



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

JOINT MEETING

STATE REVIEW BOARD and BOARD OF HISTORIC RESOURCES

Virginia Museum of History and Culture, 428 N Arthur Ashe Boulevard, Richmond

September 18, 2025, 10:00 a.m.

EASEMENT PROGRAM
BOARD PACKET

PROJECT SUMMARIES

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

September 4, 2025

**NEW
EASEMENT OFFERS**

BHR Meeting Date: September 18, 2025	Staff: Wendy Musumeci	DHR File No. 076-5190-0005
Applicant: American Battlefield Trust (the "Trust")	County: Prince William	Acres: ±2.7116

Property Features and Current Use:

Located at the intersection of Groveton Road and General Longstreet's Line in the Zouave Hills Subdivision in Prince William County, the Nason Tract (the "Property") is comprised of two parcels totaling ±2.7116 acres. The Zouave Hills Subdivision is surrounded by the Manassas National Battlefield Park and includes five additional properties which are either being considered for a Board of Historic Resources ("BHR") easement or are already under easement to the BHR. One of these eased properties, the Gibson Tract, adjoins the Property. The Nason Tract is almost entirely under forested cover and slopes gently to the southwest. The Property is currently in residential and open-space use and is improved with a brick dwelling (ca. 1977) and two frame sheds (ca. 1979 and 2013). Access to the Property is via an asphalt driveway from Groveton Road. The Trust has contracted with the current owners, Noah Nason, III and Suanne Shocket, to acquire the Property in fee-simple with closing scheduled for January 16, 2026. The Trust will lease the Property to the current owners for three years and will demolish the existing dwelling, outbuildings and structures within three years from the date of recordation of DHR's easement. If funding permits, the Trust may install one trail connecting to the adjacent Gibson Tract and one to two signs. The Trust will apply for an American Battlefield Protection Program ("ABPP") grant and a Virginia Battlefield Preservation Fund ("VBPF") grant to assist with the fee-simple acquisition of the Property. Conveyance of an easement to the BHR is a condition of these grants.

Conservation Values:

Historic/Landscape:

1. The Property is entirely within the core and study areas of the Second Manassas Battlefield, which has been given reservation Priority Rating of I.2 Class A by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a priority rating of I are those that have a critical need for action. Battlefield sites rated Class A are those that had a decisive influence on their campaign, in this case the Northern Virginia Campaign from June through September 1862, and a direct impact on the course of the war.
 - On the morning of August 29, 1862, minor skirmishes drew Union forces under General John Reynolds south of the Warrenton Turnpike (modern US Route 29) crossing near or through the heavily wooded Nason Tract and near Major General James Longstreet's right wing of the Army of Northern Virginia. That evening, Union pickets reported that the main Confederate line appeared to be in danger of collapse. Union Major General John Pope ordered an advance to drive back what he perceived to be the Confederate right flank at Groveton. An intense firefight continued until dark, and the Confederates gained the woods near the Property. Forces on both sides continued to maneuver on or near the Property through the night. The next morning, General Reynolds' Pennsylvania corps advanced again to the south and skirmished along Groveton Road, including the Property. Colonel Gouverneur K. Warren's New York "Duryee Zouaves" and "National Zouaves" reinforced the Union position deploying on or near the Property at the edge of the woods adjacent to Groveton Road. Meanwhile, Longstreet had assembled a massive force of 30,000 men southwest of the Property to press northeast towards the turnpike in what would become one of the most massive Confederate assaults of the Civil War. The New Yorker Zouaves managed to briefly slow the Confederate advance allowing the disorganized Union lines to fall back overnight and eventually retreat to Centreville. The Second Battle of Manassas ended with a Confederate victory and 22,180 total casualties.
2. The Property is within the Journey Through Hallowed Ground National Heritage Area, a 180-mile corridor stretching from Gettysburg, Pennsylvania to Monticello, near Charlottesville, Virginia designated as a National Heritage Area by Congress in 2008.
3. The Property is within the Virginia Piedmont Heritage Area, an 1,800-acre area of Northern Virginia designated as a Heritage Area by the Commonwealth of Virginia in 1995.

Archaeology: Although the Property has not been subjected to professional archaeological survey, in the opinion of DHR, the Property has low potential to contain archaeological sites, deposits and features associated with the Battle of Second Manassas due to the amount of ground disturbance that has occurred on the Property.

Open Space:

1. The Property contains ±2.7116 acres of open-space land, of which ±2.07 acres is entirely under forested cover.
2. The Property is part of a growing corridor of conserved lands within the Zouave Hills subdivision which is bounded by Groveton Road. This subdivision adjoins the Second Manassas National Battlefield Park which includes over 5,000 acres

of conserved lands.

Water Quality: The Property is within the Chesapeake Bay watershed.

Conserve Virginia: The Property lies entirely within the “Cultural and Historic Preservation Category” in ConserveVirginia, Virginia’s land conservation strategy that identifies high value lands and conservation sites across the Commonwealth of Virginia.

Other Supporting Governmental Policy:

Federal: (i) “The Report on the Nation’s Civil War Battlefields,” issued by the CWSAC in 1993, authorized under 54 U.S.C. § 100507; (ii) Battlefield Land Acquisition Grant Program administered by ABPP (54 U.S.C. §§ 30801 – 308103; (iii) The Land and Water Conservation Fund Act, 54 U.S.C. §§ 200301 – 200310; and (iv) Journey Through Hallowed Ground National Heritage Area Act of 2008 (15 U.S.C. § 461).

