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President's Message

THE PERVASIVE theme this autumn has been "change." In our politics, in the economy, and in many of our social arrangements, pulses of change have vibrated through our community. These pulses have sometimes come with our encouragement and sometimes against our will; sometimes for the better—but certainly not in every instance—and at times with ambiguous consequences.

CFFC has not gone unaffected. Major changes in county leadership this year, and the dramatic decline of the economy, have changed the environment in which we work. This has modified our challenges but not removed them (and has created new opportunities). Within the organization, three of our senior executives of the first part of the decade have retired along with some of our directors. Others have stepped up to continue the work.

Still, throughout, CFFC's mission and dedication to our causes of conservation and protection of our natural space remain constant and abiding. All this calls to mind the old adage that the more things change, the more they remain the same. To some a curse, and to others a blessing, the pulses of change are in any case inevitable.

I hope yours are good vibrations.

Regards,
Yakir M. Lubowsky
Acting President

Two Big Questions Facing Marshall Service District

THE MARSHALL Service District Comprehensive Plan is being updated, while at the same time a rezoning proposal of a critical parcel at the Service District's southern gateway is in process.

Since the beginning of this calendar year, Marshall District Supervisor Peter Schwartz and a group of citizens have been working on an update of the Comprehensive Plan for Marshall. A significant element of the new plan would allow higher densities in many of the residential areas, while also providing for more areas planned for mixed use; i.e., both commercial and residential in the same development.

During the summer there was a break in the committee's meetings while staff developed a written draft report. CFFC will join with other concerned citizens to review it and voice relevant concerns to the Planning Commission.



The critical Marshall parcel considered for rezoning is 26 acres south of the Bloom shopping center and adjacent to the McDonald's/BP gas station. The rezoning was submitted by the Board of Supervisors (BOS) itself with Supervisor Schwartz's lead on the issue; he had become concerned about the by-right residential plat submitted by the lot's owners last spring, with 70 condominiums on the 26 acres.

Several citizens in the Marshall area voiced concerns at the Planning Commission's public hearing on the rezoning introduced by the BOS. The greatest concerns expressed were over increasing density to up to 6 residential units/acre (while present zoning allows only 4 units/acre). Reservations were also expressed over allowing commercial uses on this property when present zoning only allows residential, and as this rezoning could significantly increase traffic in a busy area, which already includes a future industrial park.

Protection for Floodplain and Steep Slopes vs. Density Credits

HOLDER TRUMBO, Supervisor from Scott District, introduced amendments to the Zoning Ordinance last summer by which density credit for floodplain areas in agriculturally zoned land would be eliminated, and the residential building sites potentially reduced if the property contains floodplain.

Also included in this amendment is loss of density rights (building lots) if property contains steep slopes greater than 25% in agricultural areas.

These proposals encountered considerable resistance. Even as most residents recognize the need to protect floodplains and steep slopes from development, some are anxious to protect residential development rights which might be reduced as a result of the changes.

The Planning Commission has recommended against these proposed amendments in their present form, and will make its own proposal for protecting floodplain and steep slope areas.

Conservation Easements of Note: An Update

IN THE PAST two years, there have been four conservation easements of particular importance and interest in the Warrenton area.

Dunottar, a 450-acre cattle farm owned by **Barry, Jimmy & Pickens Hamilton**, descendants of the Keith family. Dunottar has been in the Keith family for about 150 years. It is an important first link in forming a greenbelt to the west of Warrenton.

Hopefield, a 190-acre farm whose easement gives the Warrenton Reservoir vital protection it did not have. This easement involved 9 members of three generations of the Wallach family, which has owned the property for 85 years. Hopefield, the old Noland place and the Town Reservoir serve as the beginning of a greenbelt to the north of Warrenton.

The O'Bannon Farm, which is the last remaining part (500 acres) of a 4,000-acre parcel. The owner is the first in that area to put a property in easement. This has already generated interest among her neighbors to follow suit.

Canterbury, a 350-acre farm off Springs Road and on the Rappahannock River, was also placed in



easement this year. About 35 years ago, Canterbury was put on the market by its prior owner and remained for sale until purchased four years ago by a couple from Middleburg looking to subdivide it. Canterbury has now been rescued from imminent development by its new owners, **Mr. and Mrs. Thomas Prichard**.

New CFFC Interns and Sally Kahn Scholarship Designees

LAST YEAR we introduced a new procedure for selecting our CFFC/Sally Kahn Scholarship recipients, and in parallel launched our new Kitty Smith Internship program.

