valuable natural cultural resource and protected as a resource protection zone. The NRPZ will be maintained to protect the natural resources located in the zone. Professional practices to foster native wildlife and plant life will be instituted. These practices will be in accordance with guidelines prescribed in *Managing Land in the Piedmont of Virginia for the Benefit of Birds and Other Wildlife* (written by the Virginia Department of Game and Inland Fisheries with the Piedmont Environmental Council). In-holdings within the Park will be maintained with a 25-foot-wide buffer based on the Department of Public Works Landscape Management Plan. Potential uses permitted: historic restoration, interpretation and education, research, and resource management.

**Interpretative Use Area (IUA):** The IUA provides visitors with a variety of uses that are associated with the various resources of the Park (Figures 6-3 and 6-4). The main focus of this area will be to orient visitors to the Park, interpret its resources and provide program space for special programs and events. This area also includes the park trail network, House/Rambler and parking lot areas. The area within this zone will be landscaped according to the Department of Public Works Landscape Management Plan. In depth surveys will be undertaken prior to any land- disturbing activity. Potential uses permitted: historic restoration, interpretation and education, cultural demonstrations, low impact recreation, visitor entrance, research, resource management resource, and protection support infrastructure.



Figure 6-3: Interpretation at the Park as well as viewsheds to Core Area of the battlefield. Source: CHG



Figure 6-4: Wayside interpretation near the gravel trail looking toward the Park entrance off Bristow Road. Source: CHG

**Park Operations Use Area (POUA):** This area provides staff the ability to support the functions of the Park and the Historic Preservation Division. This area includes the Bungalow, Farmhouse, Barn and Shed area in the southeastern section of the Park.

The Barns are maintenance support buildings, the Farmhouse and Bungalow will be future lease space for the Prince William County Police Department, providing security to the Park. The area within this zone will be landscaped according to the Department of Public Works Landscape Management Plan. In depth surveys will be undertaken prior to any land- disturbing activity. Potential uses permitted: historic restoration, interpretation

and education, cultural demonstrations, park and division maintenance support, research, resource management, resource protection, staff entrance, and support infrastructure. All land and resource management decisions are subject to the terms of the easement throughout.

### **Glossary of Uses**

**Historic Restoration:** Includes restoration of the historic landscape (ground cover, structures and viewsheds) as defined by the Park's historic period of significance (1861-1865). This information will be based on historic research and with great care to protect all existing cultural and natural resources.

**Interpretation and Education:** Involves communicating information specific to the significance of the Park. These include the unique characteristics of the resources associated with the Park and the relationships of humans and natural systems. Also these activities should strive to increase visitor enjoyment and involvement in resource protection. Interpretative programs and educational workshops, brochures, displays and signage at the Park are methods of conveying this information and are critical tools to interpretation and education.

**Cultural Demonstrations:** Cultural demonstrations that are allowed within the Park include living history programs, replicated military encampments, and weapons firing demonstrations. Allowed cultural demonstrations must follow all policies and guidelines defined in the *Historic Preservation Collections Management Policy* and the *Historic Preservation Division's Guide to the Development of Historic Weapons Programs*. Battle re-enactments are prohibited in all cultural landscapes managed by the Historic Preservation Division.

**Low Impact Recreation:** Recreational activities will cause minimal disturbance to the Park's natural and cultural resources. These activities will require little if any infrastructure. Also, activities must be in accordance with the nature and mission of the Park.

**Park and Maintenance Support:** Uses associated with Park operations, maintenance and staff support, including equipment and maintenance supply storage, interpretative storage, staff offices/break area, and other functions in support of Park activities.

**Research:** Staff investigation aimed at the discovery and interpretation of facts, the revision of accepted theories or the development of practical applications in light of new facts. One time, periodic, or ongoing research could include archeological and historic surveys and studies, water and air quality monitoring studies, and vegetation and wildlife inventories. Public agencies, educational organizations, professional consultants or volunteers would be authorized by Prince William County to conduct this work.

**Resource Management:** Staff will increase the understanding of natural processes, recognition of human influence upon the land, and the need for stewardship of that land. Resource management plans will establish guidelines for managing natural, cultural, recreational or facility resources existing within the Park. The selection, integrations and implementation of resource management plans and actions will be based upon ecological, sociological, and economical consequences of the proposed action on Park resources. These plans and recommended actions may include protections, mitigation, interpretation, monitoring and administration of Park resources.

**Resource Protection:** These uses will support the protection and security of the Park's resources and its visitors, such as providing living space for a uniformed Prince William County police officer and or staff.

**Support Infrastructure:** The development of necessary infrastructure to support Park operations and activities, such as a visitor center, administrative and maintenance facilities, roads, trails, parking areas, and utilities.

# Chapter 7

## Action Plan and Guidelines

### 7.1 Introduction

Historical, cultural, scenic, natural resources, and open space areas including the Bristoe Station and Kettle Run battlefields, which are integral to the landscapes and character of Prince William County, are gradually being pressured by population growth and subsequent development. These resources constitute a significant contribution to character and quality of life of the County that is so valued by its residents. Managing growth and directing development to the most suitable areas within the county can protect resources, while still permitting development to take place.

Support for resource protection in Prince William County has been established as policy in the Comprehensive Plan and its updates. Since the Study Area landscape consists of a variety of resources, other established policies and action strategies can help support the preservation of the landscape and the implementation of battlefield preservation strategies. Existing policies that emphasize natural resource protection, scenic resource retention, agricultural preservation, open space, and maintaining existing community character can also support and complement battlefield preservation.

For the future success of the Preservation Plan, Prince William County intends to work together with local, state, and federal partners, including owners of land located within the Study and Core Areas, to coordinate its implementation and action strategies. This includes activities such as battlefield preservation actions, establishment of preservation partnerships, establishment of maintenance responsibilities for protected lands, education and implementation, tourism and visitor access, and development of preservation planning and management guidelines.

Preservation of these battlefields requires a flexible approach due to the variety of land owners, the variety of zoning classifications, and the variety of long range land use classifications. This Preservation Study will assist land owners, applicants and the county before and during the land development application review process, especially for rezoning and special use permit applications. It helps prioritize preservation efforts by identifying parcels that are historically significant and also have integrity. This data may also help prioritize parcels for other conservation efforts such as rural area preservation and open space conservation.

### 7.2 Battlefield Preservation Actions

Implementation of planning policy and action strategies can range from public land acquisition to effective agricultural zoning practices. Whatever the method, regional coordination, cooperation among interested parties, and broad community support are important elements for a successful battlefield protection effort. While preservation of most of the land within the Core Area would seem ideal, protection of the remaining open land may not be feasible. All of the land within the Core Area plays a role in the understanding and interpretation of the battles. However, the parcels which are most significant should be the initial focus. These priority parcels were identified and described in Chapter 5 and potential planning tool options provided for each. The action plan for the battlefield landscape will go a step further to help establish a framework for the County's battlefield



preservation goals and strategies for implementation. This is accomplished by identifying specific focus parcels based on existing opportunities for and challenges to preservation of battlefield land from the surrounding landscape context and from within Study and Core Areas. Focus parcels can then be linked to preservation tool options and the preservation process can be phased as recommended (see Table 7-1). Strategic actions are matched to each parcel and the phasing reflects comprehensive recommendations in the Prince William County *Rural Preservation Study* as well as specific County Comprehensive Plan policy and related strategic actions.

*Actions:*

- *Encourage cluster provisions in the A-1 Zone to protect cultural and historic resources. On September 20<sup>th</sup>, 2016, the Prince William Board of County Supervisors resolved to initiate an amendment to the County Code to amend the Rural Cluster Development Regulations.*
- *Adopt a Purchase of Development Rights (PDR) Program. On September 20<sup>th</sup>, 2016, the Prince William Board of County Supervisors resolved to initiate an amendment to the County Code to create a Purchase of Development Rights Program.*
- *Explore the creation of a Transfer of Development Rights (TDR) program. On September 20, 2016, the Prince William Board of County Supervisors resolved to initiate an amendment to the County Code to create a Transfer of Development Rights Program.*
- *Delineate battlefield land as a rural character area and use it as a basis for policies that protect and or/enhance the character of the area. See the definition of rural character area in Chapter 4.*
- *Use the rural character areas as the basis for prioritizing land preservation through PDR and TDR.*
- *Explore the potential for revisions to the five-year prior use standards for entry into Virginia's Use Value Taxation Program.*
- *Refine the Comprehensive Plan's Open Space and Corridor Map into a detailed, unified interconnected open space vision suitable as the basis for specific implementation projects including land preservation, battlefield preservation, and trail development.*
- *Use battlefield parcel preservation to implement the recommended refined Comprehensive Plan's Open Space and Corridors Map.*

### **7.2.1 Preservation Tool Descriptions**

The preservation tool options recommended for the focus parcels include some that are currently in place in Prince William County and others that are recommendations from the Comprehensive Plan and the *Prince William County Rural Preservation Study*.

#### **Zoning: A-1: Agricultural, Zoning District**

The A-1, Agricultural Zoning District is intended to implement the agricultural or estate classification of the Comprehensive Plan. The district is designed to encourage conservation and proper use of large tracts of real property in order to assure available sources of agricultural products, to assure open spaces within reach of concentrations of population, to conserve natural resources, prevent erosion, and protect the environment; and to assure adequate water supplies. The intent is to encourage private land owners to protect these values and thereby create an environment favorable for the continuation farming and other agricultural pursuits; to preserve prime agricultural land, forest land and/or open space; and to reduce the demand for costly public facilities and services that are inconsistent with the character of the rural areas within Prince William County; Ord. No. 99-26, 4-20-99; Ord. No. 11-30, Attach., 7-19-11.