State: (i) Section 1 of Article XI of the Constitution of Virginia; (ii) Chapter 22 of Title 10.1, Sections 10.1-2200 through 10.1-2214 of the Code of Virginia; (iii) The Open-Space Land Act, Chapter 17 of Title 10.1, Sections 10.1-1700 through 10.1-1705 of the Code of Virginia; (iv) Virginia Code § 10.1-1017 *et. seq.*; (v) the Board’s practices in reviewing and accepting an easement over this Property, which include review by VDHR’s Easement Program staff, review by a committee comprised of VDHR staff from different divisions and review and acceptance by the Board at a public meeting, as set forth in the Board’s written adopted policies; (vi) Virginia Outdoors Plan (2024) Region 4, Section 3.2; (vii) Virginia Piedmont Heritage Area (1995); and (viii) ConserveVirginia (2018).

Local: The Property is currently zoned Agricultural (A-1); the future land use designation is Parks and Open Space (POS) in the *Prince William County 2040 Comprehensive Plan* (adopted October 17, 2024, the “Plan”). The Plan provides support for the use of historic preservation and conservation easements at 1) Cultural Resource Goal and Policies, 2, 4 and 5; 2) Environment Policy 3; 3) Open Space Goal and Policies 2 and 5; 4) Parks, Recreation and Tourism Policy 1; 5) Land Use Policies 9, 10 and 11; and 6) Smart Growth Policy 6. By letter dated July 30, 2025, Prince William County confirmed that the placement of an historic preservation and open-space easement is consistent with the County’s current comprehensive plan.

Existing Buildings and Structures:

Brick Dwelling (ca. 1977)
2 Frame Sheds (dates unknown)
Asphalt Driveway
Gravel Driveway

Well
3 Drain Fields with 5 Drain Field Components
Wood Fencing

General Easement Terms:

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

Division: no subdivision or division permitted.

Existing Buildings and Structures: provision for the demolition of existing non-historic buildings and structures and restoration or rehabilitation of the battlefield landscape within three (3) years of easement recordation and completed according to a written rehabilitation management plan negotiated by the Trust and DHR.

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

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

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

Collective Footprint Cap: cap at 1% or less for collective footprint for permitted new improvements.

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

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

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

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

Signs: restrictions on size and number of signs permitted; interpretive signage permitted.

Public Access: Two days of public access required by the easement terms.

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

Documentation Information:

