

## VIII. HISTORIC RESOURCES



## HISTORIC RESOURCES

### CURRENT CONDITIONS

Frederick County has shifted in recent years from an agrarian community to one that has seen strong residential growth and an expanding business base. As a consequence of development and diversification, landscapes in Frederick County have changed more dramatically during this period more than any other. New residential communities have emerged in what were once rural areas, and architectural styles have become more uniform. The number of historic properties in Frederick County has declined as natural elements have degraded delicate structures and materials and as population and development demands have increased.

The Rural Landmarks Survey of Frederick County, a survey of the majority of structures built prior to 1940 in Frederick County, was completed in 1992. It documents over 1800 properties, concluding that many are historically significant. Archaeological sites in the County have also been inventoried. Many of the historically significant properties are recognized on the local, state, and national levels. In 1992, Frederick County instituted an Historic Plaque Program that recognizes local properties of historic significance. The County's Historic Resources Advisory Board (HRAB) accepts nominations for the Plaque Program and chooses new recipients based upon criteria adapted from the National Register of Historic Properties criterion. Many of these properties are also listed on the Virginia Landmarks Register and the National Register of Historic Places. The box to the right provides a list of these structures which are recognized on the National and State levels.

In addition to the many structures in Frederick County, six Civil War battlefields of great national importance are located in the Frederick County and Winchester area. More than 12,000 acres of battlefield lands maintain high historic character and are enhanced by several fortifications and entrenchments. A partnership involving Winchester and Frederick County government, the Kernstown Battlefield Association, the Cedar Creek Battlefield Foundation and others is underway to protect local battlefield sites and create a battlefield park network. The Frederick County-Winchester Battlefield Task Force completed the Frederick County-Winchester Battlefield Network Plan in 1996. The Frederick County Board of Supervisors and the Winchester City Council adopted the plan.

## HISTORIC RESOURCES

---

The Historic Overlay Zoning District has been developed as an option for owners who seek to protect the historic resources on their property. This option provides a more regulated approach to the preservation of structures and may be appropriate in areas seeking to establish a historic district.

Currently the County has four recognized historical districts:

Newtown/Stephensburg, Opequon, Middletown, and Bartonsville.

The County has also identified Rural Community Centers throughout the County that have a strong rural and historical character (See Rural Areas chapter).

### **FUTURE FOCUS**

The next twenty years should see the remainder of unidentified historic sites and archeological resources discovered and recorded. Sites that qualify as historic will be added to an on-going inventory. Such an inventory will include archeological surveys of properties surrounding known battlefields, encampments, trenches, and cemeteries.

During the same period, priority sites for preservation will be identified and efforts begun to preserve those of highest need. Methods and criteria for the preservation of historic resources will have been developed.

Heritage tourism will be a strong component of Winchester-Frederick County's tourism program, and efforts to develop the battlefield park network will be underway in partnership with the Shenandoah Valley Battlefield Foundation and others.

The economic and cultural importance of historic resources will be promoted. In combination with historic preservation and heritage tourism efforts, HRAB will partner with local agencies, organizations, and other appropriate groups to provide education sessions concerning preservation methods and programs.

### **COMMUNITY BENEFITS**

The value of protecting our historical resources is immeasurable; once lost, historic structures and areas cannot be replaced. They provide a sense of who we are and where we have been. Our community benefits from a balance between surviving historic resources and the new development

## HISTORIC RESOURCES

---

occurring in this area. Community and economic benefits follow a well-balanced development plan.

A battlefield park network in Frederick County and Winchester will provide substantial economic and educational benefits and will create a much desired avenue for heritage tourism. Battlefield parks act as a means of meeting the County's growing need for green space and parkland by providing the opportunity for recreational facilities within the Parks and Recreation Department.

Archeological sites, generally defined as areas 50 years old or older and having physical remains of past human activities, are important to the development of public education and heritage tourism programs. Further, they provide a more detailed story of Frederick County's history.

Preserving battlefields and historic sites provides open spaces and scenic vistas. Incorporating trails, such as the five miles linking Route 661 to the Regency Lakes Community and Millbrook High School at the Third Battle of Winchester, complements the pedestrian and bike component of our Transportation Plan.

