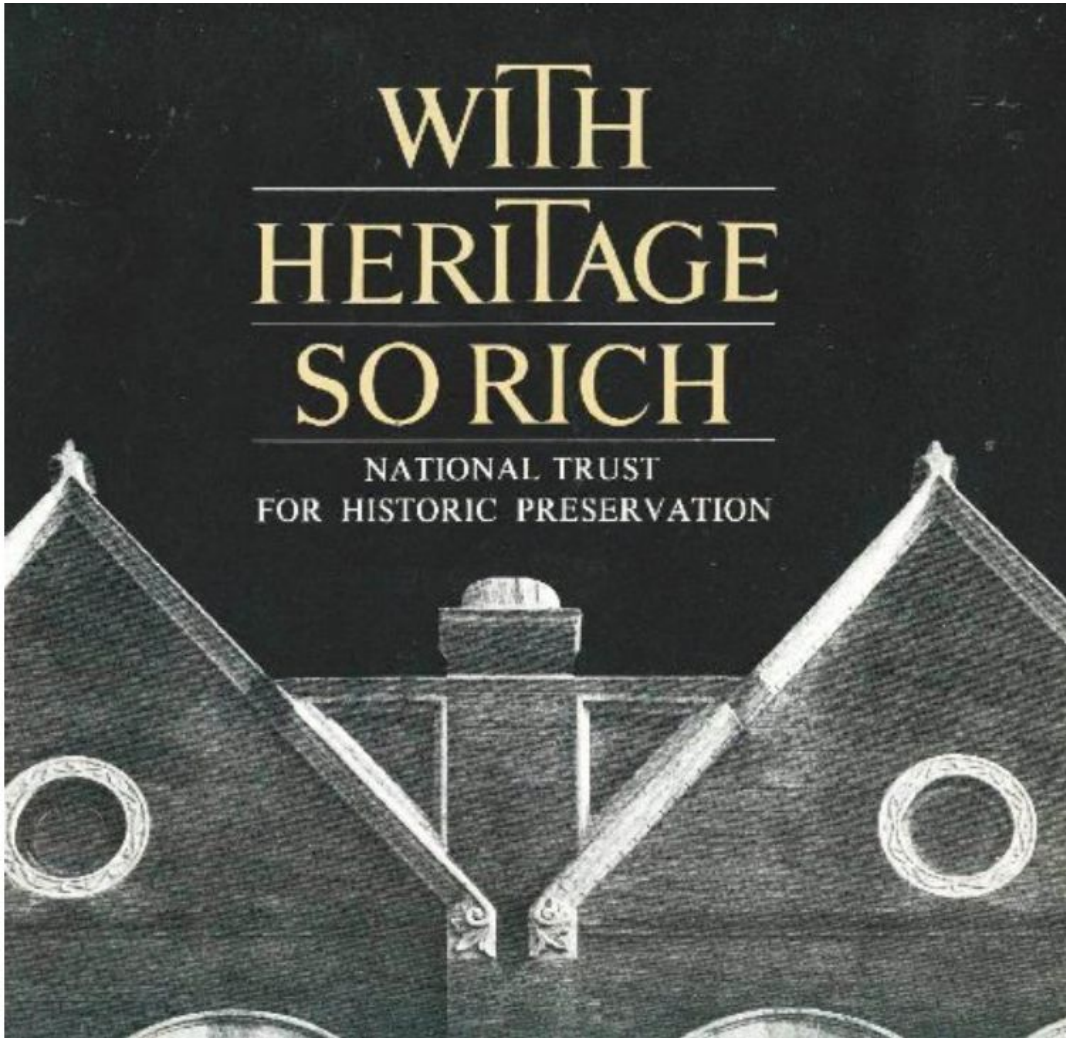




Legacy and Landscapes: The Power of Historic Districts

Background on Historic Preservation

The image shows the cover of a book titled "WITH HERITAGE SO RICH" published by the National Trust for Historic Preservation. The cover features a dark background with a detailed illustration of a historic building's roofline, including a central chimney and two circular windows on either side. The title is written in a large, gold, serif font, with "WITH" and "SO RICH" on separate lines, and "HERITAGE" in the middle. Below the title, the publisher's name "NATIONAL TRUST FOR HISTORIC PRESERVATION" is written in a smaller, white, sans-serif font.

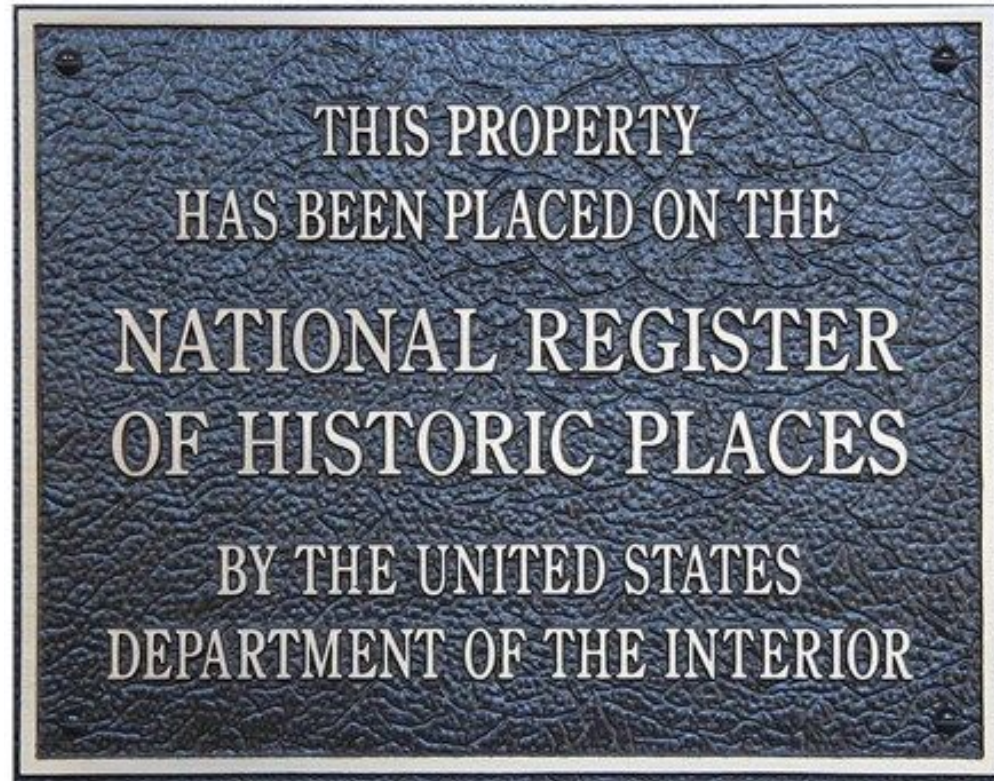
**WITH
HERITAGE
SO RICH**

NATIONAL TRUST
FOR HISTORIC PRESERVATION

- **1966 National Historic Preservation Act laid groundwork/ legal framework**
- **Federal oversight**
- **SHPO/THPO Offices**
- **National Park Service established**

What is the National Register of Historic Places

- **Official list of historic properties**
- **Established through 1966 NHP Act**
- **Virginia Landmarks Register established by Code of Virginia**
- **Both designations are honorary**



National Register Criteria

Criteria A: Areas of Significance



Criteria B: Important People



Criteria C: Architecture



Criteria D: Archaeology



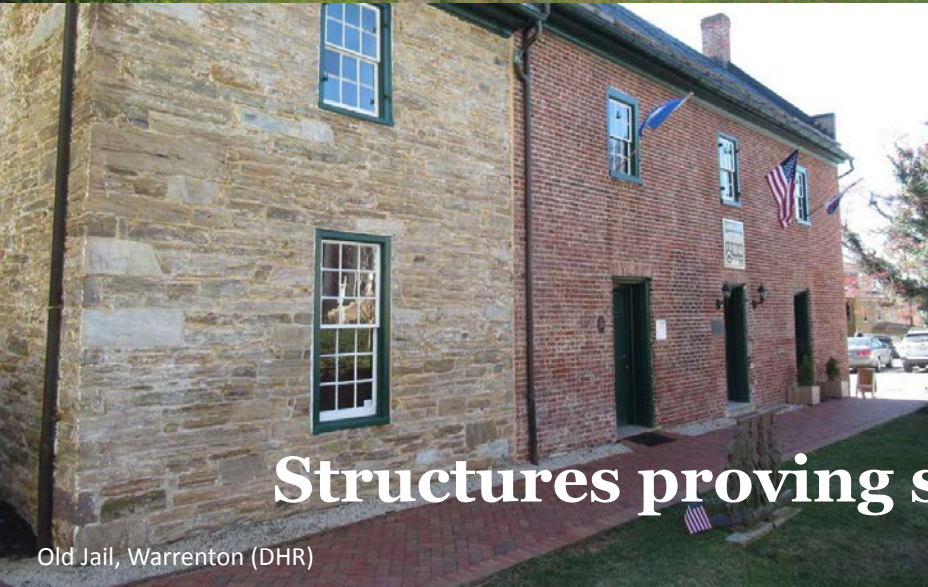
Buildings



Tavern at James City



No. 18 School in Marshall (DHR)



Structures proving shelter for human activity

Old Jail, Warrenton (DHR)



Galemont (DHR)

