

Fairfax County Park Authority
June 2002



LANES MILL PARK

GENERAL MANAGEMENT PLAN & CONCEPTUAL DEVELOPMENT PLAN



Approved 9/25/02

**Fairfax County Park Authority
Lanes Mill General Management Plan & Conceptual Development Plan
June 2002**

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**LANES MILL PARK
GENERAL MANAGEMENT PLAN & CONCEPTUAL DEVELOPMENT PLAN**

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List of Acronyms/Terms:

| | |
|-----------|--------------------------------------------|
| FCPA | Fairfax County Park Authority |
| PAB | Fairfax County Park Authority Board |
| GMP | General Management Plan |
| WOD Trail | Washington and Old Dominion Railroad Trail |
| RPZ | Resource Protection Zone |
| CAS | County Archaeological Services |
| CRP | Cultural Resource Protection |
| CDP | Conceptual Development Plan |

I. GENERAL MANAGEMENT PLAN

A. INTRODUCTION

1. Purpose and Description of the Plan

The purpose of this General Management Plan (GMP) is to serve as a guide for all future planning and programming. This document should be referred to before future planning and design projects are started.



This GMP describes the existing natural, cultural and historic resources of the park, as well as other existing

conditions. Management Zones have been established, with accompanying lists of potential uses for each zone. The uses are described in general terms, so that as visitor needs change, the uses provided can change.

General Management Plans are meant to be flexible, to change with the changing needs of park visitors. Every GMP should be updated periodically, to reflect changes that occur both on- and off-site.

2. Park Description

Lanes Mill Park is an archaeological/historic site designated as a Cultural Resource Park. The mill race remains, as well as the mill ruins, reflect its industrial and historical significance. The history of the mill is a microcosm.

Lanes Mill Park is located at the confluence of Cub Run and Big Rocky Run. The official address is 14901 Lee Highway, Centreville, Virginia, Tax Map 64-2-((1))5 A. The parcel is 8.0 acres in size. On the south side, Interstate 66 bounds the parcel. On the west, Gate Post Estates bounds the parcel. Route 29, on the north, and

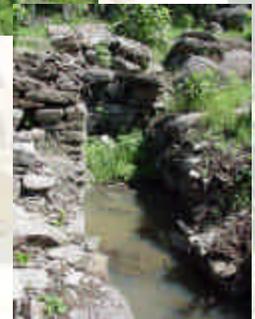
Paddington Lane, on the east, bounds the parcel. (See Page 6 for Vicinity Map).

Principal Site Features:

- Grist Mill on Cub Run: 1760's stone grist mill ruins.



- Wheel Pit and Tail Race: part of the mill that housed the gearing mechanism.
- Mill Races: used separately or in unison to supply consistent water flow to the water wheels. (Not Shown)
- Mill on Big Rocky Run: three-walled structure constructed of rough-dressed bedrock. (Not Shown)

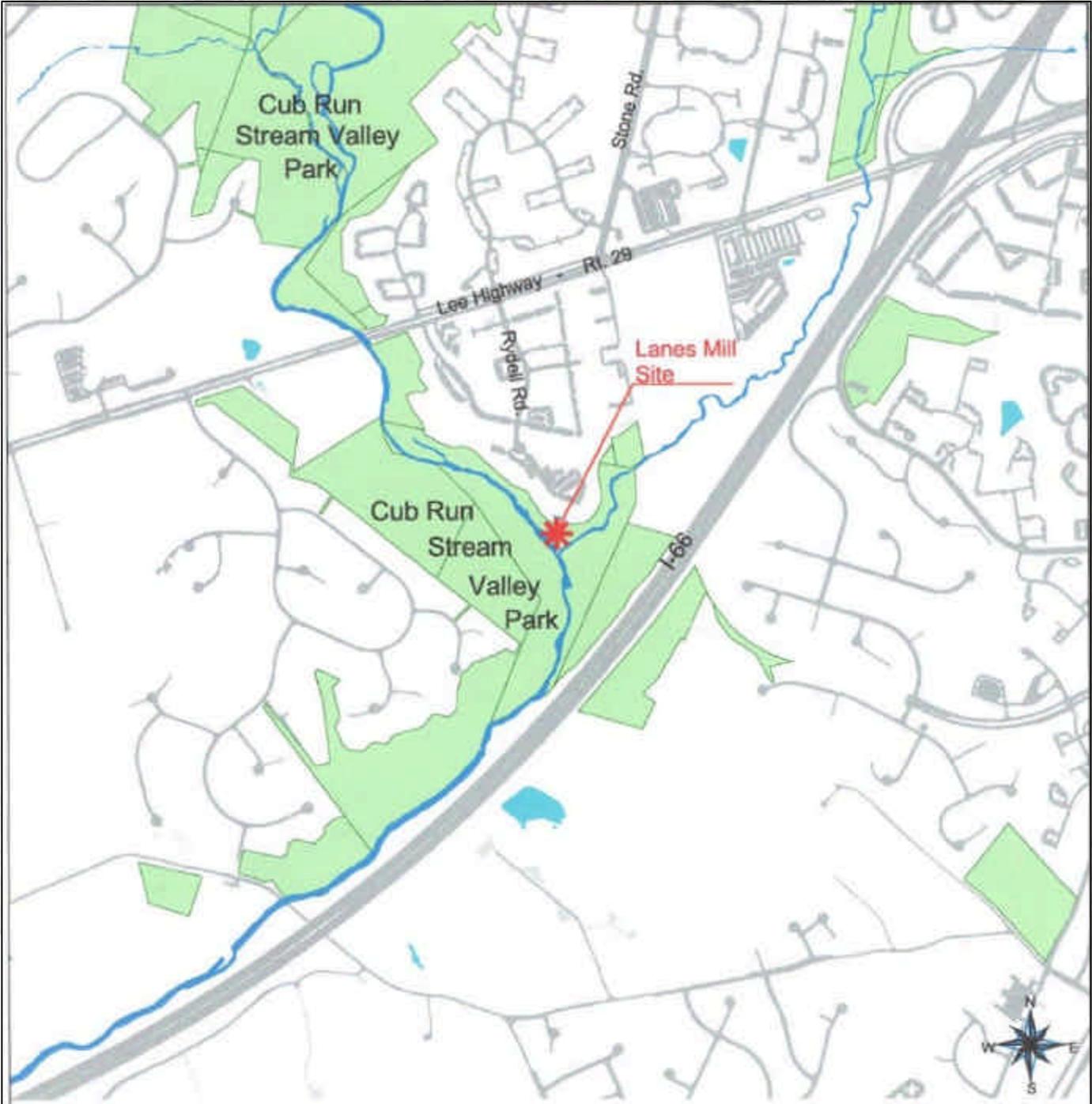


3. Historic Background

1715 George Eskridge is granted a patent for 2298 acres between Cub Run and Great Rocky Cedar Run, which extended northwards to Elk Lick Run, and included the present site of Lanes Mill.

