



**Resident Curator Program
Fairfax County Historic Property
Site Summary**



Hannah P. Clark (Enyedi) House



**Hannah P. Clark (Enyedi) House
10605 Furnace Road, Lorton
Owner: Fairfax County Park
Authority**

**Old Colchester Park and Preserve
Mount Vernon Supervisory District**





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Resident Curator Program for Fairfax County Virginia and Properties of the Fairfax County Park Authority

Site Summary Purpose:

The Resident Curators program was approved for a feasibility study in 2013-2014 for future implementation based on Virginia state and Fairfax County legislation. The purpose of this site summary is to give potential curators a brief overview of the current property with available background information. All improvements/restoration of the properties proposed by curators will adhere to the specific guidelines of *the Secretary of the Interior's Standards for historic Properties*.

In January 2011, the General Assembly amended Va. Code Ann. § 15.2-2306 authorizing localities to develop resident curator programs. Va. Code Ann. § 15.2-2306(A)(4) enables localities to create, by ordinance, “a resident curator program such that private entities through lease or other contract may be engaged to manage, preserve, maintain, or operate, including the option to reside in, any such historic area, property, lands, or estate owned or leased by the locality.”

At the direction of the Fairfax County Board, staff in the Department of Planning and Zoning and the Park Authority have worked with the History Commission to evaluate the potential costs and benefits that might result from the implementation of a resident curator program. John Milner Associates prepared a report for the County that examines how states and localities across the country have implemented resident curator programs as a way to foster the maintenance and preservation of publicly owned historic properties. The report also provides recommendations for the establishment of a resident curator program in Fairfax County. The report was provided to the Board and was presented at the September 30, 2014 meeting of the Board's Development Process Committee.

Va. Code Ann. § 15.2-2306(A)(4) requires resident curator programs to be established by ordinance.

The program was approved in 2014 and Chapter 125, Resident Curator Program Ordinance, to *The Code of the County of Fairfax, Virginia* and establishes a resident curator program. This program, designed to preserve and maintain historic properties owned or leased by the County, will lease historic properties to individuals or businesses subject to regulations established by the County Executive or his designee. Such regulations will require that resident curators maintain and improve the leased properties according to the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended. Additionally, all leases for historic properties included within the resident curator program will provide for public access consistent with the historic property's nature and use.

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1. Summary of the Resident Curator Program Overview as of January 2015

By definition, a resident curator (RC) program enables an individual, a group of individuals, or an organization, to serve as the caretaker (or "curator") of a property. A RC program is intended to reduce the public costs associated with the care and preservation of the properties by enabling groups or individuals to take over the responsibility. In addition to caring for the day-to-day management of the property, the curators are responsible for the rehabilitation and continued maintenance of the property. Generally, properties that are included in RC programs are deemed historically significant and meet established criteria of eligibility for curatorship. This report focuses on properties, and existing programs, which include a preservation component.

Chosen through a pre-defined application process, the selected curator signs a lease which includes the agreed-upon work plan outlining the rehabilitation of the historic resource. The work associated with the rehabilitation process is funded by the curator, who in turn has the privilege of occupying the building and using the associated grounds as determined by the lease. Depending on specific guidelines or regulations applicable to the establishment or management of the program, and the historic significance, integrity, and function of each property, RC programs can be established to accept proposals including a variety of functions. In addition to residential curators, non-profit organizations and businesses can serve as curators.

2. Historic Curator Program Basics – Rehabilitate, Reuse and Maintain

See guidelines and John Milner study (Resident Curator Program Study Final Report John Milner Associates, Inc. 2014.)

<http://www.fairfaxcounty.gov/parks/plandev/downloads/resident-curator-program-final-report.pdf>

3. Property name address, location area, brief history

Hannah P. Clark House, 10605 Furnace Road, Lorton, VA.

The Hannah P. Clark House is on a wooded parcel on the edge of Old Colchester Park and Preserve. The house is conveniently located near Lorton in Southern Fairfax County with easy access to the I-95 and Route 1 transportation corridors.

The Hannah P. Clark House is set back east of Furnace Road between Old Colchester Road and the CSX railway (historically Richmond, Fredericksburg, & Potomac Railroad). The topography is mainly level with a gentle slope downward north of the house to the railway. The land is densely wooded with a clearing for the structures and driveway. The driveway enters the property from Furnace

Road and circles around a tree. The house is on the north side of the circle. To the south of the circle is a large corrugated metal studio, constructed 1986-1987, with sliding barn doors. Also on the property are two wood-frame sheds. The Railroad Tool Shed is from the 1930s and is located southeast of the house. The maintenance shed is from the 1990s and is located south of the studio.

History Overview:

Located on the north side of the Old Colchester Park and Preserve is the Hannah P. Clark House, VDHR #029-5741, the only standing nineteenth-century structure within the park boundaries. The Hannah P. Clark House is located northeast of the historic town of Colchester in Fairfax County, Virginia on the lower half of the seventeenth-century Bourne patent. The historic port town of Colchester was surveyed and settled during the eighteenth century. After the town declined during the early nineteenth century, the Colchester area was transformed by a few local families from a colonial port town to a rural agricultural community. The period of significance for the house is 1876 to 1925, the period during which Hannah Potter Clark constructed, expanded, moved, and resided in the house. The house was constructed circa 1876 during Virginia's Reconstruction Period after the Civil War.

The site is also significant because it has also yielded archaeological information important to history. Investigations on the property identified archaeological deposits relating to several periods of human occupation. There is a minor prehistoric component consisting only of a small amount of non-diagnostic lithic material. Historic period deposits are extensive including an eighteenth century foundation and early nineteenth century artifacts. A number of late nineteenth and early twentieth century artifacts were also recovered that likely relate to the Hannah P. Clark occupation of the property.

The house is on land that once was a part of Hannah P. Clark's family property, Colchester Farm. The earliest portion of the house was constructed circa 1876 on land she purchased adjacent to Colchester Farm. Due to the early twentieth-century expansions and improvements to the Richmond, Fredericksburg, & Potomac Railroad, Hannah P. Clark was forced to move her house across the road to where it stands today.

Hannah P. Clark's house was constructed in multiple phases. Exact years are not known for the additions but the sequence of construction can be established by existing physical evidence. The Period I section of the house was constructed as a one room plan, two-story stack house with vertical log framing. The house was located on the 2.33 acre parcel adjacent to the railway. Period II was added on the west side c. 1885 doubling the size of the house. Period III is a one-story kitchen addition on the south side that was constructed by 1903 but may have been re-built or modified after the c. 1915 move.

In 1893, at the age of 48, Hannah P. Clark filed for a divorce from James Clark citing a lack of support, desertion, and brutal treatment (FXCO CFF 1893-003 cff 20gg Clark v Clark). The divorce was granted and Hannah P. Clark retained all of the land, personal property, and custody of the minor children.

In 1913 the Washington Southern Railway Company decided to realign the railroad in the Colchester area. The railroad company took the land Hannah P. Clark's house was built on, forcing her to abandon or move the house. Hannah P. Clark chose to move the house rather than abandon it. Walter Clark, Hannah's grandson, told his nephew Charles that it took two days to move the house which was hooked up to horses and a winch (Charles Clark personal communication 2012). The house was put on logs and was rolled down Ox Road where it had to be left overnight (Mary Kenney and Lois Swoboda personal communication 2012).