Structures



Silos at Lovell Farm



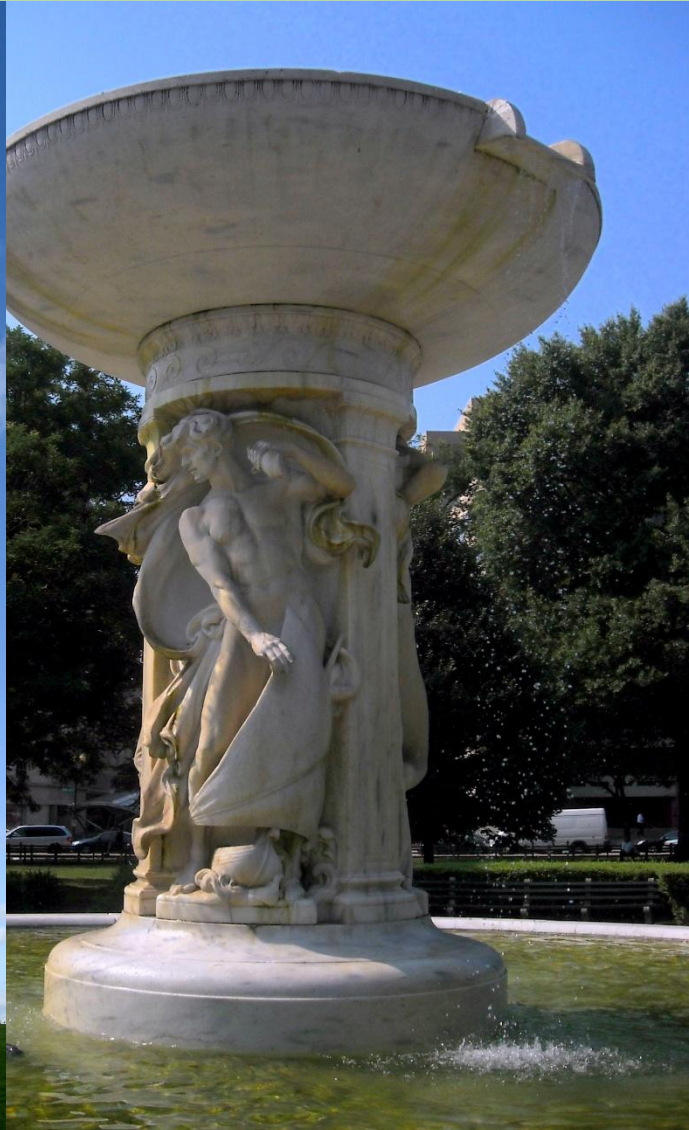
Structures with purpose other than shelter for human activity

Rapidan River Bridge



Cape Henry Lighthouse (DHR)

Objects



Artistic/Decorative purpose

Sites



Location of event/activity/building that retains value

Districts



Linkage of resources in a definable area

Greenwood - Afton Rural Historic District (DHR)

Auburn Battlefield Historic District (DHR)

What is a VLR/ NRHP District?

Significant concentration or linkage of resources

Important for - architecture, historic themes, people, archaeology

Captures the feel of a time period of evolution over time

Contributing and non-contributing resources

Rural Historic District includes the above but is larger with greater diversity of land uses, landscapes, histories



Credit: DHR

What does “Contributing” Mean

Resource adds to historic character of district:

- Present when district gained significance
- Relates to historic themes in the district
- Has historic integrity (looks like a historic building)



What does “Non-Contributing” Mean

Resource DOES NOT add to historic character of district

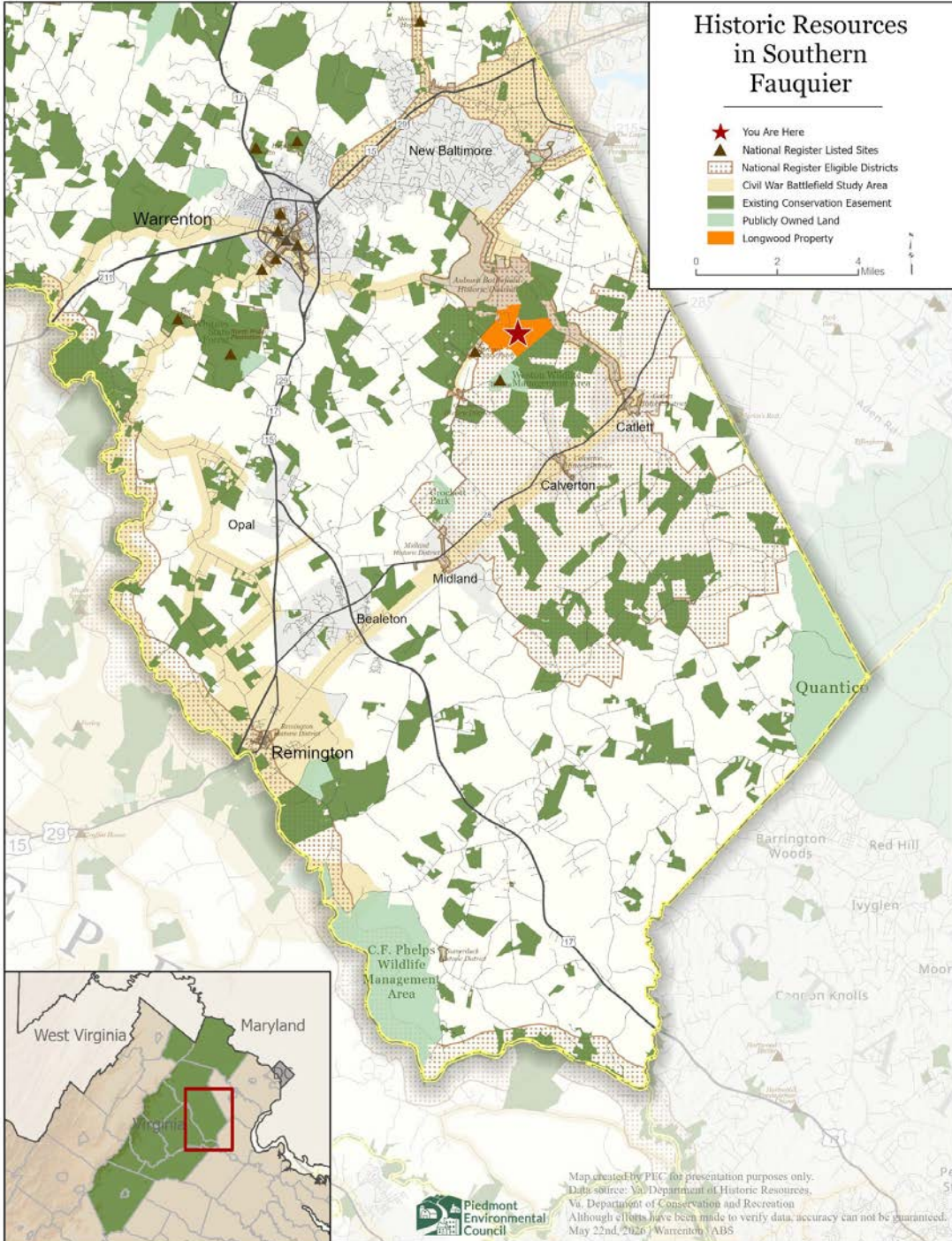
- **Built outside period of significance**
- **Does not relate to historic themes in the district**
- **Alterations/changes and no longer looks like a historic resource**



Historic Resources in Southern Fauquier

- ★ You Are Here
- ▲ National Register Listed Sites
- ▨ National Register Eligible Districts
- Civil War Battlefield Study Area
- Existing Conservation Easement
- Publicly Owned Land
- Longwood Property

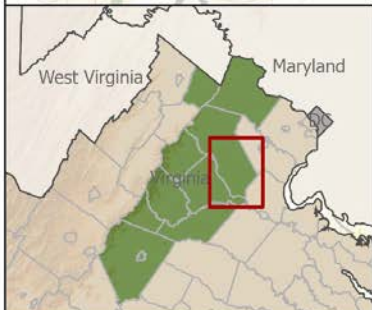
0 2 4 Miles



WITHIN BOUNDARIES OF:

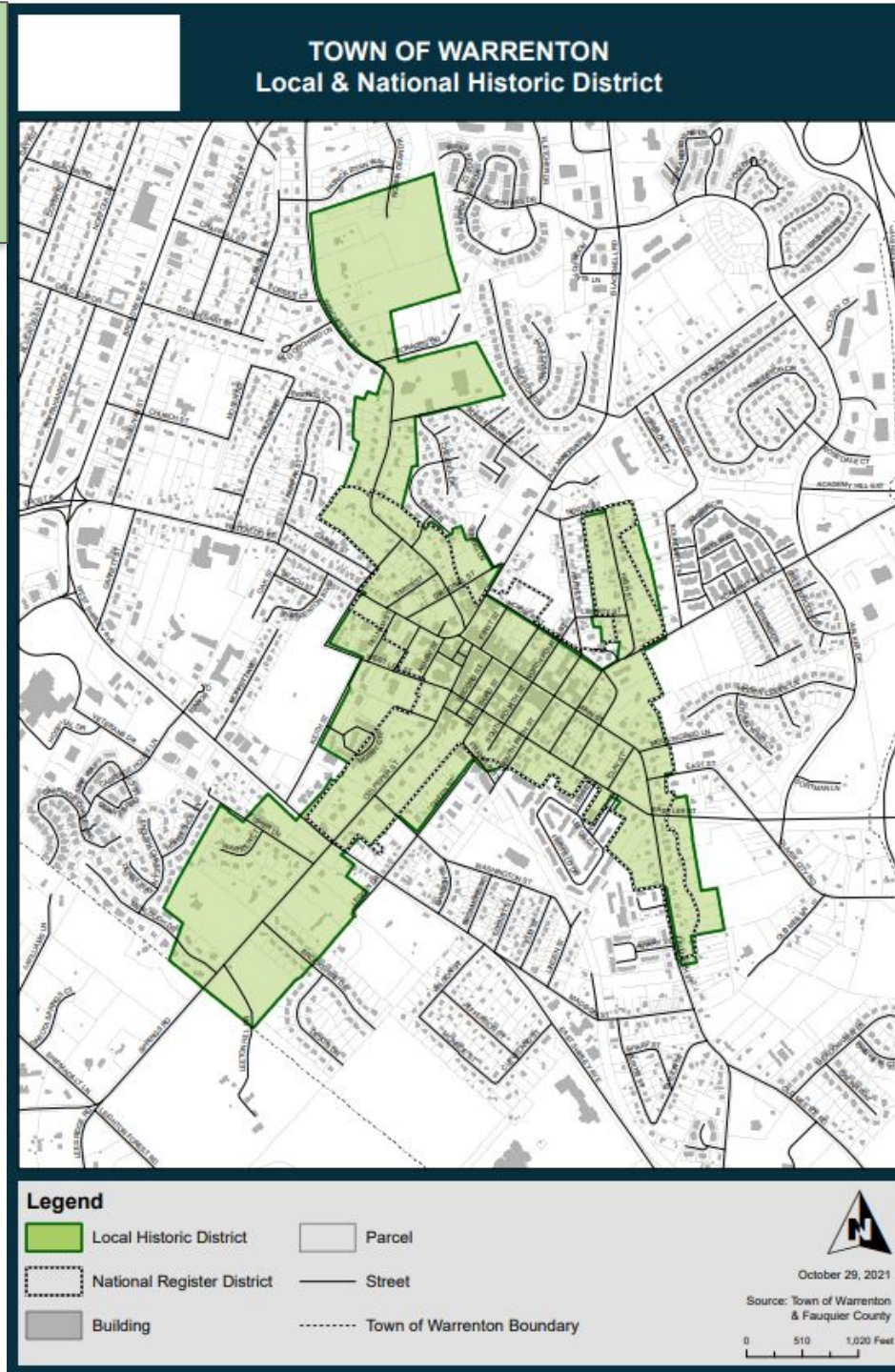
**NRHP & VLR Listed
Auburn Battlefield
Historic District**

**NRHP Eligible
Elk Run - Germantown
-Cedar Run RHD**



Local vs. State/Federal Designation

- Local historic districts have a separate process from a NRHP or State Register listing
- Created through local ordinances or zoning overlay districts enabled through Code of VA
- Overseen/enforced through Architectural Review Boards
- Sometimes overlap boundaries of NRHP and VLR -listed historic districts



In addition to the preservation of historic resources...