1725 George Eskridge applies for a re-grant of this patent, and it is surveyed to include 2610 acres.

1740's George Eskridge's son-in-law, Willoughby Newton, purchases 6421 acres (over approximately 10 years) from Eskridge. The total acreage is combined under one grant and



Vicinity Map

Scale: 1" = 1000'

Prepared By:
Fairfax County Park Authority
April 2002



Lanes Mill Master Plan

Lanes Mill Park General Management Plan & Conceptual Development Plan

| | | | |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | includes the present site of Lanes Mill. | | his "Merchant's Mill" called Cub Run Mill. |
| 1752 | William Lane purchases 318-acre tract lying east of Cub Run north of the confluence with Great Rocky Run. | 1815 | William Lane insures the mill again. |
| 1755 | William Lane's son, James Lane Jr., purchases 307 acres of Newton's land lying between his father's 318 acre tract and the junction of Cub and Great Rocky Runs. | 1820 | Tax records reflect the acreage, location and value of the mill. |
| 1755 | James Lane Jr. sells the 307 acre tract to James Lane Sr. | 1822 | William Lane draws up will leaving the "water grist mill, saw mill, mill lots and appurtenances" to his wife, Susanna. |
| 1757 | James Lane Sr. sells the land back to James Lane Jr. | 1830's | Benjamin Ellis is hired by a renter of the property to repair the mill. |
| 1760 | County Court grants James Lane Jr. permission to build a mill on its current site. | 1832 | Susanna Lane dies and bequeaths the grist and saw mills and mill lots to her two daughters, Catherine and Susan. |
| 1761 | James Lane Jr. purchases an additional 9 acres along the west side of Cub Run across from the mouth of Great Rocky Run from Samuel Grigsby. | 1845 | Catherine and Susan die single and intestate prior to 1845 and their interest in the property is divided among Benedict Lane, Ann Peake, Elizabeth Wrenn, William H. Lane, Martha Shumate and Alfred Lane. |
| 1763 | He also purchases an additional 7 acres bounding the east side of Great Rocky Run and Cub Run from Willoughby Newton. | 1847 | Benjamin Ellis performs additional repairs on the saw mill. |
| 1767 | The mill dam appears as a landmark on a deed of land east of Great Rocky Cedar Run from Willoughby Newton to William Alexander. | 1851 | Nestor Kincheloe rents the mill from Ball and performs various repairs on the mill. |
| 1777 | James Lane Jr. dies and his son, William Lane is named administrator of the estate. | 1854 | Benedict Lane, Ann Peake and Elizabeth Wrenn die and their children become heirs to the property. William H. Lane, Martha Shumate and Alfred Lane sell their rights to Alfred Ball in separate deeds. Ball dies intestate and the remaining heirs bring suit against Ball's estate administrator so that the property is sold and the profits equally divided. |
| 1792 | William Lane is listed among the original trustees of the town of Centreville. | 1860 | Nestor Kincheloe purchases the property from the court appointed administrators and transfers the |
| 1807 | William Lane purchases insurance for | | |

property to his son, William Kincheloe.

- 1862 William Kincheloe places the mill property in trust for Nestor Kincheloe, Jr.
- 1900 Nestor Kincheloe, Jr. dies willing his property to Florence Kincheloe who sells the property to James Yates.
- 1911 James Yates sells the property to Florence B.G. Kincheloe.
- 1915 Florence Kincheloe mortgages the property to the National Bank of Manassas.
- 1918 The property passes to the bank by foreclosure.
- 1930 The bank sells the property to Wilson Farr who bequeaths it to his daughters.
- 1986 Wilson Farr's daughters sell the property to the Aldre Corporation of Rockville, Maryland.

4. Administrative History

- 1987 Aldre Co. sells the property to Christopher Company.
- 1990 Consultant hired to perform archaeological study of the site. Consultant finds the developer has negatively impacted the mill race.
- Mid 1990 Park Authority crews perform site clean up and selective tree removal in area of mill structure.
- Aug 1990 The site is acquired by the Park Authority.
- 1991 Lanes Mill found eligible for the National Register of Historic Places.

5. Restrictive Conditions

Access/ADA:

Alterations after January 26, 1992, to existing places of public accommodation must be accessible to the maximum extent feasible. Physical barriers to entering and using existing facilities must be removed when easily accomplished and to a relatively small expense. The added accessibility costs are disproportionate if they exceed 20 percent of the original alteration. Possible barrier removal measures may occur. Fifty percent of entrances at a building must be accessible. An accessible route must connect accessible features and spaces within the structures.

Parking Spaces:

No parking spaces are proposed for this site due to its vehicular inaccessibility and wetlands nature. Visitors arriving by foot are the expected park users. However, the London Towne Elementary School parking lot and the Metro parking lot provide possible public parking with trail access links to the Cub Run/Rocky Run Stream Valley Trail System (as shown on Page 17).

6. Standing Structures Description:

The standing structures description report, as described below, is based on a description taken from the Lanes Mill Historical and Archaeological Studies, Volume II 1990 Survey (prepared by Engineering-Science, Inc).

Grist Mill on Cub Run:

The mill appears to have been built in the 1760's prior to the Revolution. It is constructed of random semi-dressed and dressed dry laid stone. Hewn floor beams were found within the structure. The exterior outline of the structure measures approximately 34 feet by 41 feet. The east wall is shorter than the west wall, and thus the angle at the northwest corner is slightly acute,

with the northeast corner correspondingly obtuse. The walls stand between 2 feet and 10 feet in height above the exterior ground surface, highest along the west wall, while the east wall does not stand above the ground level. A large amount of stone rubble lies both inside and outside the structure.



The Grist Mill had several doorways. The doorway in the west wall is still visible. The opening measures between 3.4 and 3.5 feet across, with the wall of the structure standing between 4 feet and 5 feet in height at that point. A second door opening, measuring approximately 4 feet wide, is midway along the south wall, which stands less than 4 feet in height.

The north wall is interrupted by a formal break 28 feet from the northwest corner of the structure, at which point the wall steps down 3 feet. The wall continues unbroken below the level of the step down to the edge of the wheel pit, indicating that the opening was probably not for a door.

A ledge or sill runs along the interior of the west wall approximately 2 feet below the remaining topmost course.

Wheel Pit and Tail Race:

Approximately one-fifth of the eastern portion of the structure is taken up by a lower area identified as the wheel pit. It is the area that housed the gearing mechanism that transferred the power generated by the water wheel to the various machinery within the mill. The wheel pit measures between 6.6 feet and 7.2 feet in

width, slightly wider to the south. A stone wall of indeterminate thickness forms the interior wall of the mill, measuring from 4.7 feet to 5 feet in thickness.