Heritage tourism is designed to promote historic preservation and areas of natural beauty in order to stimulate economic development through tourism. Heritage areas are envisioned as discrete geographic areas or regions with a distinctive sense of place embodied in their historic buildings, neighborhoods, traditions, and natural features. Several areas in the County contain clusters of historic structures and battlefields. Walking and driving tours provide connections among these features and present visitors with a comprehensive approach toward understanding the county's history. A link between the past and the present is formed by blending these connections with new developments, specifically those that include additional buffers, pedestrian trails, interactive educational centers, and adaptive reuse of historic properties.

Many structures exist throughout the county that could provide advantageous cultural and recreational elements for residential and business developments alike (See Supporting Materials.)

### **POLICIES/IMPLEMENTATION**

As commercial and residential developments continue to locate and expand in Frederick County, there is a need for balance to maintain the historic integrity, both structurally and scenically, between surviving historic

## HISTORIC RESOURCES

---

resources and landscapes and new development. This balance can be achieved by recognizing both the current development needs of the community and the historic and rural character of Frederick County's past.

The County's role is to support protection, promotion, and preservation of the existing and future inventory of Historically Designated Sites and Districts (HDS&D), including historic battlefields, through planned and proposed development(s), long range land use planning, economic development, incentives, and enforcement.

**POLICY: IDENTIFY AND RECOGNIZE HISTORIC RESOURCES IN THE LONG-RANGE PLANNING EFFORTS OF THE COUNTY.**

**IMPLEMENTATION:**

- The Historic Resources Advisory Board (HRAB) will provide in developing community area plans.
- Use the Rural Landmarks Survey as a primary source for determining properties and districts that qualify for official recognition.
- Update and maintain the Rural Landmarks Survey regularly in order to keep current the inventory of structures older than fifty years.
- Develop, update, and maintain an inventory of archaeological sites and cemeteries in Frederick County.
- Require archaeological surveys to be conducted prior to development, particularly any that involve battlefield areas, homesteads, Indian encampments, and waterways.
- Initiate and complete the application process for properties that are potentially significant according to the criteria set forth by the National Register of Historic Places Federal Program Regulations. (See Supporting Materials.)

# HISTORIC RESOURCES

---

**POLICY:**        **COMPLEMENT ECONOMIC AND RESIDENTIAL DEVELOPMENT THROUGH THE PROTECTION AND PRESERVATION OF THE COUNTY'S HISTORIC PROPERTIES, STRUCTURES, AND LANDSCAPES.**

**IMPLEMENTATION:**

- The Historic Resources Advisory Board (HRAB) will assist the Frederick County Planning Department by reviewing specific development proposals for potential impact on historic components of the development site and surrounding areas and making recommendations regarding mitigation.
- Development should include a comprehensive approach to historic preservation that will result in a system of sites and battlefields dedicated or protected in a coordinated fashion, such as the Battlefield Park Network that preserves key sites, attracts tourists, and supports education.
- Design standards for new construction should accommodate the historic character of the villages while still promoting growth in the rural community centers. Methods to protect, enhance and preserve the especially significant sites should be incorporated in new development:
  - Whenever possible, development materials should resemble those of the historic properties nearby.
  - Building materials, architectural features, open space, and landscaping should seek to create a harmonious blend of new development relevant to the historic setting.
  - Adaptive reuses of historic structures located within the proposed development should be considered.
  - Monuments or historic markers may be appropriate on properties where only the remnants of structures remain.

## HISTORIC RESOURCES

---

**POLICY:**        **INCREASE THE REHABILITATION, ADAPTIVE REUSE, OR RESTORATION OF HISTORIC STRUCTURES.**

**IMPLEMENTATION:**

- Study, develop, and adopt methods and criteria to identify historic resources in need of preservation.
- Develop regulations for reuse and rehabilitation of historic structures to maintain character of community, both residential and business.
- Create incentives for private land owners to comply voluntarily with Secretary of Interior's Standards for Rehabilitation. (See Supporting Materials.) Incentives allowed by law for the rehabilitation, adaptive reuse, or restoration of historic structures in the Historic Overlay Zoning District should be considered.
- Utilize and promote Federal, State, and Local tax credits to encourage rehabilitation of historic structures.
- Assist property owners in the application process for tax credits and listing on the appropriate registers.
- Create land dedication methods, regulations, policies, and documents.