In 1925, Hannah Beach Potter Clark passed away in Colchester, Virginia. In Hannah P. Clark's will, she appointed her youngest son, Samuel T. Clark, as her executor, and left him the majority of her estate (FFXCO WB 10:448). In addition to Hannah's personal property, Samuel inherited 41 acres of the farm, including the residue of the 2.33 acre parcel, all of her land north of the railroad, and approximately 13 acres surrounding the house and out-buildings (FXCO WB 10:448; FXCO LTR 1926 Samuel T. Clark). It is unknown how Samuel used his inherited property and the house from 1925 to 1931. It is possible that he let relatives live in the house or that he rented the house to the railroad company as housing for the Richmond, Fredericksburg, & Potomac Railroad (R.F.&P.R.R.) section foreman or line master for the Colchester area.

In 1931, Samuel sold the 13.35 acres surrounding the house and outbuildings to the R.F.&P.R.R. (FXCO DB Y10:53). Neighbors remember that during the 1930s and early 1940s, Bennie Purks and his family lived in the house (Mary Kenney and Lois Swoboda personal communication 2012). Mr. Purks worked as the section foreman for the R.F.&P.R.R. in the Colchester vicinity.

After Mr. Purks' death in 1943, Charles T. Clark was promoted by the railroad to be the section foreman for the Colchester vicinity. Charles T. Clark was the son of Charles A. Clark and the grandson of Hannah P. Clark. By 1920, when he was only 19 years old, Charles worked as a laborer for the R.F.&P.R.R. In 1943, Charles T. Clark, wife Annie, and daughter Joan moved into Hannah P. Clark's house. They lived there for a few years as renters, until 1946, when they purchased the family property back from R.F. & P.R.R., minus a 35-foot buffer adjacent to the railroad (FXCO DB 519:536; Figure 33).

In 1956, Charles and Anna Clark sold the majority of the land they had purchased from the railroad, approximately ten acres including the house and outbuildings, to the Harbor Bay Corporation (FXCO DB 1429:320). The next record of land ownership for the Hannah P. Clark house and land was in 1969,

when Margaret Clarke, widow of Andrew Clarke, and the First Virginia Bank sold the property to Timberlake S. McCue (FXCO DB 3260:360). Timberlake McCue was a real estate developer in Northern Virginia and was purchasing property in Colchester for a marina and potential housing subdivision.

A number of physical changes were made to the house between 1956 and 1983. There is no known written documentation about when these changes occurred. However, it is likely, that based on the lack of modern conveniences when the house was sold in 1956, and the types of building materials used in the changes, that the house was modernized soon after Harbor Bay purchased the property in 1956 to make it a viable rental property. Porches were enclosed, modern building systems were installed, doors were modified, and much of the nineteenth-century molding was removed from the dining room. The outhouse, garage, and chicken shed were also demolished.

In 1983 the McCue and McCue Limited Partnership sold the 1.45 acre parcel and house to Thomas and Patricia Lewis (FXCO DB 5826:593). The Lewis' only lived in Colchester a short time and made no significant alterations to the house (Thomas Lewis, personal communication 2012). In 1986 the Lewis' sold the property to Janos (Jonathan) and Diana Enyedi (FXCO DB 6545:1978). Almost immediately after purchasing the property in Colchester, the Enyedi's began construction on a new studio on the property. The Enyedi's named the studio Furnace Road Studio after the road to which the house fronts. They broke ground on the studio towards the end of 1986. They hired Harry Braswell as the contractor to construct a steel building kit on top of a poured concrete slab.

During their nearly 25-year ownership the Enyedi's cared for the property and made only a few significant alterations to the house. In 1993, the Enyedi's replaced the first floor of the east wall of Period I section of the house. Before 1993 there had been a single two-over-two double-hung window on the north side of the east wall. The Enyedi's removed the drywall and discovered the original lath over the vertical log framing. During their ownership the Enyedi's enclosed the south porch to create a sunroom. Also in 2000 they had the gutters, downspouts, and roof replaced with new plywood sheathing, roofing paper, and asphalt shingles. A wood shed was constructed behind the studio circa 1992 to house yard equipment that had been stored in the studio. During the mid-1990s the Enyedi's constructed a large wood deck on the east side of the house (Diana Enyedi, personal communication 2012).

During the Spring of 2011 the Enyedi's sold their house and Furnace Road Studio to the Fairfax County Park Authority (FXDB 21616:102).

4. Tax map/ Zoned/ Land use

Tax Map: 113-3 01 0019A

Zoned: R-1, Residential 1 DU/AC

Land Use: Single-family, Detached

This property is zoned residential. Any other uses would need to be authorized by the County of Fairfax.

5. Square Footage

Approximately 1,250 square feet heated.

Approximately 2,166 square feet with attic and cellar.

Room	Square Feet
Cellar	
001, Cellar	224.4
Total	224.4
First Floor	
100, Sitting Room / Office	142.5
101, Dining / Living Room	269.6
102, Closet	11.8
103, Front / Enclosed Porch	73.9
104, Front Porch / Utility Room	32.6
105, Front Porch / Hall	21.2
106, Front Porch / Bathroom	21.3
107, Front Porch / Closet	5.1
108, Porch / Sun Room	87.2
109, Kitchen	186.2
110, Well Pump Porch / Laundry Room	47.8
Total	899.2
Second Floor	
200, Bedroom	118.6
201, Bedroom	74.6
202, Bedroom	55.7
203, Bathroom	32.6
204, Hall	13.5
205, Hall	37.0
206, Closet	8.9
207, Closet	6.7
208, Closet	4.6
Total	352.2
Attic	
209, Kitchen Attic	212.5
300, West Attic	215.3
301, East Attic	262.4
Total	690.2
Total	2,166