Rural historic districts stimulate...

- Benefits to individual property owners
- Economic development/community benefits
- Conservation benefits



The Meadows - Fauquier County.

PEC holds this easement, which has a no demolition clause on the historic section of the house and includes provisions for protecting the headstones and other funerary objects in the family cemetery on the property.

Photo credit: Preservation Va.



**Historic
Rehabilitation
Tax Credits**

Greenwood-Afton Rural Historic District

Albemarle (County), Augusta (County), Nelson (County)

VLR LISTING DATE

12/16/2010

NRHP REFERENCE NUMBER

11000258; 15001053

NRHP LISTING DATE

05/06/2011



View towards Tiverton. Photo credit: Calder Loth, 2025



FOR ADDITIONAL INFORMATION READ



[Nomination Form](#)



[2020 Driving Tour Pamphlet](#)

Covering approximately 16,200 acres in western Albemarle County and a small corner of Nelson and southeastern Augusta counties, the Greenwood-Afton Rural Historic District was first settled by Europeans with the arrival of 18th-century Scots-Irish immigrants from the Shenandoah Valley. Early settlement developed along wagon roads and turnpikes that passed through gaps in the Blue Ridge Mountains. During the second-quarter of the 19th century, French-born military engineer Claudius Crozet, known as the "Pathfinder of the Blue Ridge," directed the building of four railroad tunnels

PEC Assisted/Funded Historic Districts and Heritage Areas

- Auburn Battlefields Historic District
- Beaverdam Creek Rural Roads Historic District
- Broad Run/Little Georgetown Rural Historic District
- Catoctin Rural Historic District
- Covesville Rural Historic District
- Crooked Run Valley Rural Historic District
- Crozet Historic District
- Greenway/Rockland Rural Historic District
- Greenwood Rural Historic District
- Madison-Barbour Rural Historic District
- Plains Rural Historic District
- Rapidan River – Clark Mountain Rural Historic District
- Southwest Mountains Rural Historic District
- Southern Albemarle Rural Historic District
- Warrenton Historic District
- Journey Through Hallowed Ground National Heritage Area
- Mosby Heritage Area

Green Springs National Historic Landmark District – Vistas of Rural Landscapes, Architecture, and Communities

Address

Green Springs, VA 22942

Contact

 [View Website](#)

Rating



Description

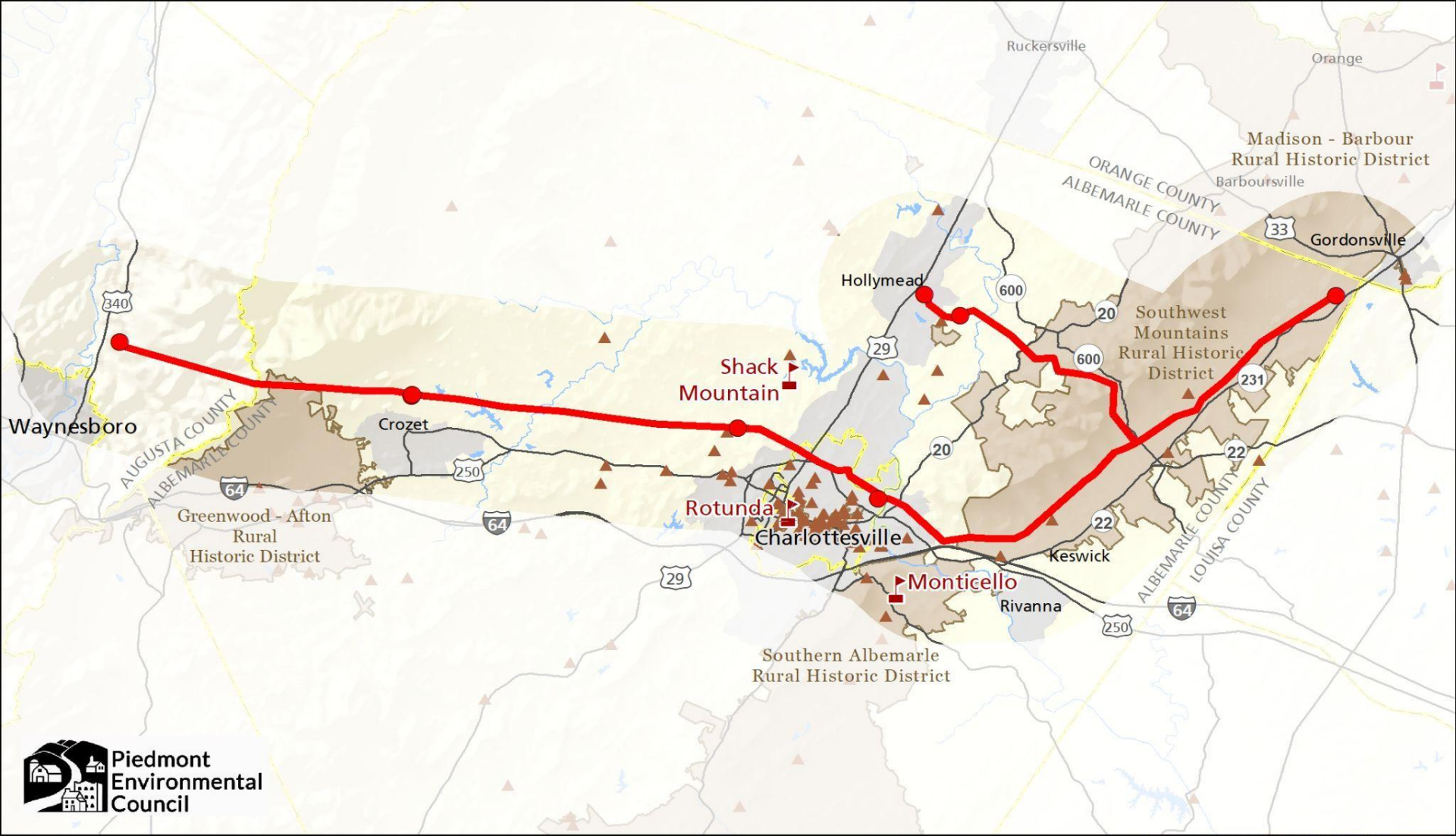
Green Springs National Historic Landmark District encompasses over 14,000 acres. Its landscapes and structures, privately owned today but viewable from public roads, offer a continuum of rural vernacular architecture with minimal alteration. The founding fathers of America envisioned a nation of farmers, not the least of which was James Madison, whose farm lies at the beginning of the Green Springs Loop. With such a long and rich history, Virginia unsurprisingly hosts some of the oldest






Historic Districts Are Very Useful for Land Conservation

Part of our region's success is due to the ability to encourage Rural Historic Districts.