The east wall of the mill also constitutes the western side of the wheel pit, the area in which the water wheel stood. The wheel pit begins approximately 2 feet beyond the north wall of the mill structure. In undisturbed areas, the pit measures approximately 5.4 feet in width. Within the pit, some 8.6 feet from the north end lay a series of four 5/8 inch anchor bolts set in a rectangle, measuring roughly 3.5 feet by 3.9 feet (irregular due to fallen rock). The pit formed by the stone walls extends for a length of 23 feet, at which point the walls appear to narrow to a width of 3.6 feet, forming a passage identified as the tail race.



The line of the race can be followed for an additional 20 feet to 25 feet until it disappears within a disturbance caused by the periodic flooding of Cub Run and Great Rocky Run. The race appears to continue outward to Cub Run.

Portions of the mill structure wall consist of large, semi-dressed, un-coursed and dry-laid stone. This type of stonework is observed mostly in the lower portions of the wall, especially along the north section in and around the wheel pit. Evidence of repair and reconstruction is abundant. The upper sections of the north and west walls, visible above the piled rubble, are semi-coursed and bonded in many sections with sand and lime mortar, which portions of the south wall near the cog pit appear dry laid.

Mill Races:

Two headraces were used either separately or in combination to supply a consistent flow of water to power the water wheels at Lanes Mill. One race parallels Big Rocky Run, drawing water from it at a point 300 to 350 feet upstream to the northeast, in an area now largely disturbed by sewer line construction. The second race parallels Cub Run, drawing water from it over 1100 feet upstream to the northwest. Both races appear to have been cut into the hillside, with earth banked up on the down-slope side and heavy stone retaining walls serving as buttresses or revetments. Portions of both races survive in the form of these stone retaining walls. The hillside to the north was altered during construction clearing, largely obscuring the original slope and configuration of the channels.

Mill on Big Rocky Run:

The smaller mill structure is located approximately 50 feet to the northeast of the large mill structure, across a flat, cleared area. The structure is three-sided measuring 15 feet by 25 feet and 7 1/2 feet in depth. The structure is observed to consist of an open ended rectangle, comprised of three walls, constructed of rough dressed, un-coursed and dry-laid bedrock and set into the bank of the hillside to the north. The structure measures 19.7 feet east to west along the interior of the north wall. The north/south walls are badly deteriorated, having slumped inward due to tree growth along the upper margins of the structure. Nonetheless, the line of the walls could be followed south at least 37 feet, at which point heavy stone debris, pushed up during sewer line installation along Big Rocky Run, obscured further traces of the south end of the structure. The transverse dimensions of the walls cannot immediately be measured due to soil development and the growth of vegetation. The individual stones making up the wall are often quite large, measuring as much as 3 feet in greatest dimension.

The north wall of the structure was closely aligned with the outer retaining wall of the millrace. The intersection itself was obscured. The few remaining stones of the race wall were partially dislodged by a tree growing at the northeast corner. A line projected from the visible portion of the race wall to the east intersected the structure at an angle of approximately 6 degrees. At a point 4 feet from the northeast corner, the north wall was inset, or stepped back 0.6 feet to 0.7 feet.

B. PARK PURPOSE AND SIGNIFICANCE

1. Park Purpose: What is the purpose of the park?

Park Purpose statements are intended to provide an umbrella for planning and decision-making. If a proposed use conflicts with any one of the purposes listed, it will be considered an incompatible use. By establishing park purposes, future plans can remain flexible, as legislative requirements and visitor preferences change.

The purpose of Lanes Mill is to:

- * Preserve and protect the significant historic, natural and cultural resources including the grist mill on Cub Run, the wheel pit and tail race, the two mill races, the mill on Big Rocky Run, any and all archaeological resources within the park and to interpret the Lanes Mill site.
- * Provide the setting and tangible resources for educating a broad and diverse public constituency in the specific attributes of the site's and structures' significance, including the 18th-century mills, the light industrial nature of the site in Fairfax County from the early part of the 18th century through the early part of the 20th century.

2. Significance Statement: Why is this park important?

General Historic Significance:

The mill ruins are among the oldest structures used for light industry in Fairfax County. The structural materials that remain on site are significant. The Lanes Mill property had been part of an original 2298 land patent received by George Eskridge in 1715. The earliest reference to the mill on the land is 1767 as a landmark on a deed of land. The property changes ownership many times due to the sale of the property or through inheritance although it stays within the Lane family for approximately 108 years.

Several renters lived on the site including Pendelton Robinson, grandson to James "Gentleman Jim" Robinson; an African-American born free in 1799. The mill is an example of the industry in Northern Virginia during the mid-18th century through the early part of the 20th century.

A consultant was hired in the early part of 1990 to perform archaeological research on the site. The FCPA acquired the property in August 1990.

Significance of the Known Cultural Resources:

The architectural significance of this historic property is pronounced. The mill ruins and races are a classic example of mid-18th through the early 20th century Virginia industrial site. The mill and its associated structures appear to have been built in the 2nd half of the 18th century prior to the Revolution. It is constructed of stone rubble bonded with sand and lime mortar. Prior to the Lanes acquiring the property, it was part of a land patent consisting of 2298 total acres. The 8-acre property is now wooded except for the area where the ruins, Cub Run and Big Rocky Run are located.

Significant archeological resources are present on site that include one grist mill, one wheel pit and tail race, two millraces and a saw mill. Park Authority Cultural Resource Protection staff have conducted some initial tests and found artifacts dating from the 18th through the 20th centuries on site.

Lanes Mill has been determined Eligible for listing on the National Register of Historic Places.

3. Visitor Experiences: What will the visitor experience at this park?

Visitors will come from local and regional communities. Programming will be directed to these audiences.

