

Case Studies from Prince William County

FORUM 2014: A KEYSTONE CONNECTION
NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS FORUM
JULY 17 - 20, 2014
UNIVERSITY OF PENNSYLVANIA

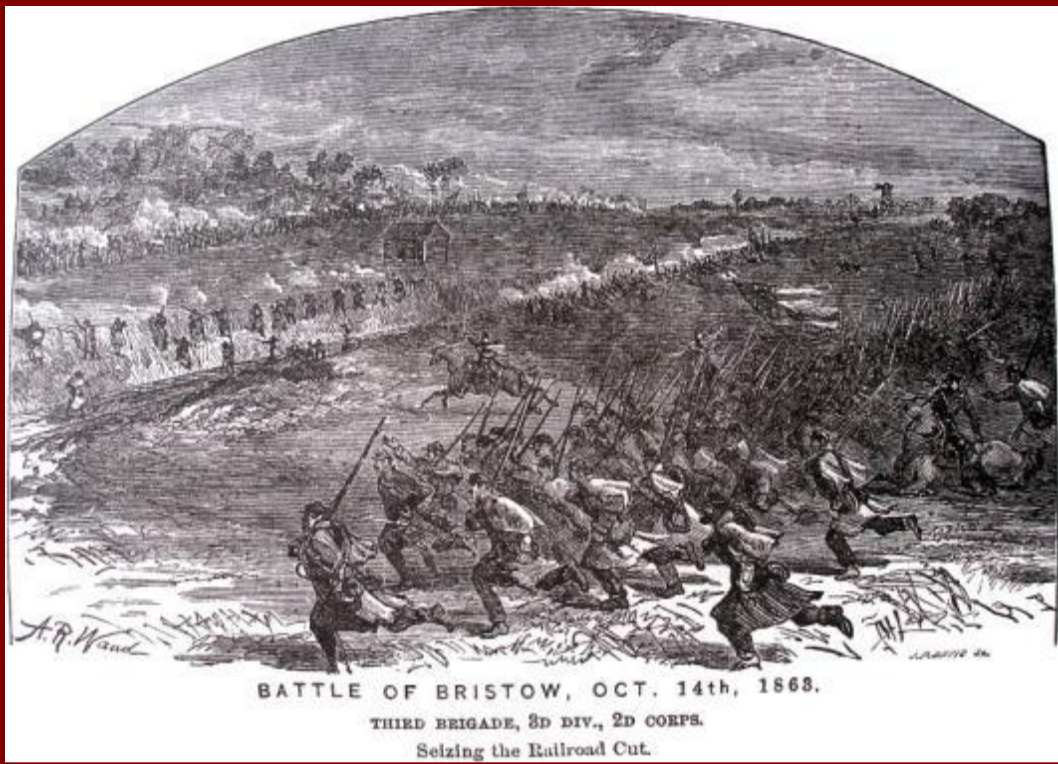
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Manassas Business Park