Resources Potentially Impacted by Transmission Line Wreck and Rebuild

-  National Historic Landmark
-  Registered Historic Sites
-  Historic Districts







Joshua Falls-Yeat proposed route 1
Zoar Road
Orange County, Virginia



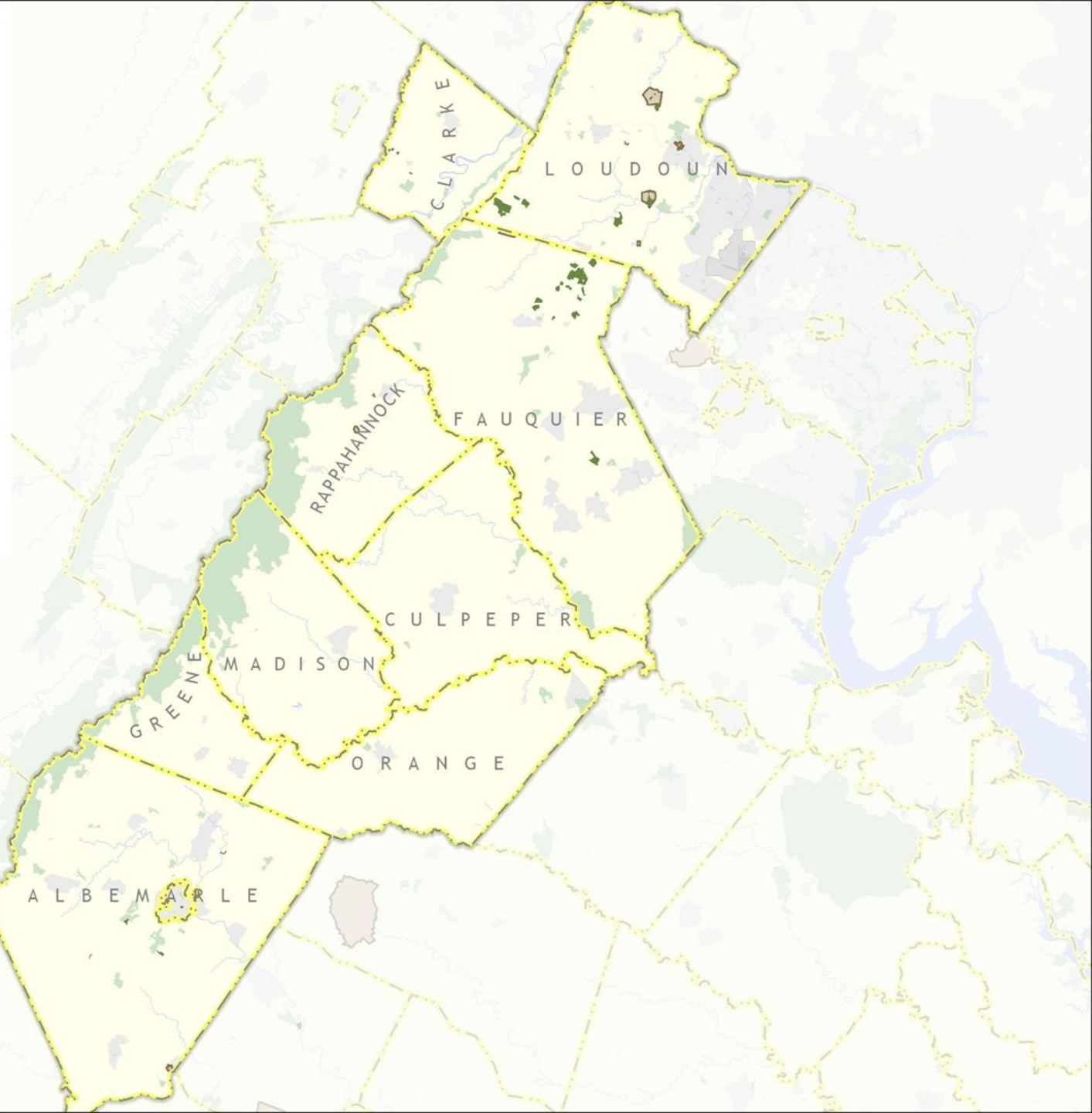

Joshua Falls-Yeat proposed route 1
Zoar Road
Orange County, Virginia

Protected Land in PEC Service Area 1976



-  Historic District
-  Existing Conservation Easements
-  Publicly Owned Land

0 10 20 Miles

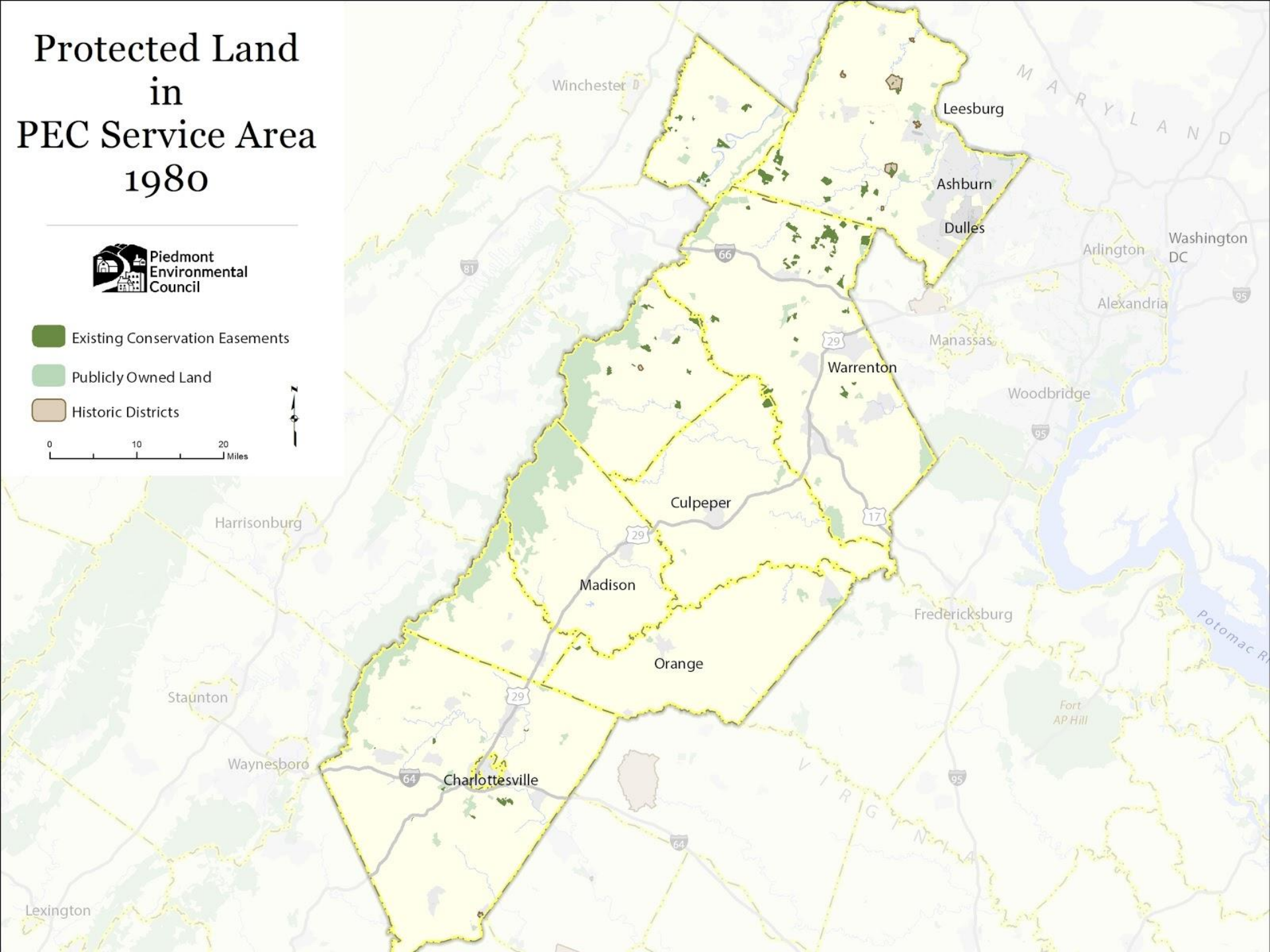
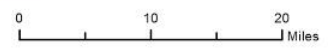