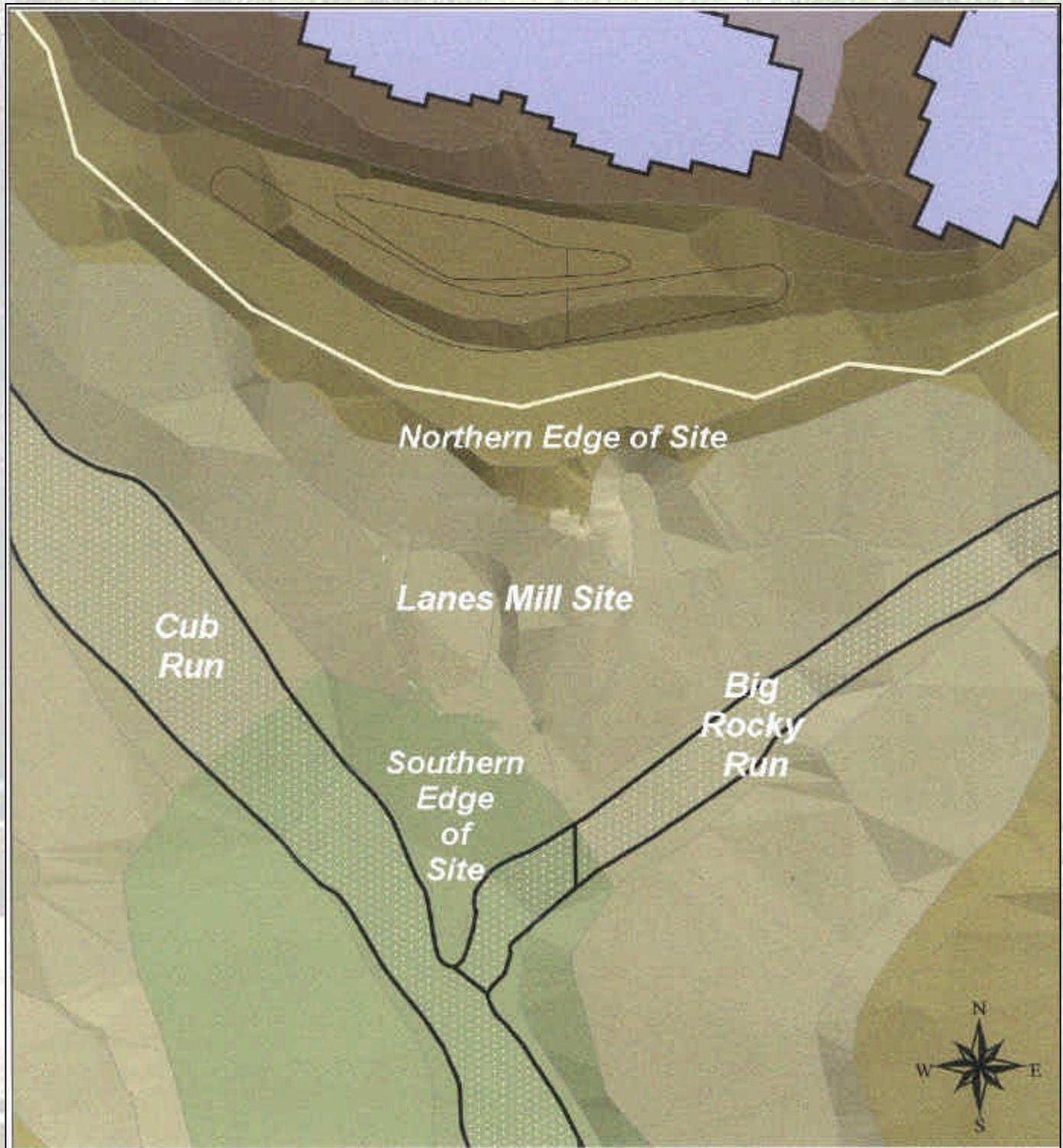
At this park, visitors will:

- * Learn the history and functions of the grist and saw mills of Lanes Mill during the 18th, 19th and 20th centuries and its impact on the history and economy of the area.
- * Experience the archaeological significance of the structures ruins, mill races and artifacts of the site and how they transformed the rural landscape.
- * Learn about the families that owned and/or occupied the property during the 18th, 19th and 20th centuries.
- * Learn about changing agricultural and industrial life in rural Northern Virginia.

C. EXISTING CONDITIONS

1. Slopes

Slopes range from 0% to 5% grade and 5% to 7% grade throughout the entire site. The highest slope of 7% to 10% grade is found toward the northern edge of the site. The highest point of the site is on the northern edge of the site. The lowest point of the site is located at the southern edge of the site. As shown on Page 12, several areas within



Elevation Range Map

Scale: 1" = 60'

| | |
|-----------|-----------|
| 160 - 170 | 210 - 220 |
| 170 - 180 | 220 - 230 |
| 180 - 190 | 230 - 240 |
| 190 - 200 | 240 + |
| 200 - 210 | |



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Lanes Mill Master Plan

Lanes Mill Park General Management Plan & Conceptual Development Plan

the site show steep slopes represented by the narrow bands of the various colors. At the center of the site, near the structure ruins is a relatively level area.

2. Soils

Two soil types can be found on site, as shown on Page 14. They are as follows:

12A+ Rowland

This soil occurs in middle-level floodplain elevations and is subject to flooding. The depth to hard bedrock ranges from 4 to 10 feet. Permeability is slow and foundation support may be poor because of soft soil and seasonal saturation. Foundation drains and waterproofing are needed to prevent wet basement problems. Suitability for septic drainfields and infiltration trenches is poor.

42D1 Very Rocky Land (Iredell)

Frequent rock outcrops occupy 50 percent of the surface. Plastic clay subsoil may occur one to three feet below the surface. The depth of seasonal high water table varies from one to greater than ten feet. Foundation support is good on bedrock but not on plastic clay subsoil. Suitability for septic drainfields is poor. These soils are difficult to excavate and grade.

3. Standing Structures - Components (See Page 15 for location)

Grist Mill on Cub Run:

Pre-Revolutionary 18th-century stone structure.

Wheel Pit and Tail Race:

Pre-Revolutionary 18th-century structure.

Mill Races:

(2) Pre-Revolutionary 18th-century structures.

Mill on Big Rocky Run:

Pre-Revolutionary 18th-century stone structure.

4. Cultural Resources

Principal Features:

- * Grist Mill on Cub Run



- * Wheel Pit and Tail Race

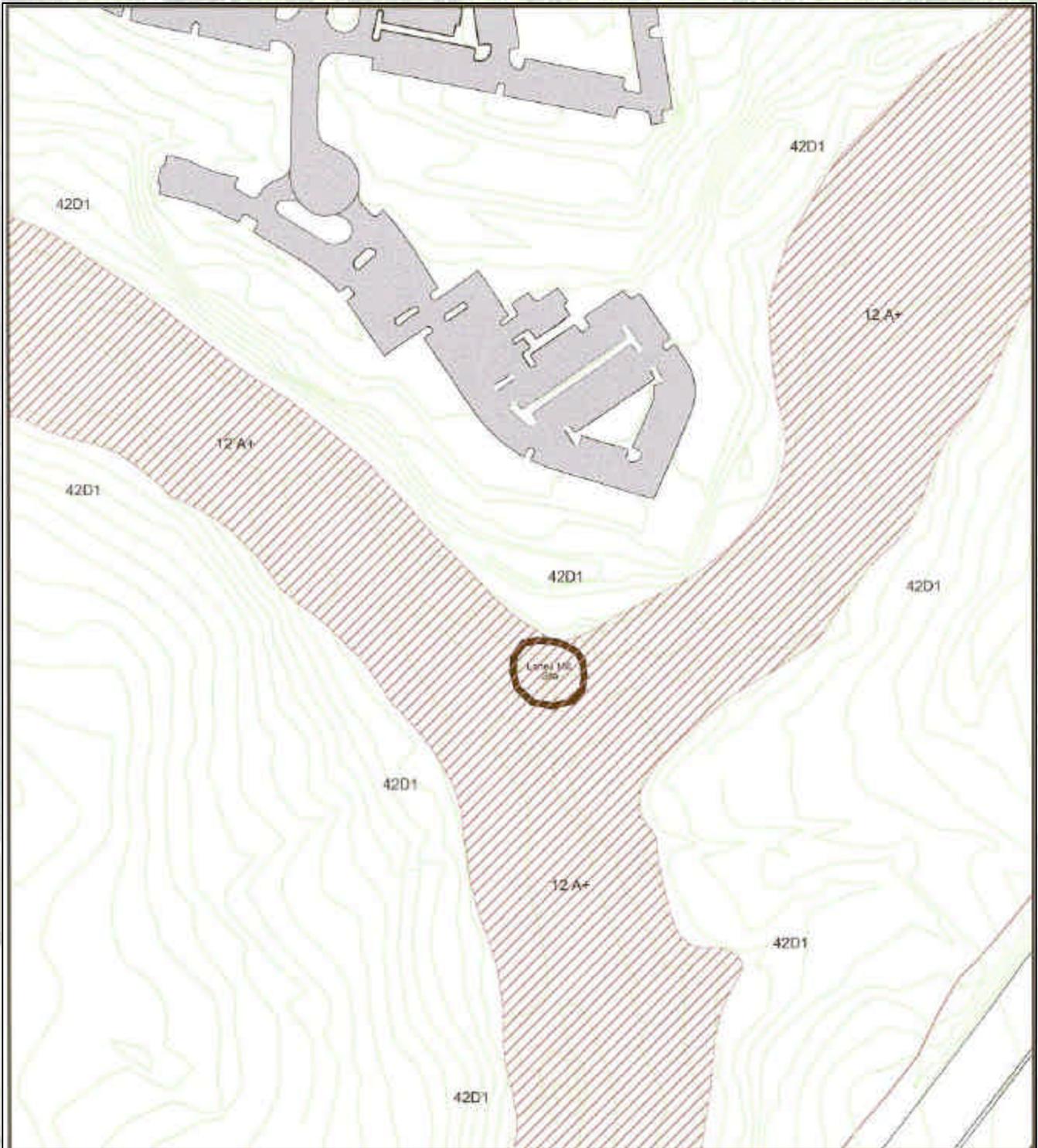


- * Mill Races (Not Shown)
- * Mill on Big Rocky Run (Not Shown)

5. Natural Resources

The stream valley land associated with Lanes Mill Archeological Site has a variety of valuable and unusual natural facets. This site is within the Triassic basin and the slopes along this stretch of creek are formed over diabase rock resulting from a magma inclusion. This type of rock decays into basic or circum-neutral soils, rather than the acidic material typical in most of Fairfax County.

Forests on neutral or base soils consist of a



Soils Map

Scale 1" = 300'

-  Group A Soils - A geotechnical engineering report is mandatory for all construction and grading within this area.
-  Group C Soils - A geotechnical engineering report is not required as long as construction is in natural soils and not in disturbed soil or fill.

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Lanes Mill Master Plan



Standing Structures

Scale 1" = 80'

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Lanes Mill Master Plan

different species mix than forests on acid soils. Due to the presence of the naturally eroding soils from the slopes above the floodplain (neutral) and pockets of flood deposited silts (acidic), this forest appears to contain a mix of both species sets. There is a significant wildflower presence of wide variety as well. The part of this site along Cub Run has not yet been greatly affected by invasive exotic plants, except along the edge created by the apartment complex. To a lesser degree, plants along the sewer line and some of the ornamental plants associated with the mill are becoming invasive and should be removed before they expand deeply into the natural area.

The trail and sewer line paralleling Big Rocky Run have created an opening and significant disturbance along this side of the parcel. This opening through the forest has allowed multiflora rose and several other invasives to become established. There is also a significant flooding and erosion problem along the trail. Both of these issues can be resolved for a relatively small expense if effort is made now. However, if ignored they will become extremely costly to manage.

6. Access

Several pedestrian access points into the site occur from the Cub Run/Rocky Run Stream Valley Trail System (as shown on Page 17). Possible parking could be available at the London Towne Elementary School parking lot and the Metro parking lot. Trail connections are noted.

7. Existing and Planned Land Use

The Lanes Mill site is classified as PDH-8. Contiguous properties are classified as PDH-2, R-C, R-8, R-1. Existing site land use PDH-8 is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure ample provision and

efficient use of open space. The maximum residential density is 8 dwelling units per acre. For further information, refer to the Fairfax County Zoning Ordinance, Article 6-100 PDH Planned Development Housing District (See Page 18).

D. MANAGEMENT FRAMEWORK

The management framework integrates research, site analysis and basic data presented in this document. Management Zones have been defined to provide a framework for decision-making. Existing uses, existing conditions and recommendations from Park Authority staff were considered in the development of the management zones. The framework provides broad flexibility within a range of potential uses for each management zone.