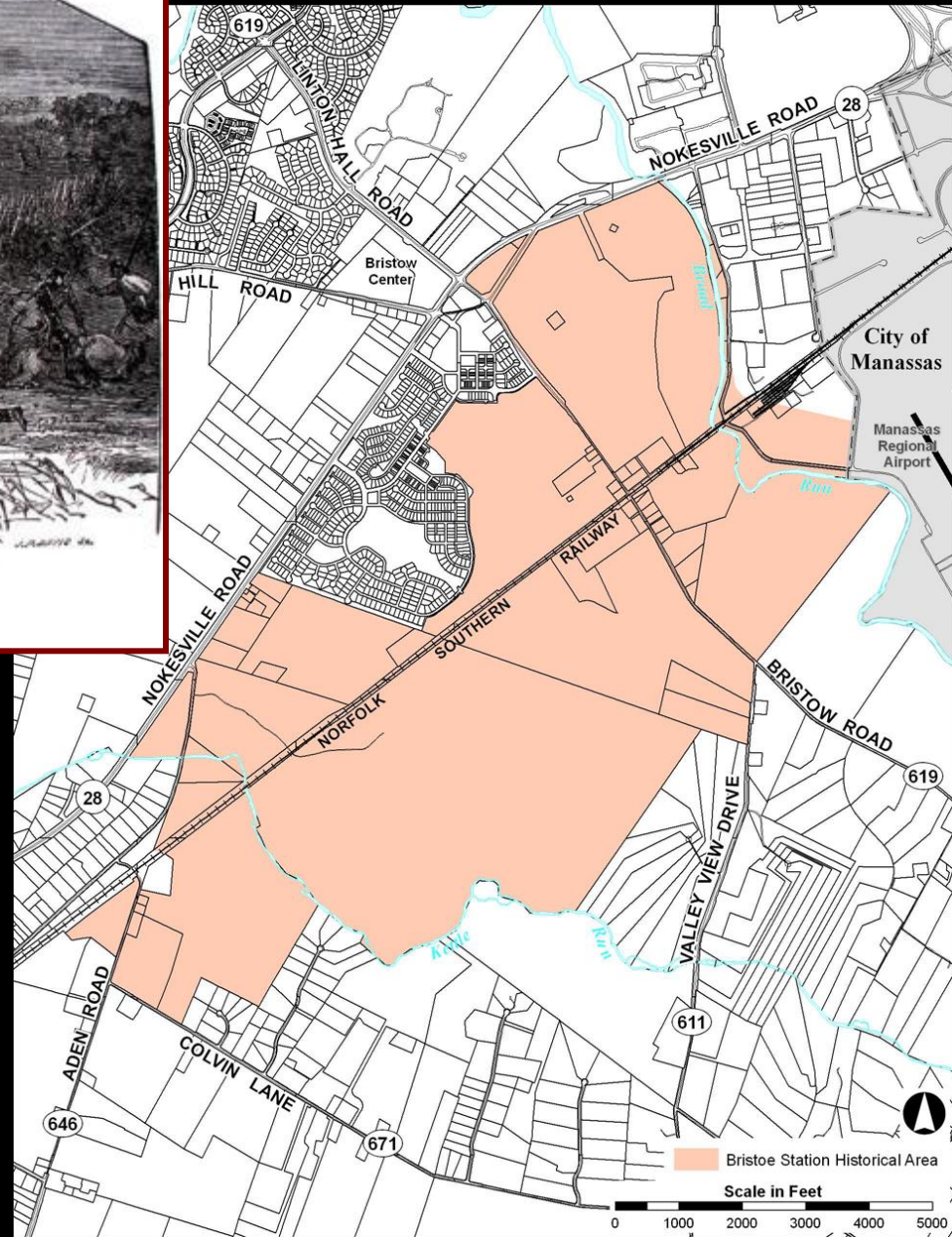
- 155 acres Flexible Employment Center
 - (110ac. developable)
- 575,000 square feet
- On Bristoe Station Battlefield
- Eligible for NRHP
- Designated Historical Commission Area
Comprehensive Plan