Tax Map Numbers: 7597-47-1760 and 7597-47-1481

Property Address: 7001 Groveton Road, Manassas, VA 20109

USGS Quad: Gainesville

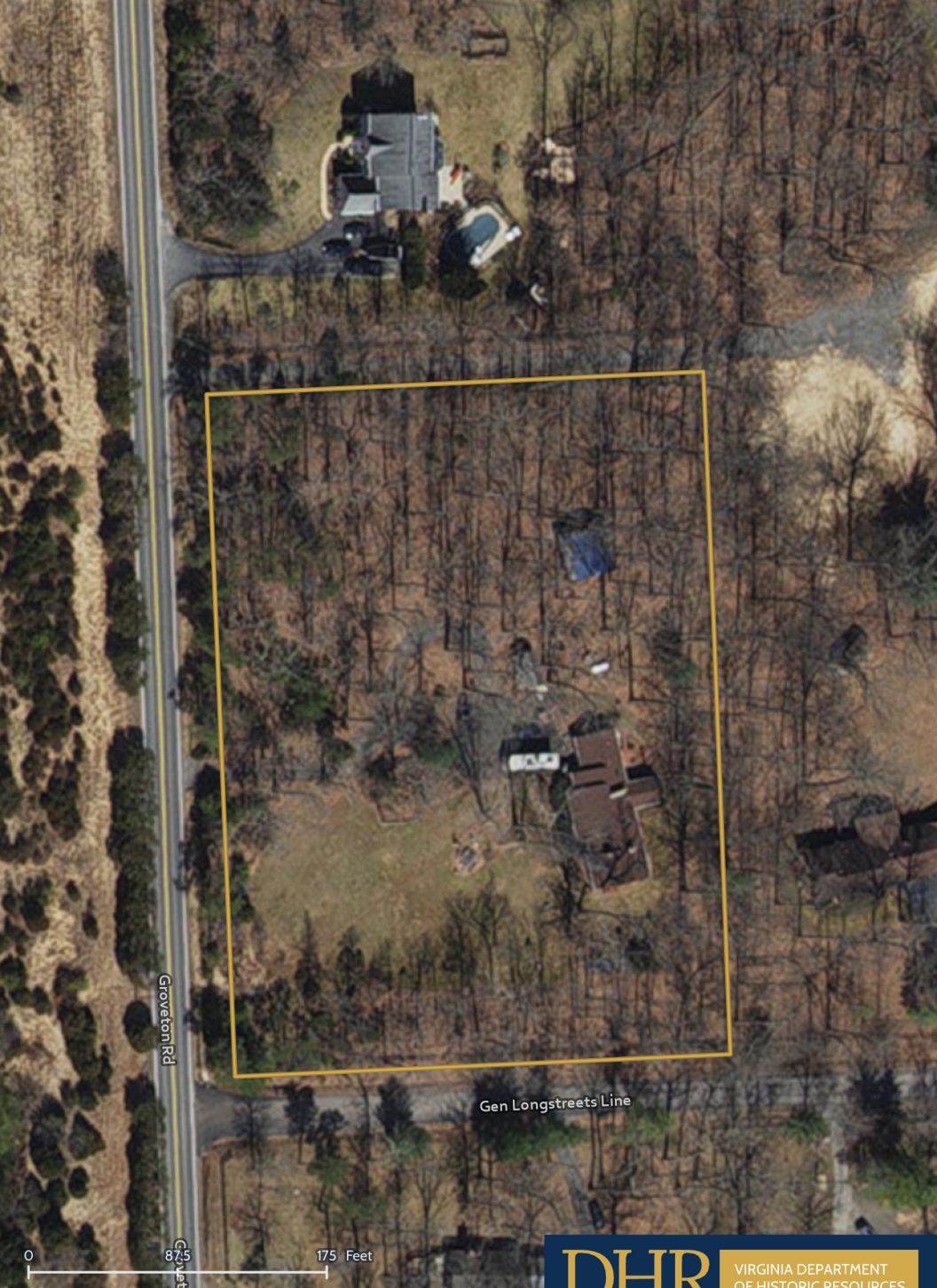
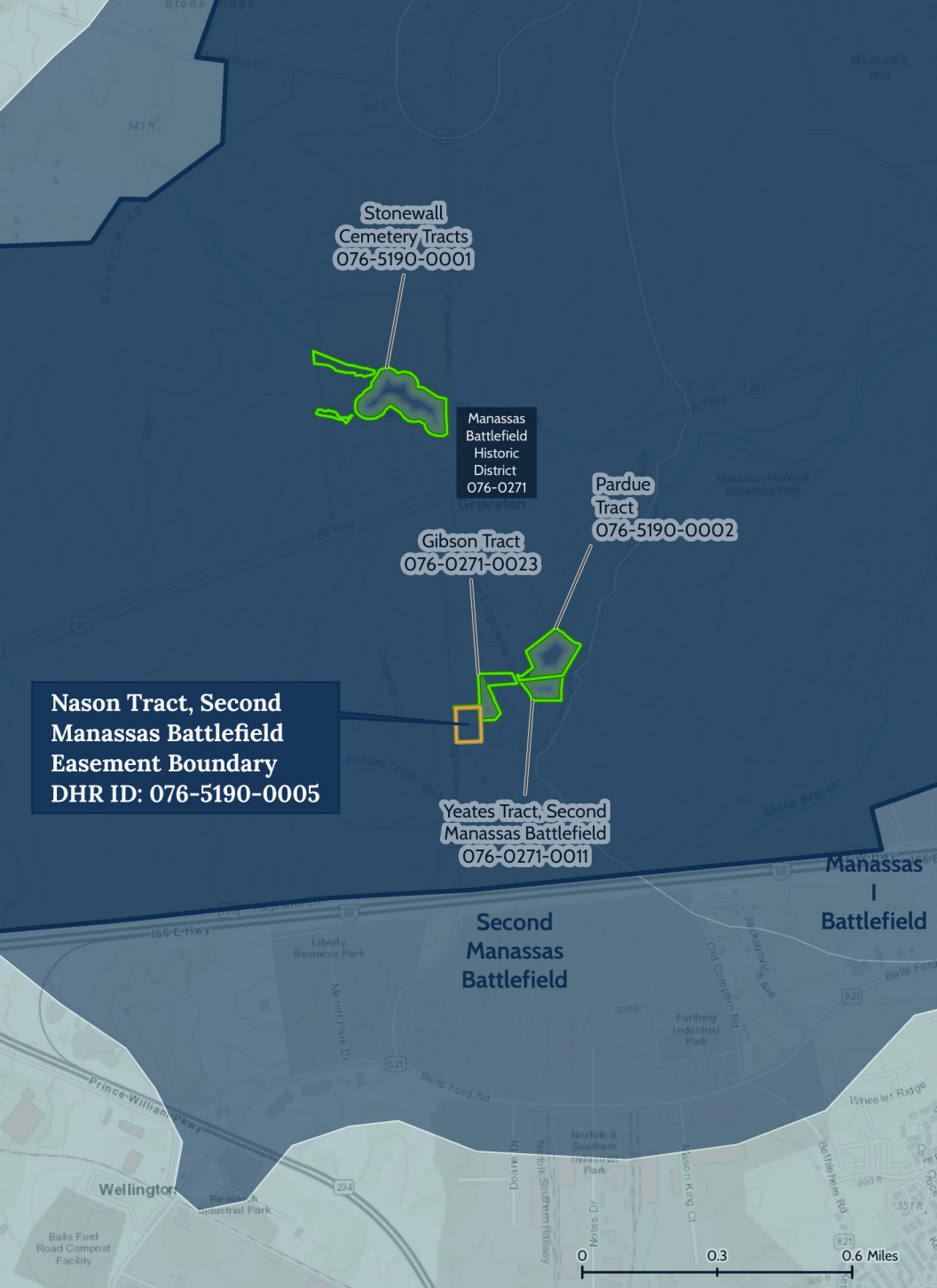
Statement of Public Benefit:

The Nason Tract is of historic and archaeological significance and is within the boundaries of a Civil War battlefield with preservation priority ratings from the Civil War Sites Advisory Commission. Restrictions on ground disturbing activities and alterations of historic and landscape resources on the Property, including archaeological sites, and requirements for the maintenance of such resources will ensure the Property retains its historic integrity as a Civil War battlefield landscape. Preservation of the Property will augment efforts to preserve historic properties in Prince William County, including approximately 577.89 acres of land already subject to perpetual easements held by the Board. Additionally, restrictions on development, new construction, and ground disturbing activities and requirements for forest management in the easement will protect the forestal and ecological resources on the Property and the natural benefits associated with forest conservation such as clean air and water. Preservation of the open-space and wooded character of the Property preserves a local landscape that attracts tourism and commerce to the area and enhances the quality of life for area residents. The Property is also located within the Chesapeake Bay watershed. Limiting new construction, ground disturbing activities and uses of the Property in the Easement will support protection of water quality in the Chesapeake Bay. The Property is visible from Groveton Road and General Longstreet's Line, both public rights-of-way. The protection of the Property by the easement will fulfill the intent of the 2024 Virginia Outdoors Plan to protect Virginia's historic and cultural resources, including Civil War battlefield landscapes and resources, and to place historic preservation and open-space easements on historic properties.

Easement Acceptance Committee Recommendation:

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

1. All leases must be subordinated to DHR's easement.
2. Demolition of the existing non-historic dwelling and associated structures and rehabilitation of the landscape must be completed within three (3) years from the date of easement recordation.
3. Rehabilitation or restoration of the landscape shall be conducted according to a written rehabilitation management plan negotiated by DHR and the Trust, and such plan shall be incorporated into the easement either directly or by reference.
4. Final review of the title work, title commitment, survey, draft easement, and other recorded and unrecorded documents affecting title to the Property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.