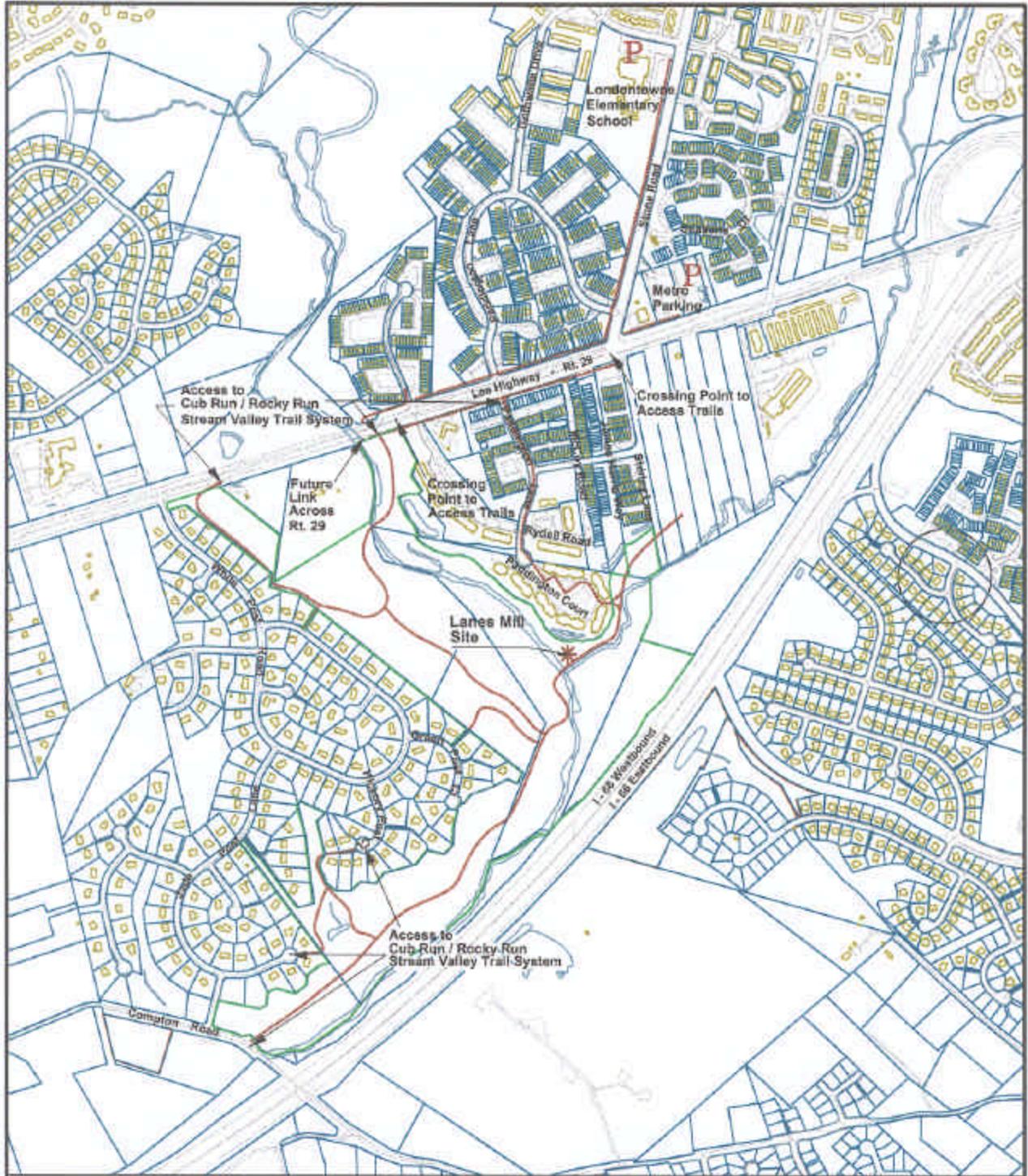
The "Potential Uses" stated for the zone describe what uses are acceptable for each zone. If a use is not listed for a zone, by its omission it is considered an incompatible use for that zone. The potential uses are intentionally general to allow flexibility when making decisions.

1. Resource Protection Zone

The entire study site with the exception of the Entrance Zone will be included as areas of valuable cultural and natural resources and be protected by a Resource Protection Zone (RPZ). Human impact in this zone will be kept to a minimum. Management of the cultural and natural resources will be allowed, but degradation of this zone shall be prohibited.

POTENTIAL USES:

- * Preservation of Cultural and Natural Resources
- * Research, Interpretation, and Education
- * Trails



Cub Run / Rocky Run Stream Valley Trail System Map

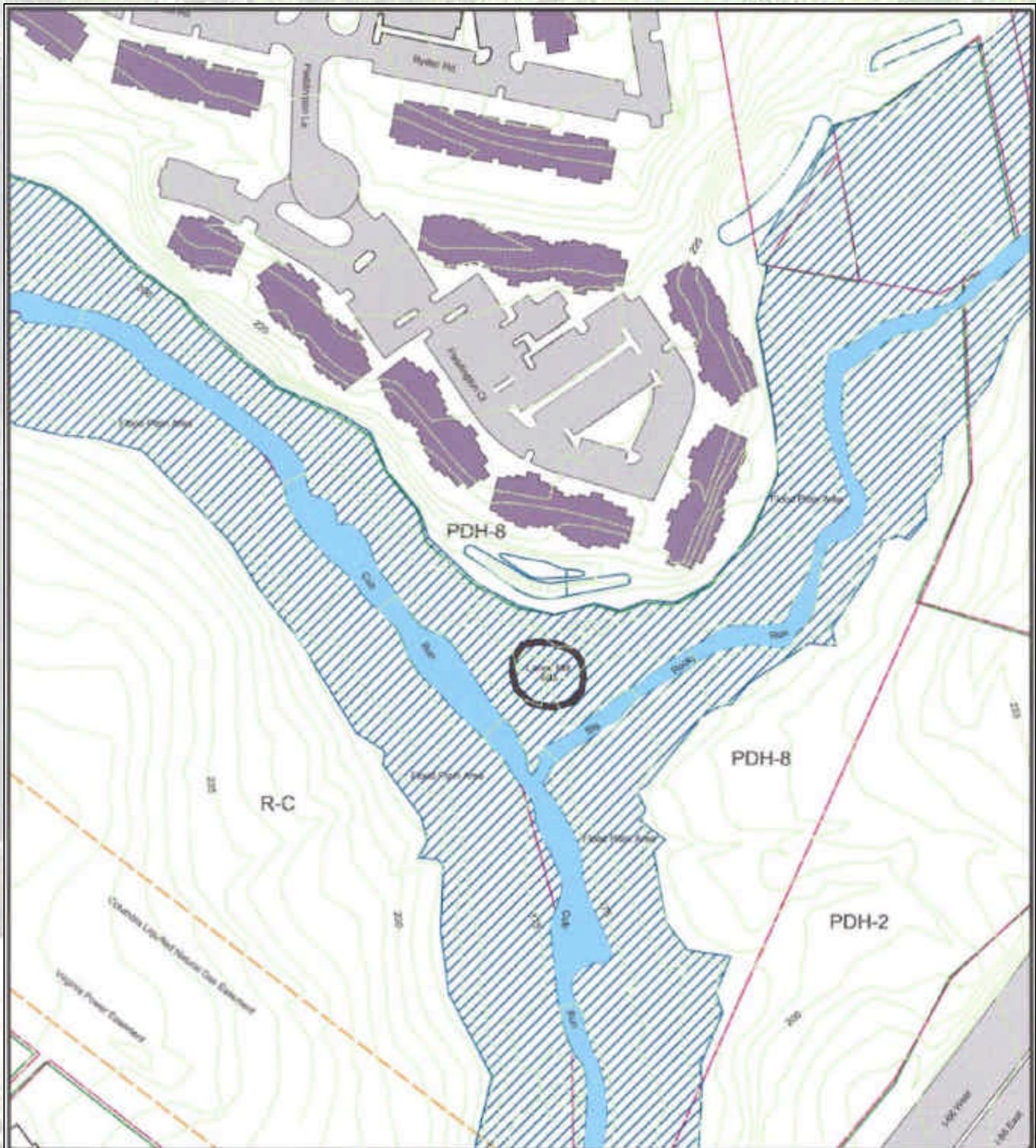
Scale 1" = 1000'

-  Lanes Mill Site
-  Countywide Trail
-  Proposed Parking Area

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Lanes Mill Master Plan



Zoning Map

Scale 1" = 300'

- PDH-8 - Planned Development Housing District
8 Dwelling Units per Acre
- PDH-2 - Planned Development Housing District
2 Dwelling Units per Acre
- R-C - Residential - Conservation District
1 Dwelling Unit per 5 Acres
- R-1 - Residential District
1 Dwelling Unit per Acre

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 June 2002



Lanes Mill Master Plan

2. Entrance Zone

The park entrance is a pedestrian entrance located from the Rocky Run Stream Valley trail system, part of the Countywide trail system. There is an existing asphalt trail running parallel to Rocky Run on the north side. (As shown on Page 17).