Comprehensive Plan Policies

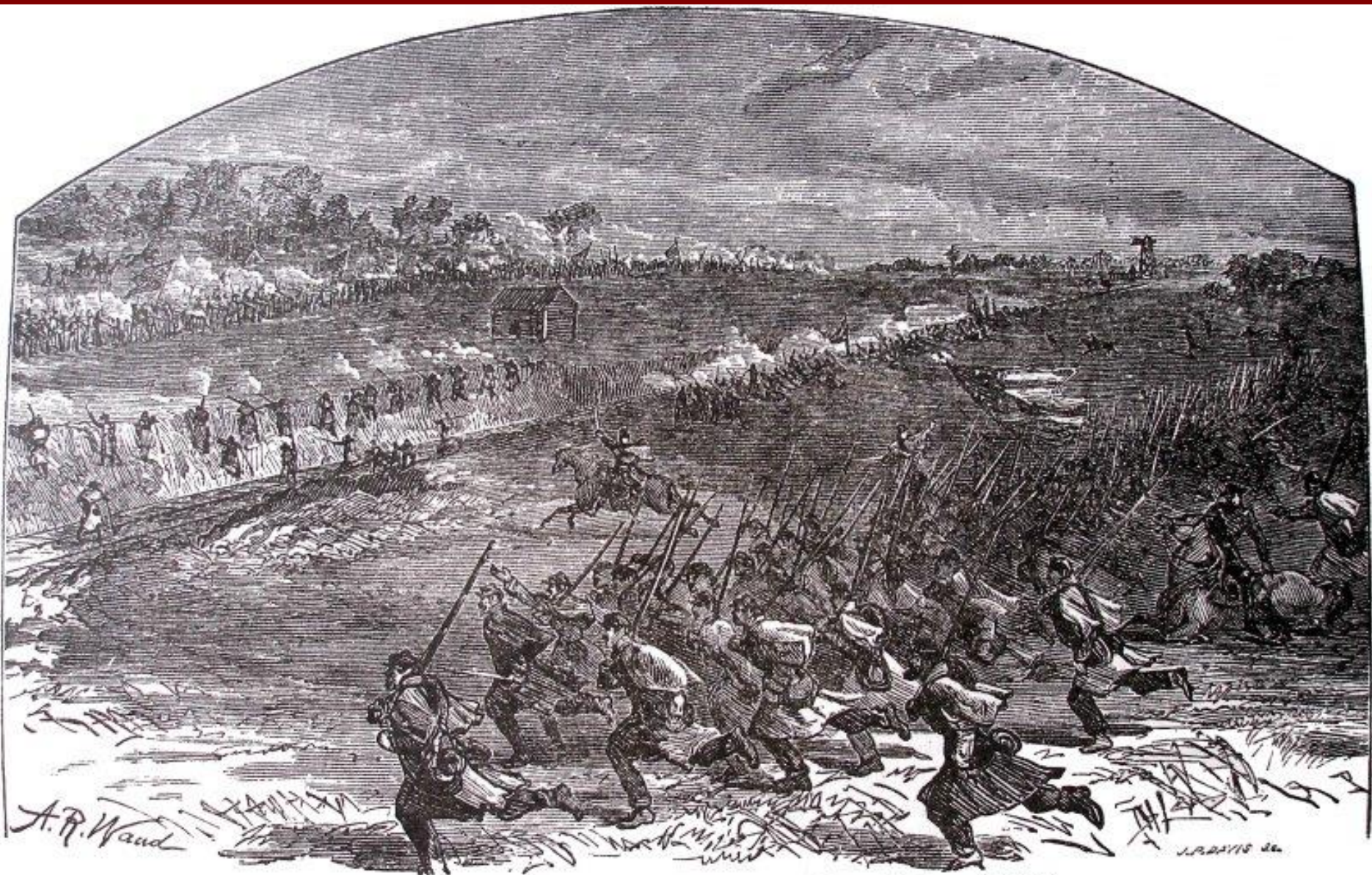
- CR-POLICY 2: Protect and preserve cultural resources that are important for documenting or demonstrating the prehistory or history of the county.
- CR-POLICY 3: Enhance the awareness of Prince William County's history and the importance of the County in the historical development of the Commonwealth 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 7: Apply mitigation measures to all new development within the Bristoe Station Historical Area.



BATTLE OF BRISTOW, OCT. 14th, 1868.
THIRD BRIGADE, 3D DIV., 2D CORPS.
Seizing the Railroad Cut.



Bristoe Station Historical Area



BATTLE OF BRISTOW, OCT. 14th, 1868.

THIRD BRIGADE, 3D DIV., 2D CORPS.