Nason Tract, Second Manassas Battlefield
Prince William County, Virginia
DHR ID: DHR ID: 076-5190-0005

- 076-5190-0005
- VBHR Easements
- Listed Resources
- ABPP Core Areas (2014)
- ABPP Study Areas (2014)



DHR VIRGINIA DEPARTMENT OF HISTORIC RESOURCES

Created By: D. Bascone 7/25/2025
Sources: VDHR 2025, ESRI 2025, VDOT 2025, VGIN 2025
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.

BHR Meeting Date: September 18, 2025

Staff: Kyle Edwards

DHR File No. 030-5407_ep

Applicant: American Battlefield Trust ("the Trust")

County: Fauquier

Acres: ±0.849

Property Features and Current Use:

The Marshall Tract (the "Property") is comprised of three tax parcels and portions of three additional parcels totaling 0.849 acres. It fronts on James Madison Street (U.S. Routes 15 & 29 Business), just south of the town of Remington. The Property is currently improved for residential use with a circa 1939 residential dwelling, carport, shed, concrete walkway and septic tank. It is primarily wooded, with areas of grassy lawn near the residential dwelling and in the eastern corner of the tract. The Property is visible from James Madison Street, which is a public right-of-way. Access is via a gravel drive that leads from East Street, over which the property has an easement for ingress and egress purposes. The Trust acquired the Property December 19, 2018 and received an American Battlefield Protection Program grant in August 2018 to assist with fee-simple purchase of the Property. Conveyance of an easement is a requirement of this grant. Fauquier County also provided funding for the acquisition. After conveying an easement on the Property, the residential structures will be removed within three (3) years and the Property will be transferred to Fauquier County for inclusion in the adjoining Rappahannock Station Battlefield Park.

Conservation Values:

Historic/Landscape:

1. The Property is located entirely within the core area of the Rappahannock Station II Battlefield, which has been given a Preservation Priority Rating of IV.1 Class B by the Civil War Sites Advisory Commission ("CWSAC"). Sites with a Priority Rating of IV are considered fragmented with low integrity. Battlefield sites rated Class B are those that had a direct and decisive influence on their campaigns, in this case the Bristoe Campaign from October to November 1863.
 - The Second Battle of Rappahannock Station occurred on November 7, 1863, when Union forces under Major General George Meade launched coordinated attacks on the Confederate Army of Northern Virginia at Rappahannock Station and Kelly's Ford. At Rappahannock Station, Confederate troops commanded by Major General Jubal Early occupied a fortified position north of the Rappahannock River, with a long segment of earthworks arcing along the river and adjacent to the Property. The Union VI Corps under Major General John Sedgewick led the attack, which eventually managed to push the much smaller Confederate force back within its earthworks. Fighting ended at dusk, but Sedgewick elected for a second nighttime attack. Expecting that attempts to capture the river crossing had failed, Confederate General Robert E. Lee did not reinforce the Confederate position. As a result, the V Corps overwhelmed the Confederates, killing or capturing virtually all the defenders. Following the battle, Lieutenant Colonel Walter Taylor, Lee's Assistant Adjutant General, wrote that it was "the saddest chapter in the history of the Army of Northern Virginia". At the onset of the battle, the Property lay between two sets of Confederate artillery. Confederate soldiers maintained this area until nightfall when the V Corps attacked moving through the Property and taking control of the northern bank of the Rappahannock River. The Second Battle of Rappahannock Station ended with a Union victory and 2,093 total casualties.
2. Approximately 0.83 acres of the Property are also located in the core area of the Rappahannock Station I Battlefield, which has been given a Preservation Priority Rating of II.4 Class D by the CWSAC. Sites with a Priority Rating of II possess opportunities for comprehensive protection. Battlefield sites rated Class D are those that had a limited influence on the outcome of their campaigns, in this case the Northern Virginia Campaign from June to September 1862, but achieved important local objectives.
3. The Property is also entirely within the study area of the Brandy Station Battlefield, which has been given a Preservation Priority Rating of I.3 Class B by the CWSAC. Sites with a Priority Rating of I are those with a critical need for action. Battlefield sites rated Class B are those that had a direct and decisive influence on their campaigns, in this case the Gettysburg Campaign from June to August 1863.

Archaeological: Although the Property has not been subject to professional archaeological survey, in the opinion of the VDHR, the Property has the potential to contain archaeological sites, deposits and features associated with the Civil War, specifically the Battles of Rappahannock Station I and II and Brandy Station, based on the concentration of troop movement and direct engagement of the opposing armies across or on the Property.

Open Space:

The property contains approximately ±0.849 acres of land with ±0.53 acres under forested cover and ±0.32 acres maintained as a grass lawn.

Other Supporting Governmental Policy:

Federal: (i) “The Report on the Nation's Civil War Battlefields,” issued by the CWSAC in 1993, authorized under 54 U.S.C. § 100507; (ii) The “American Battlefield Protection Program Act of 1996,” authorized under 16 U.S.C. § 469k, as amended by the “The Civil War Battlefield Protection Act of 2002,” authorized under 16 U.S.C. § 469k-1, as amended; (iii) The “American Battlefield Protection Program Authorization of 2009,” 54 U.S.C. § 308103; (iv) The Land and Water Conservation Fund Act, 54 U.S.C. §§ 200301 – 200310; and (v) The provisions of the Consolidated Natural Resources Act of 2008 establishing the “Journey Through Hallowed Ground National Heritage Area” (Pub. L. 110-229, Title IV, Subtitle A, 122 Stat. 754, 802-09 (May 8, 2008)).