Protected Land in PEC Service Area 1980



Piedmont
Environmental
Council

- Existing Conservation Easements
- Publicly Owned Land
- Historic Districts



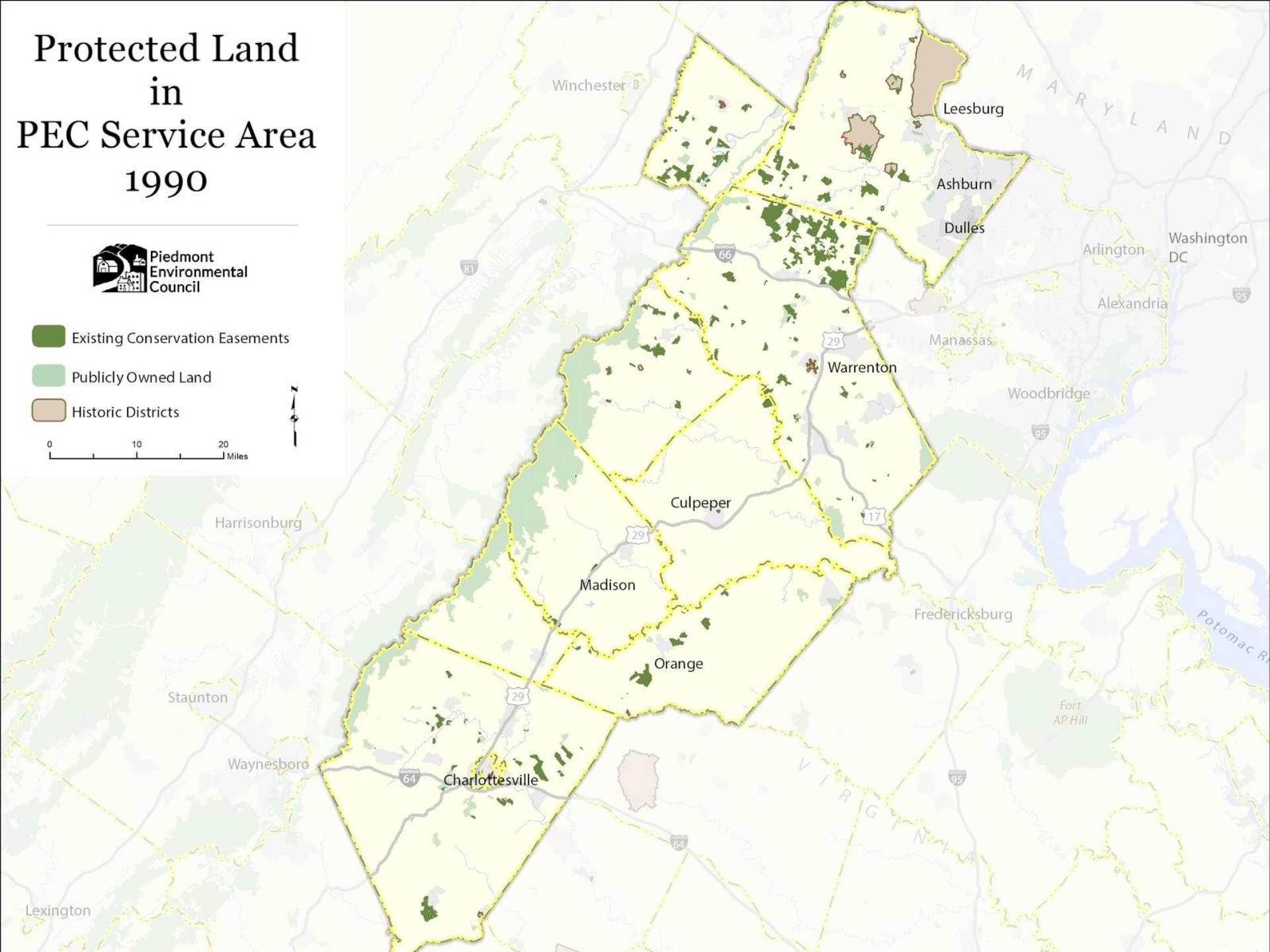
Protected Land in PEC Service Area 1990



Piedmont
Environmental
Council

-  Existing Conservation Easements
-  Publicly Owned Land
-  Historic Districts

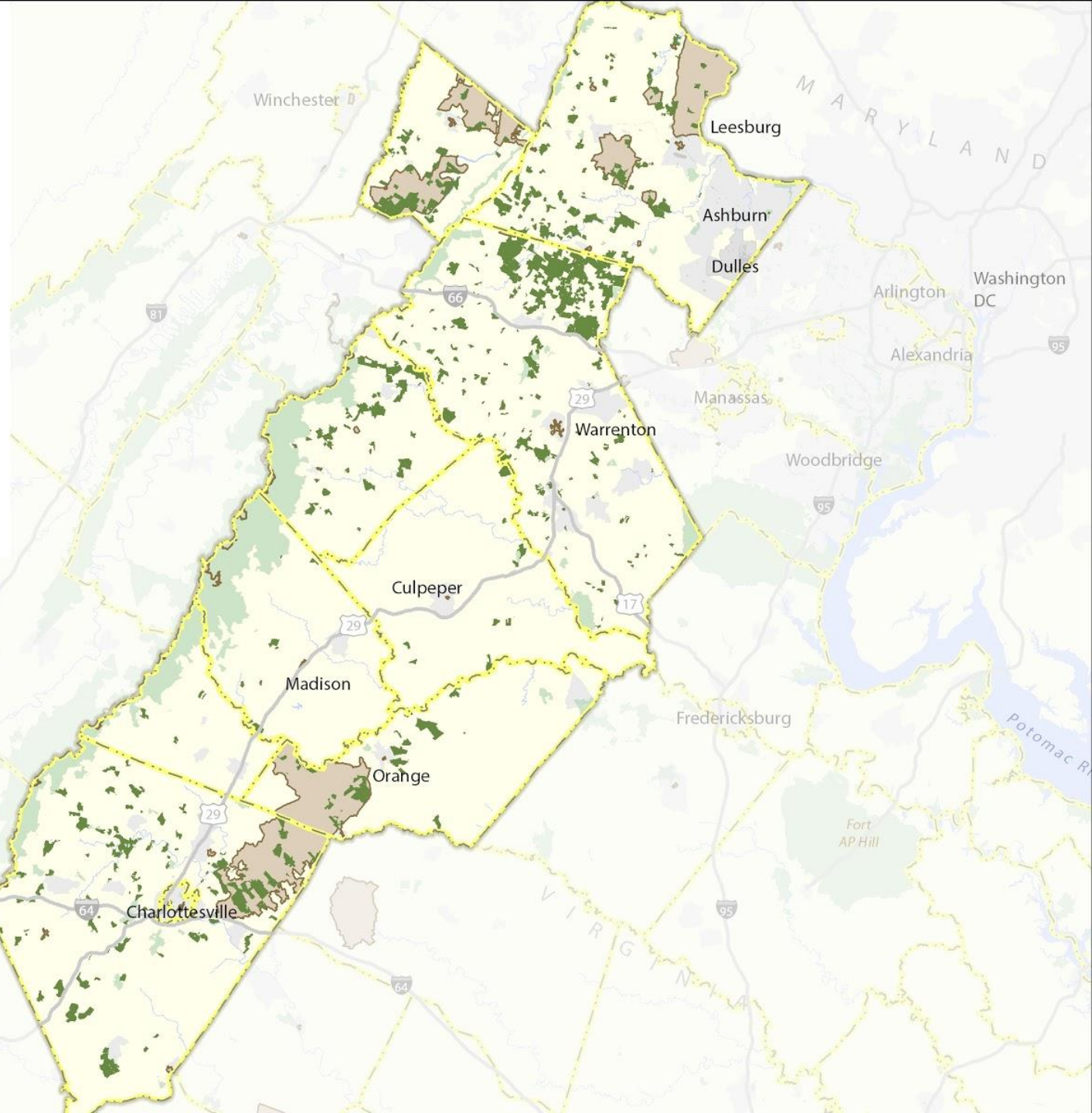
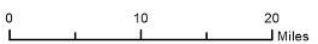
0 10 20 Miles



Protected Land in PEC Service Area 2000



- Existing Conservation Easements
- Publicly Owned Land
- Historic Districts



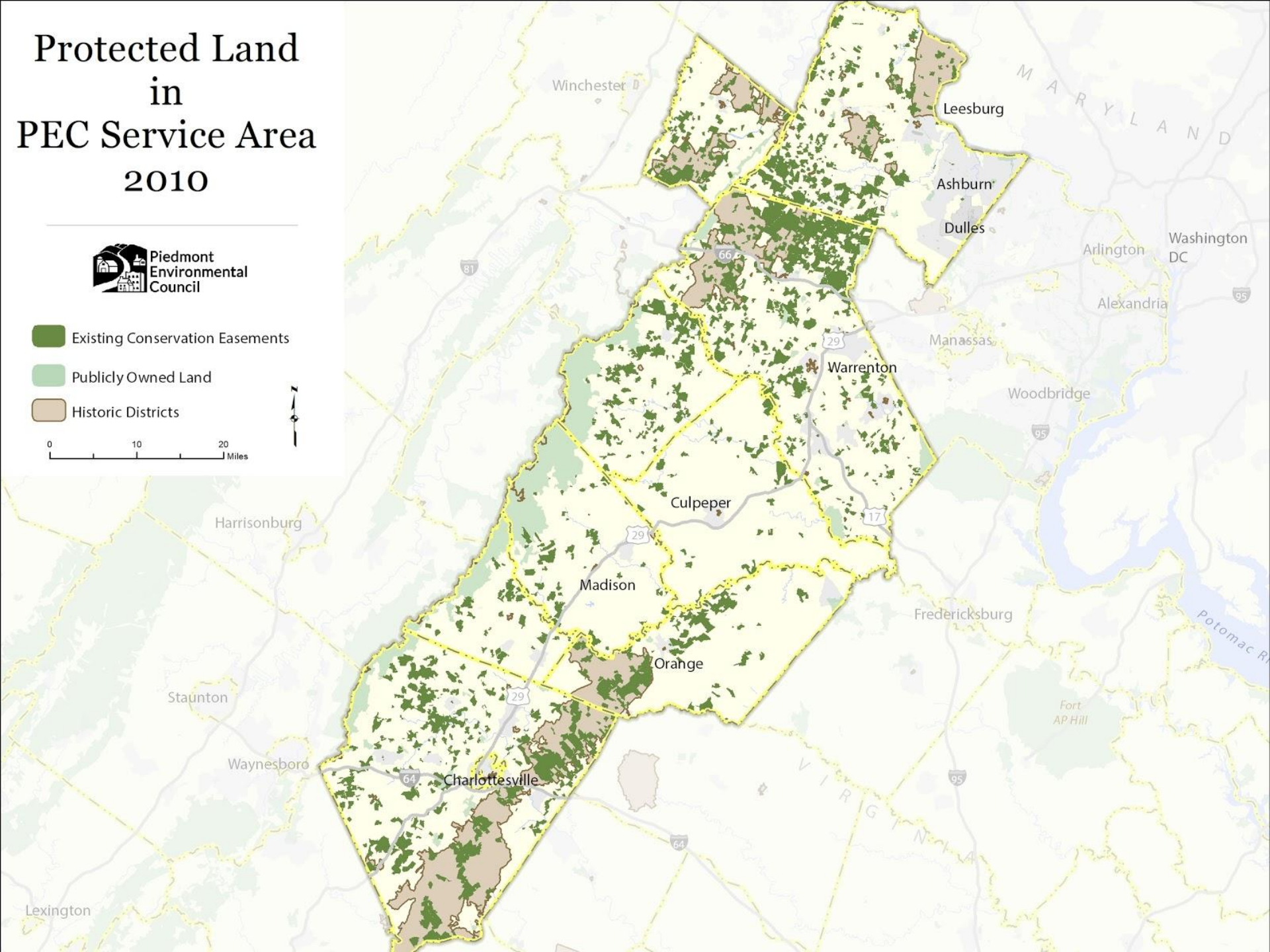
Protected Land in PEC Service Area 2010



Piedmont
Environmental
Council


-  Existing Conservation Easements
-  Publicly Owned Land
-  Historic Districts


0 10 20 Miles



Protected Land in PEC Service Area 2016

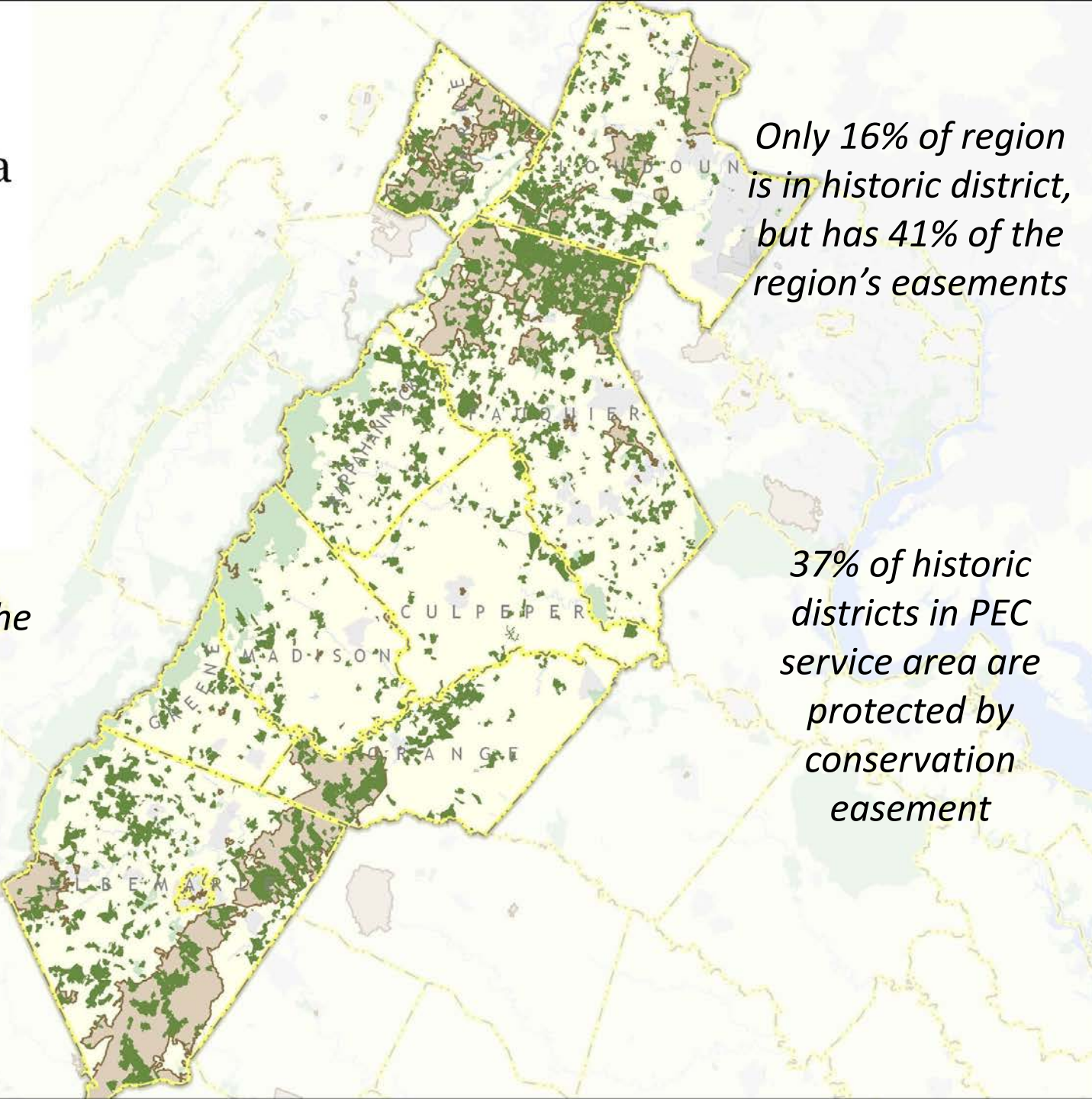



 Historic District

 Existing Conservation Easements

 Publicly Owned Land

0 10 20 Miles



Only 16% of region is in historic district, but has 41% of the region's easements