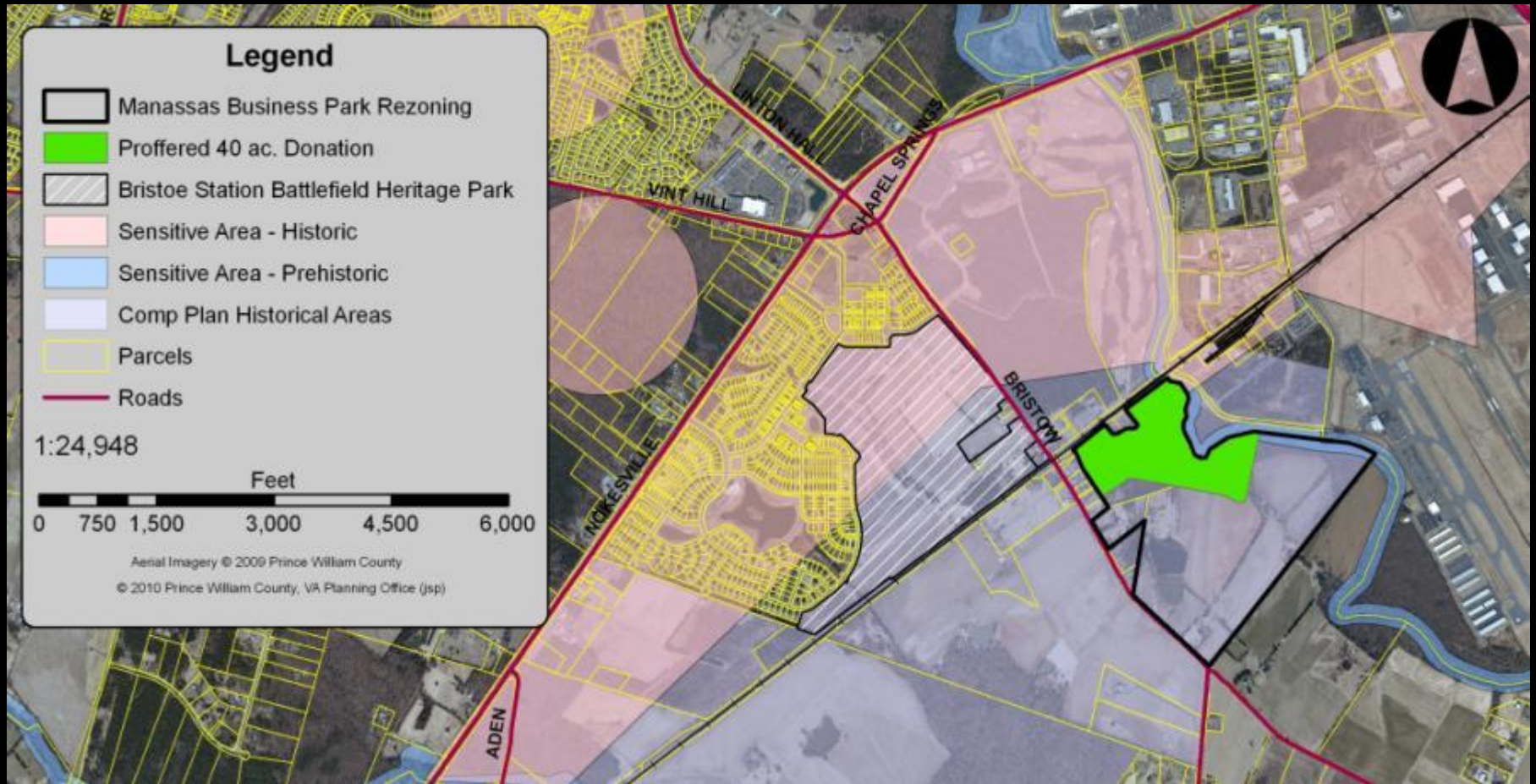
Seizing the Railroad Cut.



Manassas Business Park

- During Application Review
 - PH I Cultural Resources Study
 - Landscape Report
 - Photo-simulation studies
- Proffered
 - Donation of 40 acres
 - Metal detector Survey
 - Phase II/III-Data Recovery
 - Reburial of unexpected graves
 - Transportation Improvements

Map of Manassas Business Park



Lessons Learned

- Negotiate harder for landscape preservation
- Require different standards for metal detecting

Effingham



Architectural = Archaeological

- Circa 1768 Plantation House
- Agricultural District.
- SUP
 - Adaptive Reuse
 - Large/Small Events.
- Phase I with application
- Site burial
- Grasscrete Parking
- Phase II & III
- Use of property up to 4 times a year
- House Restoration – SOI standards

Lessons Learned

- Negotiate preservation or conservation easement
- Conducted Phase II archaeology
- Conditions county archaeological research