## Table 7-1: Priority Focus Parcels/Phasing

Areas: Development Area (DA); Rural Area (RA)

Parcel	Area	Land Use	Zoning	Opportunities and Pressures	Recommended Phasing
P.1.1	(DA)	GC: General Commercial	B-1: General Business	<b>Opportunities:</b> Adjacent to grouping of parcels designated A-1; exhibits good integrity but limited features and viewsheds. <b>Pressures:</b> Located in the Development Area; zoned General Business with existing development planned for adjacent B-1 parcels; dense development exists directly across Linton Hill Road including both commercial and high density residential.	Phase IV
P.1.2	(DA)	FEC: Flexible Employment Center and O: Office	M-2: Light Industrial O(M): Mid-Rise Office	<b>Opportunities:</b> Directly across Bristow Road from the BSBHP; interconnected with the Park through the Bristoe/Brentsville Heritage Corridor; exhibits good integrity, with multiple field of fire historical viewsheds; multiple defining features both natural and cultural resources; located in Bristoe Station Historical Area. <b>Pressures:</b> Located in Development Area; zoned M-2; current owners have development plans for their existing facility.	Phase I
P.1.3	(DA)	FEC: Flexible Employment Center	M-2: Light Industrial	<b>Opportunities:</b> Directly across Bristow Road from the BSBHP; interconnected with the Park through the Bristoe/Brentsville Heritage Corridor; exhibits good integrity, with multiple field of fire historical viewsheds; multiple defining features both natural and cultural resources. <b>Pressures:</b> Located in Development Area; zoned M-2; current owners have development plans for their existing facility.	Phase I
P.1.4	(DA)	FEC: Flexible Employment Center	PDB: Planned Business District	<b>Opportunities:</b> Proffer under existing zoning for battlefield preservation land; located in Bristoe Station Historical Area, Bristoe/Brentsville Heritage Corridor, and Broad Run Resource Protection Area. <b>Pressures:</b> Existing condition of zoning and proffer may be changed, if zoning changes, proffer will not be available.	Phase I
P.1.5	(DA)	FEC: Flexible Employment Center	PDB: Planned Business District	<b>Opportunities:</b> Proffer under existing zoning for battlefield preservation land; located in Bristoe Station Historical Area, Bristoe/Brentsville Heritage Corridor, and Broad Run Resource Protection Area. <b>Pressures:</b> Existing condition of zoning and proffer may be changed, if zoning changes, proffer will not be available.	Phase I
P.1.6	(DA)	PL: Public Land	M-1: Heavy Industrial	<b>Opportunities:</b> Adjacent to parcels P.1.4 and P.1.5; located in Bristoe Station Historical Area and Broad Run Resource Protection Area; exhibits good integrity with multiple field of fire historic viewsheds. <b>Pressures:</b> Existing transportation planning; more effective for battlefield protection if consolidated with parcels P.1.4 and P.1.5; not contiguous with BSBHP or the Bristoe/Brentsville Heritage Corridor.	Phase III
P.1.7	(DA)	FEC: Flexible Employment Center	PDB: Planned Business District	<b>Opportunities:</b> Proffer under existing zoning for battlefield preservation land; located in Bristoe Station Historical Area, Bristoe/Brentsville Heritage Corridor, part of property parcels P.1.4 and P.1.5; adjacent to parcels with historical designation. <b>Pressures:</b> Existing condition of zoning and proffer may be changed, if zoning changes, proffer will not be available.	Phase I

Parcel	Area	Land Use	Zoning	Opportunities and Pressures	Recommended Phasing
P.1.8	(DA)	FEC: Flexible Employment Center	A-1: Agricultural	<b>Opportunities:</b> Located in Bristoe Station Historical Area, Village of Bristoe Historic District, and Bristoe/Brentsville Heritage Corridor. <b>Pressures:</b> Road widening and/or re-alignment.	N/A
P.1.9	(DA)	FEC: Flexible Employment Center	A-1: Agricultural	<b>Opportunities:</b> Located in Bristoe Station Historical Area, Village of Bristoe Historic District, and Bristoe/Brentsville Heritage Corridor. <b>Pressures:</b> Road widening and/or re-alignment.	N/A
P.1.10	(DA)	FEC: Flexible Employment Center	M-2: Light Industrial	<b>Opportunities:</b> Located in Bristoe Station Historical Area, Village of Bristoe Historic District, and Bristoe/Brentsville Heritage Corridor. <b>Pressures:</b> Road widening and/or re-alignment; development of one parcel that is M-2.	N/A
P.1.11	(RA)	AE: Agricultural Estate	A-1: Agricultural	<b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; adjacent to BSBHP with O&A railroad defining feature; existing open space; exhibits good integrity and has multiple field of fire historic viewsheds; exhibits critical defining features of the battlefields. <b>Pressures:</b> Private ownership.	Phase I
P.1.12	(RA)	AE: Agricultural Estate	A-1: Agricultural	<b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; adjacent to BSBHP with O&A railroad defining feature; existing open space; exhibits good integrity and has multiple field of fire historic viewsheds; exhibits critical defining features of the battlefields. <b>Pressures:</b> Private ownership.	Phase I
P.1.13	(RA)	AE: Agricultural Estate	A-1: Agricultural	<b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; adjacent to BSBHP with O&A railroad defining feature; existing open space; exhibits good integrity and has multiple field of fire historic viewsheds; exhibits critical defining features of the battlefields. <b>Pressures:</b> Private ownership.	Phase I
P.1.14	(RA)	AE: Agricultural Estate	A-1: Agricultural	<b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area and Kettle Run Resource Protection Area; adjacent to BSBHP with O&A railroad defining feature; existing open space; exhibits good integrity and has multiple field of fire historic viewsheds and natural and cultural resources; potential access from public park south of the parcel. <b>Pressures:</b> Private ownership and developed adjacent parcels.	Phase I
P.1.15	(RA)	AE: Agricultural Estate	A-1: Agricultural	<b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; directly adjacent to BSBHP for ease of access and expanded interpretation; contains another small parcel that is part of the BSBHP; existing open space; exhibits good integrity and has multiple field of fire historic viewsheds. <b>Pressures:</b> Private ownership and developed adjacent parcels.	Phase I
P.1.16	(RA)	AE: Agricultural Estate	A-1: Agricultural	<b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; exhibits good integrity for several defining features. <b>Pressures:</b> No specific field of fire historic viewsheds; adjacent parcels are developed; not contiguous with BSBHP; private ownership.	Phase II
P.1.17	(RA)	AE: Agricultural Estate	A-1: Agricultural	<b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; exhibits good integrity for several defining features. <b>Pressures:</b> No specific field of fire historic viewsheds; adjacent parcels are developed; located at the edge of evidence of defining features and is subsequently vulnerable; parcel is small with few defining features; not contiguous with BSBHP; private ownership.	Phase III



Parcel	Area	Land Use	Zoning	Opportunities and Pressures	Recommended Phasing
P.1.18	(RA)	AE: Agricultural Estate	A-1: Agricultural	<p><b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; exhibits good integrity for several defining features.</p> <p><b>Pressures:</b> No specific field of fire historic viewsheds; adjacent parcels are developed; located at the edge of evidence of defining features and is subsequently vulnerable; parcel is small with few defining features; not contiguous with BSBHP; private ownership.</p>	Phase III
P.1.19	(RA)	P&OS: Parks and Open Space	A-1: Agricultural	<p><b>Opportunities:</b> Part of County park property; adjacent to parcel P.1.4 with opportunity for viewshed interpretation and or public access depending on preservation tool used for protection of parcel P.1.4.</p> <p><b>Pressures:</b> N/A</p>	N/A
P.2.4	(RA)	AE: Agricultural Estate	A-1: Agricultural	<p><b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; potential access from the road; immediately adjacent to Phase I parcels; contains multiple historic viewsheds and contains natural elevations that offer views into the battlefield landscape. Prime parcels for viewshed or scenic easements with potential for access to viewshed interpretive wayside.</p> <p><b>Pressures:</b> Private ownership; development of adjacent parcels; road frontage.</p>	Phase III
P.2.5	(RA)	AE: Agricultural Estate	A-1: Agricultural	<p><b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; potential access from the road; immediately adjacent to Phase I parcels; contains multiple historic viewsheds and contains natural elevations that offer views into the battlefield landscape. Prime parcels for viewshed or scenic easements with potential for access to viewshed interpretive wayside.</p> <p><b>Pressures:</b> Private ownership; development of adjacent parcels; road frontage.</p>	Phase III
P.3.10	(RA)	AE: Agricultural Estate	A-1: Agricultural	<p><b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area; potential access from the road.</p> <p><b>Pressures:</b> Dependent on relationship to other protected parcels; private ownership; development of adjacent parcels; and road frontage.</p>	Phase IV
P.3.11	(RA)	AE: Agricultural Estate	A-1: Agricultural	<p><b>Opportunities:</b> Located in the Rural Area and the Bristoe Station Historical Area</p> <p><b>Pressures:</b> Dependent on relationship to other protected parcels; private ownership; development of adjacent parcels.</p>	Phase IV

### **Cluster Provisions of the A-1 Zone**

A rural cluster development is a zoning tool in which residential subdivisions are designed with dwelling units clustered together on smaller than average lots on a small portion of the subject tract. The remaining land serves as farmland, open space, or a similar use. Typically, depending on the cluster ordinance, the remaining open space within a cluster development may be held in common and/or be strictly an agricultural or environmental area with no development rights remaining on it. Rural cluster development zoning provisions are typically aimed at agricultural and forest conservation or open space preservation. Rural cluster development is permitted in the Rural Area in the A-1, Agricultural Zoning District. Any proposed rural cluster development shall be designed so as to foster the preservation of open space or existing farmland; to protect the distinct visual quality and the natural landscape, topographic, and natural resource features of the Rural Area; to provide landowners in the Rural Area an alternative use of their property; and to uphold the general intent of the A-1, Agricultural Zoning District.

### **Fee Simple Purchase**

Fee simple purchase is the immediate transfer of full and legal ownership of land, and everything it contains, from one party to another as a result of a single transaction with terms mutually agreed upon by both parties. Full ownership is the strongest way to protect a battlefield site, but can be expensive for an organization and create a tax liability for the seller in the form of capital gains taxes. In addition, the organization must be able to assume liability and be prepared to responsibly manage and steward the land. If held in the form of undivided interest, through which a number of parties share ownership of a property with each owner's interest extending over the entire parcel, changes to a property cannot be made unless all the owners agree.

### **Purchase of Development Rights Program**

A Purchase of Development Rights program allows a qualified nonprofit land trust or government entity to purchase development rights for a piece of property, a method of protecting that property from development. Like most real estate transactions, it is a voluntary program wherein the landowner is free to accept or deny the offer. When coupled with a conservation easement, this approach ensures that restrictions apply in perpetuity. The entity that purchases the development rights "retires" them upon purchase.

### **Transfer of Development Rights Program**

Transfer of Development Rights (TDR) is a zoning option that allows conservation and development to co-exist within a municipality. The technique directs growth to preferred locations through the sale and purchase of development rights. The option establishes a program by which development rights are established for a given piece of land and which can be separated from the title of that property. These rights can be sold on the open market in exchange for permanently preserving the land. The option establishes an area to be protected, known as the "sending area", and an area to accommodate growth, known as the "receiving area".