6. Property Description

Utilities: Electricity/ Gas utilities/ Water/ Sewer

- Electric connected
- Well water
- Septic
- Gas connected

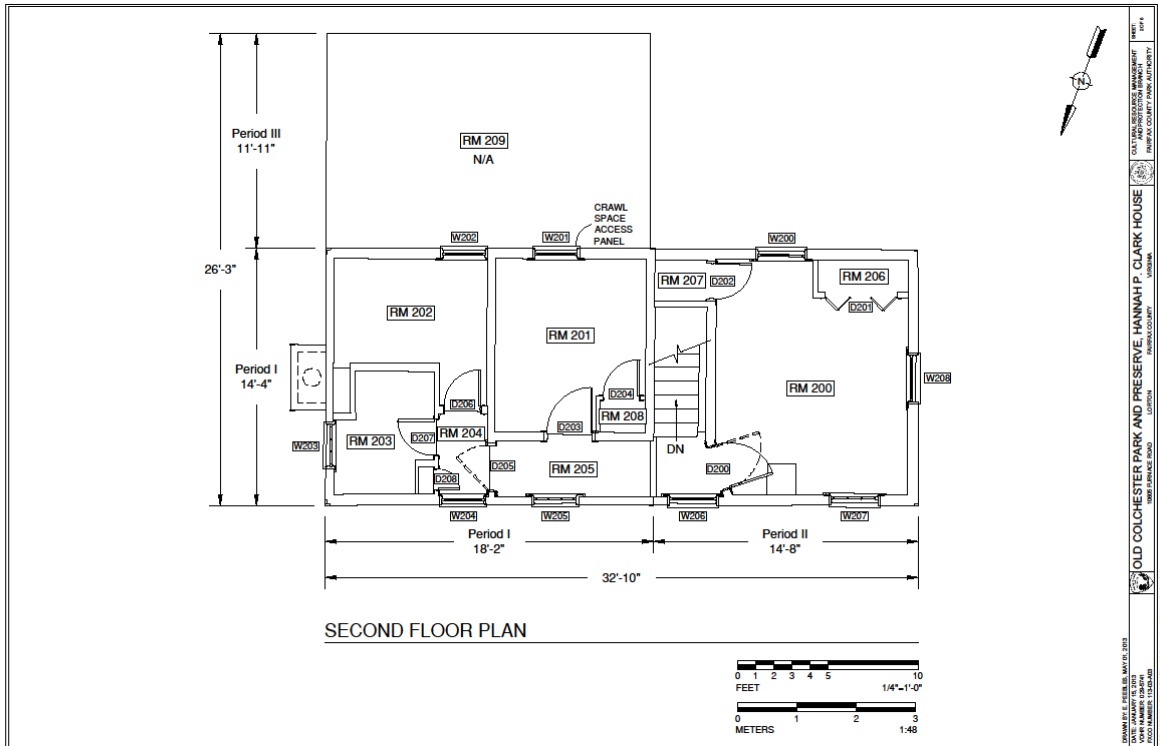
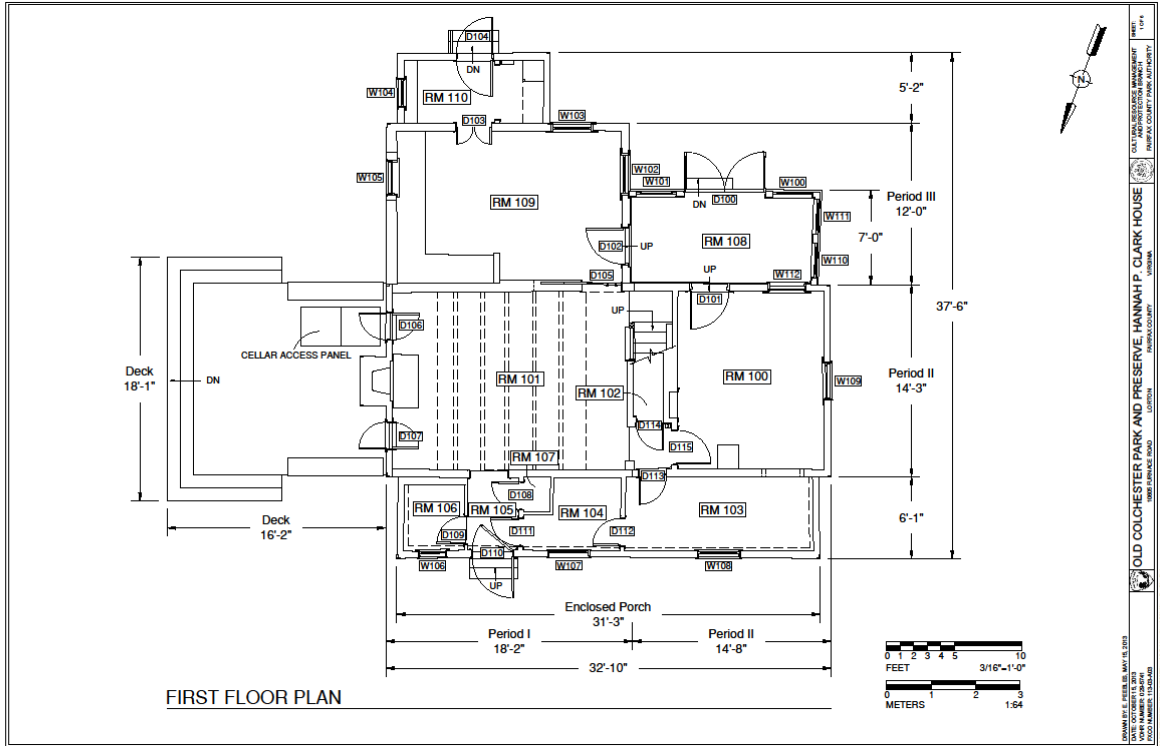
Number of rooms or description/ Bathrooms/ Construction type

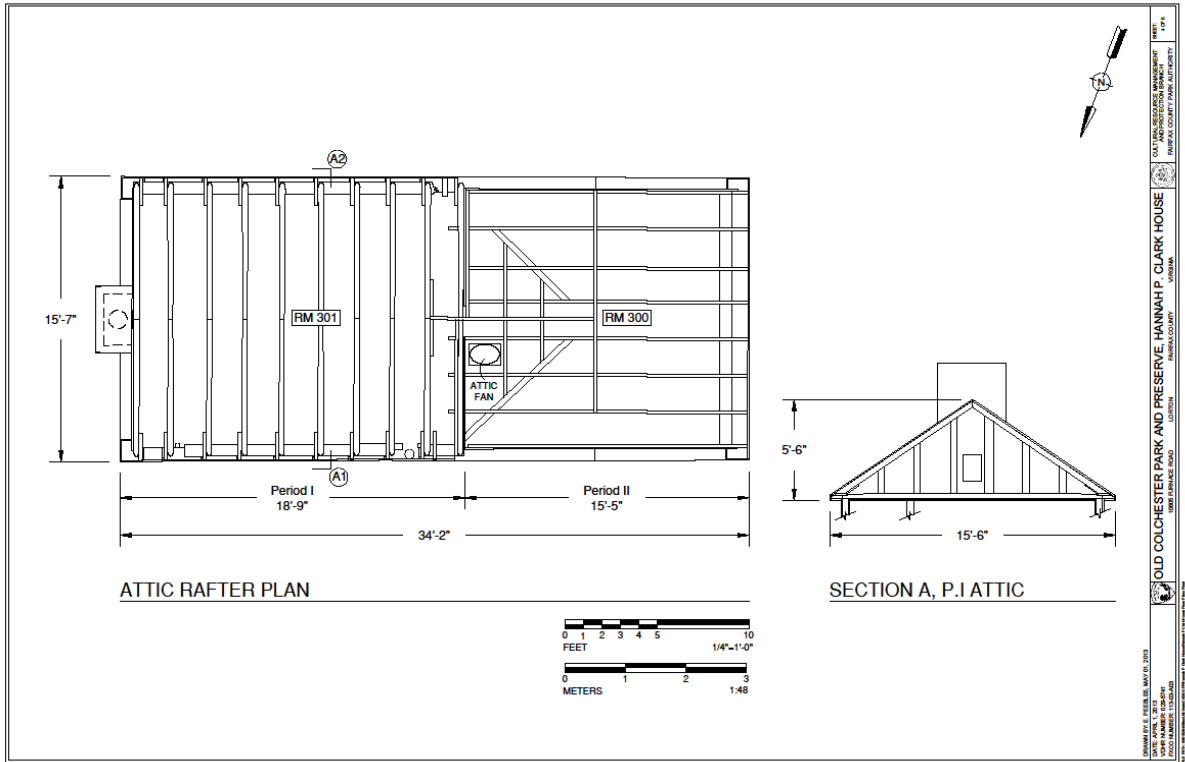
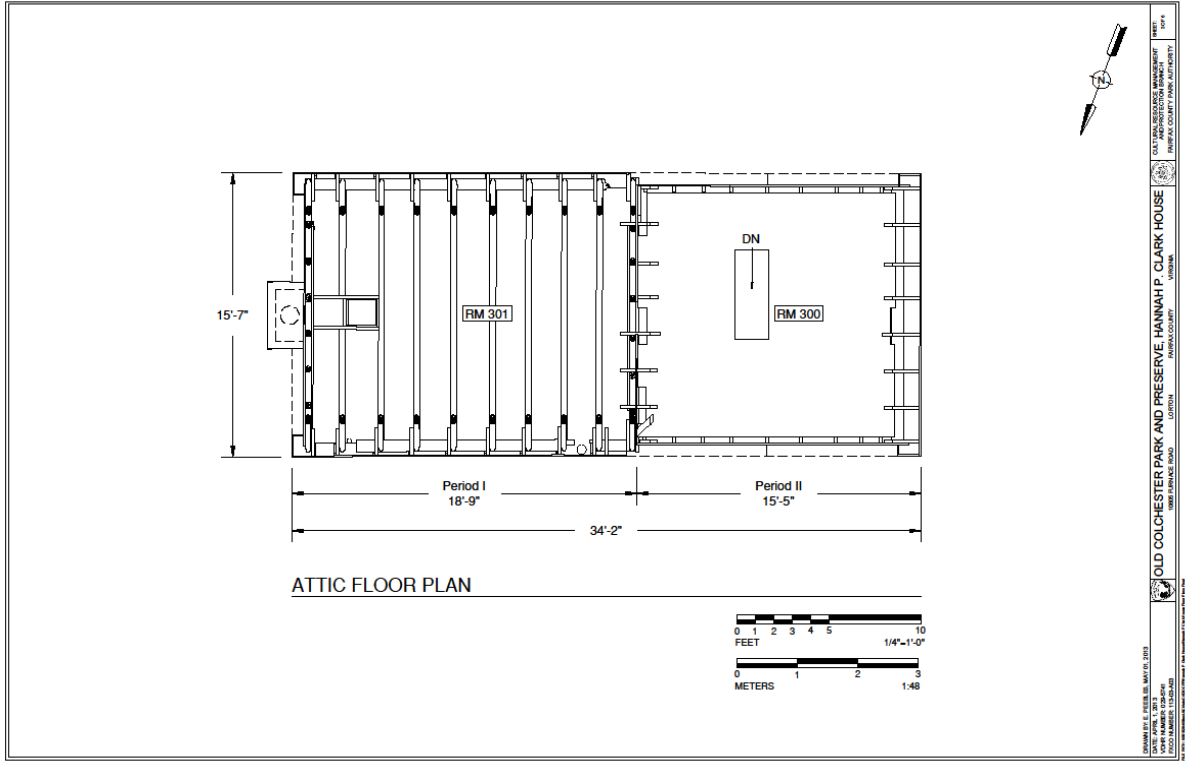
- Two-story cross-gable vernacular farmhouse with shed roof addition.
- Wood frame construction with wood siding.
- Brick and concrete foundation.
- Asphalt shingle roof.
- 16 rooms.
- Living room with exposed ceiling beams.
- Sun room entrance foyer.
- Eat in kitchen.
- Separate office.
- 3 bedrooms.
- 1 full bath, 1 half bath.
- 1 fire place.
- Narrow plank pine floors.
- Large wood deck.