Require buy-in by the local community, state and federal government

37% of historic districts in PEC service area are protected by conservation easement

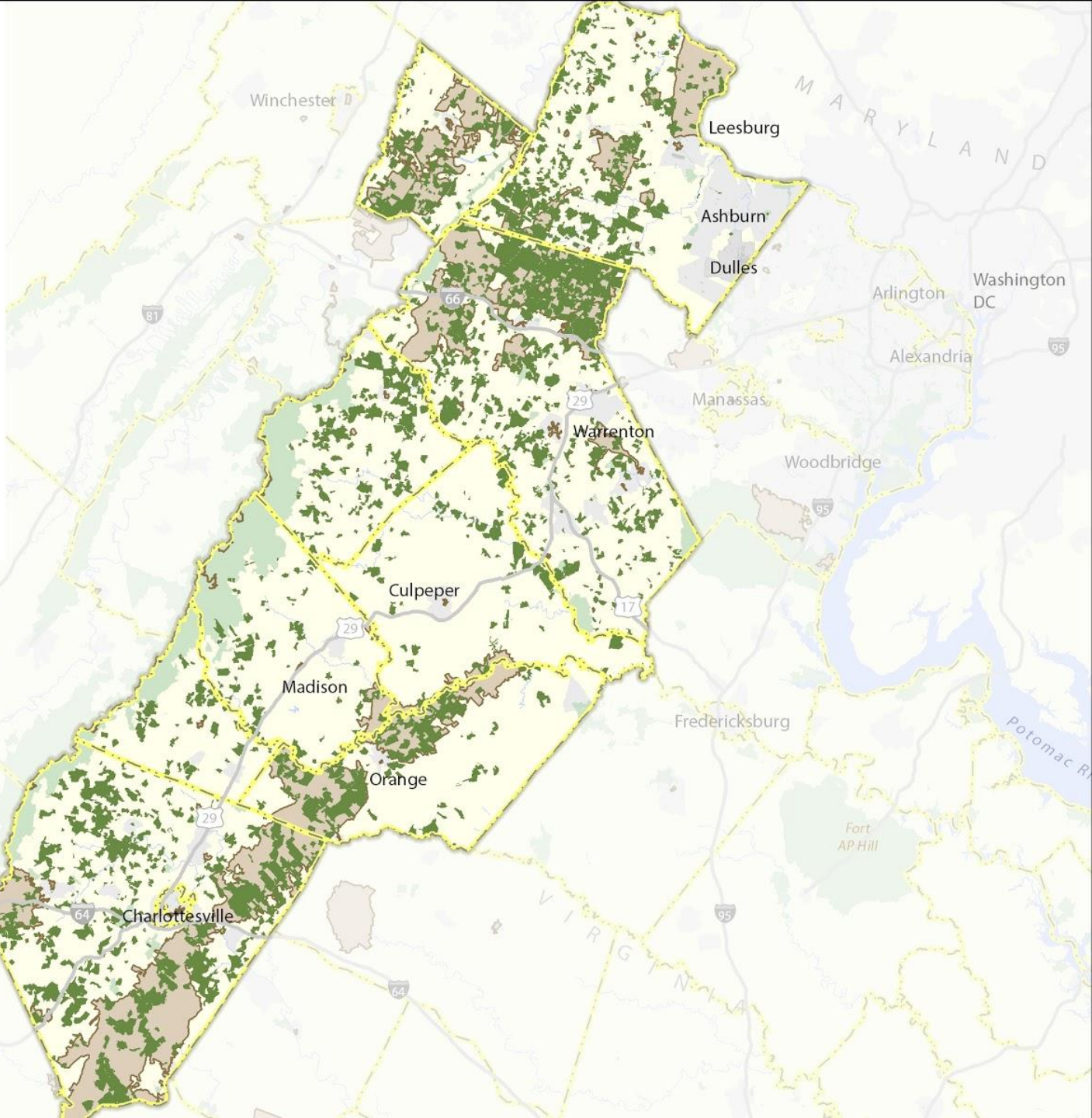
Protected Land in PEC Service Area 2020



Piedmont
Environmental
Council

- Existing Conservation Easements
- Publicly Owned Land
- Historic Districts

0 10 20 Miles



Protected Land in PEC Service Area 2026



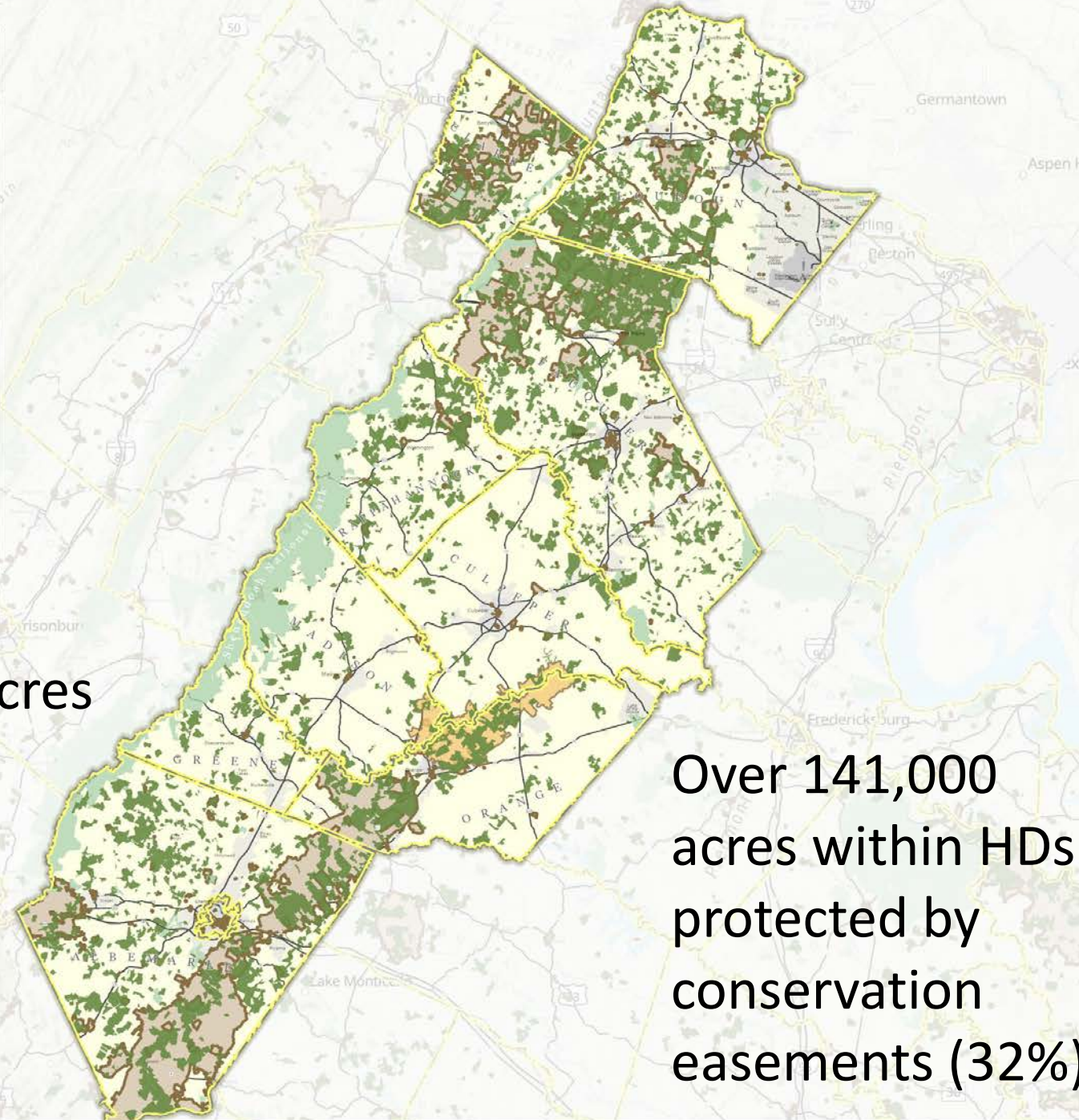
-  Historic District
-  Proposed Rapaidan River - Clark Mountain Rural Historic District
-  Existing Conservation Easement
-  Publicly Owned Land

0 20 Miles



Over 446,000 acres
protected by
conservation
easements

Over 141,000
acres within HDs
protected by
conservation
easements (32%)



