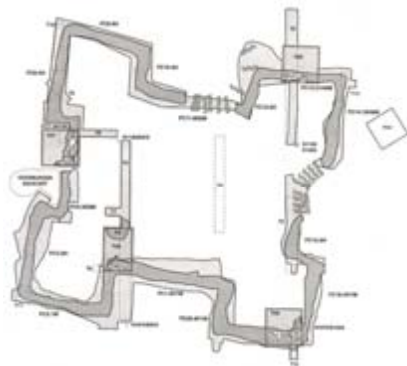


HISTORIC CENTREVILLE PARK

DRAFT MASTER PLAN

Prepared by:
The Fairfax County Park Authority
April 2008



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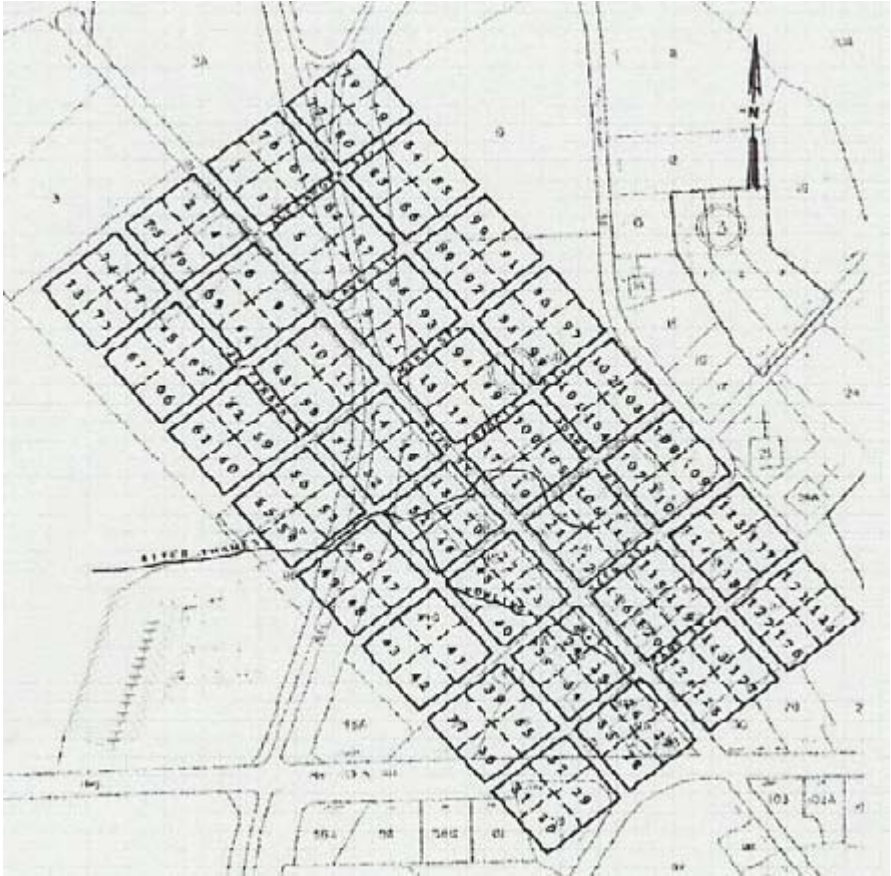
Acknowledgements to:

Mount Gilead Cultural Landscape Report (CLR), April 2006, prepared by: John Milner Associates, Inc

Phase I Archaeological Survey of Wharton Lane Assemblage (The Rice Property) and a Phase II Archaeological Evaluation of Site 44FX2896 within Wharton Lane Assemblage, February 1 2007, prepared by: Archeological Testing and Consulting, Inc.

Historic Structure Report-Spindle Sears House, July 16, 2007, prepared by Shaffer, Wilson, Sarver & Gray, PC

Background and Existing Conditions



I. INTRODUCTION

A. Purpose and Description of the Plan

The master plan document consists of three parts—the Background and Existing Conditions, the General Management Plan, and the Conceptual Development Plan. After presenting the background information serving as the basis for decision making, the General Management Plan and Conceptual Development Plan describe how to best protect park resources, provide quality visitor experiences, manage visitation and visitor use, and serve as a blueprint for future park development. The purpose of the document is to serve as a guide for all future planning and programming. The General Management Plan (GMP) establishes park purpose and classification, incorporates existing conditions and constraints, details the desired visitor experience, and identifies “management zones.” General Management Plans are meant to be flexible to accommodate the changing needs of park visitors. Uses are described in general terms so that as visitor needs change, the uses provided can shift accordingly. The Conceptual Development Plan (CDP) describes the planned park elements, identifies design concerns, and illustrates the general location of the recommended facilities based on the guidance of the General Management Plan.