**POLICY:**        **CONSIDER DESIGNATION OF VOLUNTARILY OFFERED RURAL HISTORIC DISTRICTS THAT CAN BE DEFINED AS SCENICALLY COHESIVE RURAL AREAS CONTAINING WELL-PRESERVED COLLECTIONS OF HISTORIC BUILDINGS.**

**IMPLEMENTATION:**

- Organize a comprehensive approach to analyzing and registering Historically Designated Sites and Districts (HDS&D).
- Partner with Conservation Easement Authority to identify, protect, and promote HDS&D.
- Create identifiable GIS coordinates for each HDS&D to assist with future development planning.

## HISTORIC RESOURCES

---

- Create zoning, impact analysis and engineering requirements, conservation easements, and tax incentives for voluntary and required protection of privately owned HDS&D.
- Promote educating the public about the tax benefits of voluntarily submitting privately-owned sites into historic districts and easements.
- Identify HDS&D eligibility for State and/or National register(s). HRAB shall assume leadership in making application to the appropriate register(s).

**POLICY:**           **INCORPORATE HISTORIC RESOURCE DEVELOPMENT IN AN EFFORT TO STRENGTHEN HERITAGE TOURISM.**

**IMPLEMENTATION:**

- Developments should incorporate and/or convert historic properties into recreational elements, including pedestrian trails, parks, and museums.
- Develop the Battlefield Park Network as a major heritage tourism component.
- Create dedicated pedestrian-sensitive trails, sites, and routes of interest that will not adversely impact private property owners, as well as develop public scenic byways.
- Permit events, reenactments, tours, and exhibits to attract visitors.

### **COMMUNITY PARTNERS AND STAKEHOLDERS**

Frederick County Board of Supervisors created the Historic Resources Advisory Board (HRAB) to monitor, plan, and review the County's historic structures and resources. The HRAB reviews all re-zonings and new developments within or near any historic resource and recommends to the Planning Commission and Board of Supervisors actions to protect these resources. Additionally, HRAB works to raise awareness, gather information, and seek funding opportunities along with other partnership groups involved in preservation work. They include:

- Kernstown Battlefield Association
- Cedar Creek Battlefield Foundation
- Frederick County-Winchester Battlefield Task Force



## HISTORIC RESOURCES

---

- Shenandoah Valley Battlefield Foundation
- Winchester-Frederick County Convention & Visitors Bureau (CVB)
- McCormick Civil War Institute of Shenandoah University
- Fort Collier Civil War Center, Inc.
- Civil War Preservation Trust
- Winchester-Frederick County Historical Society
- Frederick County Cooperative Extension Service
- Frederick County Farm Bureau

## SUPPORTING MATERIALS AND RESOURCES

1. Historic Resources Advisory Board
2. Frederick County Historic Plaque Program
3. Virginia Landmarks Register (VLR)
4. National Register of Historic Places (NRHP)
5. National Register of Historic Properties
6. Rural Landmarks Survey of Frederick County (RLS) (1988-92)
7. Frederick -Winchester Battlefield Network Plan (1996)
8. Secretary of the Interior's Standards for Rehabilitation