Creating a Rural Historic District



Evaluation of the Area

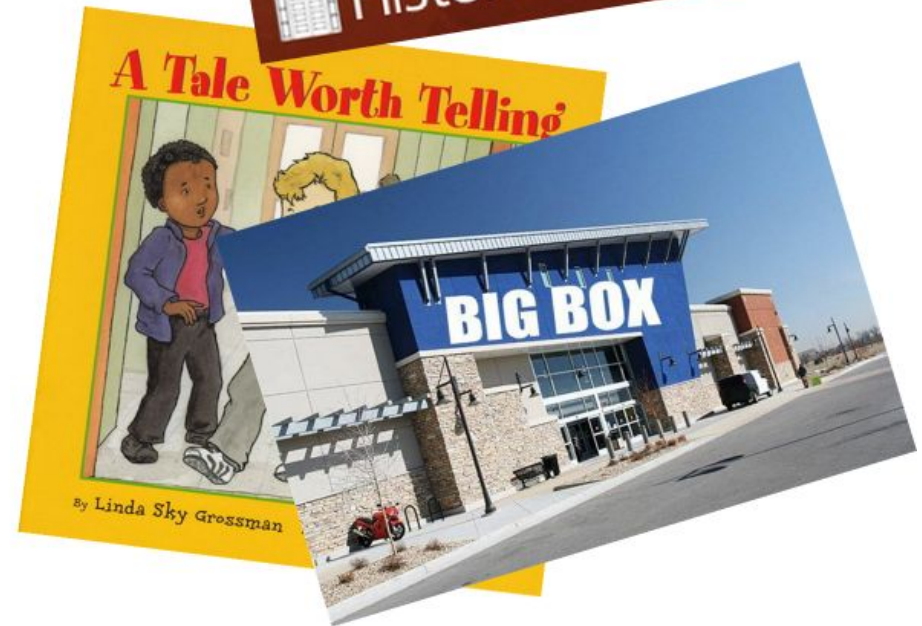
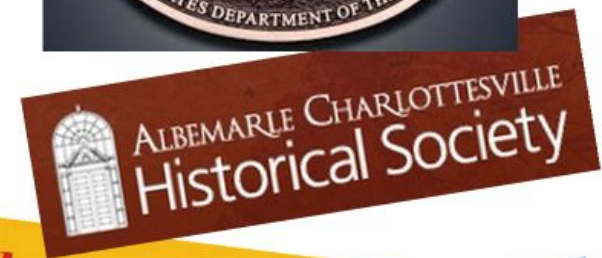
Known Historic Resources

- Available Data
- Local Historians
- Historic Society

Is there a Theme?

- Telling a Story
- Significance

Threats?



Process of Creating a Historic District - First Steps

A District Makes Sense...Now What?

Understanding the Challenges

- Financial
- Public Support
- Local Government Support
- Time

What is the Endgame?



Local Government Support/Challenges

- Friend or Foe...
or somewhere inbetween?
- Supporting Language/Policies?

You don't hate
history, you
hate the way
it was taught
to you in high
school.
- Stephen Ambrose

ORANGE COUNTY, VIRGINIA 2013 COMPREHENSIVE PLAN



Approved by the Board of Supervisors on December 17th, 2013
Amended on July 14th, 2015 and on October 27th, 2015



Local Government and Public Support/Challenges

Selling the Benefits -

Tourism, Education, Greater Preservation Ethic, Pride

Easing Concerns

- Property Rights
- Planning and

Zoning

Public Support

-51% Landowners need to Support District

Education on What a District Does and Does Not Do



NRHP/VLR District Nomination Process

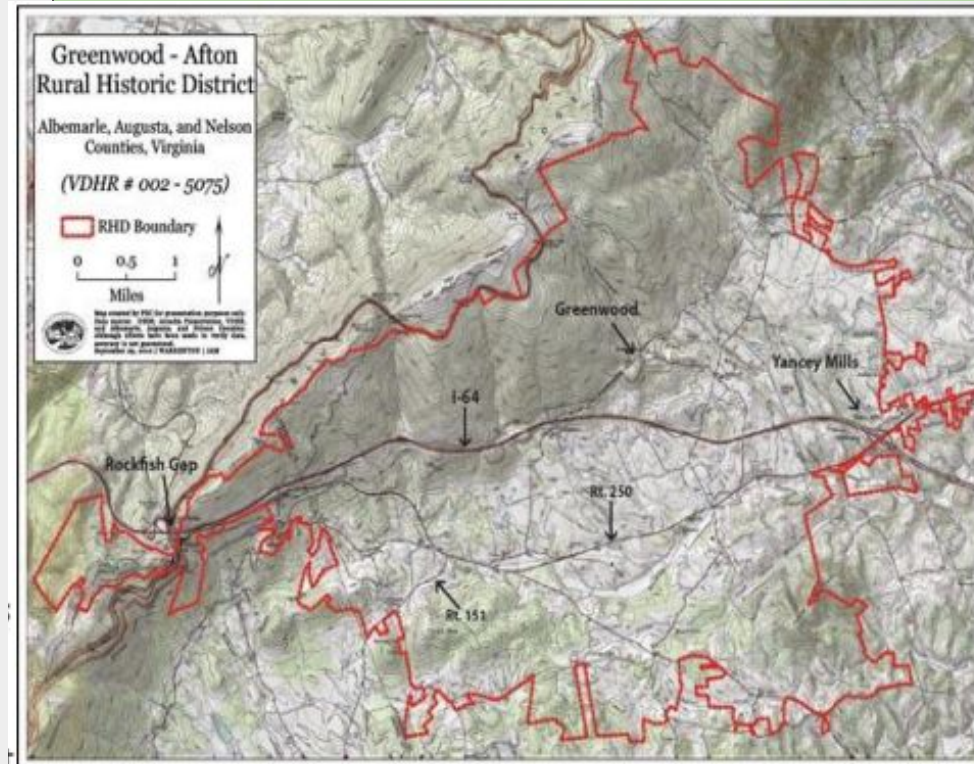
Step 1. Establish Boundaries

Step 2. Complete Preliminary Information Form and submit to DHR

Step 3. VDHR's State Review Board Determines Eligibility

Step 4. Complete Full National Register Nomination for District

Step 5. Listing on VLR/NRHP



How are Boundaries Chosen?

Physical - rivers, lakes,
hills/valleys

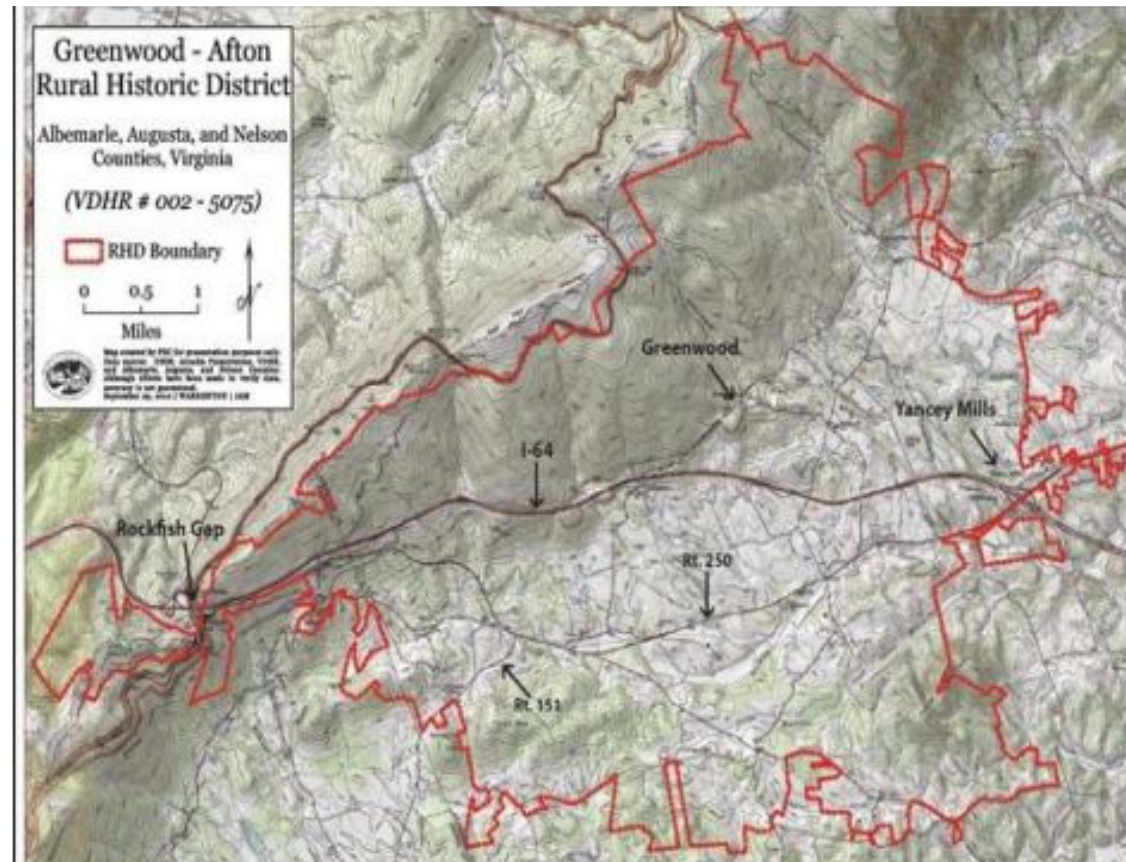
Manmade: roads or
railroads

Political boundaries

Age

**Association with events
or people**

Integrity - demolition;
incompatible
development



NRHP/VLR District Nomination Process

Step 2. Complete Preliminary Information Form and submit to DHR

Step 3. VDHR's State Review Board Determines Eligibility

Step 4. Complete Full National Register Nomination for District

Step 5. Listing on VLR/NRHP



DHR | Virginia Department of Historic Resources

PRELIMINARY INFORMATION FORM (PIF) for HISTORIC DISTRICTS

Note: PIFs are prepared by applicants and evaluated by DHR staff and the State Review Board based on information known at the time of preparation. Recommendations concerning PIFs are subject to change if new information becomes available.