B. Public Process

On November 28, 2006 the Park Authority held a community meeting to initiate the park planning process and to solicit community desires. Subsequently the project scope was expanded to include four additional parcels in the area that were added to this new park. A second community meeting was held October 23, 2007 to re-launch the project with the



Historic Centreville Park Vicinity Map

2002 Aerial Image - Fairfax County

0 500 1,000 2,000
Feet



expanded scope.

The information gathered at the sessions was used in combination with site analysis research to develop design alternatives for park use and development. A draft master plan was developed based on public input provided throughout the process as well as resource management and local park and recreation needs. A public hearing will be held in September 2008. The plan will be revised following the public hearing and will be presented to the Park Authority Board for adoption in the Fall of 2008.

C. Park Description

Centreville Historic Park is a collection of five land parcels totaling 14.4 acres. It is located within the Historic Centreville



Figure 1 Park Parcel Map

Overlay District. (see district map in Appendix B). At the time of this report, the park sites are primarily owned by the Fairfax County Park Authority and the Board of Supervisors. One site will be transferred to the Park Authority as a result of a development proffer. Another will be purchased by the Board from the Walney Mills HOA and transferred to the Park Authority.

The park parcels are listed in the Fairfax County parcel identification system, as parcels 54-4 ((1)) 38A, 54-4 ((1)) 23, 54-4 ((24)) B1, 54-4 ((14)) B, 54-4 ((10)) portion of parcel A.

The largest park parcel is the Mount Gilead site at 6.9 acres. The other parcels range from less than an acre to almost four acres in size. Together, these parcels comprise the entire Historic Centreville Park. Each of the five park parcels will be referred to by the separate parcel name in this plan.

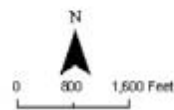
Parcel Name	Size in Acres
Mount Gilead	6.9
Mount Gilead Earthworks	.92
Winter Quarters	3.7
Chantilly Road Battery	.87
Covered Way	2.56

The park sites cover almost 300 years of history from the early development and establishment of Centreville to modern day suburbia. This time span covers the development of an 1800's era small town, the Civil War period, the post Civil War era and the reemergence of Centreville as a suburban community.

The entire park contains significant remains of Civil War era fortifications built by the Confederate Army and ultimately utilized by the Union Army. It was one of the first fortifications constructed by the Confederate Army for the Civil War and was continually occupied by both sides during the entire conflict.

The parcels contain a large variety of historic elements including the Mount Gilead House, the Jamesson family graveyard, tannery sites, Civil War era earthworks, and an original 1939 Sears Kit house.

This park is less than one mile from Ellanor C Lawrence Park and Old Centreville Road Park in the Sully Supervisory District and Bull Run Planning District.



Historic Centreville Park
Nearby Parks

Prepared by FCRA, PD&D
October 2006
Imagery copyright Commonwealth of Virginia, 2002

Background

Several of the sites with Historic Centreville Park have been extensively researched. Well documented reports have been prepared that detail the history of the Centreville area and the Mount Gilead Parcel and their relationship. This Master Plan has relied on this extensive data to develop the recommendations for the park. Reports that have been utilized include: Mount Gilead Cultural Landscape Report (CLR), April 2006, prepared by: John Milner Associates, Inc; Historic Structure Report-Spindle Sears House, July 16, 2007, prepared by Shaffer, Wilson, Sarver & Gray, PC and Phase I Archaeological Survey of Wharton Lane Assemblage (The Rice Property) and a Phase II Archaeological Evaluation of Site 44FX2896 within Wharton Lane Assemblage, February 1 2007, prepared by: Archeological Testing and Consulting, Inc.

Centreville had its beginnings as a humble crossroads town known as Newgate. The population grew and the name was changed to Centreville to better reflect its location on

several key travel routes. Centreville's location was a key factor that led to the construction of the massive Civil War fortifications by Confederate forces at the start of the conflict. These fortifications were occupied as a camp

continuously during the entire Civil War. This had devastating consequences for the town resulting in an extended period of slow recovery after the war. It wasn't until the early 1900's that the town started to stir and resume growth as a residential outpost for Northern Virginia.

History of site and surrounding area

Late 1700's and Early 1800's

"...the residents of Newgate successfully petitioned the Virginia General Assembly in 1792 to establish a town....it's name was soon changed to Centreville. It's name apparently was derived from its central position, being about equidistant from Leesburg, Middleburg, Warrenton, Washington, Georgetown and Alexandria." CLR 2-13



Figure 2-45: Mount Gilead, 1934. Photographer unknown.