While the TDR program is part of the municipal zoning ordinance, the actual buying and selling of development rights remains with the property owner. Therefore, the value of each development right is controlled by the open market, not the municipality. The TDR option offers one of the most equitable systems for preserving open space and agricultural lands by compensating the owner of preserved land, while guiding the growth of development.

The use of transferable development rights provides many benefits, including conserving natural and cultural resources, creating a municipal open space network, and, importantly, linking development location and infrastructure, which lowers infrastructure costs.

### **Conservation Easement**

A conservation easement is the transfer of partial property interest from a landowner to a qualified nonprofit organization or a government entity, usually to protect natural, scenic, or historic features of the property. A landowner, in negotiations with the easement recipient, can agree to limit development of real property in perpetuity, with the conservation easement as the mechanism to implement this agreement. The conservation easement runs with the property when the land is sold or transferred. The landowner may use the land in any way that is consistent with the terms of the conservation easement and applicable zoning laws. The entity that holds the conservation easement is responsible for enforcing the restrictions agreed to and described in the conservation easement. The easement often addresses property maintenance, provides a right of access for inspection, and can be individually tailored to meet a landowner's needs.

### **Viewshed or Scenic Easement**

Scenic easements are one tool among many used by both government and non-governmental organizations to protect battlefield landscape viewsheds and the visual environment in general. The federal government traditionally has been at the forefront of scenic protection, but states and local governments have also enacted many important measures. Since the 1960s, a number of new national programs have authorized and funded a variety of approaches to protect the beauty of designated highways, rivers, trails, battlefields, and recreational areas. Many states have created similar programs often modeled on their federal counterparts. Organizations at both the federal and state level tend to rely on a combination of regulation, acquisition, and conservation easements to meet their goals.

Local governments, in contrast, generally have much less funding available for land acquisition. Instead, they tend to rely on land use regulations (e.g. zoning) and strategic uses of capital improvements programs to reach their scenic viewshed protection goals.

Non-governmental organizations involved in scenic protection, including land trusts, may collaborate to support one or more of these governmental programs, or may choose to work independently by making targeted land acquisitions. The decisions by any of these organizations to use scenic easements, as opposed to another approach, is generally made on a case-by-case basis.<sup>1</sup>

### **Preservation of Cultural Resources**

This option reflects the policies already in place in the Prince William County Comprehensive Plan, specifically the Cultural Resources Section. Recommendations include identification of specific cultural-related projects such as the preservation of the battlefield landscape to implement a recommended refined Comprehensive Plan Open Space and Corridors Map. The key issue is to preserve cultural resources including battlefield landscapes and integrate them into a broad-ranging Rural Area preservation strategy.

---

<sup>1</sup> Scenic America, "Scenic Easement & View Protection," <http://www.scenic.org/issues/scenic-easements-a-view-protection>, accessed June 2016.



### **Preservation of Resource Protection Area**

This option reflects the policies already in place in the Comprehensive Plan, specifically the Environmental and Land Use Sections which include Resource Protection Areas as defined by the *Chesapeake Bay Preservation Act*.

### **Preservation of Heritage Corridor**

This option reflects the policies already in place in the Comprehensive Plan, specifically the Parks, Open Space and Trails section. It includes planning and management of heritage, environmental, and recreational corridors.

### **Integrated Open Space and Heritage Corridor Vision**

This option reflects the coordination of policies already in place in the Comprehensive Plan, specifically the Parks, Open Space and Trails Section. This vision would be suitable as the basis for specific implementation projects including battlefield land preservation and trail development.

### **Design Guidelines**

This option reflects design guidelines presented in the Comprehensive Plan's Community Design section, including 1) preservation and enhancement of the unique architectural and landscape qualities of the County's rural area; and 2) guidelines for gateways and corridors, two of which are in the Rural Area. Also, in the Long Range Land Use section under LU-Policy 5 Nokesville Sector Plan there are Nokesville design guidelines. Other recommended guidelines from the Rural Preservation Study include: roadway design standards to protect and/or enhance landscape character; and site design, landscape architectural, and architectural techniques to help preserve and/or enhance the character of designated areas.

## **7.3 Management and Maintenance Responsibilities of Protected Lands**

One of the primary issues in protection of open land is long term monitoring, maintenance, and liability for the land once it is preserved, and establishing the party who will take on the long-term responsibility for the activities. This issue can become of such concern as to dismantle land preservation efforts altogether. There needs to be a commitment to enforce the terms of the land protection method and maintain the preserved lands. The value to the public depends on long term monitoring of the site. While interested parties may initially favor land preservation, reservations can result when dealing with the everyday practicalities of land protection, and thus it is important to address issues at the onset which may later serve as impediments to the process.

### *Actions:*

- *Clarify the enforcement ability of the organization assigned to the long-term responsibility for the property.*
- *Clarify the entity who takes responsibility, including the County, state or other public agencies, land conservancies, homeowners groups, or private landowners. The responsible party will be related to the method of preservation and intended use of the land.*
- *Continued monitoring of the site because its violation can result in long-term change which may be impossible to reverse, thus destroying the historic and cultural value.*
- *Define clearly, inspection procedures and monitoring requirements in the easement or other agreement.*
- *Designate responsible parties for land maintenance and establish at the onset of the land protection process. Land maintenance can include physical maintenance of grounds, handling tourists and visitors, as well as ensuring the public areas do not interfere with rights of neighboring landowners.*

- *In the future, pursue a grant from the American Battlefield Protection Program for strategic planning or updating the Bristoe Station Battlefield Heritage Park Master Plan to include new lands protected through a variety of preservation tool options.*

#### **7.4 Tourism and Visitor Access**

The question of how tourism and the traffic generated would function on the narrow roadways and within existing access within the Bristow Village residential community is an important consideration. Lands privately preserved may pose a different situation than those preserved through public funds. Lands primarily protected through easement or through zoning regulations which promote development sensitive to preserving significant portions of the battlefield landscape may not be accessible for visitation. Designated areas for tourism will ultimately be dependent upon the extent of which parcels are protected and their location.

One consideration which has emerged at the forefront of preservation efforts is the balance between roadway improvements and historic preservation. Frequently solutions to resolve traffic congestion, such as road widening, can compromise important historic structures sited along the right-of-way.

Capacity issues and traffic congestion concerns on the roads that surround the Core Area will lead to the necessity for roadway improvements. Many of the local roads continue to follow the alignment of the roads or paths present during the period of significance of the Battles of Bristoe Station and Kettle Run. This would include Bristow Road, Aden Road, and Nokesville Road (Route 28) already being widened in the vicinity of the battlefield. These roads were not designed to meet the vehicular traffic levels which have occurred as a result of the residential and commercial development. Numerous remaining historic structures along Bristow Road are situated at relatively close proximity to the rights-of-way. Roadway improvement activities, such as widening or realignment, could impact existing historic structures along the right-of-way and the historic and scenic nature of the roadway itself. Historic structures are at risk of being demolished for these improvements and depending on the extent of widening or realignment, they could threaten the battlefield cultural landscape.

##### *Actions:*

- *Cultivate and develop cooperative efforts with VDOT.*
- *Register a member of the battlefield preservation steering committee as a consulting party to VDOT, as prescribed in the Advisory Council on Historic Preservation's revised regulations effective June, 1999.*
- *Develop preservation design guidelines for scenic byways and heritage corridors.*
- *In making road upgrades, roadway design standards should be applied carefully to protect and or enhance the rural and open space character of the battlefield lands.*
- *Develop a master plan including any additional preserved and protected parcels, based on the anticipated extent of visitation and where and how visitors are directed.*

#### **7.5 Education and Implementation**

##### **Bristoe Station Battlefield Heritage Park**

The mission of Bristoe Station Battlefield Heritage Park (the Park) is to provide opportunities for public enrichment through interpretation of American Civil War history and the Village of Bristoe, as well as protect and interpret natural resources. It is valued as public space for education and scenic enjoyment.

The park is important for its cultural resources. The property represents the “core” of two Civil War battlefields, cemeteries and possible Civil War camp sites. It also includes remnants of agricultural and domestic structures that provide a direct connection to Prince William County’s rich agricultural and rural heritage. The Park not only serves as an avenue to preserve the history of the land encompassed in the Park, but also the 19<sup>th</sup> century village of Bristoe Station and its 20<sup>th</sup> century evolution into the community of Bristow. The preservation and interpretation of the Park will guarantee that the public will have the opportunity to learn about and honor the soldiers who fought here and the people who created a vibrant community.

Due to its location adjacent to residential and commercial development, the Park also serves a wide variety of local residents and workers. The result is that the Park has a dual function as both a nationally significant historic site and as a passive recreational park.<sup>2</sup>

The Parks, Open Space, and Trails chapter of the County’s Comprehensive Plan shows numerous planned corridors and trails in and around the Park. A planned Heritage Corridor along Bristow Road connects the Park with Brentsville Courthouse Historic Centre to the east. A Recreation Corridor beginning at a tributary inside the Park connects to the Kettle Run Recreation Corridor. The Kettle Run Recreation Corridor eventually connects to the Broad Run Recreation Corridor. Class 1 trails are planned to parallel Bristow Road and Nokesville Road (Route 28) and a Class 3 trail is planned along Valley View Drive. The Prince William County Park authority has planned trails along Kettle Run Recreation Corridor and along Broad Run. These corridors or trails have not been built.<sup>3</sup> All management planning and recommended actions for Bristoe Station Battlefield Heritage Park must take the easement into account.

*Actions:*

- *Retain the Park mission and goals with any expansion of protected lands, including viewshed protection.*
- *Develop an integrated trail system with existing open space and trail corridors and plans, including the Heritage Corridor of Bristow/Brentsville.*
- *Expand interpretation along the trails if possible including interpretation of viewsheds.*
- *Emphasize respect for any adjacent private properties.*
- *Develop a Park Masterplan to include all opportunities afforded to the park through expanded protected parcels including viewsheds and development of trails and expanded interpretation.*
- *Develop a Park Interpretive Plan to include expansion of themes and stories due to additional preservation of and access to natural and cultural resources in the landscape. Prioritize the educational opportunities that come with preservation of additional battlefield lands.*
- *Explore visitor access from the county park (Parcel P.1.19) if parcel (P.1.14) is protected, and consider viewshed access if parcel has a conservation or scenic easement. Expanded interpretation would be from the park parcel with interpretive wayside signage.*
- *Locate and design access opportunities and waysides in areas that are not vulnerable to damage from human access or use. This includes areas of both cultural and natural resources that might be compromised by extensive visitor use.*

---

<sup>2</sup> Prince William County department of Public Works, Historic Preservation Division, *Bristoe Station Battlefield Heritage Park General Management Plan*, 2012. p.30.