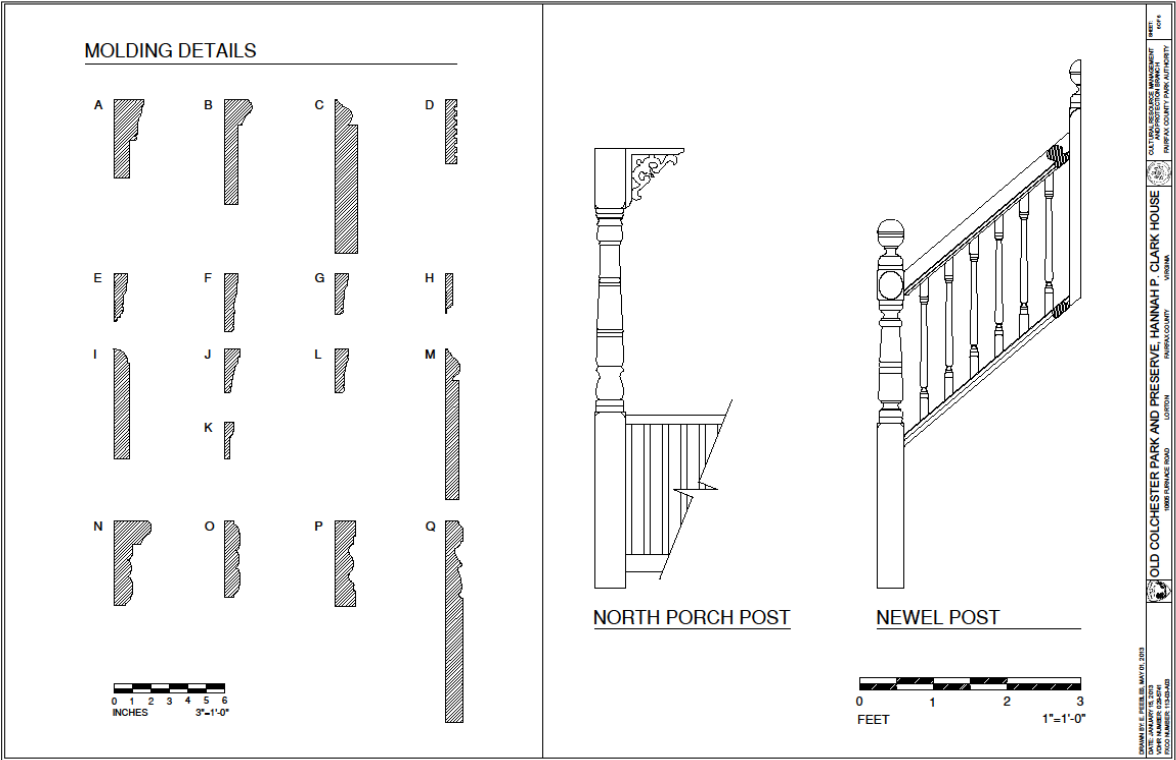
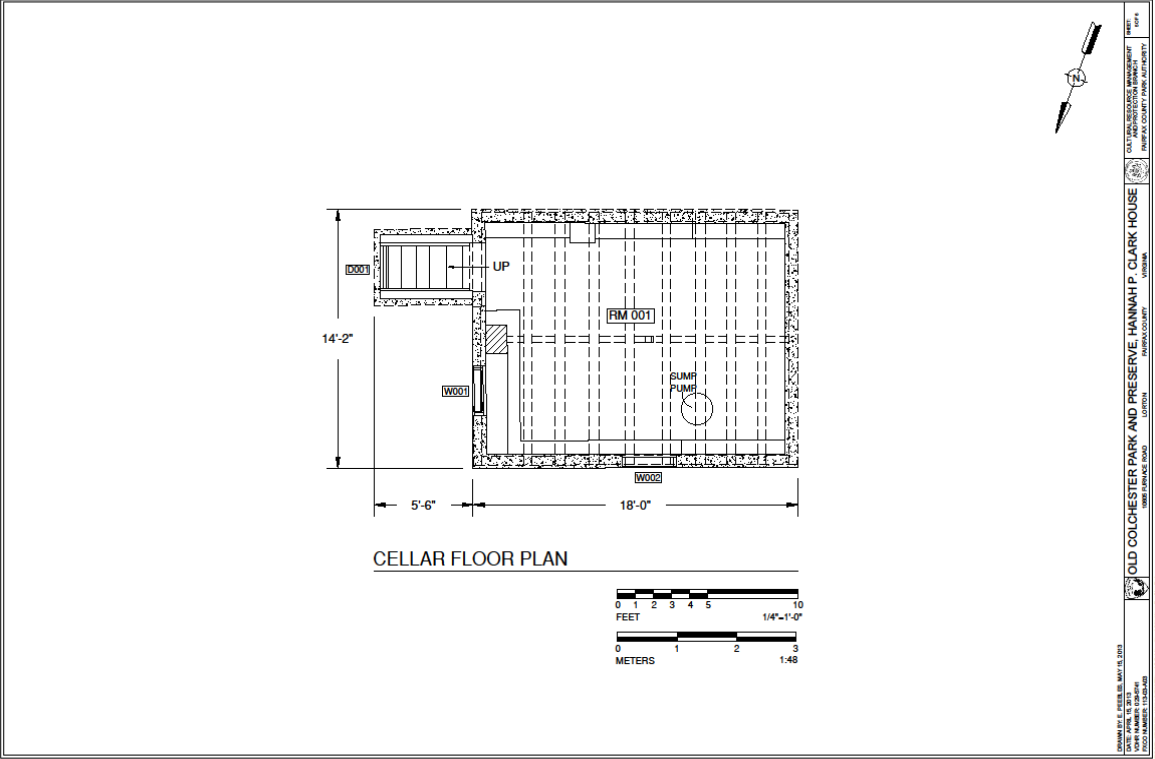
Garage or Parking Spaces