Figure 2 Historic Photo of Mount Gilead House (CLR)

The Mount Gilead House is believed to have been built circa 1785 by Joel Beach. The structure was originally a tavern on the lower level and a residence on the upper level and was operated by Mr. Beach until around 1789. The building was used as a house

from that point forward. The Mount Gilead House had several owners and occupants by the mid 1800's. The site had been described in this era as having a tanyard, a storehouse, dressing house, stable and kitchen.

Civil War Period 1861-1865

The topography being generally flat around this region proved suitable for large troop movements. This resulted in the area in and around Centreville becoming “one of the mostly heavily traveled and impacted regions during the Civil War.” CLR 2-21

“The Town of Centreville was important strategically for its defensible location close to major turnpike and rail lines, its elevated topography, and proximity to Washington DC.” CLR 2-21

“In May 1861, Confederate General P.G.T. Beauregard, established his headquarters with 20,000 troops at Camp Pickens near Manassas Junction and over saw the construction of extensive earthworks. In anticipation of an advance of Federal troops on their location, three fortified positions were established at Fairfax Courthouse, Centreville and Mitchell’s Ford along Bull Run.” CLR 2-22

Federal Forces advancing to meet the Confederate front at Manassas occupied Centreville on July 1861. After the confederate victory the federal troops

retreated to Washington and reorganized.



In early October 1861 Confederate President Jefferson Davis ordered General Johnston and his 40,000 soldiers to “establish fortifications on the high ground running from Union Mills to Centreville and along Bull Run” CLR 2-23

“General Johnston is said to have been headquartered at the Mount Gilead House at this time while his troops were housed nearby in specially constructed huts on the high ground in Centreville. The Confederate winter quarters were extensive and well protected by earthen fortification. According to eyewitness accounts, the landscape around Centreville was denuded by troops who used all available trees to build log huts and roads.” CLR 2-23

“On March 9, 1862, Confederate forces withdrew to position behind the Rappahannock, taking with them as much of their equipment and supplies they could carry....a day later Union troops entered Centreville finding, to their surprise, that what had appeared to be heavily armed fortifications, were in fact Quaker Guns-logs painted black to resemble cannon” CLR 2-24

“Constant troop movements and encampments...as well as skirmishes and raids, took their toll on the Centreville area.

Figure 3 Historic Photos of Fortifications at Centreville (CLR)

The civilian population found it difficult to keep enough livestock or crops to survive and many people simply abandoned their property to move to a safer area to wait out the war” CLR 2-24

Centreville became increasingly a “no man’s land with military camps and picket posts. Confederate cavalry and rangers regularly conducted raids through the region. No matter the confederate attacks, the area remained mostly in the hands of Union forces.”

The Civil War effectively destroyed the Centreville community and surrounding areas and it took many years for recovery after the conclusion of fighting.



Figure 2-14: Braddock Road, 1862.

Figure 4 Pre-Civil War Centreville (CLR)

Reconstruction and Aftermath of the Civil War 1865-1917

Reconstruction in Centreville, in contrast to the rest of Fairfax County, was slow. The landscape around Centreville had been devastated by almost five years of constant military occupation during the war. The land owners were left with debts to be paid on properties that had been destroyed.

During this period, little to no development occurred. The region just struggled to survive the consequences of the war and had little energy left for growth. The Washington Sunday Star described Centreville in August 1914:

Centreville is not a stirring place. It does not feel a single busy throb. It is stagnant and drowsy....If ever a village was killed in war it was Centreville. Perhaps it was choked by smoke of burning powder or smothered by the sulphurous gas from guns; perhaps it was blighted by the rain of shell or overcome by the horrors it saw. Today it bears wounds and scars. Its wounds are bullet-pitted walls and shot-riven trees. Its scars are sunken graves and vine veiled redoubts.”

The Beginnings of Modernity 1917-1937

The turn of the century finally brought some much needed life to the Centreville area. Post World War I improvements in manufacturing and the use of modern materials led to the development of inexpensive kit homes that were available to the middle class family. The most famous distributor of these kit homes was Sears, Roebuck & Company.

The Spindle family of Centreville took advantage of the Emergency Farm Mortgage Act of 1933 and purchased a lot in the heart of Centreville and in 1934 ordered and constructed a Sears ” Brentwood Home” The kit homes

became a modern solution to Depression Era housing needs.

Despite the popularity of new homes and modern construction techniques, historic homes remained popular in the Centreville area. The Mount Gilead House remained intact during the Civil War period, in part due to its use as military offices. After the war the property remained in the ownership of the Jamesson family and appears to have been abandoned in the early 1930's. The property was purchased in 1935 by Alvin C. Detwiler who proceeded to restore the house and property. It was at this time that the "carriage house" was added to the Mount Gilead site.