<sup>3</sup> Ibid.



## **7.6 Battlefield Preservation Partnerships**

Successful implementation of the Bristoe Station and Kettle Run Battlefield Preservation Plan will come about only if many organizations and individuals are involved. Landowners and Prince William County administrators and planning staff will play an essential role in all preservation efforts, as will local citizens with an interest in history and battlefields. Other preservation and conservation organizations are already involved in preserving land on battlefields and preserving open space and agricultural lands. The following list identifies an array of potential partners and their possible roles in the preservation, interpretation, and management of the battlefields.

### **7.6.1 Federal Government**

#### **National Park Service (NPS)**

1849 C Street NW  
Washington, D.C. 20240  
Phone: (202) 208-3818  
Website: <http://www.nps.gov>

#### ***Northeast Regional Office***

U.S. Custom House  
200 Chestnut Street, Fifth Floor  
Philadelphia, Pennsylvania 19106  
Phone: (215) 597-7013  
Website: <http://www.nps.gov/nero/>

#### ***National Capital Regional Office***

1100 Ohio Drive, SW  
Washington D.C. 20242  
Phone: (202) 619-7000  
Website: <http://www.nps.gov/ncro/>

Both the Northeast and National Capital regions work with communities to preserve heritage and develop recreational opportunities for all. They assist in the development of partnerships with federal and state agencies, regional and local offices, agencies, organizations, and individuals.

#### ***Heritage Preservation Services***

1201 I Street, NW (2255)  
Washington, D.C. 20005  
Phone: (202) 513-7270  
Email: [NPS\\_Hps-info@nps.gov](mailto:NPS_Hps-info@nps.gov)  
Website: <http://www.nps.gov/hps/>

Helps citizens and communities identify, evaluate, protect, and preserve historic properties for future generations. Provides a broad range of products and services, financial assistance and incentives, educational guidance, and technical information. This office also administers the following programs:

#### **American Battlefield Protection Program (ABPP), Paul Hawke, Chief**

Promotes the preservation of significant historic battlefields associated with wars on American soil and protects battlefields and sites associated with armed conflicts. Assists in planning for the preservation, management, and interpretation of battlefields and associated sites. Focuses primarily on land use, cultural resource and site management planning, and public education.

Website & Fax number: <http://www.nps.gov/abpp/index.htm/>, (202) 371-1916.

### **Federal Historic Preservation Tax Incentives**

Fosters private sector rehabilitation of historic buildings and promotes economic revitalization. Available for buildings that are National Historic Landmarks, are listed in the National Register, and contribute to National Register Historic Districts and certain local historic districts.

Website: <http://www.nps.gov/tps/tax-incentives.htm/>

### **Historic Preservation Planning Program**

Develops national policy related to historic preservation planning. Develops and delivers technical assistance and guidance in historic preservation planning to SHPOs, federal agencies, tribes, and local communities.

Website: <http://www.nps.gov/pad/index.htm>.

### ***National Register of Historic Places***

1201 I Street, NW (2280)

Washington, D.C. 20005

Phone: (202) 354-2211

Email: [nr\\_info@nps.gov](mailto:nr_info@nps.gov)

Website: <http://www.nps.gov/nr/>

National Register listing allows a property to be eligible for pre-development planning grants (such as plans and specs) and also “bricks and mortar” repair grants. Owners of properties listed in the National Register may also be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings.

### **National Endowment for the Humanities (NEH)**

1100 Pennsylvania Avenue, NW

Washington, D.C. 20506

Phone: (202) 606-8400

Website: <http://www.neh.gov/>

A number of grant opportunities are available to help individuals and organizations secure funding for a variety of activities or programs, including the following:

#### ***Challenge Grants***

1100 Pennsylvania Avenue, NW

Room 420

Washington, D.C. 20506

Phone: (202) 606-8309

Email: [challenge@neh.gov](mailto:challenge@neh.gov)

Website <http://www.neh.gov/grants/challenge/challenge-grants/>

Intended to assist organizations and institutions secure long-term improvements in support of programs and resources. Awards are made to museums, public libraries, colleges, research institutions, historical societies and historic sites, public television and radio stations, universities, scholarly associations, state humanities councils, and other non-profit entities. Activities supported include: maintenance of facilities, development of faculty and staff, acquisitions, and development of preservation or conservation programs.

#### ***“We the People” Program***

1100 Pennsylvania Avenue, NW

Room 511

Washington, D.C. 20506

Phone: (202) 606-8337

Email: [wethepeople@neh.gov](mailto:wethepeople@neh.gov)

Website: <http://wethepeople.gov/index.htm/>

Enhances the teaching and understanding of American history and culture through grants to scholars, teachers, filmmakers, museums, libraries, and other individuals and institutions. Disseminates knowledge of American history and culture through exhibitions, public programs, and partnerships with the state humanities councils.

### **United States Department of Agriculture (USDA)**

#### ***Natural Resources Conservation Service (NRCS)***

Website: <http://www.nrcs.usda.gov/>

#### *Virginia State Office*

1606 Santa Rosa Road, Suite 209

Richmond, Virginia 23229-5014

Phone: (804) 287-1691

Website: <http://www.va.nrcs.usda.gov/>

Several programs available to establish different types of easements for landowners who desire to preserve, maintain, or enhance their lands for agricultural or environmental purposes, including the following:

#### **Farm and Ranch Lands Protection Program (FRPP)**

Joint program with the Land Trust Alliance (see section 8.4) to provide matching funds to help purchase development rights to keep productive farm and rangeland in agricultural uses. Partners with state, tribal, or local governments and non-governmental organizations through existing programs to acquire easements or other land interests from private landowners. Provides technical assistance to local communities through designated USDA areas led by resource conservation and development (RC&D) councils. Helps complete project designs and get projects underway by assisting the council to locate necessary resources.

#### **Grassland Reserve Program (GRP)**

Protects grazing and related uses by conserving grassland, rangeland, pastureland, and shrub land, focusing on support for working grazing operations. This voluntary program requires a grazing management plan.

#### **Virginia Resource Conservation and Development (RC&D)**

Local councils address land conservation, water management, community development, and land management issues. Currently, there is not an active council serving Loudoun and Fauquier counties, but this may be an avenue of potential support in the future.

### **7.6.2 State Government**

#### **Virginia Department of Historic Resources (DHR)**

2801 Kensington Avenue

Richmond, Virginia 23221

Phone: (804) 367-2323

Website: <http://www.dhr.virginia.gov>

#### ***Northern Regional Preservation Office***

P.O. Box 519

5357 Main Street

Stephens City, Virginia 22655

Phone: (540) 868-7029

Serves as the State Historic Preservation Office (SHPO). Assists communities and governments in creating or updating design guidelines, and developing or revising preservation ordinances. Offers training for members and staff of historic preservation commissions and architectural review boards and responds to specific information requests.



### ***Historic Preservation Easement Program***

Provides protection in perpetuity for properties listed on the Virginia Landmark Register (either individually or as part of a historic district). The program also allows easement of battlefield properties that are located within the boundaries of battlefields with a CWSAC preservation priority rating.

### ***Certified Local Government (CLG) Program***

Website: <http://www.dhr.virginia.gov/clg/clg.htm>

Establishes a partnership between local governments, the federal historic preservation program, and the state SHPO (the DHR, in the case of Virginia). Allows municipalities to more formally participate in state and national historic preservation programs. Provides a multitude of benefits, including the right to comment on the eligibility of resources nominated for listing in the National Register, the ability to apply for matching grants for preservation programs from federally-distributed funds, and eligibility for stipends to preservations conferences and workshops.

### **Virginia Department of Conservation and Recreation (DCR)**

203 Governor Street  
Richmond, Virginia 23219  
Phone: (804) 786-1712  
Email: [pco@dcr.virginia.gov](mailto:pco@dcr.virginia.gov)  
Website: <http://www.dcr.virginia.gov/>

Works to conserve, protect, and enhance Virginia lands and promote the stewardship and enjoyment of natural, cultural, and outdoor recreation resources.

### ***Office of Land Conservation***

203 Governor Street, Suite 302  
Richmond, Virginia 23219  
Phone: (804) 225-2048  
Email: [landcon@dcr.virginia.gov](mailto:landcon@dcr.virginia.gov)  
Website: [http://www.dcr.virginia.gov/land\\_conservation/](http://www.dcr.virginia.gov/land_conservation/)

Helps citizens and organizations conserve land by helping interested landowners understand all the different options available for protecting their land; providing information regarding land conservation to the public; and providing services to state agencies, local governments, land trusts and professionals through technical assistance, workshops and training, and serving as a clearinghouse for information.

### ***Virginia Land Conservation Foundation (VLCF)***

Provides state funding used to conserve open spaces and parks, natural areas, historic areas, and farmland and forests using funds from the Virginia Land Conservation Fund. Makes matching grants to holders and public bodies for purchasing fee simple title to or other rights, interests, or privileges in property for the protections or preservation of ecological, cultural, or historical resources.

Website: [http://www.dcr.virginia.gov/virginia\\_land\\_conservation\\_foundation/](http://www.dcr.virginia.gov/virginia_land_conservation_foundation/)

### ***LandScope Virginia***

A partnership between NatureServe, the National Geographic Society, and state partner organizations (including DCR and DGIF). Provides online resources, including information and interactive mapping tools, to guide land conservation efforts.

Website: <http://www.landscape.org/virginia/>

### **Virginia Department of Agriculture and Consumer Services (VDACS)**

102 Governor Street  
Richmond, Virginia 23219  
Phone: (804) 786-2373

Website: <http://www.vdacs.virginia.gov/>

***Office of Farmland Preservation (OFP)***

Phone: (804) 786-1346

Website: <http://www.vdacs.virginia.gov/preservation/index.shtml>

Works with other governmental and private organizations to help establish local purchase of development rights programs by creating model policies and practices, establishing criteria to certify programs as eligible to receive funds from public sources, and determining methods and sources of funding for localities to purchase agricultural conservation easements. Creates programs to educate the public about the importance of farmland preservation, helps farmers with farmland preservation efforts, and assists local governments in developing additional farmland preservation policies and programs.