- Circle gravel driveway
- 2 surface parking spaces

Floor Plan







Labeled Photos of Park Entrance, Exterior, Interior of Property and Landscape
Hannah P. Clark House Exterior Photos



1 North elevation



2 West elevation



3 South elevation



4 East elevation



5 Studio north elevation



6 Studio interior



7 Maintenance Shed



8 Railroad tool shed

Hannah P. Clark House Interior Photos:



9 Room 108 Porch/Sun Room



10 Room 100 Sitting Room/Office



11 Room 101 Dining/Living Room



12 Room 101 Dining/Living Room



13 Room 103 Front/Enclosed Porch



14 Room 109 Kitchen



15 Room 200 Bedroom



16 Room 201 Bedroom



17 Room 202 Bedroom



18 Room 205 Hall



19 Room 203 Bathroom



20 Room 209 Kitchen Attic



21 Room 300 West Attic



22 Room 301 East Attic



23 Room 001 Cellar

Other structures on site

- 1986 Steel Studio, approximately 1,000 square feet.
- Circa 1990 wood maintenance shed.
- Circa 1930 wood railroad tool shed.

7. Conditions assessment performed

- 2013 Historic Structure Assessment - Please contact Fairfax County Park Authority, Resident Curator Program
- Building Evaluation completed 2015

8. Current use/ past use

Archaeology field office / Residential

9. Historic Status

Inventory of Historic Sites- Fairfax County (IHS) Listing

Potentially eligible. Nomination for the house is currently being held until a nomination for the studio structure is also written. Please contact Fairfax County Park Authority, Cultural Resource Management and Protection Branch for draft nomination.

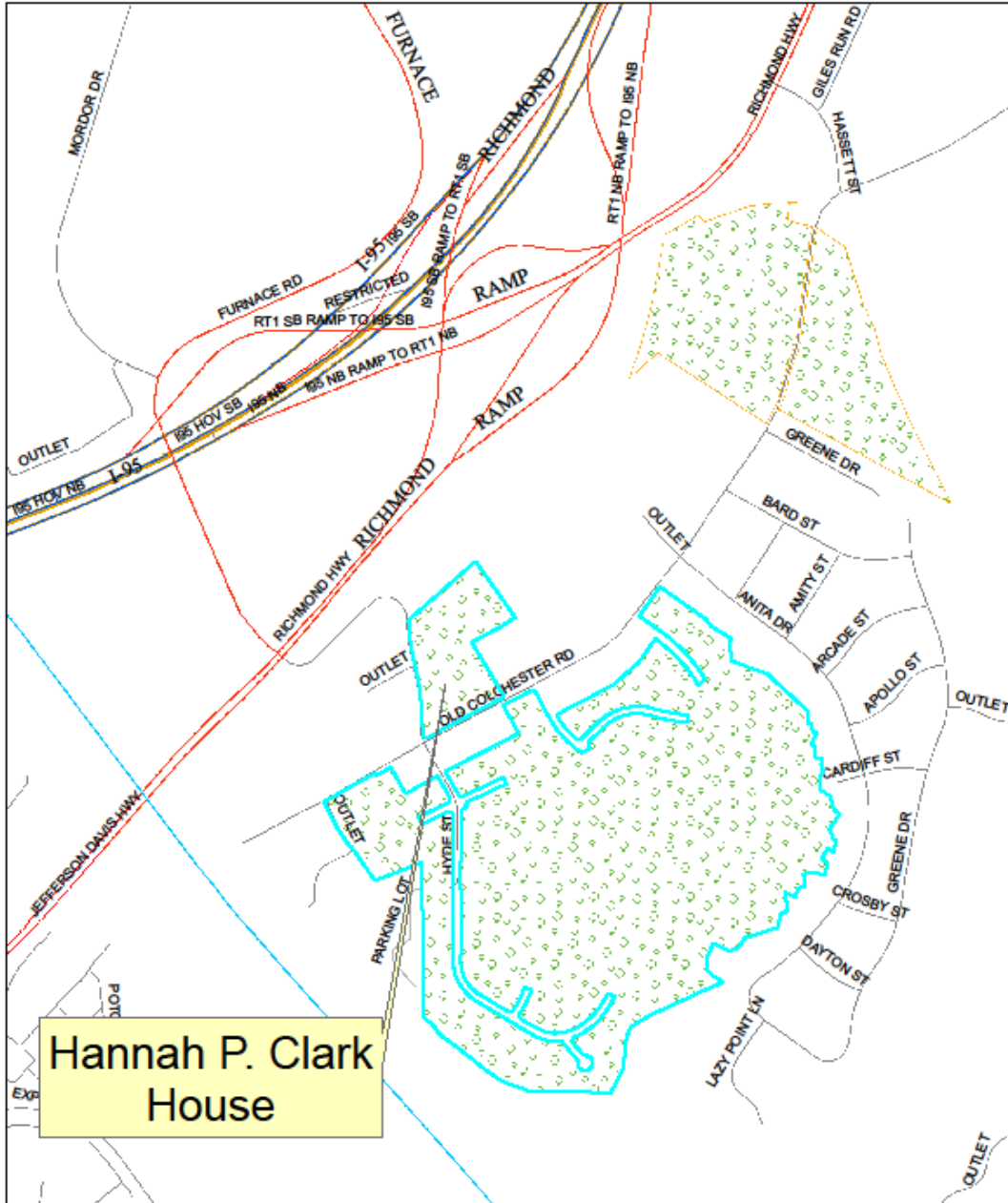
National Register Listing

Not Listed. Archaeological evaluation is recommending that the site is eligible under Criterion D.

10. Developmental plans or restrictions/maps and land use

Development restrictions are placed on the property as defined in the Federal Land to Parks Agreement, included as an appendix to this document.

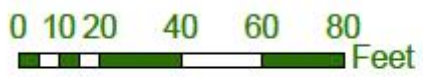
Map of larger area



Map of Park Area



Aerial/GIS of Property Location in Park



11. Supplemental

Summary of Historic Structures Report or Historic Structures Assessment

2013 Historic Structure Assessment documented the history of the property and the building developmental chronology. Existing condition floor plans were drawn as well as select framing details and Period Plans. The Assessment identified major condition issues and recommended needed inspections and cyclical maintenance. Overall the structure is in fair condition. Primary areas of concern are the electrical, septic, and well water systems. All are currently functional but require maintenance and/or replacement.