POTENTIAL USES:

- * Entrance Trail
- * Signage

ACCESS:

- * Access into the site should occur at one location.
- * The entrance should be for pedestrian traffic located in the Entrance Zone. The area is located at the existing Countywide Trail running along Big Rocky Run. The Entrance Zone should contain trails leading to the various Resource Protection Zones.
- * Any trails to be located on site will be considered with conservation of natural and cultural resources as a priority.

E. SITE MANAGEMENT RECOMMENDATIONS

The following recommendations will be used to provide guidance for the site management of natural and cultural historic resources at Lanes Mill. (See Page 20, General Management Plan).

- * Continue to preserve structural ruins, landscape, and archaeological resources to prevent further deterioration.
- * Continue to identify, record, preserve and interpret historic resources and events that occurred at Lanes Mill.

- * Provide kiosks to house interpretive signs for educational purposes.
- * Clean the site.
- * Fill in both mills with gravel and provide ground cover for the rest of the site.
- * Remove any landscaping that contributes to the deterioration of the structures and site.
- * Park Hours: limited to daylight hours.
- * Continue to protect, preserve and study the cultural resources (archeological) located in the park.
- * Manage the Lanes Mill forest to maintain a healthy habitat for flora and fauna.

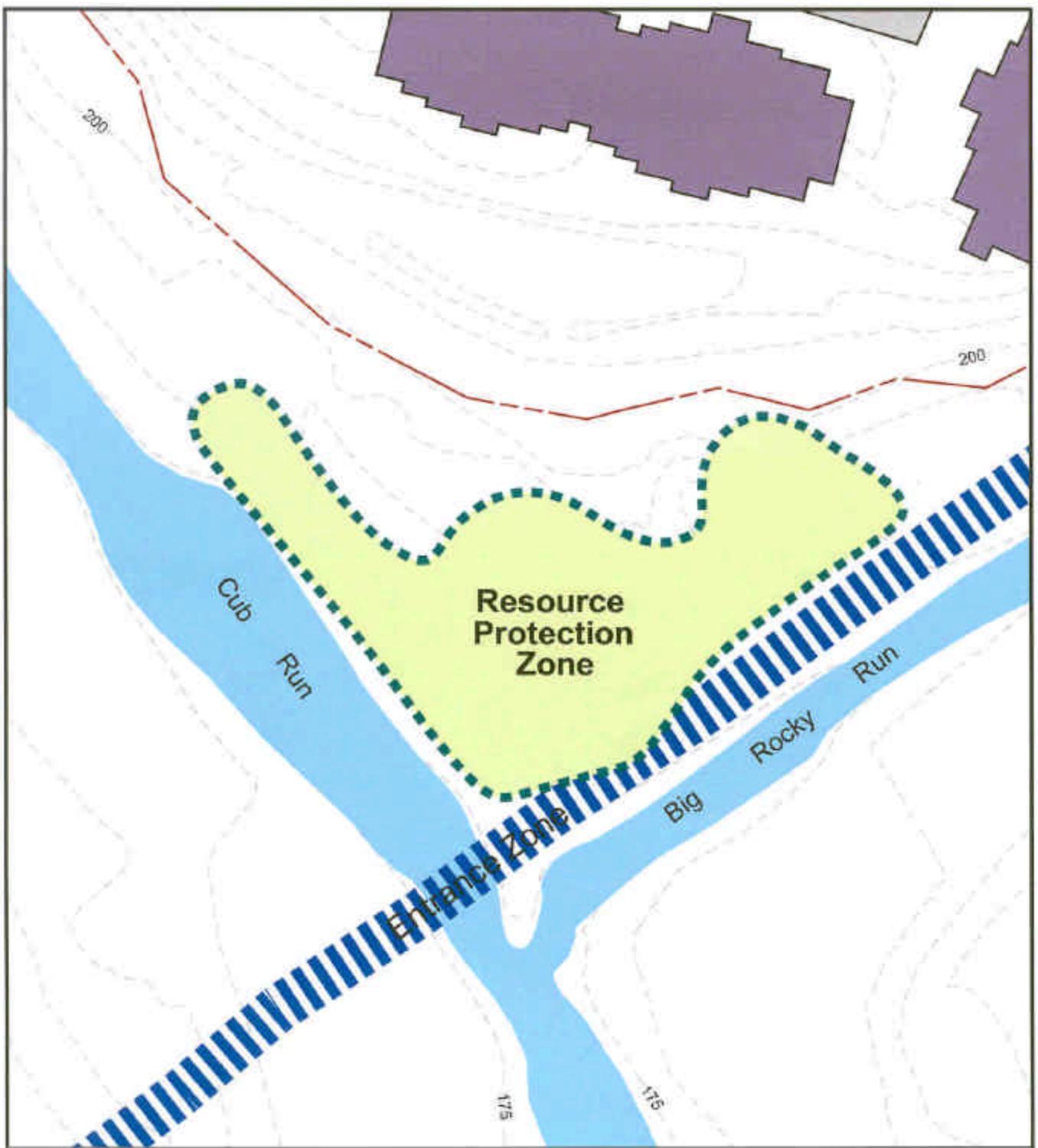
II. CONCEPTUAL DEVELOPMENT PLAN

The CDP for Lanes Mill describes the recommended improvements to existing facilities, proposed facility and recommendations for future park development. The CDP contains descriptions of the concept plan elements; design concerns and plan (map) that indicates the general locations of recommended projects (as shown on Page 23).

A. PARK THEME

Lanes Mill theme:

Cultural Resource Park (cultural and natural history, education and recreation) as described in Fairfax County Park Authority Register of Parks and Facilities 2000. Cultural Resource Parks protect and preserve archaeological sites and historic properties that meet the eligibility requirements for the National Register of Historic Places Criteria or the Public Significance Criteria as designated by the Fairfax County (Virginia) Heritage Resource Management Plan. Historic Sites and Archaeological Parks may be located wherever evidence of human occupation exists on or beneath the land and waters. Depending on the



General Management Plan

Scale 1" = 60'

-  Resource Protection Zone
-  Entrance Zone
-  Park Property Line
-  Contours - 5' Interval

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Lanes Mill Master Plan

extent of the resource, the Cultural Resource Park site may be designated as a Countywide Park or as sub-unit of another park classification.

Acquisition, identification and preservation of cultural resources are for purposes of stewardship; use of the site is defined within stewardship parameters. Development of these parks should include opportunities for public education and enjoyment. To the extent that they do not adversely impact the cultural resources themselves, portions of the site may be developed with demonstration areas, and support facilities such as restrooms and parking. The service area of Cultural Resource Parks is Countywide.