***Virginia Farm Link Program***

Phone: (804) 786-1346

Website: <http://www.vdacs.virginia.gov/preservation/index.shtml>

Online database designed to bring those landowners interested in passing the land on to the next generation together with those interested in gain access to farmland and farming operations in Virginia.

**Virginia Department of Game and Inland Fisheries (DGIF)**

4010 West Broad Street

P.O. Box 11104

Richmond, Virginia 23230

Phone: (804) 367-1000

Email: [dgifweb@dgif.virginia.gov](mailto:dgifweb@dgif.virginia.gov)

Website: <http://www.dgif.virginia.gov/>

***Farm Habitat Programs***

Phone: (804) 367-1000

Website: <http://www.dgif.virginia.gov/>

Provides technical assistance to improve land management practices for wildlife species and assists rural landowners in implementing habitat management through a variety of cost-share programs.

***Fredericksburg Office***

1320 Belman Road

Fredericksburg, Virginia 22401

Phone: (540) 899-4169

***Verona Office***

P.O. Box 996

Verona, Virginia 24482

Phone: (540) 248-9360

**Virginia Department of Forestry (VDof)**

900 Natural Resources Drive, Suite 800

Charlottesville, Virginia 22903

Phone: (434) 977-6555

Website: <http://www.dof.virginia.gov/>

Offers tools and resources to assist landowners in conserving forest land through conservation easements and incentive programs.

## **Virginia Outdoors Foundation (VOF)**

### ***Northern Piedmont Region***

39 Garrett Street, Suite 200

Warrenton, Virginia 20186

Phone: (540) 347-7727

Website: <http://www.virginiaoutdoorsfoundation.org/>

Promotes the preservation of open space lands and encourages private gift of money, securities, land, or other property to preserve the natural, scenic, historic, open-space, and recreational areas in Virginia. Has preserved 675,000 acres of land across the state since its creation in 1966, primarily through conservation easement. Easements under VOF stewardship include watershed areas, settings for historic homes, scenic views, lands adjacent to public parks, and a wide variety of natural and cultural resources.

#### **Open Space Lands Preservation Trust Fund**

Assists landowners with the costs of conveying easements, with priority given to family farms and those with demonstrated financial need.

## **7.6.3 Local and County Governments**

### **Prince William County**

#### ***Department of Planning***

5 County Complex Court, Suite 210

Prince William, Virginia 22192

Phone: (703) 792-7615

Email: [planning@pwcgov.org](mailto:planning@pwcgov.org)

Website: <http://www.pwcgov.org/government/dept/planning/>

The three divisions of the planning department (Long Range Planning, Current Planning, and Zoning Administration) are responsible for the development and implementation of the County's Comprehensive Plan, reviewing development applications, and supporting land use tools and policies. Department personnel also act as staff to the boards, committees, and commissions.

#### **Historical Commission**

Reviews land development applications and makes recommendations to the Planning Commission and the Board of County Supervisors regarding their impact on cultural resources, produces publications related to local history, and proposes properties to be listed as County Registered Historic Sites.

#### **Agricultural and Forestal Districts Advisory Committee**

Advises the Planning Commission and Board of County Supervisors regarding the creation, review, modification, continuation, or termination of agricultural and forestall districts. Also provides advice regarding the nature of farming and forestry within the County.

### **City of Manassas**

9027 Center Street

Manassas, Virginia 20110

Phone: (703) 257-8200

Website: <http://www.manassascity.org/>

## **7.6.4 National Non-Profits**

### **American Farmland Trust (AFT)**

1200 18th Street NW, Suite 800

Washington, D.C. 20036

Phone: (202) 331-7300

Email: [info@farmland.org](mailto:info@farmland.org)  
Website: <http://www.farmland.org>

### ***Mid-Atlantic Office***

1200 18<sup>th</sup> Street NW, Suite 800  
Washington, D.C. 20036  
Phone: (202) 378-1235  
Virginia-specific Website: <http://www.farmland.org/programs/states/va/default.asp>

Protects farmland, promotes sound farming practices, and supports farms and farmers.

Focuses on stewardship of the nation's working lands through three key programs:

- Farmland Protection: focused on permanently protecting farm and ranch land across America.
- Agriculture and Environment: helps farmers and ranchers improve water quality and combat climate change while expanding their sources of revenue.
- Growing Local: supports farmers and communities in sustain local agriculture while strengthening America's food and farming system.

### ***Farmland Information Center (FIC)***

1 Short Street, Suite 2  
Northampton, Massachusetts 01060  
Phone: (413) 586-4593  
Website: <http://www.farmlandinfo.org/>

A clearinghouse for information about farmland protection and stewardship, run in partnership between American Farmland Trust and the USDA Natural Resources Conservation Service.

### **The Archaeological Conservancy**

5301 Central Avenue NE, Suite 902  
Albuquerque, New Mexico 87108  
Phone: (505) 266-1540  
Email: [tacinfo@nm.net](mailto:tacinfo@nm.net)  
Website: <http://www.archaeologicalconservancy.org/>

### ***Eastern Regional Office***

8 East 2<sup>nd</sup> Street, Suite 101  
Frederick, Maryland 21701  
Phone: (301) 682-6359

Acquires and permanently preserves important archeological sites across the country and prepares long-term management plans for acquired sites.

### **Civil War Trust**

1156 15<sup>th</sup> Street NW, Suite 900  
Washington, D.C. 20005  
Phone: (202) 367-1861  
Website: <http://www.civilwar.org/>

Preserves battlefield lands associated with the Civil War using both conservation easements and fee simple transactions. Promotes educational programs and heritage tourism initiatives to inform the public about the history of the Civil War and the conflicts that sparked it. Maintains web resources with histories, maps, videos, news, and other information about individual battles.

Has created a few battle computer applications:

- Mobile applications which provide GPS-enabled maps of battlefields, battle tours, facts pages, and other features.



- Augmented reality viewer superimposes key battlefield landmarks over the modern landscape.

### **The Conservation Fund**

1655 North Fort Myer Drive, Suite 1300  
Arlington, Virginia 22209-3199  
Phone: (703) 525-6300  
Email: [webmaster@conservationfund.org](mailto:webmaster@conservationfund.org)  
Website: <http://www.conservationfund.org/>

Works with communities, governments, and businesses to balance economic and environmental goals in preserving land and water resources. Protected places have included state and national parks, natural areas, battlefields, forests, farms, historic sites, and open space areas.

A variety of services, programs, and funding options are available, including the Land Trust Loan Program, which provides flexible financing to local conservation groups for the swift purchase of high priority lands and offers technical assistance for real estate purchasing.

### **Ducks Unlimited (DU)**

One Waterfowl Way  
Memphis, Tennessee 38120  
Phone: (901) 758-3825  
Website: <http://www.ducks.org/>

### ***Southern Region Office***

193 Business Park Drive, Suite E  
Ridgeland, Mississippi 39157  
Phone: (601) 956-1936  
Virginia website: <http://www.ducks.org/virginia>

Conserves, restores, and manages wetlands and associated habitats through diverse public and private partnerships. Works with partners and landowners to restore grasslands, forests, and watersheds by acquiring land, designating conservation easements, or developing management agreements. Works with farmers, ranchers, and other landowners to improve the agricultural and recreational value of their land.

### **Land Trust Alliance**

1660 L Street NW, Suite 1100  
Washington, D.C. 20036  
Phone: (202) 638-4725  
Email: [info@lta.org](mailto:info@lta.org)  
Website: <http://www.landtrustalliance.org/>

Works to expand the pace of land conservation through tax incentives, enhances the quality of conservation by ensuring that important lands are protected through best practices, and ensures the permanence of conservation by creating laws and providing resources to defend the land over time.

### ***Southeast Office***

P.O. Box 33355  
Raleigh, North Carolina 27636  
Phone: (919) 515-0760  
Email: [southeast@lta.org](mailto:southeast@lta.org)  
Website: <http://www.landtrustalliance.org/about/regional-programs/se>

Several grant and training programs available to assist in the conservation of water, forest, farmland, and natural areas resources, including:

- **Cost Share Grants Program**  
Provides cost-share grants to land trusts for organizational development and strategic conservation planning projects.

### **National Park Trust**

401 East Jefferson Street, Suite 203  
Rockville, Maryland 20850  
Phone: (301) 279-7275  
Website: <http://www.parktrust.org/>

Dedicated to preserving local, state, and national parks through the identification of key land acquisition and preservation needs. Develops public and private partnerships to protect parks, wildlife refuges, historic landmarks, public lands, and waterways.

### **National Sporting Library and Museum**

P.O. Box 1335  
Middleburg, VA 20118  
Phone: (540) 687-6542  
Website: [www.nsl.org](http://www.nsl.org)

Dedicated to preserving and sharing the literature, art, and culture of horse and field sports. Founded in 1954, the institution has over 17,000 books and 200 works of art in the collections. A fellowship program supports scholarship. Information is shared through exhibits, lectures, seminars, publications, and special events.

### **The National Trust for Historic Preservation**

1785 Massachusetts Ave., NW  
Washington DC 20036  
Phone: (202) 588-6000  
Website: <http://www.preservationnation.org>

Privately funded nonprofit organization that works to save America's historic places. Founded in 1949 by congressional charter to support the preservation of historic buildings and neighborhoods through a range of programs and activities. Properties include:

### ***Oatlands Plantation***

20850 Oatlands Plantation Lane  
Leesburg VA 20175  
Phone: (703) 777-3174  
Website: <http://www.oatlands.org>

### **The Nature Conservancy**

4245 North Fairfax Drive, Suite 100  
Arlington, Virginia 22203  
Phone: (800) 628-6860  
Website: <http://www.nature.org/>

### ***Virginia Field Office***

490 Westfield Road  
Charlottesville, Virginia 22901  
Phone: (434) 295-6106

Works to preserve the plants, animals, and natural communities by protecting ecologically important lands and waters. Works with communities, companies, and governments to balance development needs with those of nature and increase funding for large-scale conservation projects.

### **The Trust for Public Land**

101 Montgomery Street, Suite 900  
San Francisco, California 94104  
Phone: (415) 495-4014  
Email: [info@tpl.org](mailto:info@tpl.org)  
Website: <http://www.tpl.org/>

Offers a range of conservation services, tools, and initiatives, helping communities plan for growth, raise funds, and acquire land.