Please contact Fairfax County Park Authority, Resident Curator Program for Historic Structure Assessment.

Recommendations Summary

No preferred alternative was identified in the 2013 Historic Structure Assessment but the Preservation Treatment Alternative was recommended as an interim treatment while other plans are considered and developed.

The draft Master Plan for the Old Colchester Park and Preserve did not provide a preferred recommendation for the Hannah P. Clark House but did identify the house as a prime candidate for any future Resident Curator program.

Treatment Plan Summary

The following is a summary from the 2013 Historic Structure Assessment: No preferred intended use for the property has been identified. According to Fairfax County Park Authority Policy 205, Historic Preservation, the Park Authority "Shall perform treatment of historic properties following the Secretary of the Interior's Standards for the Treatment of Historic Properties."

The following alternatives for treatment and use follow these standards. Each alternative will need to be considered within the context of OCPP development and researched in greater detail. Each alternative will outline recommended work for the individual structures on the property. If the building is unoccupied Alternative A serves as a baseline treatment for all of the other alternatives and it is recommended that it be implemented as soon as possible.

Restoration was not considered as an alternative due to the extensive changes that would be required. However if the property were to be leased to a Resident Curator there is substantial physical and documentary evidence to support most restoration efforts.

Reconstruction was not considered as an alternative since the structures are still standing.

Alternative A. Preservation Only

No use of structures, preservation maintenance

This alternative is based on long term stabilization and preservation of the structures on site with no intended use or occupancy.

Basic building services are retained for maintenance purposes, current deterioration issues are addressed, monitoring systems are established, and structures are mothballed until other uses are identified.

Alternative B. Preservation + Interior Rehabilitation

Administrative use

This alternative includes preservation maintenance of the exteriors of the structures and interior rehabilitation of the house for administrative use.

The house would be rehabilitated according to the needs identified for use as the administrative offices for the Colchester Archaeology Research Team. The studio would only receive preservation maintenance and would continue to be used for storage of archaeology equipment. The railroad shed would be demolished or cordoned off to minimize safety hazards on the site. Minor changes would be made and if present any building code violations would be identified and corrected if this option is selected. Character defining features will be retained and preserved.

Alternative C. Preservation + Interior Rehabilitation

Residential and administrative use

This alternative includes preservation maintenance of the exteriors of the structures and interior rehabilitation of the studio for administrative use. The house would be prepared according to the needs identified for possible use as a structure in the Fairfax County Resident Curatorship program. Until the Resident Curator guidelines are established the house would receive the preservation maintenance work items in alternative A. The studio would be rehabilitated for use as the administrative offices for the Colchester Archaeology Research Team and storage of archaeology equipment. The railroad shed would be demolished or cordoned off to minimize safety hazards on the site. Minor changes would be made and if present any building code violations would be identified and corrected if this option is selected. Character defining features will be retained and preserved.

Alternative D. Exterior + Interior Rehabilitation

Administrative and public use.

This alternative includes rehabilitation of the exteriors and interiors of both the house and studio. The interior of the house would be rehabilitated according to the needs identified for use as the administrative offices for the Colchester Archaeology Research Team. The interior of the studio would be rehabilitated for use as a public interpretation space and for storage of archaeology equipment. The railroad shed would be demolished or cordoned off to minimize safety hazards on the site. Minor changes would be made and if present any building code violations would be identified and corrected if this option is selected. Character defining features will be retained and preserved. Exterior features and materials that are non-sympathetic to the historic character of the property would be removed.

Appendices

Cultural Resource Management Plan

<http://www.fairfaxcounty.gov/parks/GMP/CRMPFinal.pdf>

Master Plan or Conceptual Development Plan

<http://www.fairfaxcounty.gov/parks/plandev/downloads/ocpp-mp-draft.pdf>

<http://www.fairfaxcounty.gov/parks/resource-management/downloads/old-colchester-park-nrmp.pdf>

Cultural Resources Management Plan, Old Colchester Park And Preserve, Lorton, Fairfax County, Virginia 2013

Draft available in CRMPB files.

Historic Structures Report or Historic Structure Assessment

Hannah P. Clark House Historic Structure Assessment 2013

Available in CRMPB files.

Cultural Landscape Reports or Natural Resource Report

None existing.

Memoranda of Agreement or Understanding (MOAs or MOUs)
Federal Lands to Parks Agreement:

**RELEASE AND TRANSFER OF TERMS, CONDITIONS, COVENANTS
AND RESTRICTIONS**

THIS RELEASE AND TRANSFER OF TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS is made this 24th day of September 2009, by and between the FAIRFAX COUNTY PARK AUTHORITY, FAIRFAX COUNTY, VIRGINIA, a body corporate and politic (hereinafter referred to as "PARK AUTHORITY" and to be indexed as both Grantor and Grantee) and the UNITED STATES OF AMERICA, acting by and through the National Park Service, an agency of the United States Department of the Interior (hereinafter referred to as the "UNITED STATES" and to be indexed as both Grantor and Grantee).

The purpose of this instrument is to release the terms, conditions, covenants and restrictions imposed by the UNITED STATES OF AMERICA upon two parcels of land identified below (the Vulcan Property), and to impose those certain terms, conditions, covenants and restrictions on different parcels of land, also identified below (the Old Colchester Property) and to impose additional terms, conditions, covenants and restrictions on the Old Colchester Property.

WITNESSETH:

WHEREAS, the UNITED STATES, acting by and through the Regional Director, Southeast Region, National Park Service, United States Department of the Interior, under and pursuant to the power and authority contained in the provision of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 91-485 (84 Stat. 1084) (the "Act"), and the regulations and orders promulgated thereunder, conveyed approximately 115 acres, more or less, composed of two parcels known as the Portion of Lorton Correctional Complex, Lorton, Virginia (the "Vulcan Property"), as more particularly described in Exhibit A, attached hereto and made a part hereof, to the PARK AUTHORITY by Quitclaim Deed dated April 11, 2002, and recorded on April 23, 2002, in the Land Records of Fairfax County, Virginia in Deed Book 12874 Page 1772 (the "Conveyance"); and

WHEREAS, the Conveyance required the Vulcan Property to be used and maintained for public park or recreational purposes and impressed the Vulcan Property with certain other terms, conditions, covenants and restrictions, more specifically described in Exhibit A, that limit the Park Authority's use of the Property; and

WHEREAS, twenty (20) parcels of land containing 140 acres, more or less (the "Old Colchester Property"), were conveyed to the PARK AUTHORITY by McCue and McCue Limited Partnership by Court Order dated March 23, 2007, and recorded in the Land Records of Fairfax County, Virginia in Deed Book 19206 Page 2018, more particularly described in Exhibit B attached hereto and made a part hereof; and

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SUITE 300
FAIRFAX, VIRGINIA 22033
A0900896
Box 230

WHEREAS, PARK AUTHORITY proposes to remove the terms, conditions, covenants and restriction enumerated in Exhibit A from the Vulcan Property (except those numbered 10, 11 and 12), and to transfer these same terms, conditions, covenants and restrictions, including the requirement to use and maintain the Vulcan Property in perpetuity for public park or public recreational purposes, to the Old Colchester Property; and

WHEREAS, 40 U.S.C. 550 (b)(1) (2003) authorizes the Secretary of the Interior to release lands from the terms, conditions, covenants and restrictions contained in quitclaim deeds conveyed pursuant to the Act and this authority has been re-delegated to the Director of the National Park Service (the "Service") and the Regional Directors of the Service; and