State: (i) Section 1 of Article XI of the Constitution of Virginia; (ii) Virginia Code §§ 10.1-2200 - 10.1-2214; (iii) The Open-Space Land Act; (iv) The Virginia Piedmont Heritage Area; (v) The Virginia Outdoors Plan (2024).; and (vi) the Board’s practices in reviewing and accepting an easement over this property, which include review by VDHR’s Easement Program staff, review by a committee comprised of VDHR staff from different divisions and review and acceptance by the Board at a public meeting, as set forth in the Board’s written adopted policies.

Local: The Property is currently zoned Residential (R-2); the future land use designation is Medium Density Residential (MDR) as cited in the *Fauquier County Comprehensive Plan* (adopted August 13, 2015, the “Plan”). The Plan provides support for the use of historic preservation and conservation easements at 1) Chapter 2, Section B, Objectives 1.2 and 1.3, pages 19-20 (Adopted May 12, 2016); 2) Chapter 4, page 15. By letter dated March 2, 2018, Fauquier County confirmed that the placement of an historic preservation and open-space easement is consistent with the *Fauquier County Comprehensive Plan* (adopted August 13, 2015).

Existing Buildings and Structures:

One (1) circa 1939 residential dwelling	Gravel driveway
One (1) carport	Concrete walkway
One (1) shed	Residential septic system

General Easement Terms:

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

Division: no subdivision or division permitted

Existing Buildings and Structures: provision for demolition and removal of existing non-historic buildings and structures; buildings to be removed up to three (3) years after easement recordation

New Dwellings: no new residential dwellings permitted

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

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

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

Impervious Surface Coverage: *cap at 3% or less for all construction, including roads and parking facilities*

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

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

Landscape Rehabilitation: prior review and approval required prior to battlefield landscape rehabilitation; management of trees and vegetation consistent with established arboreal and horticultural practices

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

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

Public Access: easement requires 2-days minimum public access; property also visible from public-right-of way

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

Documentation Information:

Tax Map Number: 6877-97-8154 (portion); 6687-97-7271; 6877-97-6152; 6877-97-7100 (portion); 6877-96-6968 (portion); 6877-97-8107

Property Address: 12236 James Madison Street, Remington, VA 22734	USGS Quad: Remington
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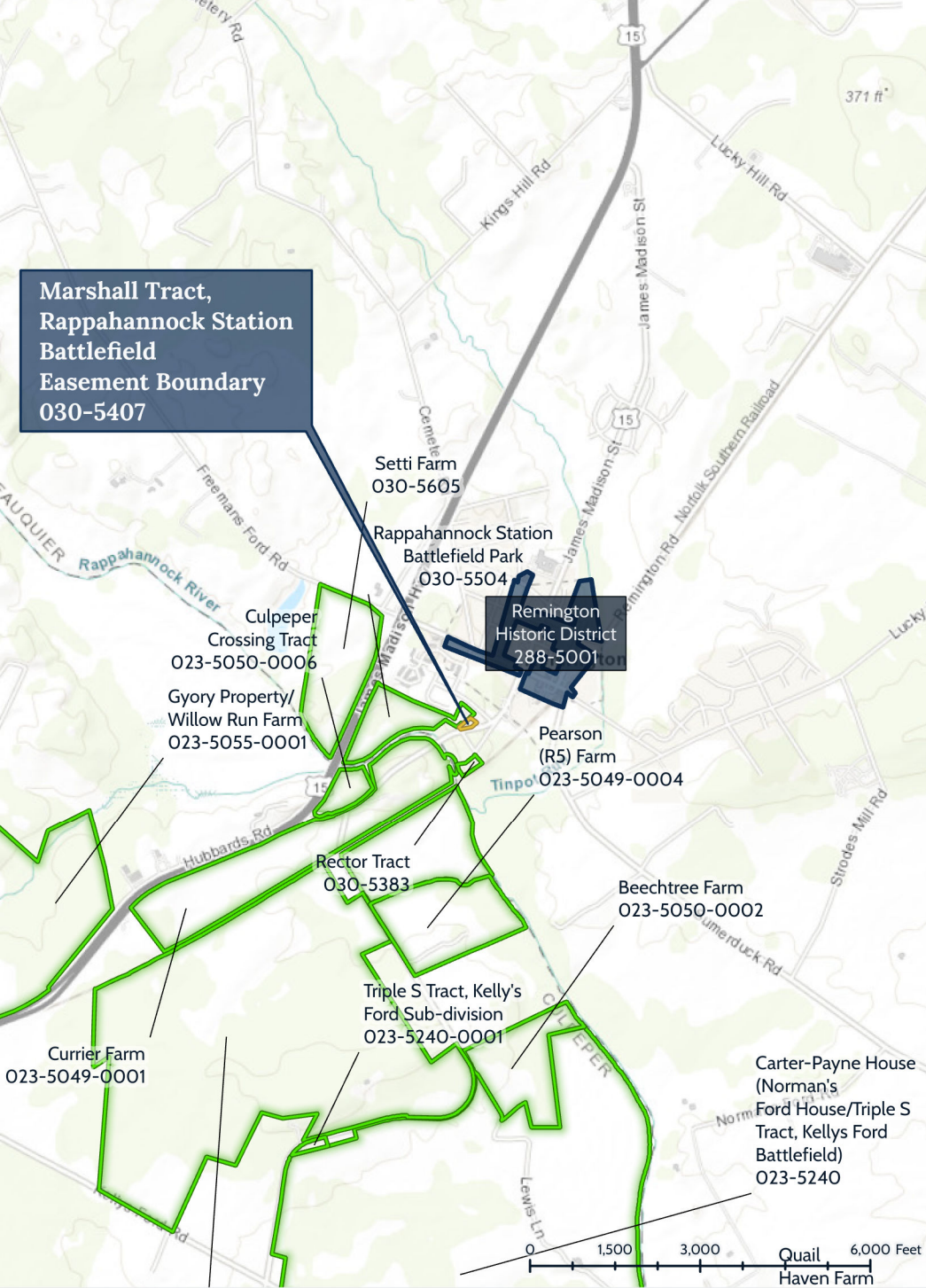
Statement of Public Benefit:

The Marshall Tract is of historic and archaeological significance and is within the boundaries of three Civil War battlefields with preservation priority ratings from the CWSAC. Restrictions on alterations of historic resources on the Property, including archaeological sites, and requirements for the maintenance of such resources, will ensure the Property retains its historic integrity as a Civil War battlefield and an historic landscape. The Property is also contiguous to ±26.5231 acres of land known as the Rappahannock Station Battlefield Park and held by Grantee under a perpetual historic preservation and open-space easement. Preservation of the Property will add to this perpetually protected historic landscape corridor associated with the First Battle of Rappahannock Station, the Second Battle of Rappahannock Station, and the Battle of Brandy Station. Preservation of the Property will augment efforts to preserve historic properties in Fauquier, including approximately 293 acres of land already subject to perpetual easements held by the Board. The Property contains publicly significant open space that is visible from James Madison Street and East Street and the open-space character of the Property preserves a local landscape that attracts tourism and commerce to the area and enhances the quality of life for area residents. Additionally, restrictions on development, new construction, and ground disturbing activities in this Easement will protect the open-space character of and landscape on the Property and prevent excessive development, soil disturbance, and pollution on the Property which would lead to or contribute to the degradation of the scenic character of the area. The protection of the Property by the easement will also fulfill the intent of the 2018 Virginia Outdoors Plan to protect Virginia's historic and cultural resources, including Civil War battlefield landscapes, and to place historic preservation and open-space easements on historic properties.

Easement Acceptance Committee Recommendation:

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

1. Adherence to the proposed Maximum Collective Footprint of 3% or less (1,109 sq. ft) of the total property size for any new improvements. This includes any buildings/structures along with trails, or parking facilities, which are to be constructed of pervious materials.
2. Demolition of the existing non-historic buildings and structures and rehabilitation of the battlefield landscape must be completed within three (3) years from the date of easement recordation.
3. Rehabilitation or restoration of the battlefield landscape shall be conducted according to a written rehabilitation management plan negotiated by DHR and the Trust, and such plan shall be incorporated into the easement either directly or by reference.
4. Final review of the title work, title commitment, survey, draft easement and other recorded and unrecorded documents affecting title to the property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.



Marshall Tract, Rappahannock Station Battlefield
Fauquier County, Remington Quad
DHR ID: 030-5407

- 030-5407
- VBHR Easements
- Listed Resources
- ABPP Core Areas (2014)
- ABPP Study Areas (2014)

Created By: D. Bascone 10/2/2023
 Sources: VDHR 2023, ESRI 2023, VDOT 2023, VGIN 2023
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BHR Meeting Date: September 18, 2025	Staff: Wendy Musumeci	DHR File No. 043-5080-0003_ep
Applicant: Richmond Battlefields Association ("RBA")	County: Henrico	Acres: ±5.708

Property Features and Current Use:

Located at the intersection of Darbytown and Yahley Mill Roads in eastern Henrico County, the ±5.708-acre Goodale II Tract (the "Property") is irregular in shape. The character of the surrounding area is semi-rural to rural. Predominant land uses in the immediate vicinity include single-family residential, agricultural, and forested land, much of which is conserved. Topographically, the Property is primarily level. It is mostly open land except for scattered trees around the cluster of buildings and along the southern edge of the driveway. The northern half of the Property is currently used for crop production that also stretches over to an adjoining parcel to the east (the Deane II Tract). Existing improvements include a circa 1937 frame dwelling and associated domestic outbuildings, structures, and amenities. Historic aerial images show a large, cultivated garden with row crops previously existed directly to the east of the dwelling. Today this area is largely fallow, grass meadow. The Richmond Battlefields Association ("RBA") was awarded a Virginia Battlefield Preservation Fund grant to assist with acquisition of the Property in 2015. Conveyance of a perpetual historic preservation and open-space easement (the "Easement") to the Virginia Board of Historic Resources ("Board" or "BHR") is a condition of the grant. The dwelling on the Property is currently occupied by an elderly tenant who has a life estate. After expiration of the life estate, RBA will demolish and remove the non-historic improvements on the Property and rehabilitate the battlefield landscape according to a Rehabilitation and Management Plan drafted by DHR. RBA's long-term plans include installation of a kiosk, two trails, and a small parking area for interpretation of the Property as a Civil War battlefield. RBA and/or National Park Service historians occasionally lead tours of the Property by appointment.

Conservation Values:

Historic/Landscape:

The Property is within the boundaries of three Civil War battlefields that have priority ratings as identified in the Civil War Sites Advisory Commission's ("CWSAC") Report on the Nations' Civil War Battlefields (1993):

