

Chapter Five

**ARCHITECTURAL, CULTURAL AND HISTORIC
RESOURCES**

INTRODUCTION

Caroline County contains numerous sites of architectural, cultural and historical significance. The identification and preservation of these sites are important for a number of reasons. First, it provides an educational opportunity for a greater awareness of the history of the County to its citizens. Secondly, by rehabilitating and preserving historically significant structures, properties which might otherwise fall into disuse, can remain functional and have a positive economic impact on the County's tax revenues. Third, a well designed and promoted preservation effort can enhance the County's attraction to tourists and visitors, further boosting the local economy. Finally, it can foster civic pride and preserve an appreciation for the historic values in which the State and the County were founded.

PRESERVATION EFFORTS

To date, the preservation efforts of historically significant properties have been limited to the efforts of individual property owners with some assistance from the Caroline County Historical Society and Mary Washington College. While these efforts are noble, the continuation of such haphazard preservation efforts will result in the preservation of far fewer sites, structures, and areas than could be achieved with a well organized, cohesive effort involving County citizens, local, and state governments.

Although the preservation efforts have lacked cohesiveness, the efforts of the individual property owners have been impressive. Twelve individual properties are listed on either the Virginia or National Register of Historic Places. The Caroline County Courthouse and the Town of Port Royal are represented as well as two sites in Ft. A.P. Hill. The list of properties are identified in Table 5-1.

As impressive as the efforts of the individual residents are, the losses of historically significant properties over the same period of time point to the need for a more organized effort. In a recent survey of historic resources, over seventy historic properties were identified as having been destroyed or lost over the past fifty years.

The 1987 Update to the Comprehensive Plan recognized the need to identify and preserve historically significant properties. Responding to this need, the County, in conjunction with the Virginia Department of Historic Resources, undertook a survey of historic resources in 1991. The survey, which was conducted by PMA Consulting Services and Tracerics, concentrated on the Primary Growth Area and the Dawn, Guinea, Port Royal, Sparta and Woodford Secondary Growth Areas (Figure 5-1).

**Table 5-1
National/Virginia Register of Historic Sites**

Name	Date	Location
1. Camden	ca 1857	Port Royal Area
2. Edge Hill	ca 1820	Woodford Area
3. Gaymont	ca 1800	Port Royal Area
4. Hazelwood	No Date	Port Royal Area (Archaeological Site)
5. Old Mansion	No date	Bowling Green Area
6. Prospect Hill	ca 1842	Rappahannock Academy Area
7. Santee	ca 1817	Corbin Area
8. Riverview	ca 1845 - 46	Town of Port Royal
9. Townfield	ca 1744/1796	Town of Port Royal
10. Spring Grove	ca	Guinea
11. Moss Neck Manor	ca	Rappahannock Academy
12. Green Falls	ca	Bowling Green
13. Caroline County Courthouse	ca 1830	Town of Bowling Green
14. Port Royal National Historic District	ca 1744	Town of Port Royal
15. Liberty Baptist Church	ca	Ft. A.P. Hill
16. Travis Lake Historic District	ca	Ft. A.P. Hill

PMA/Tracerics surveyed over two hundred properties. These properties were identified and surveyed based on the recommendation of local citizens, evaluations of files at the Virginia Department of Historic Resources of previously surveyed sites, and a systematic survey of sites fifty years or older. The general location of survey sites are shown in Figure 5-2. Based upon this survey, forty-five sites were identified as potentially eligible for the National Register of Historic Places. These properties were classified into one of three categories; potentially eligible properties, potentially eligible properties but requiring additional research, or potentially eligible properties which are threatened by demolition, deterioration or incompatible developments. The breakdown of these properties by category is shown in Table 5-2.

These properties are only a partial list of potentially eligible properties. As other areas of the County are surveyed, more sites will undoubtedly be identified. This list should be updated upon the completion of any future historic survey to maintain a current inventory of potentially eligible sites.

Table 5-2

Potentially Eligible	Additional Research	Threatened
Auburn Hill	Glamorgan	Hubbard's Tavern
Blenheim	Hampton Manor	Todd's Tavern
Elson Green	Hayfield	Woodford Depot
Grace Church	Episcopal Locust Hill	Old Brick House
The Grove	South Brook	Milford Depot
Mount Gideon	White Plains	Blatt's Store
Stanhope	Hillford	Chandler House
Mulberry Place	Mount Zion	Broad Plain
Cook's Mill	Belle Hill	
Bethel Baptist Church	Blanton's Store	
New Market Plantation	Ivy Hill	
	Mount Clear	
	Cannon Place	
	Marmaduke	
	Fontaine Hill	
	Poplar Grove	
	Thompson's Hill	
	Carolina	
	Mansion	
	St. Margaret's	
	Episcopal Church	
	Milford Bank	

- Abandonment and disuse of many historical buildings has resulted in deteriorating structures and detracting from the character of the surrounding community;
- Development impacts on the primary and secondary growth area have resulted in development incompatibility of intensity and style; and
- A possible lack of coordination between existing County programs and regulations, resulting in counterproductive efforts in the preservation of historic properties.

Any future preservation efforts of the County must address these issues in a comprehensive manner. Other issues may also be identified over time. The preservation concerns should be reviewed and updated periodically to keep up with changes in these issues.