WHEREAS, on June 23, 2009, the Service requested concurrence from the General Services Administration (GSA) to release the Vulcan Property from those terms, conditions, covenants and restrictions in the Conveyance, and to impose the terms, conditions, covenants and restrictions described in Exhibit A to the Old Colchester Property; and

WHEREAS, on May 20, 2009 the PARK AUTHORITY wrote to the Office of Review and Compliance, Department of Historic Resources of the Commonwealth of Virginia (the DHR") and requested its review and determination that "the exchange will not result in an adverse impact on the historic resources located on the properties involved in the exchange"; and

WHEREAS, on July 31, 2009 the DHR responded to the PARK AUTHORITY and advised that it "fully support[ed] the proposed property exchange" but recommended that certain conditions/restrictions, as described in Exhibit C attached hereto and made a part hereof, be imposed on the Old Colchester Property; and

WHEREAS, on September 1, 2009, GSA concurred with the proposed release and transfer of terms, conditions, covenants and restrictions from the Vulcan Property to the Old Colchester Property;

NOW, THEREFORE in consideration of and pursuant to all the foregoing:

The UNITED STATES, in exchange for (1) the PARK AUTHORITY'S agreement to impose the terms, conditions, covenants and restrictions set forth in Exhibit A (except those numbered 10, 11 and 12) to the Old Colchester Property, and (2) the PARK AUTHORITY'S agreement to impose the terms, conditions, covenants and restrictions as set forth in Exhibit C to the Old Colchester Property, does hereby release the Vulcan Property from the terms, conditions, covenants and restrictions set forth in the Exhibit A (except those numbered 10, 11 and 12).

The UNITED STATES does hereby impose the terms, conditions, covenants and restrictions set forth in Exhibits A (except those numbered 10, 11 and 12) and C upon the Old Colchester Property.

The PARK AUTHORITY, in exchange for the release of the Vulcan Property from the terms, conditions, covenants and restrictions imposed in Exhibit A, and as otherwise noted above, does by executing this document, hereby accept and agree that the terms, conditions, covenants and restrictions set forth in Exhibits A (except those numbered 10, 11 and 12) and C are imposed upon the Old Colchester Property.

IN TESTIMONY WHEREOF, PARK AUTHORITY and the UNITED STATES have caused this release and transfer to be executed for them and on their behalf and have caused to be affixed hereunder their seals, by their duly authorized officers or agents, the day and year first above written.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES.]

Executed and approved on behalf of the Fairfax County Park Authority, by the authority granted by the said Park Authority.

FAIRFAX COUNTY PARK AUTHORITY

By: *John W. Dargle, Jr.*
John W. Dargle, Jr., Director

WITNESS:

By: *Julie B. Cline*
Printed Name: Julie B. Cline
Title: Acting Branch Manager

STATE OF VIRGINIA

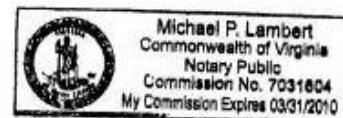
COUNTY OF FAIRFAX

On this 21st day of SEPTEMBER, 2009, before me, the subscriber, personally appeared John W. Dargle, Jr., Director of the Fairfax County Park Authority, and known to me to be the same person described in and who executed the foregoing instrument, and that he executed the foregoing instrument for and on behalf of the Fairfax County Park Authority for the purposes and uses therein described.

Michael P. Lambert
Notary Public

My Commission Expires:
March 31, 2010

Notary Registration Number:
7031604

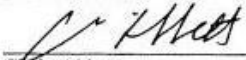


UNITED STATES OF AMERICA:

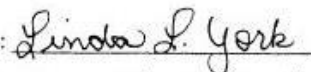
Acting by and through the
Secretary of the Interior

Through:

Regional Director
Southeast Region
National Park Service

By: 
Chris Abbett
Assistant Regional Director For
Partnerships

WITNESS:

By: 

Printed Name: Linda L. York

Title: SE Regional Coastal Geomorphologist

STATE OF GEORGIA

COUNTY OF FULTON

On this 17 day of SEPTEMBER, 2009, before me, the subscriber, personally appeared Chris Abbett, Assistant Regional Director For Partnerships, Southeast Region, National Park Service of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument, as the act and deed of the United States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized so to do by said Secretary and he acknowledges

that he executed the foregoing instrument for and on behalf of the United States of America for the purposes and uses therein described.

William Lamar Hine
Notary Public

My Commission Expires:

APRIL 19, 2010

Notary Registration Number:

1. In consultation with the Fairfax County Cultural Resource Management and Protection Section (CRMPS), the boundaries of Sites 44FX0704 (also designated by architectural inventory number 029-0044), 44FX 1670, 44FX2409, 44FX3194, 44FX3196, 44FX3197, 44FX3200, 44FX3204 shall be permanently protected by placing a one hundred (100) foot, or more, buffer around each site. The sites and the buffer zones shall be designated Environmentally Sensitive Zones (ESZ).

2. The County shall take all reasonable precautions to protect all designated ESZ on the property from excavation, looting, vandalism, erosion, mutilation, or destruction from any cause.

3. Any archaeological investigation, research, or recovery operations on the ESZ shall be carried out in accordance with the following:

a. No archaeological field investigations or recovery of data shall be conducted on the property without the prior written approval of the Fairfax County Cultural Resource Management and Protection Section (CRMPS). Any such field investigations or recovery conducted pursuant to such approval shall be carried out in consultation with the CRMPS in a manner to ensure that the maximum amount of historic, scientific, archaeological, and educational information may be preserved in addition to the physical recovery of artifacts. Such field investigations or recovery efforts shall only be conducted pursuant to a research design approved by the CRMPS after a formal review process outlining the scope, purpose, and exact goals of the investigation or recovery project, reviewed and commented upon by the CRMPS prior to implementation. Any such field investigations, or recovery efforts pursuant to such approval shall be conducted by or under the supervision of a professionally qualified archaeologist meeting the *Secretary of Interior's Professional Qualification Standards* (48 FR 44738-44739) and provided the research design for such archaeological activity has been submitted prior to and approved by the CRMPS prior to any ground-disturbing activities.

b. All archaeological materials and appropriate field and research notes, maps, drawing and photographic records collected as part of archaeological field investigations or recovery (with the exception of any human skeletal remains and associated funerary objects) shall be deposited for permanent curation with the CRMPS at the James Lee Center; a repository which meets the requirements in 36 CFR 79, *Curation of Federally Owned and Administered Archeological Collections*. All such items shall be made available to educational institutions, individual scholars and Indian tribes for appropriate exhibit and/or research under the operating policies of the Fairfax County Park Authority.

4. No buildings, structures, roads, trails, utilities, playing fields, boat ramps, or other improvements shall be constructed, nor any disturbance of the ground, shall take place within an ESZ, without completion of an evaluation (Phase I) archaeological survey consistent with the CRMPS's archaeological guidelines and the Commonwealth of Virginia's *Guidelines for Conducting Cultural Resource Survey in Virginia: Additional Guidance for the Implementation of the Federal Standards Entitled Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines* (48 FR 44742, September 29, 1983) 1999, rev. 2003), or subsequent revisions or replacements of these documents. If as a result of the evaluation (Phase II) archaeological survey, the CRMPS finds that the archaeological site does not meet the National Register criteria at 36 CFR Part 63, or the CRMPS finds that the proposed actions will not have an adverse impact on the qualities that make the

site significant, the work may proceed upon the written approval of the CRMPS. If as a result of the evaluation (Phase II) archaeological survey, the CRMPS finds that the archaeological site does meet the National Register criteria at 356 CFR Part 61, a treatment plan to avoid, minimize or mitigate the adverse impacts of the proposed action shall be developed and approved in writing by the CRMPS prior to implementation. Once the measures addressed in the treatment plan are completed, work may proceed following approval in writing from the CRMPS.