# Civil War Battlefields & Sites

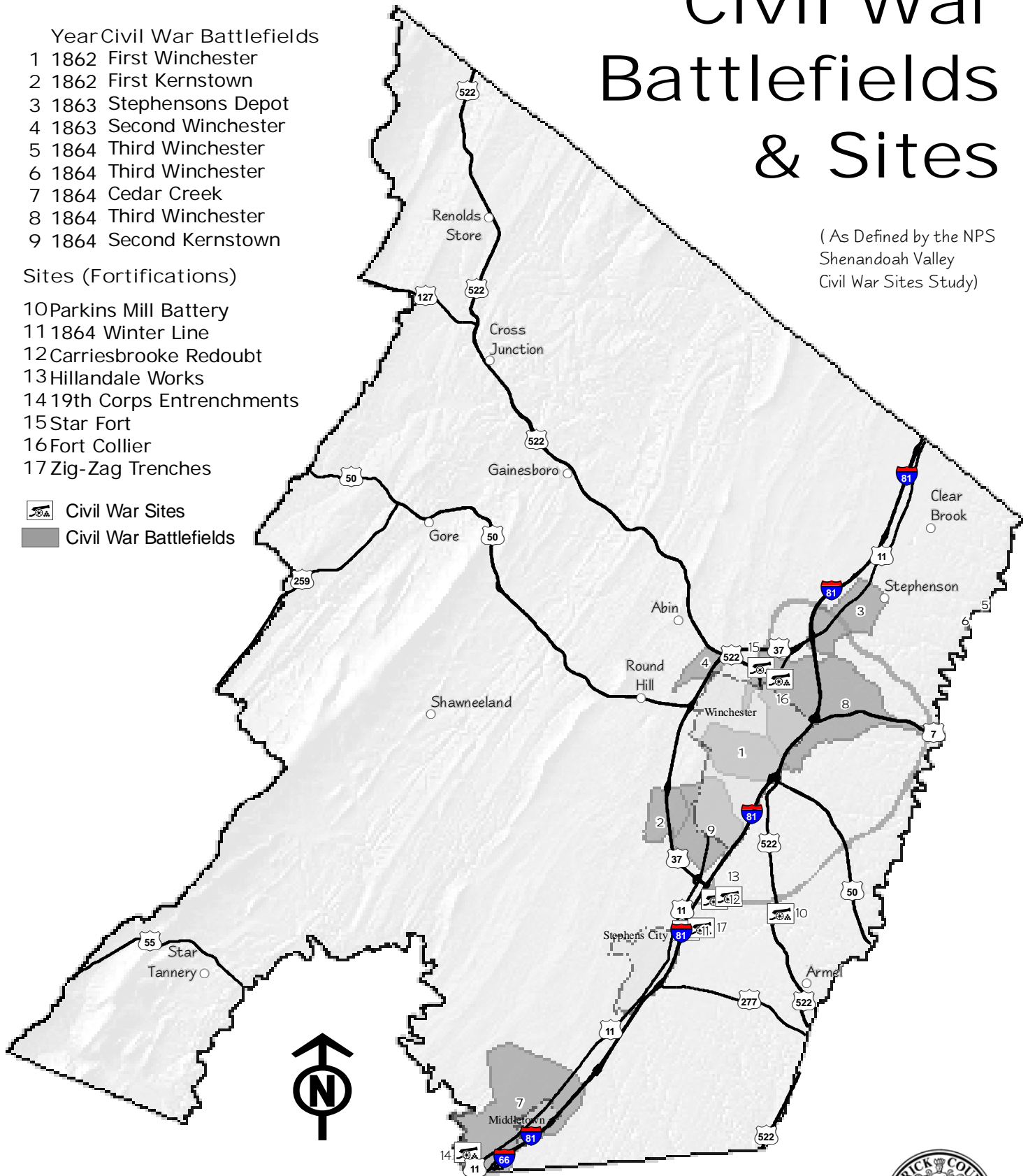
(As Defined by the NPS  
Shenandoah Valley  
Civil War Sites Study)

- | Year | Civil War Battlefields |
|------|------------------------|
| 1    | 1862 First Winchester  |
| 2    | 1862 First Kernstown   |
| 3    | 1863 Stephensons Depot |
| 4    | 1863 Second Winchester |
| 5    | 1864 Third Winchester  |
| 6    | 1864 Third Winchester  |
| 7    | 1864 Cedar Creek       |
| 8    | 1864 Third Winchester  |
| 9    | 1864 Second Kernstown  |

## Sites (Fortifications)

- 10 Parkins Mill Battery
- 11 1864 Winter Line
- 12 Carriesbrooke Redoubt
- 13 Hillandale Works
- 14 19th Corps Entrenchments
- 15 Star Fort
- 16 Fort Collier
- 17 Zig-Zag Trenches

-  Civil War Sites
-  Civil War Battlefields



# Possible Historic Districts

- Name
- 1 Bartonsville
  - 2 Brucetown
  - 3 Cedar Creek Battelfield
  - 4 Gravel Springs
  - 5 Green Spring
  - 6 Kernstown Battlefield
  - 7 Kline's Mill
  - 8 Marlboro
  - 9 Middletown
  - 10 Opgeun
  - 11 Star Tannery
  - 12 Stephens City (on Register)
  - 13 Third Winchester Battlefield
  - 14 White Hall

■ Possible Historic Districts