GOALS, OBJECTIVES, AND STRATEGIES

The following section identifies the recommended goals and objectives for future preservation efforts of areas, buildings, and sites of historical significance within Caroline County. Following each objectives are a number of implementation strategies which should be undertaken. By achieving the strategies, the County can progress toward the attainment of the goals and objectives and measuring its progress in doing so.

PRESERVATION CONCERNS

In evaluating these and other sites, a number of preservation issues were identified. Though not all encompassing, they are a starting point for identifying community concerns and developing preservation strategies. The most identifiable issues are as follows:

- Deterioration of structures from abandonment and neglect has contributed to the greatest loss of structures and threatens more;
- A number of historic structures have been lost due to demolition for new houses, use of building materials, or clearing for agricultural use;
- Incompatible alterations or additions to historically significant structures have compromised the character and integrity of those structures, reducing the historical significance;

Goal - Identify And Protect The Significant Archeological, Architectural, Cultural, And Historical Resources Of Caroline County For The Benefit Of Its Residents And Visitors.

Objective - Identify all areas, buildings, and sites of archeological, architectural, cultural, and historical significance in the County.

Strategy 1 - Complete the Historic Architecture Survey of Caroline County. Phase I of the survey covered the Primary Growth Area and selected Secondary Growth Areas. The County should complete the survey of resources in the remaining Secondary Growth Areas as well as the rural areas of the County.

Strategy 2 - Establish and maintain a computerized listing of all architectural, cultural and historically significant sites. In developing the County's Geographic Information System, all culturally significant properties should be included with real estate and parcel identification to facilitate the identification preservation

and protection of significant properties from development pressures.

Strategy 3 - Requires Phase I and, if appropriate, Phase II and III level cultural resource studies, as defined by the Virginia Department of Historic Resources. As development pressures occur, cultural significant properties can be destroyed. The County should require applicants for rezonings and special exceptions undertake such studies when appropriate and incorporate preservation techniques if appropriate.

Objective - Protect archeological, architectural, cultural, and historical resources that are important to the documentation of County, State or National history.

Strategy 1 - Provide or arrange for assistance for property owners desiring evaluation of their properties for inclusion in the Virginia Landmarks Register or National Register. The County should cooperate with Mary Washington College and the Caroline County Historical Society to provide assistance to those in need of assistance for such evaluations.

Strategy 2 - Encourage property owners of potentially eligible properties to seek inclusion in the Virginia and/or National Register of Historic Places. The County, in conjunction with the Caroline County Historical Society and RADCO (Planning District 16), should contact and work with property owners of potentially eligible properties for inclusion in one or both of the registers.

Strategy 3 - Encourage property owners to donate preservation easements for the protection of significant properties. In conjunction with the Virginia Department of Historic Resources and Virginia Outdoors Foundation, the County should work with interested property owners to identify the benefits of voluntary preservation easements and encourage the use of such easements.

Strategy 4 - Encourage the use of tax credits or tax reductions for rehabilitated structures. The County should encourage the preservation of potentially productive structures by encouraging property owners to use available Federal rehabilitation tax credits. Additionally, the County should adopt an ordinance that reduces the amount of taxation or exempts from taxation historically significant real estate that has been substantially rehabilitated.

Strategy 5 - Work with the Virginia Department of Historic Resources to become a certified local government in the National Historic Preservation Program. Certification can lead to a number of benefits as well as greater state assistance to local governments. The County should evaluate the benefits of such a program and consider applying for certification.

Strategy 6 - Develop an overall preservation plan for historically significant sites, areas and properties. Many sound recommendations and ideas were identified in the historic survey of Caroline County, all of which are not identified in this plan. A separate preservation plan should be developed which can supplement the Comprehensive Plan and other County ordinances.

Objective - Establish a framework through the Caroline County Subdivision and Zoning Ordinances for the preservation and protection of culturally significant sites from the adverse effects of developments.

Strategy 1 - Amend the zoning ordinance to establish an overlay district for the preservation of significant areas, buildings, and sites. One of the best techniques available to local governments is the use of its zoning powers to protect historic properties. The County should make use of its authority to establish regulations for the purposes of providing the opportunity for landowners to establish historic districts with approval of the County.

Strategy 2 - Provide for the preservation and protection of culturally significant properties through the preservation of open spaces. View sheds and open spaces are integral components of historical properties in rural areas. These open spaces and view sheds should be recognized for their importance and protection measures should be built into the subdivision and zoning ordinances.

Objective - Enhance the awareness of the history and the importance of preserving historically significant properties for the citizens of the County.

Strategy 1 - Work with the Caroline County Historical Society on preservation issues within the County and ensuring that the public is aware of such issues. A local newspaper previously ran a continuing series on historic preservation issues. Other such articles in conjunction

with the Historical Society could lead to greater public awareness, for example, historic open house tours.

Strategy 2 - Enhance the awareness of County history through the public school system. The school system offers a great opportunity to educate the younger citizens of the County. This may lead to an increased level of awareness of historic preservation in the future.

Strategy 3 - Encourage owners of historic properties to become involved with the Historical Society or form a separate group of historic property owners to encourage others to preserve their properties and/or seek state and national registration.

Strategy 4 - Encourage local awareness and recognition of historic properties through open house tours, local landmark signs, driving tours, and brochures featuring local landmarks with brief histories of buildings and sites. Spotlight a local building or site each week in local newspapers to make citizens aware of what they have.

Strategy 5 - Establish a local historic register to allow the County Board of Supervisors to designate specific structures and sites significant to the County's development as worthy of recognition and special consideration.