## **7.6.5 State and Regional Non-Profits**

### **Chesapeake Bay Foundation (CBF)**

Philip Merrill Environmental Center  
6 Herndon Avenue  
Annapolis, Maryland 21403  
Phone: (410) 268-8816  
Email: [chesapeake@cbf.org](mailto:chesapeake@cbf.org)  
Website: <http://www.cbf.org/>

### ***Virginia State Office***

Capitol Place  
1108 East Main Street, Suite 1600  
Richmond, Virginia 23219  
Phone: (804) 780-1392

Focused on improving water quality within the Chesapeake Bay watershed through restoration, advocacy, and a variety of program and initiatives. Works with individuals and organizations to preserve farmland by developing conservation easements and assists landowners in developing farming practices that improve water quality.

### **Journey Through Hallowed Ground (JTHG)**

15481 2<sup>nd</sup> Street  
Waterford, Virginia 20197  
Phone: (540) 882-4929  
Website: <http://www.hallowedground.org/>  
President: Cate Magennis Wyatt

Dedicated to raising national and international awareness of the history of the region extending from Gettysburg, Pennsylvania, through Maryland and Harpers Ferry, West Virginia, to Jefferson's Monticello in Albemarle County, Virginia. Recognized by Congress as a National Heritage Area.

### **Land Trust of Virginia (LTV)**

P.O. Box 14  
Middleburg, Virginia 20118  
Phone: (540) 687-8441  
Email: [info@landtrustva.org](mailto:info@landtrustva.org)  
Website: <http://landtrustva.org/>

Assists private landowners who want to voluntarily protect their land by accepting donations of conservation easements. Open space, farms, forests, streams, rivers, battlefields, and historic sites are held in private ownership while still allowing for farming, forestry, and other compatible uses.

### **Northern Virginia Conservation Trust (NVCT)**

4022-A Hummer Road  
Annandale, Virginia 22003  
Phone: (703) 354-5093  
Website: <http://www.nvct.org/>

Assists local governments and private landowners voluntarily preserve natural areas, trails, streams, parks, and historic and cultural resources. Works directly with landowners to find the best conservation option for their property.

### **Northern Virginia Regional Park Authority (NVRPA)**

47001 Fairway Drive  
Sterling, Virginia 20165  
Phone: (703) 450-4655  
Website: <http://www.nvrpa.org>  
Executive Director: Paul Gilbert

Alliance of the Northern Virginia Planning District Commission and citizen groups with the goal to protect Northern Virginia's rich heritage of woods, meadows, lakes, and streams from the threat of suburban sprawl. The NVRPA represents three counties: Arlington, Fairfax, and Loudoun; and three cities: Alexandria, Falls Church, and Fairfax. NVRPA staff, volunteer board members, and friends of the regional parks have together preserved more than 10,000 acres of rolling and wooded Virginia countryside.

### **Piedmont Environmental Council (PEC)**

P.O. Box 460  
Warrenton, Virginia 20188  
Phone: (540) 347-2334  
Email: [pec@pecva.org](mailto:pec@pecva.org)  
Website: <http://www.pecva.org/>

Works with citizens to conserve land, preserve historic resources, protect air and water quality, and restore habitat through the creation of conservation easements and historic districts, preservation of open space, and creation of service districts. Assists landowners in locating appropriate funding sources for on-the-ground conservation measures as well as programs that provide tax incentives or credits for conservation.

### **Potomac Conservancy**

8601 Georgia Avenue, Suite 612  
Silver Spring, Maryland 20910  
Phone: (301) 608-1188  
Email: [info@potomac.org](mailto:info@potomac.org)  
Website: <http://www.potomac.org>

### ***Shenandoah Resource Center***

210 South Braddock Street, Suite 101  
Winchester, Virginia 22601  
Phone: (540) 667-3606

Protects the health, beauty, and enjoyment of the Potomac River and its tributaries.



### **Land Program**

Land protection conserves land important to water quality with permanent conservation easements. Land restoration focuses on improving the ecological quality of land.

### **Non-Operator Landowner Program**

Connects landowners who do not live on or operate the land they own with technical and financial resources to conserve lands.

### **Preservation Virginia**

204 West Franklin Street  
Richmond, Virginia 23220  
Phone: (804) 648-1889  
Email: [info@preservationvirginia.org](mailto:info@preservationvirginia.org)  
Website: <http://preservationvirginia.org/>

### ***Northern Virginia Branch***

16937 Monmouth Court  
Dumfries, Virginia 22026  
Phone: (703) 431-2869  
Email: [nvb@preservationvirginia.org](mailto:nvb@preservationvirginia.org)

Founded in 1889 as the Association for the Preservation of Virginia Antiquities (APVA). Preserves and promotes the state's irreplaceable historic structures, landscape, collections, communities, and archeological sites. Provides leadership, expertise, influence, and services to the public and special audiences. Develops preservation policy, programs, and strategies with individuals, organizations, and local, state, and national partners. Revolving Fund Program: endangered properties are acquired and placed under protective easement, and sold to owners to agree to undertake rehabilitation efforts.

### **Shenandoah Valley Battlefields Foundation**

P.O. Box 897  
New Market, Virginia 22844  
Phone: (540) 740-4545  
Website: <http://www.shenandoahatwar.org/>

Works with public and private partners to protect, interpret, and promote the Shenandoah Valley's Civil War battlefields and related historic sites. Assists landowners and organizations to conserve the valley's historic landscape using a wide array of preservation techniques, including land or easement purchases or donations. Works with local communities to develop land use plans to preserve battlefield landscapes. Works to ensure that land use decisions by federal, state, and local agencies (including transportation planning and land development) consider impacts to battlefield lands.

# Bibliography

- Acken, J. Gregory. *Inside the Army of the Potomac: The Civil War Experience of Captain Francis Adams Donaldson*. Mechanicsburg, PA: Stackpole Books, 1998.
- American Battlefield Protection Program, National Park Service. "Battlefield Survey Manual," Washington, D.C.: National Park Service, revised 2008.
- . *Update to the Civil War Sites Advisory Commission's Report on the Nation's Civil War Battlefields: Commonwealth of Virginia*. Washington, D.C.: National Park Service, July 2009.
- Andrus, Patrick W., ed. *National Register Bulletin 40: Guidelines for Identifying, Evaluating, and Registering America's Historic Battlefields*. Washington, D.C.: National Park Service, 1992, revised 1999.
- Backus, Bill and Robert Orrison. *A Want of Vigilance: The Bristoe Station Campaign, October 9-19, 1863*. Emerging Civil War Series. El Dorado Hill, CA: Savas Beatie LLC, 2015.
- Birnbaum, Charles A., and Christine Capella Peters, eds. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. Washington, D.C.: National Park Service, 1996.
- Blackford, W.W. *War Years with JEB Stuart*. Baton Rouge Louisiana: Louisiana State University Press, 1993.
- Civil War Sites Advisory Commission. *Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields, Technical Volumes I and II*. Washington, D.C.: National Park Service, 1993, reprinted 1999 [Volume I] and 1998 [Volume II].
- Civil War Sites Advisory Commission Report. "How Can Battlefields Be Better Protected?" Washington, D.C.: National Park Service. <https://www.nps.gov/abpp/cwsac/cws5.html> (accessed June 1, 2016).
- Cultural Resources, Inc. *A Reconnaissance-Level Architectural Survey and Viewshed Analysis for the Manassas Business Park, Prince William County, Virginia*. Glen Allen, VA. September 2012.
- Diehl, Janet and Thomas S. Barret. *The Conservation Easement Handbook: Historic Preservation Easement Programs*. Washington, D.C.: Land Trust Alliance, 1988.
- Discover Prince William & Manassas, VA. "Bristoe Station Campaign Mobile Tour." <http://discoverpwm.com/c102/Bristoe-Station-Mobile-Tour.htm> (assessed April 8, 2016).
- Faul, August. "Map and profile of the Orange and Alexandria Rail Road with its Warrenton Branch and a portion of the Manasses [sic] Gap Rail Road, to show its point of connection." 1894. Drawing on file at the Library of Congress, Washington, D.C. Library of Congress classification (G3881.P3 1854.F3 RR 508).
- Gardner, William M., Kimberly A. Snyder, Gwen Hurst and John Mullen. *Phase I Archaeological Investigations at a 155 Acre Parcel Near Bistow, Prince William County, Virginia*. Report to Manassas Assembly of God, Manassas, VA. Woodstock, VA: Thunderbird Archaeological Associates, Inc., 1998.
- Gottfried, Bradley M. *The Maps of the Bristoe Station and Mine Run Campaigns*. El Dorado Hill, CA: Savas Beatie LLC, 2013.

- Graham, Clive, Tom Daniels, and Keith Weaver. *Prince William County Rural Preservation Study Report*. Report of the Prince William County Office of Planning. Annapolis, MD: Environmental Resources Management, May 2014.
- Griffin, Richard N. (editor). *Three Years A soldier: The Diary and Newspaper Correspondence of Private George Perkins, Sixth New York Independent Battery, 1861-1864*. Voices of the Civil War, Peter S. Carmichael, Series Editor. Knoxville, TN: University of Tennessee Press, 2006.
- Guild Press of Indiana, Inc. *Atlas of the Official Records of the Civil War*. Guild Press of Indiana, Inc., 1999.
- Henderson, William D. "The Road to Bristoe Station: Campaigning with Lee and Meade, August 1-October 20, 1863." Lynchburg, VA: H.E. Howard, Inc., 1987.
- Hennessy, John L. *Return to Bull Run: The Campaign and the Battle of Second Manassas*. New York: Simon and Schuster, 1993.
- Hotchkiss, Jedediah. "Sketch of the battle of Bristoe, Wednesday, Oct. 14, 1863." 1863. Drawing on file at the Library of Congress, Washington, D.C. Library of Congress classification (G3884.B82S5 1863 .H6). Library of Congress Control Number 2005625072.
- Internal Revenue Service. "Section 170(h), Internal Revenue Code." <http://www.irs.gov/pub/irs-drop/n-04-41.pdf> (accessed April 6, 2016).
- Johnson, David W. "The Culpeper Basin." *Virginia Minerals*. November 1999, Volume 45, Number 4. 1999.
- The Journey Through Hallowed Ground. "About Us." <https://www.hallowedground.org/About-Us> (accessed April 8, 2016).
- . "Bristoe Station Battlefield Heritage Park." <https://www.hallowedground.org/Explore-the-Journey/Historical-Site/Bristoe-Station-Battlefield-Heritage-Park> (accessed April 8, 2016).
- . "Corridor Management Plan." <http://www.hallowedground.org/Partner-Resources/National-Scenic-Byway/Corridor-Management-Plan> (accessed May 2016).
- Keegan, John. "The Face of Battle: A Study of Agincourt, Waterloo and the Somme." New York: Vintage Books, 1977.
- Lowe, David W. *Battlefield Survey Manual*. Washington, D.C.: National Park Service, American Battlefield Protection Program, 2000.
- McKenney, Janice E. *Organizational History of Field Artillery, 1775-2003*. Army Lineage Series. Washington, D.C.: Center of Military History United States Army, Department of the Army, 2007.
- Messent, Peter, and Steve Courtney. *The Civil War Letters of Joseph Hopkins Twichell: a Chaplin's Story*. Athens, GA: The University of Georgia Press, 2006.
- Miller, J. Michael. The Battles of Bristoe Station. *Blue & Gray*. Volume XXVI (2). 2009.
- Murphey, Thomas G. *Four Years in the War: The History of the First Regiment of Delaware Veteran Volunteers*. Philadelphia: James A. Claxton. Reprint Higginson Book Company, Salem, MA, 1866.
- National Park Service. "Journey through Hallowed Ground." <http://www.nps.gov/nr/travel/journey/intro.htm> (accessed May 2016).