For the second year, instead of merely awarding the scholarship to a graduating senior at each of Liberty and Fauquier High Schools, as we had done for years, we selected a rising senior at each school and brought these two students into CFFC for the current school year as honors interns. In this way, we may benefit from young energetic assistance with some of our key projects and the students may become educated on conservation, land use issues and some of our other missions.

At the end of the school year, each Smith Intern will receive a Sally Kahn college scholarship.

This summer, after reading internship/scholarship applications and interviewing excellent finalist prospects, CFFC Education Committee members **Yak Lubowsky** and **Susan Russell** selected two deserving candidates to serve

as our interns for the 2008-2009 school year. Each is bright and energetic, with strong interests in volunteerism and in the environment. The Fauquier High School student is **Natalie Henson**, from Delaplane; and the Liberty student is **Katelyn Seskey**, of Midland. It is our expectation that, working with our organization, they will gain a better knowledge of land use, environmental protection and historic preservation.

Next year, we will add Kettle Run High School to the program.

The Kitty Smith Internship honors the many years of service, as our Land Use Chairman, of **Katherine Smith**; Sally Kahn worked for many years as the Fauquier field officer of the Piedmont Environmental Council, advancing our common causes of conservation and open space preservation.

New CFFC Board Members

THE CFFC Board of Directors has renewed itself over the last six months. We were sorry to lose the extraordinary talents and dedication of both former president **Mimi Moore** and of her successor as president, **Mel Bearn**. Mimi moved to Oregon this summer to be closer to family and Mel stepped down to address pressing family matters.

Yak Lubowsky stepped in last spring as acting CFFC president, and will lead the organization through a period of strategic review.

Rotating off our board recently were **Barry Hamilton** and **Tim Greenan**. We will miss their commitment and energies and appreciate their service. After careful consideration, the Board elected seven new members, recognizing their active interest in, and knowledge and love of, Fauquier County. We are pleased to inform you that these new Board members are: **Leslie Cheek**, **Rick Dorkey**, **Feroline Higginson**, **Peg Mailler**, **Bobby McManus**,

Mara Seaforest and **Mary Page**. Each brings a wide variety of talents which will serve our organization well.

We will shortly post biographical summaries on our Board members on a relaunched CFFC website.

CFFC Supports Other County Organizations

OUR organization makes a point of supporting other county organizations engaged in missions which we endorse. We sponsored a hole in the Bright Stars Golf Tournament in June and contributed to the Fauquier County Working Together Committee, which combines county officials and business leaders to raise money for worthy causes. We have also agreed to act as fiscal agents for a number of excellent local causes and were actively involved with this year's Heritage Day events.

The Buckland Battlefield Story Continues

Installment 3: Battles Old and New

WHEN WE last reported about developments in the Buckland conflict, Angler Development/Bishop's Run LLC's January 2007 *Draft Study of the Battle of Buckland Mills* (prepared by Circa-Cultural Resources Management LCC—Circa CRM) was just being delivered. It would be assessed by the consulting parties for the Historic Preservation Act Section 106 review of Angler's Bishop's Run development, near New Baltimore.

The Draft Study noted that the Congressionally chartered 1992 Civil War Sites Advisory Commission (CWSAC) definition of this battlefield placed the Bishop's Run tract in the core area of the battlefield. A 2002 Virginia Department of Historic Resources (VDHR) review also found

that the battlefield, as defined by the CSWAC, met criteria for listing in the National Register of Historic Places at that time, and that the 2006 update review of the battlefield by the National Park Service reconfirmed the core area as encompassing this tract.

The Draft Study noted these prior assessments, but then ignored them by asserting that the Battle of Buckland Mills was limited essentially to the area between the Village of Buckland and the high ground at today's intersection of US 29 and VA Route 215. It does not list any primary or secondary source citations of Civil War records normally used to substantiate the ma-

the battle and to address concerns raised by the consulting parties over the lack of coverage of the afternoon portions of the battle which included a running cavalry engagement along the old Warrenton Turnpike.

An updated draft report was submitted by Angler/Circa CRM in mid-2007. It included references to primary sources, but included only that portion of the descriptions of the battle which fit the characterization they had put forward previously.

The references in the report point to official primary sources now available on the Internet, and these are revealing: The report of Union General Davies,



THE CAPTURE—CAVALRY FIGHT AT BUCKLAND MILLS, VA.

neuver and combat of Civil War engagements. The assertion that this battle—between 4,000 Union and 8,000 Confederate Cavalry soldiers (using the VDHR numbers), plus Confederate infantry—was confined to the terrain identified in the Angler/Circa CRM study appeared dubious on its face.