No buildings, structures, roads, or other improvements shall be constructed within the portion of the Old Colchester Road (architectural inventory number 029-0953) located in the northeast corner of the property or within the viewshed of the Old Colchester Road without approval in writing from the Architectural Review Board (ARB) and the CRMPS after a formal review process outlining the size, height, siting and purpose of the of the proposed building, structure, road, or other improvement and taking into account both direct and indirect effects. At the recommendation of the ARB and CRMPS, indirect effects shall be addressed through protective measures including but not limited to relocation, redesign or appropriate vegetative screening. Direct effects shall be addressed in a manner consistent with the procedure in condition 3.b above.

No buildings, structures, roads, or other improvements shall be constructed within the viewshed of any dwellings 50 years of age or older adjacent to the property boundaries without approval in writing from the Architectural Review Board (ARB) and the CRMPS after a formal review process outlining the size, height, siting and purpose of the of the proposed building, structure, road, or other improvement. Approval shall take into consideration the impact of the size, height and siting of the proposed construction on the historic and scenic values of the property. At the recommendation of the ARB and CRMPS, indirect effects shall be addressed through protective measures including but not limited to relocation, redesign or appropriate vegetative screening.

Park Policy Statements – Cultural Resources, Countywide Archaeology,
 Historic Preservation
<http://www.fairfaxcounty.gov/parks/parkpolicy/park-policy-manual.pdf>

Policy 203	Title: Cultural Resources	
Date Approved: 6/26/2013	Last reviewed: 1/11/2012	
Objective: Ensure the long-term protection, preservation and sustainability of natural, cultural and park resources in accordance with adopted park standards and adherence with natural and heritage resource management guidelines and Countywide Policy Plan obligations.		

Purpose: Consistent with the Fairfax County Park Authority’s cultural resource stewardship mission, the Park Authority shall preserve and protect cultural resources on parkland in accordance with guidelines outlined in the Park Comprehensive Plan (2011), Objective 3.

Policy Statement: In order to carry out its role as the primary steward of Fairfax County’s cultural resources, it shall be the policy of the Park Authority to identify, evaluate, preserve, and interpret cultural resources located on parkland, as well as countywide archaeology (as discussed in Policy 204), according to federal, state and local laws and regulations, Park Authority policy and regulations, the Cultural Resource Management Plan, and approved park plans. Cultural resource management will be conducted using current professional standards and guidelines and best practices.

When undertaking any project that results in ground-disturbing activity, the Park Authority shall consider the effects on potentially significant archaeological resources. Such resources shall be documented and, if feasible, protected. If there is no prudent and feasible alternative to disturbing these resources, mitigation measures shall be developed and implemented.

References:

1. Secretary of the Interior’s Standards for the Treatment of Historic Properties
<http://www.nps.gov/tps/standards.htm>
2. Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines for the Treatment of Cultural Landscapes
<http://www.nps.gov/tps/standards/four-treatments/landscapeguidelines/index.htm>
3. Virginia Department of Historic Resources Guidelines for Conducting Historic Resources Survey in Virginia
http://www.dhr.virginia.gov/pdf_files/Survey%20Manual-RevOct.2011Final.pdf
4. Park Comprehensive Plan
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/>
5. Cultural Resource Management Plan
<http://www.fairfaxcounty.gov/parks/GMP/CRMPFinal.pdf>

Policy 204	Title: Countywide Archaeology	
Date Approved: 6/26/2013	Last reviewed: 2/8/2012	
Objective: Ensure the long-term protection, preservation and sustainability of natural, cultural and park resources in accordance with adopted park standards and adherence with natural and heritage resource management guidelines and Countywide Policy Plan obligations.		

Purpose: Consistent with the Park Authority's long standing cultural resource stewardship mission, in accordance with guidelines outlined in the Fairfax County Heritage Resource Management Plan (Fairfax County Board of Supervisors, 1988), and the Park Authority's Cultural Resource Management Plan, and in recognition of the need to provide a broader cultural context for cultural resources, it is Park Authority policy to:

Policy Statement:

1. Serve as the countywide representative to ensure compliance with all federal, state and local laws and ordinances which are meant to identify, evaluate, document and/or preserve cultural resources as part of the development review process both on parkland and countywide.
2. Protect, conserve, and where feasible, recover threatened archaeological resources not otherwise protected by federal, state, regional or county laws, guidelines or ordinances through an active partnership with volunteers, friends' groups, and avocational and professional archaeologists.
3. Serve as the central repository for all archaeological collections recovered for Fairfax County, including the artifacts themselves, supporting documentation, and all reports. These collections include materials generated by county staff, university programs, and other professional archaeologists, including those from federal and state agencies and archaeological consultants.
4. Develop and implement a range of public outreach activities to educate county citizens and visitors about the history and archaeology of the county as part of the larger stewardship education initiative.

References:

1. Virginia Department of Historic Resources Guidelines for Conducting Historic Resources Survey in Virginia
http://www.dhr.virginia.gov/pdf_files/Survey%20ManualRevOct.2011Final.pdf
2. VDHR Collections Management Standards
http://www.dhr.virginia.gov/pdf_files/Collections%20Mgmt%20Standards%2016June2011.pdf

Policy 205	Title: Historic Preservation	
Date Approved: 6/26/2013	Last reviewed: 01/11/12	
Objective: Ensure the long-term protection, preservation and sustainability of natural, cultural and park resources in accordance with adopted park standards and adherence with natural and heritage resource management guidelines and Countywide Policy Plan obligations.		

Purpose:

The Park Authority is steward of historic resources on parkland as is set forth by its mission.

Policy Statement: As such, the Park Authority:

1. Shall conduct historic preservation studies in accordance with federal, state and local standards, guidelines and policies and the Cultural Resource Management Plan.
2. Shall perform treatment of historic properties following the Secretary of the Interior's Standards for the Treatment of Historic Properties.

These principles apply to all historic landscapes, buildings, sites, structures, objects and districts.

The Secretary of the Interior's Standards for the Treatment of Historic Properties states:

There are Standards for four distinct, but interrelated, approaches to the treatment of historic properties--preservation, rehabilitation, restoration, and reconstruction.

- a) Preservation focuses on the maintenance and repair of existing historic materials and retention of the property's form as it has evolved over time. (Protection and stabilization are included in this treatment.)
- b) Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- c) Restoration depicts a property at a particular time in its history, while removing evidence of other periods.
- d) Reconstruction recreates vanished or non-surviving portions of a property for interpretive purposes.

References:

1. Secretary of the Interior's Standards for the Treatment of Historic Properties
<http://www.nps.gov/tps/standards.htm>
2. Secretary of the Interior's Standards for the Treatment of Historic Properties and with Guidelines for the Treatment of Cultural Landscapes
<http://www.nps.gov/tps/standards/four-treatments/landscapeguidelines/index.htm>
3. VDHR Guidelines for Conducting Historic Resources Survey in Virginia
http://www.dhr.virginia.gov/pdf_files/Survey%20ManualRevOct.2011Final.pdf
4. Cultural Resource Management Plan
<http://www.fairfaxcounty.gov/parks/GMP/CRMPFinal.pdf>