- . “Strategies for Protecting Archeological Sites on Private Lands.” <http://www.nps.gov/history/hps/pad/strategies/index.html> (accessed April 1, 2016).
- . “Tax Incentives for Preserving Historic Properties.” <http://www.nps.gov/tps/tax-incentives.htm> (accessed April 8, 2016).
- National Register of Historic Places. Civil War Properties in Prince William County, Virginia. VLR #076-5161. Listed June 16, 1989.
- Official Records of the Union and Confederate Armies (O.R.). *The War of the Rebellion: A Compilation of the Official Records of the Union and Confederate Armies*. CD-ROM version, originally published 1880-1901. Carmel, IN: Guild Press of Indiana, 1997.
- Pendleton, Philip E. *Boundary Delineation Bristoe Station-Kettle Run Battlefield Route 28*. Report for the Virginia Department of Transportation. Richmond, VA: The Louis Berger Group, Inc., 2002.
- Piedmont Environmental Council. “Conservation Easements.” <http://www.pecva.org/index.php/land-conservation/sources-of-conservation-funding/141-complete-list-of-funds/496-conservation-easements> (accessed April 7, 2016).
- . “State Tax Legislation.” <http://www.pecva.org/land-conservation/land-conservation-policy/96-state-of-virginia-tax-incentives/388-state-tax-legislation> (accessed April 4, 2016).
- Prince William County Department of Public Works, Historic Preservation Division. *Bristoe Station Battlefield Heritage Park General Management Plan*. Prince William County, VA. 2012.
- Prince William County Office of Planning. *Comprehensive Plan Prince William County*. 2008, last amended 2016.
- Salmon, John S. *The Official Virginia Civil War Battlefield Guide*. Mechanicsburg, PA: Stackpole Books, 2001.
- Scenic America. “Intrinsic Qualities for Byway Designation.” <http://www.scenic.org/issues/scenic-byways/intrinsic-qualities-for-byways-designation> (accessed April 8, 2016).
- . “Scenic Easements & View Protection.” <http://www.scenic.org/issues/scenic-easements-a-view-protection> (accessed April 8, 2016).
- Stokes, Samuel N., A. Elizabeth Watson, Genevieve P. Keller, and J. Timothy Keller. *Saving America’s Countryside: A Guide for Rural Conservation*. Baltimore: The Johns Hopkins University Press, 1989.
- Tighe, Adrian G. *The Bristoe Campaign: General Lee’s Last Strategic Offensive with the Army of Northern Virginia October 1863*. Xlibris LLC, 2011. [www.xlibris.com](http://www.xlibris.com).
- Turner, George Edger. *Victory Rode the Rails*. Lincoln, NE: University of Nebraska Press, 1953.
- United States Topographic Engineers. *Map of Northern Eastern Virginia and Vicinity of Washington*. Compiled in Topographical Engineers Office at Division Headquarters of General Irvin McDowell, Arlington, VA, 1862. Held in National Archives and Records Administration, College Park, MD.
- Virginia Department of Conservation and Recreation. *Greenways and Trails Toolbox*. 2000, updated 2011. [http://www.dcr.virginia.gov/recreational\\_planning/greentrailtools.shtml](http://www.dcr.virginia.gov/recreational_planning/greentrailtools.shtml) (accessed April 5, 2016).
- . “Land Preservation Tax Credit.” [http://www.dcr.virginia.gov/land\\_conservation/lpc.shtml](http://www.dcr.virginia.gov/land_conservation/lpc.shtml) (accessed April 6, 2016).



- . “Virginia Byways.” <http://www.dcr.virginia.gov/recreational-planning/sr-ivb> (accessed April 8, 2016).
- Virginia Department of Historic Resources. “Rehabilitation Tax Credits.” [http://www.dhr.virginia.gov/tax\\_credits/tax\\_credit.htm](http://www.dhr.virginia.gov/tax_credits/tax_credit.htm) (accessed April 6, 2016).
- Walker, Philip L. and Phil Thomason. “Reading the Land: Cultural Resource Analysis and Battlefield Preservation.” Paper presented at the American Battlefield Protection Program 7th National Conference on Battlefield Preservation. Nashville, TN. 2004.
- Wang, Linda. “The Federal Income Tax and Conservation Easement Donations.” US Forest Service, 2011. <http://www.fs.fed.us/spf/coop/library/conservationeasement.pdf> (accessed April 6, 2016).
- Washburn, George H. *A Complete Military History and Record of the 108<sup>th</sup> Regiment N.Y. Volunteers, from 1862 to 1894*. Rochester, NY: Washburn. Reprint Higginson Book Company, Salem, MA, 1894.
- Waud, Alfred R. “Sketch of Brown’s Battery during the Battle of Bristoe Station (Battle of Bristow [sic]).” 1863. Drawing on file at the Library of Congress, Washington, D.C. Library of Congress Control Number 2004660215.
- Williams, Glenn, and Connie Langum. “Researching and Writing the Battle Narrative.” Paper presented at the American Battlefield Protection Program 7th National Conference on Battlefield Preservation. Nashville, TN. 2004.
- Zen, E-an, and Alta Walker. *Rocks and War: Geology and the Civil War Campaign of Second Manassas*. Shippensburg, PA: White Maine Books, 2000.