DHR No. (to be completed by DHR staff) _____

1. General Information

District name(s): _____

Main Streets and/or Routes: _____

City or Town: _____

Name of the Independent City or County where the property is located: _____

2. Physical Aspects

Acreage: _____

Setting (choose only one of the following):

Urban _____ Suburban _____ Town _____ Village _____ Hamlet _____ Rural _____

Briefly describe the district's overall setting, including any notable landscape features:

NRHP/VLR District Nomination Process

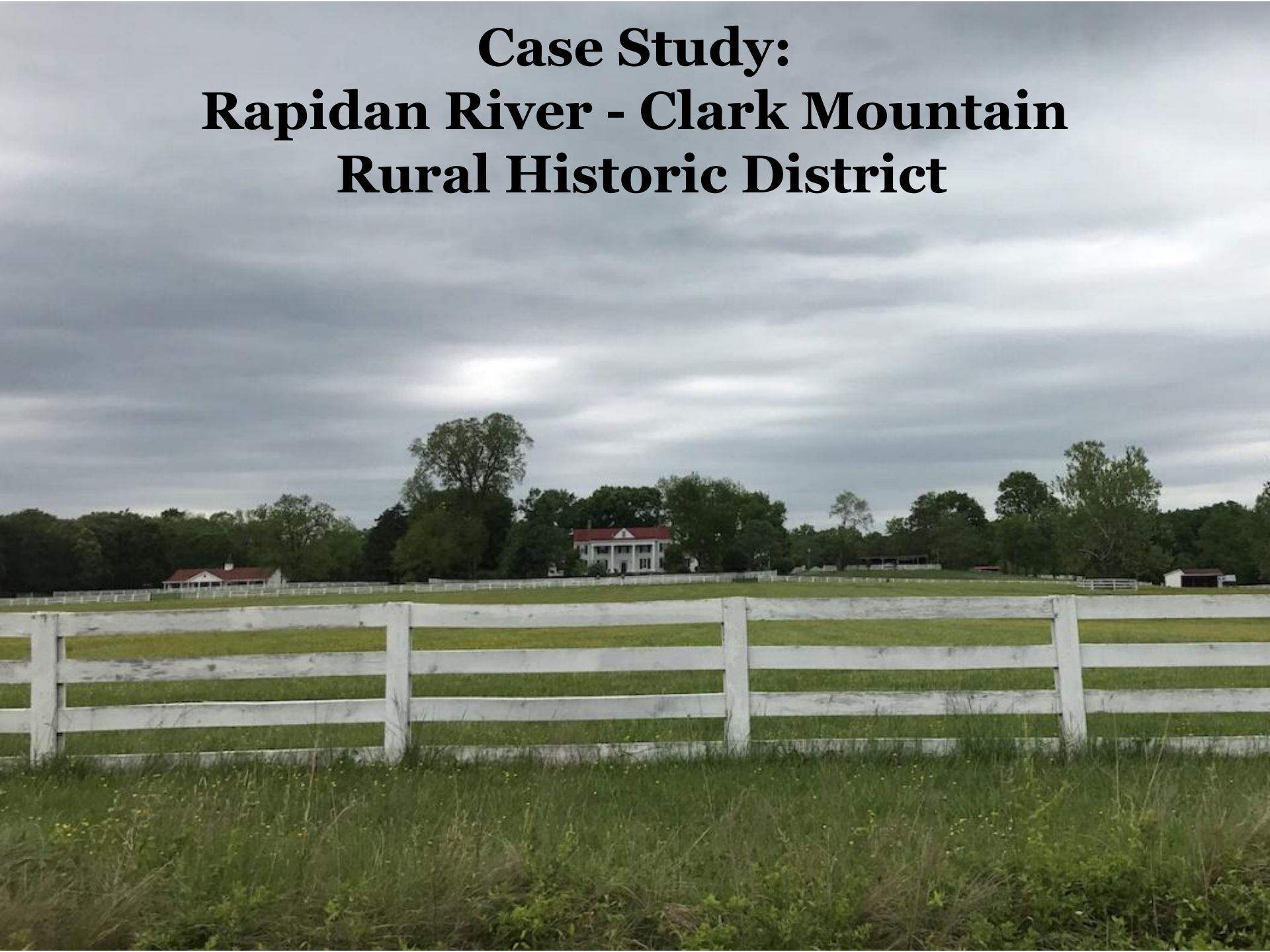
Step 4. Complete Full National Register Nomination for District

Step 5. Listing on VLR/NRHP

- Architectural Survey
- Completion of Nomination Form
- Public notification of every landowner and adjacent landowner
- Public meetings
- Formal determination at State Review Board Meeting
- Listing on VLR
- Keeper of National Register Determines Listing on NRHP



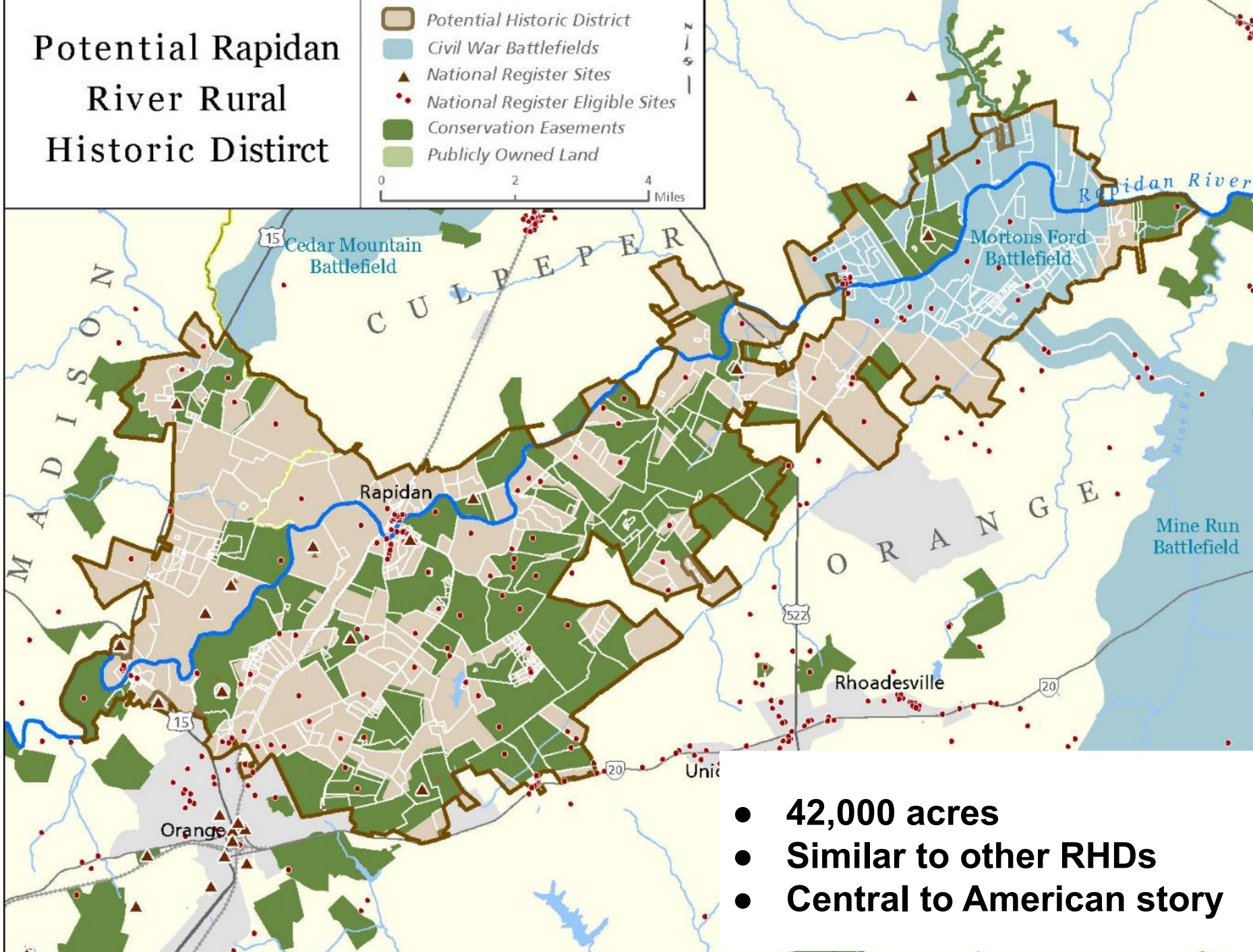
**Case Study:
Rapidan River - Clark Mountain
Rural Historic District**



Potential Rapidan River Rural Historic District

-  Potential Historic District
-  Civil War Battlefields
-  National Register Sites
-  National Register Eligible Sites
-  Conservation Easements
-  Publicly Owned Land

0 2 4 Miles



- **42,000 acres**
- **Similar to other RHDs**
- **Central to American story**

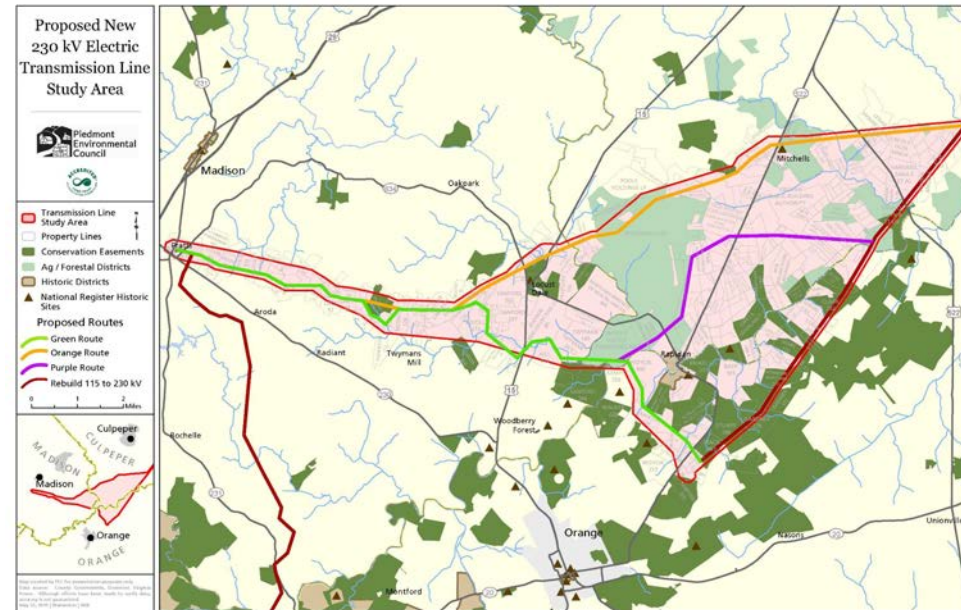
Rapidan River - Clark Mountain RHD Timeline

2014-2015: Landowner concern regarding proposed 230kv transmission line; brainstorming boundaries for district

2015: PEC received grant funding, hires consultant to complete Preliminary Information Form

2017: District determined NRHP-eligible

2018- present: Fairfield Foundation working on nomination



Questions?

Contact Information:

Kristie Kendall

Owner

Kristie Kendall, LLC

(703) 407-7507

KristieKendall.LLC@gmail.com

Don McCown

PEC Land Field Representative

Orange & Madison Counties

(434) 977-2033 x. 7047

dmccown@pecva.org