1. The Property is entirely within the core area of the Deep Bottom II Battlefield, which has been given a Preservation Priority Rating of I.3 Class B by the CWSAC. Sites with a priority rating of I are those with a critical need for action. Class B battles are those that had a direct and decisive influence on a campaign, in this case the Richmond-Petersburg Campaign (June 1864 – March 1865).
 - Union Gen. Ulysses S. Grant again called upon Maj. Gen. Winfield S. Hancock's II Corps to launch an attack on August 15, 1864 against Confederate Gen. Robert E. Lee's fortifications around Richmond and exploit suspected weaknesses in Lee's lines. During August 13-14, the Union II Corps, X Corps, and a cavalry division crossed the James River at Deep Bottom, moving north and east. Confederate forces led by Maj. Gen. Charles W. Field were already entrenched along the eastern edge of the Property and to the north and south, in a defensive line located just west of Bailey Creek and the Fussell's Mill millpond. The heaviest fighting occurred on August 16 when Union Brig. Gen. Alfred H. Terry's division pushed through the Confederate defenses, delivering a heavy frontal assault. Terry moved his forces north of the Fussell's Mill millpond, launching a western attack against a single line of trenches defended by newly promoted Brig. Gen. Victor Girardey, in command of a Georgia brigade. As part of this action, Union Col. Francis B. Pond's brigade moved across the Property against Girardey, who was killed while attempting to rally his troops. Faced with a widening gap, the Confederates surged and drove the Union forces back, eventually restoring their lost line. Union troops withdrew following several days of inconclusive skirmishing. The battle resulted in a Confederate victory with 4,600 total casualties.
 - The Battle of Second Deep Bottom is significant because of its association with African American military heritage and the contributions made by the USCT during the Civil War. The United States government authorized and encouraged the enlistment of black military units in 1862. In August 1864, units of the 29th Regiment Connecticut Infantry (Colored) and the 7th and 9th USCT infantry regiments were engaged in battle activity at Fussell's Mill and Deep Bottom.
2. The Property is entirely within the study area of the Deep Bottom I Battlefield which has been given a Preservation Priority Rating of II.3 Class C by the CWSAC. Sites with a priority rating of II are those that are in relatively good condition with opportunities for comprehensive preservation. Class C battles are those that had an observable influence on the outcome of a campaign, in this case the Richmond-Petersburg Campaign (June 1864 – March 1865).
3. The Property is partially (1.44 acres) within the study area of the Fair Oaks and Darbytown Road Battlefield which has

been given a Preservation Priority Rating of CWSAC Rating N/D Class C by the CWSAC. Sites with a priority rating of N/D are those with no data available to evaluate the level of threat. Class C battles are those that had an observable influence on the outcome of a campaign, in this case the Richmond-Petersburg Campaign (June 1864 – March 1865).

Archaeological: Although the Property has not been subjected to professional archaeological survey, in the opinion of DHR, the Property has the potential to contain archaeological sites, deposits and features associated with the Civil War, specifically the Battles of Deep Bottom I, Deep Bottom II, and Fair Oaks and Darbytown Road, based on the concentration of troop movements and engagement of the opposing armies across or on the Property.

Open Space:

1. The Property contains ±5.708 acres, of which ±5.44 acres is open space land.
2. The Property is within a significant and growing corridor of conserved lands along Darbytown and Yahley Mill Roads, which are both public rights-of-way.
3. The Property adjoins ±20 acres of land (comprised of three tax parcels) owned by RBA and located at the intersection of Yahley Mill and Darbytown Roads and is near ±35 acres of land (comprised of three tax parcels) owned by RBA that includes the Fussell’s Mill millpond, mill remains, circa 1860 miller’s house, and 1864 defensive earthworks.

Agricultural: The Property contains ±5.2 acres of prime farmland and a portion is leased for agricultural crop production.

Conserve Virginia: The Property lies entirely within the “Cultural and Historic Preservation Category” in ConserveVirginia, Virginia’s land conservation strategy that identifies high value lands and conservation sites across Virginia.

Other Supporting Governmental Policy:

Federal: (i) “The Report on the Nation’s Civil War Battlefields,” issued by the CWSAC in 1993, authorized under 54 U.S.C. § 100507; and (ii) NRCS Web Soil Survey.

State: (i) Section 1 of Article XI of the Constitution of Virginia; (ii) Chapter 22 of Title 10.1, Sections 10.1-2200 through 10.1-2214 of the Code of Virginia; (iii) The Open-Space Land Act, Chapter 17 of Title 10.1, Sections 10.1-1700 through 10.1-1705 of the Code of Virginia; (iv) the Board’s practices in reviewing and accepting an easement over this Property, which include review by VDHR’s Easement Program staff, review by a committee comprised of VDHR staff from different divisions and review and acceptance by the Board at a public meeting, as set forth in the Board’s written adopted policies; (v) Virginia Outdoors Plan (2024) Region 4, Section 3.2; (vi) ConserveVirginia (2018); and (vii) Chesapeake Bay Program for permanent land conservation in Bay watershed.

Local: The Property is currently zoned Agricultural District (A-1); the future land use designation is Prime Agriculture (PA) in the *Henrico County 2026 Comprehensive Plan* (adopted August 11, 2009). The *Henrico County 2026 Comprehensive Plan* provides support for the use of conservation and open space easements at General Development Policy 12 (page 282), provided the easements do not adversely impact planned infrastructure or the pattern of development in the area. Other objectives in support of conservation easements include Land Use and Community Character Objective 38, Natural, Cultural and Historic Resource Objectives 8 and 22 and Rural Keystone Policy 1. By letter dated August 4, 2016, Henrico County confirmed future plans to widen Darbytown Road to 75 feet as part of its Major Thoroughfare Plan and requested that language allowing for this widening be included in the historic preservation easement.

Existing Buildings and Structures:

Frame dwelling, circa 1937 (approx. 1,023 square feet), with concrete pathways	Frame pump house
Brick garage (approx. 396 square feet)	Patio with pergola and ornamental pond
Frame gazebo	Concrete pad
Concrete block shed	2 wells
Brick shed	Septic system
Frame shed	Gravel drive
	Gravel/earthen drive/farm road

General Easement Terms:

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

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

Division: no subdivision or division permitted.

Existing Buildings and Structures: *provision for life estate*, then demolition and removal of existing buildings and structures; buildings to be removed within four years of expiration of life estate and according to a documented plan.

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

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

Public Infrastructure Expansion: *easement permits future widening/improvement of Darbytown Road (and possibly Yahley Mill Road) subject to conditions regarding archaeological survey and avoidance of known archaeological sites; acquisition of land for such purpose shall not be considered a division of the Property.*

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

Impervious Surface Coverage: cap at 1% or less for collective footprint of permitted new improvements.

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

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

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

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

Signs: restrictions on size and number of signs permitted; interpretive signage permitted.

Public Access: Two days of public access required by the easement terms. Property is also visible from public rights-of-way.