# Appendix

Maps from Prince William County Comprehensive Plan

# PRINCE WILLIAM COUNTY 2008 Comprehensive Plan Long Range Land Use Plan

Published January 1, 2016



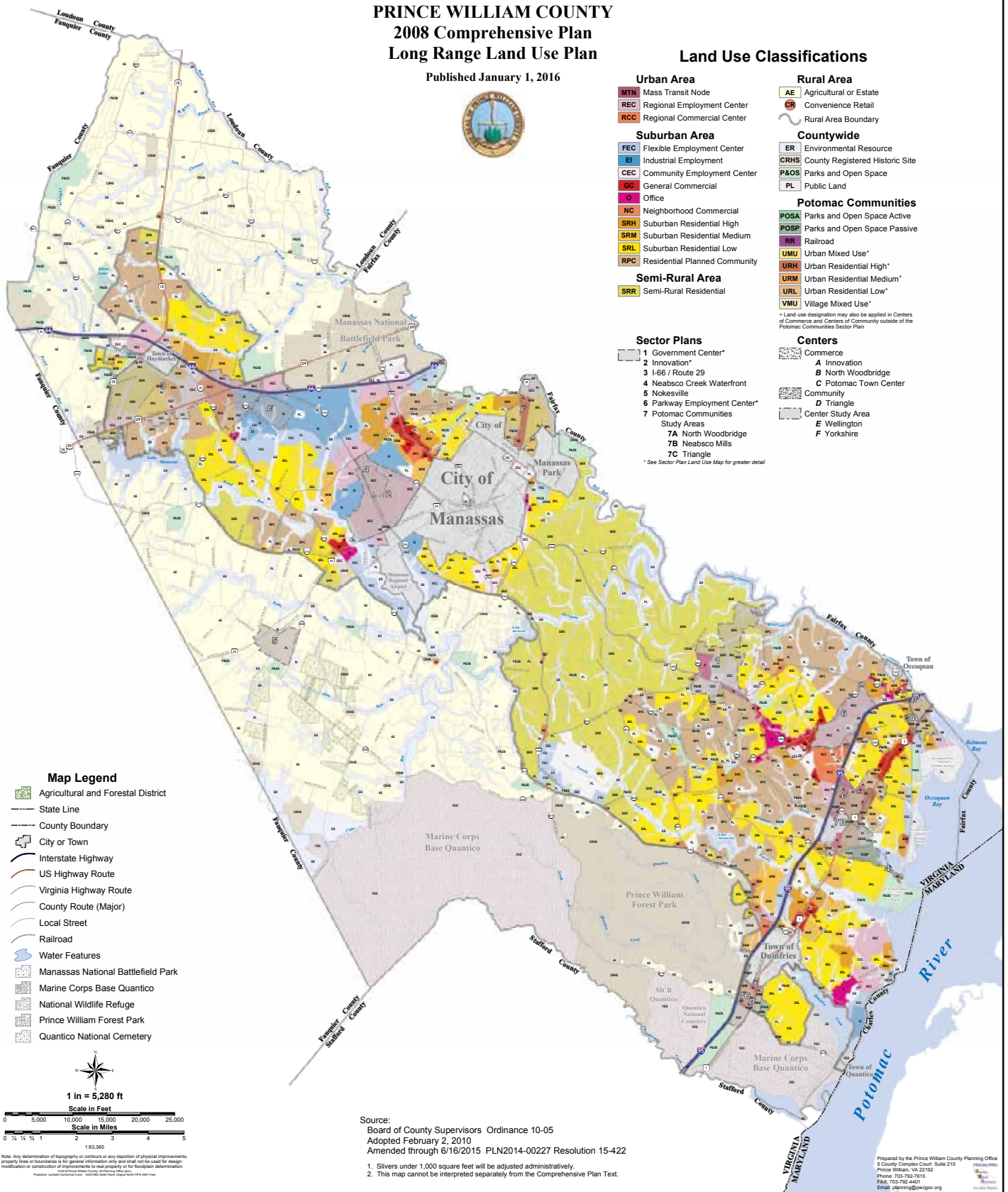
## Land Use Classifications

- |   |  |
|---|--|
| <b>Urban Area</b><br><b>MTN</b> Mass Transit Node<br><b>REC</b> Regional Employment Center<br><b>RCC</b> Regional Commercial Center   | <b>Rural Area</b><br><b>AE</b> Agricultural or Estate<br><b>CR</b> Convenience Retail<br><b>RA</b> Rural Area Boundary   |
| <b>Suburban Area</b><br><b>FEC</b> Flexible Employment Center<br><b>EI</b> Industrial Employment<br><b>CEC</b> Community Employment Center<br><b>GC</b> General Commercial<br><b>O</b> Office<br><b>NC</b> Neighborhood Commercial<br><b>SRH</b> Suburban Residential High<br><b>SRM</b> Suburban Residential Medium<br><b>SRL</b> Suburban Residential Low<br><b>RPC</b> Residential Planned Community | <b>Countywide</b><br><b>ER</b> Environmental Resource<br><b>CRHS</b> County Registered Historic Site<br><b>P&amp;OS</b> Parks and Open Space<br><b>PL</b> Public Land  |
| <b>Semi-Rural Area</b><br><b>SRR</b> Semi-Rural Residential   | <b>Potomac Communities</b><br><b>POSA</b> Parks and Open Space Active<br><b>POSP</b> Parks and Open Space Passive<br><b>RR</b> Railroad<br><b>UMU</b> Urban Mixed Use*<br><b>URH</b> Urban Residential High*<br><b>URM</b> Urban Residential Medium*<br><b>URL</b> Urban Residential Low*<br><b>VMU</b> Village Mixed Use* |

## Sector Plans

- |  |   |
|--|---|
| <b>1</b> Government Center*<br><b>2</b> Innovation*<br><b>3</b> I-66 / Route 29<br><b>4</b> Neabsco Creek Waterfront<br><b>5</b> Nokesville<br><b>6</b> Parkway Employment Center*<br><b>7</b> Potomac Communities<br>Study Areas<br><b>7A</b> North Woodbridge<br><b>7B</b> Neabsco Mills<br><b>7C</b> Triangle | <b>Centers</b><br><b>Commerco</b><br><b>A</b> Innovation<br><b>B</b> North Woodbridge<br><b>C</b> Potomac Town Center<br><b>Community</b><br><b>D</b> Triangle<br><b>Center Study Area</b><br><b>E</b> Wellington<br><b>F</b> Yorkshire |
|--|---|

\* See Sector Plan Land Use Map for greater detail



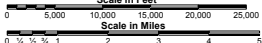
## Map Legend

- Agricultural and Forestal District
- State Line
- County Boundary
- City or Town
- Interstate Highway
- US Highway Route
- Virginia Highway Route
- County Route (Major)
- Local Street
- Railroad
- Water Features
- Manassas National Battlefield Park
- Marine Corps Base Quantico
- National Wildlife Refuge
- Prince William Forest Park
- Quantico National Cemetery



1 in = 5,280 ft

Scale in Feet



Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

Source:  
 Board of County Supervisors Ordinance 10-05  
 Adopted February 2, 2010  
 Amended through 6/16/2015 Resolution PLN2014-00227 Resolution 15-422

1. Silvers under 1,000 square feet will be adjusted administratively.
2. This map cannot be interpreted separately from the Comprehensive Plan Text.

Prepared by the Prince William County Planning Office  
 5 County Center Court, Suite 210  
 Prince William, VA 22192  
 Phone: 703-792-7815  
 FAX: 703-792-4401  
 Email: planning@pwgov.org





**PRINCE WILLIAM COUNTY**  
**Zoning Districts**  
 Published January 1, 2016

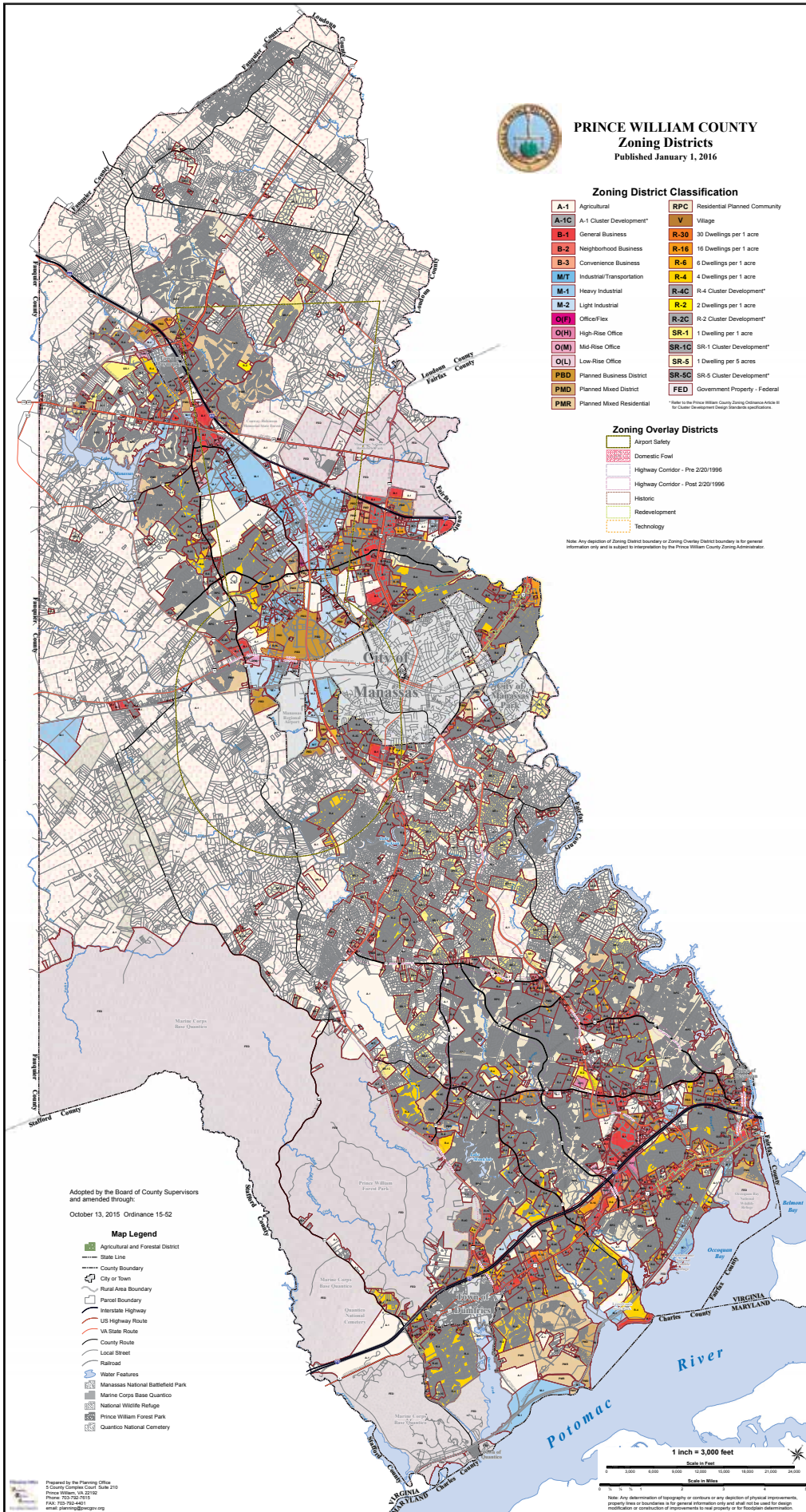
**Zoning District Classification**

<b>A-1</b> Agricultural	<b>RPC</b> Residential Planned Community
<b>A-1C</b> A-1 Cluster Development*	<b>V</b> Village
<b>B-1</b> General Business	<b>R-30</b> 30 Dwellings per 1 acre
<b>B-2</b> Neighborhood Business	<b>R-16</b> 16 Dwellings per 1 acre
<b>B-3</b> Convenience Business	<b>R-6</b> 6 Dwellings per 1 acre
<b>M/T</b> Industrial/Transportation	<b>R-4</b> 4 Dwellings per 1 acre
<b>M-1</b> Heavy Industrial	<b>R-4C</b> R-4 Cluster Development*
<b>M-2</b> Light Industrial	<b>R-2</b> 2 Dwellings per 1 acre
<b>OF(F)</b> Office/Flex	<b>R-2C</b> R-2 Cluster Development*
<b>O(H)</b> High-Rise Office	<b>SR-1</b> 1 Dwelling per 1 acre
<b>O(M)</b> Mid-Rise Office	<b>SR-1C</b> SR-1 Cluster Development*
<b>O(L)</b> Low-Rise Office	<b>SR-5</b> 1 Dwelling per 5 acres
<b>PBD</b> Planned Business District	<b>SR-5C</b> SR-5 Cluster Development*
<b>PMD</b> Planned Mixed District	<b>FED</b> Government Property - Federal
<b>PMR</b> Planned Mixed Residential	

**Zoning Overlay Districts**

	Airport Safety
	Domestic Fowl
	Highway Corridor - Pre 2/20/1996
	Highway Corridor - Post 2/20/1996
	Historic
	Redevelopment
	Technology

\*Refer to the Prince William County Zoning Ordinance Article 16 for Cluster Development Design Standards Specifications.



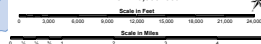
Adopted by the Board of County Supervisors  
 and amended through:  
 October 13, 2015 Ordinance 15-52

**Map Legend**

- Agricultural and Forestal District
- State Line
- County Boundary
- City or Town
- Rural Area Boundary
- Parcel Boundary
- Interstate Highway
- US Highway Route
- US State Route
- County Route
- Local Street
- Railroad
- Water Features
- Manassas National Battlefield Park
- Marine Corps Base Quantico
- National Wildlife Refuge
- Prince William Forest Park
- Quantico National Cemetery

Prepared by the Planning Office  
 5 County Complex Court, Suite 210  
 Prince William, VA 22192  
 Phone: 703-792-1616  
 Fax: 703-792-4601  
 email: [planning@pwgov.org](mailto:planning@pwgov.org)

1 inch = 3,000 feet



Note: Any determination of geographic coordinates or any depiction of physical measurements, property lines or boundaries is for general information only and shall not be used for design, construction or other purposes without the assistance of a professional surveyor.