In April 2007 a Section 106 Consulting Parties Meeting chaired by the Virginia State Historic Preservation Office (and which included the National Park Service American Battlefield Protection Program (ABPP), the National Trust for Historic Preservation, Buckland Preservation Society, and our group, CFFC), resulted in Angler/Circa CRM being asked to refine their analysis of

leading 2,000 or more cavalymen from Buckland toward Warrenton, describes his advance through New Baltimore before retreating back to Buckland, while Confederate Lt. Col. Blackford, J.E.B. Stuart's adjutant, describes what was likely 4,000-plus cavalry soldiers behind a low range of hills approximately a mile and half west of Buckland waiting for General Davies to get close before attacking.

The participants' description of the battle notes that, after a morning skirmish in Buckland, the "Buckland Races" actually started west of the old Village of New Baltimore. The Confederate Cavalry chased the outmanned Union Cavalry back, north through New Baltimore on the Warrenton Turnpike until the Union

Cavalry broke north across the open fields of today's Evergreen Hollow and Avalon farms and Pilgrims Rest East.

The Confederate Infantry which General Davies mentions as being on the south side of the Turnpike were likely the units the Angler/Circa CRM report portray as not involved in the battle at all. Yet for these units to participate they would have had to at least cross the Bishop's Run tract to take a position on the south side of the Turnpike, if not held a position at the north end of the tract in order to shoot at cavalry on the Turnpike.

The Consulting Parties met again in September 2007 to discuss the Angler/Circa CRM revised report. At this meeting Fauquier County representatives asked the Virginia State Historic Preservation Office (SHPO) to expedite the decision process so the County would not lose Department of Agriculture financial support to build a new fire station on land that was within the Bishop's Run tract.

Based on the Angler/Circa CRM report the Corps of Engineers and SHPO "determined that no identifiable events of historical significance occurred on the Property." The Consulting Parties, however, were presented with a determination that the Bishop's Run development would have a negative impact on the battlefield area and were asked to comment on proposed mitigation by the developer.

The major mitigation proposed is an "interpretative trail" of what appears to be several hundred feet in the open space of the development adjoining wetlands and floodplain, with several signs, a tabletop-like marker describing the Battle of Buckland Mills, and a street-sign marker on Riley Road near the beginning of the trail.

The ACHP, an independent federal agency responsible to the President and Congress for oversight of the Section 106 review process, asked the SHPO to delay final action based on consulting parties concerns over the incomplete description of the battle presented in the Angler/Circa CRM report. SHPO agreed to delay finalization of a Memorandum of Agreement (MOA)

on mitigation until an NPS sponsored report could be presented.

The Buckland Preservation Society (BPS) had been developing a report of the battle, following NPS analysis guidelines using reports and descriptions of the battle from the writings of participants obtained from the Library of Congress and other authoritative sources. BPS accelerated its effort and delivered its report in late February of 2008. Their report included evidence clearly indicating that Confederate fire from positions on ridges along present day US 15/29 west of Route 215 (near Battlefield

600 persons. The Documentary and Landscape Analysis of the Buckland Mills Battlefield report is available at the Buckland Preservation Society Web site www.bucklandva.org.

While the Section 106 Review was being conducted, the regional real estate market collapsed; reportedly, Angler Development's lender foreclosed on the Bishop's Run tract. The SHPO determination of negative impact has been issued, but the MOA for Mitigation has not been completed. Fauquier County's request to separate the lot deeded by Angler to the County for the new fire station from the rest of

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Baptist Church) was the source of the devastating October 19 attack on the Union cavalry which drove them from the turnpike, and resulted in the capture of many Northern prisoners.

Unfortunately, the official war records of the Confederate unit identified as having operated during the battle in the area of the Bishop's Run tract did not survive the Civil War, and so this unit's actions during the battle could not be documented in detail for the BPS report.

A presentation based on the BPS report was given by Chief Historian Emeritus of the NPS, **Ed Bearss**, in May 2008 to an audience of mostly local residents estimated at over

the Bishop's Run tract was approved to enable the County to continue with construction of the fire station, unencumbered by the final resolution of the Mitigation MOA.

CFFC remains involved in monitoring developments at the battlefield site, and promoting its preservation as a historic landmark.

*Please thank Supervisors
Holder Trumbo,
Peter Schwartz and
Terry Nyhous for working
to preserve PDR funding!*