B. EXISTING AND PROPOSED FACILITIES

The following facilities are currently existing at Lanes Mill:

- * Grist Mill on Cub Run
- * Wheel Pit and Tail Race
- * Mill Races
- * Mill on Big Rocky Run

The following facilities are proposed at Lanes Mill:

- * Interpretation Kiosks
- * Site Trail

A Historical and Archaeological Study, prepared by Parsons Engineering-Science, Inc (June 1990), will be used as a guide for the stabilization of the 18th-century ruins at Lanes Mill.

C. DESCRIPTION OF THE CONCEPTUAL DEVELOPMENT PLAN ELEMENTS

1. Description of Plan Elements Use/Reuse

Lanes Mill is an historic site that reflects the industrial and historical significance of the site and its improvements in Fairfax County during the mid-18th century. There were several owners of this property and many more acres surrounding the site during the 18th & 19th centuries.

a. Grist Mill on Cub Run

The mill, constructed of semi-dressed and dressed stone, was built during the 1760's. Ruins exist today. The ruins are to be stabilized and made safe for approach. The area inside the structure is to be filled.

b. Wheel Pit and Tail Race

This part of the grist mill, the wheel pit, housed the gearing mechanism that transferred the power generated by the water wheel to the various machinery in the mill. The water was expelled by the tail race. This area is to be stabilized and made safe for approach.

c. Mill Races

The mill races were used to supply a consistent flow of water to power the water wheels at Lanes Mill. The mill races are to be cleared of any debris, brush and intrusive growth and stabilized.

d. Mill on Big Rocky Run

The mill on Big Rocky Run is smaller than the other mill structure on site. It is open on one side and set back into the bank of the hillside in its location. This structure is to be stabilized and made safe for approach. Interpretive signs will be erected to interpret the structure. Any intrusive growth is to be removed from and around the structure.

e. Interpretation Kiosks

Interpretation will take the form of kiosks located in the trail area leading to the mill and other site features. These structures will cover small interpretive signs and graphics. The structures will be constructed of building materials appropriate to the site.

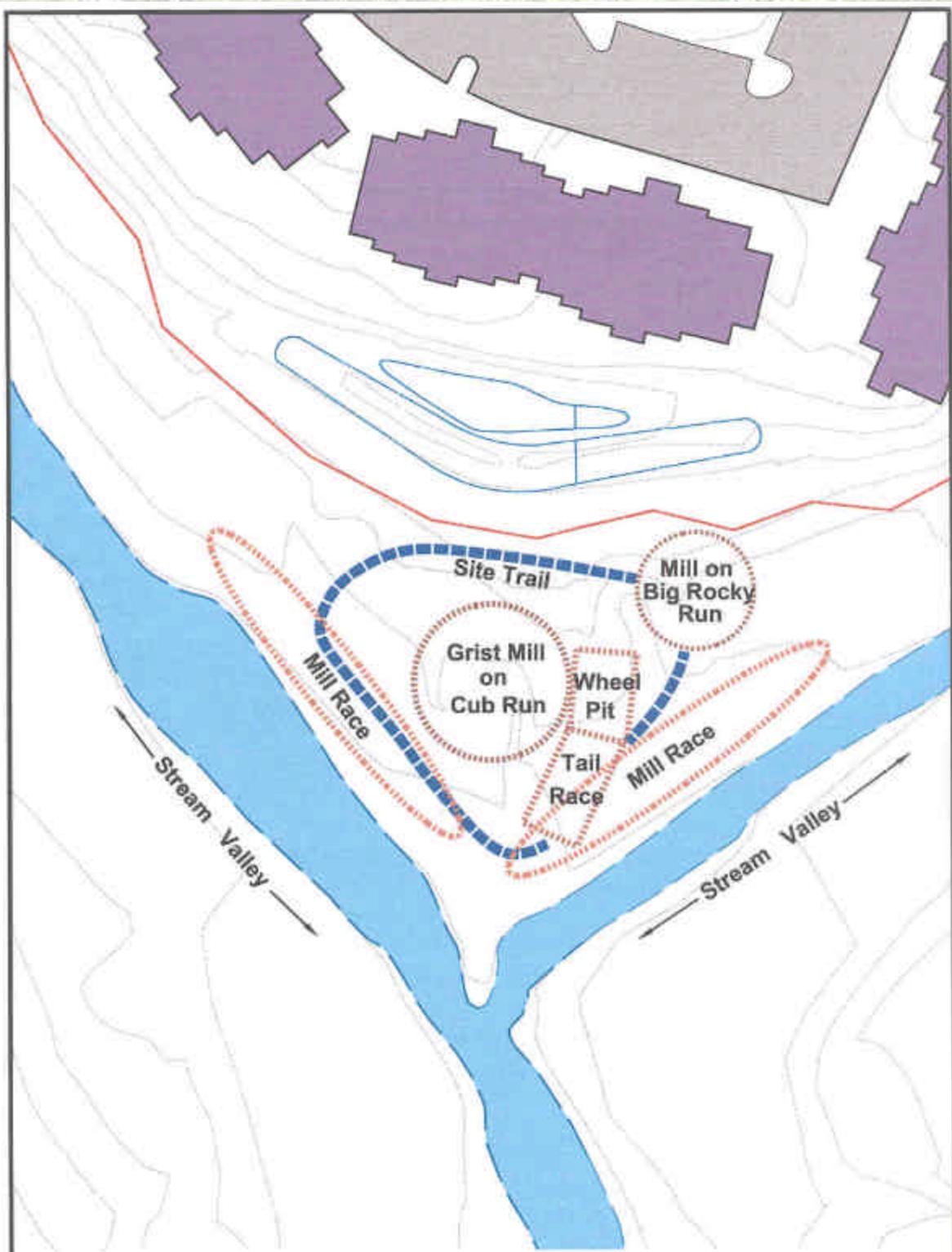
f. Site Trails

A site trail system will be established. Some site grading may be necessary to meet ADA accessibility requirements with cognizance of the historic

integrity of the site a necessary part of process. The trail surface will be a raised wood boardwalk system due to the marshy and frequently damp soils in the area.

D. DESIGN CONCERNS

1. Since Lanes Mill is not in an historic district, design concerns will involve stabilizing the 18th-century structure ruins and provide interpretive signs for educating the public.
2. Additions of public use facilities (stabilization of the ruins, interpretation kiosks and trails) must have minimum impact on the natural and cultural resources.
3. Any site trails will need to incorporate the Americans with Disability Act standards for appropriate access for all park users.



Conceptual Development Plan

Scale: 1"=20'

- Park Property Line
- - - - - Site Trail
- Mill Remains
- Wheel Pit / Tail Race
- Mill Race

Prepared By:
Fairfax County Park Authority
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Lanes Mill Master Plan