Documentation Information:

Tax Map Number: 834-689-6760

Property Address: 7833 Yahley Mill Road, Henrico, VA 23231

USGS Quad: Dutch Gap

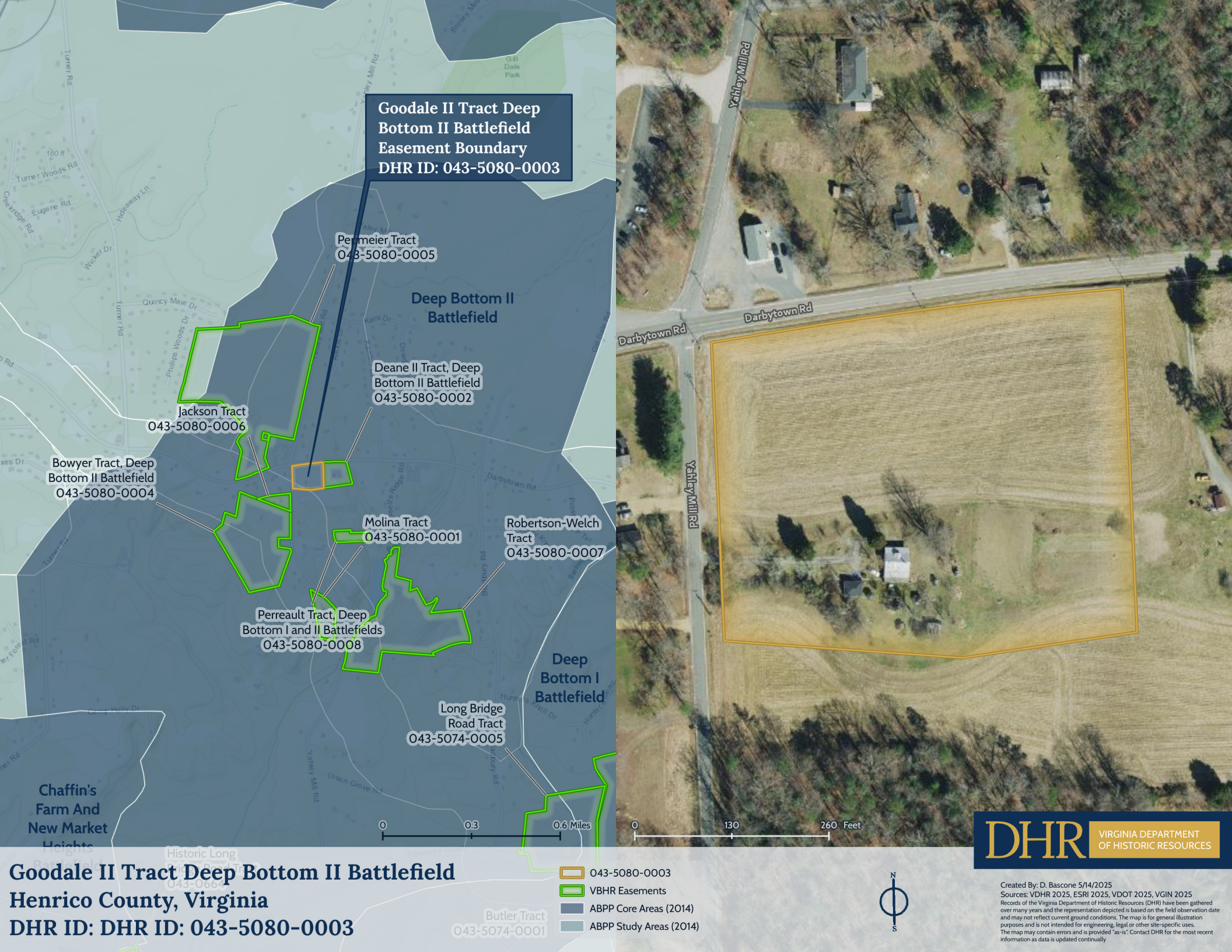
Statement of Public Benefit:

The Goodale II Tract is of historic and archaeological significance and is within the boundaries of three battlefields with preservation priority ratings from the Civil War Sites Advisory Commission. Restrictions on ground disturbing activities and alterations of historic and landscape resources on the Property, including archaeological sites, and requirements for the maintenance of such resources will ensure the Property retains its historic integrity as a Civil War battlefield landscape. The preservation of the Property will create a corridor of ±54 acres owned by Grantor that represents most of Confederate Brig. Gen. Victor J.B. Girardey's line during the Second Battle of Deep Bottom. This was where the first critical moment of the fight around Fussell's Mill occurred and the ground across which seven different Union brigades attacked at different times during the battle. Preservation of the open-space character of the Property also preserves a local landscape that attracts tourism and commerce to the area and enhances the quality of life for area residents. Additionally, restrictions on development and new construction in the Easement will protect the landscape on the Property and the natural benefits associated with conservation such as clean air and water. Conservation of the Property contributes to ±1,195 acres of land already protected by historic preservation and open-space easements held by the BHR in Henrico County. The Property is visible from Darbytown Road and Yahley Mill Road, both public rights-of-way. The protection of the Property by the easement will fulfill the intent of the 2024 Virginia Outdoors Plan to protect Virginia's historic and cultural resources, including Civil War battlefield landscapes and resources, and to place historic preservation and open-space easements on historic properties.

Easement Acceptance Committee Recommendation:

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

1. Demolition and removal of the existing non-historic buildings and structures and rehabilitation of the battlefield landscape shall be completed within four (4) years of expiration of the life estate.
2. Rehabilitation of the battlefield landscape shall be conducted according to a written rehabilitation management plan negotiated by DHR and RBA, and such plan shall be incorporated into the easement either directly or by reference.
3. Final review of the title work, title commitment, survey, draft easements, and other recorded and unrecorded documents affecting title to the Property by the Office of the Attorney General. Per this review, counsel may identify additional issues that require documentation or action.



Goodale II Tract Deep Bottom II Battlefield
Henrico County, Virginia
DHR ID: 043-5080-0003