World War II and Subsequent Suburban Development 1937- present

The Centreville area continued to grow at a slow pace. The Mount Gilead house continued to be used as a residence even as it changed hands a multitude of times. New commercial development arrived in the 1940's. Development began to encroach on and even destroy the massive Civil War earthwork remnants.

By the mid 1980's there was recognition of the value of the earthwork remnants and the historic properties in Centreville that were disappearing. At that time, an Historic Overlay District was created by Fairfax County with the intent of protecting these valuable historic resources. This district originally covered the Mount Gilead site and surrounding historic property sites, but was eventually expanded to

include the remnants of the massive Centreville fortifications.

More detailed property ownership information can be found in the [Mount Gilead Cultural Landscape Report](#) dated April 2006 and prepared for the Park Authority by John Milner Associates Inc.



Figure 5 Sears Catalog Page with Brentwood Model (Historic Structures Report)



Figure 6 Civil War photo of Mount Gilead House (CLR)

E. Administrative History of the Park

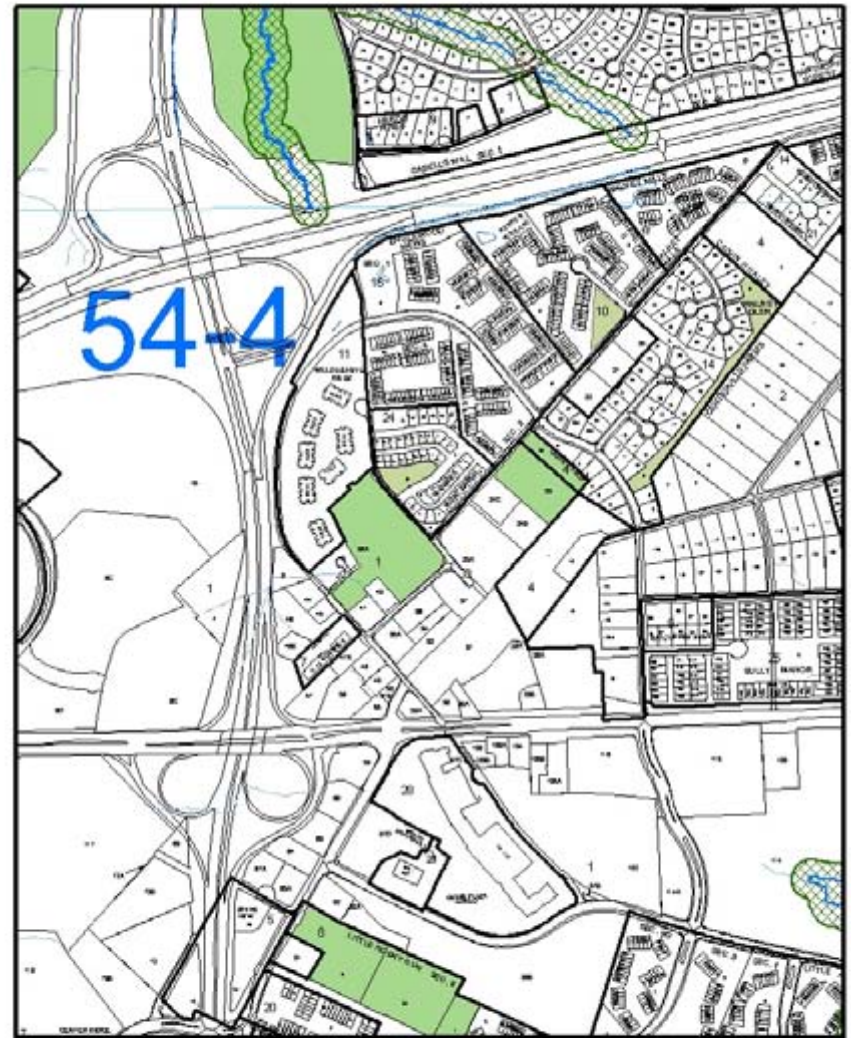
The **Mount Gilead** parcel was purchased by the Board of Supervisors in November of 1996. It was transferred to the Park Authority in May, 2006.

The **Mount Gilead Earthworks** parcel will be transferred to the Park Authority as part of the development proffers for the Village of Mount Gilead development. Built facilities on this parcel also include a gazebo and playground as part of the development proffers.

The **Winter Quarters** site consists of two land parcels that were owned by the Rice family for more 50 years and were purchased by the Park Authority in March 2007.

The **Covered Way** was dedicated to the Board of Supervisors in 1991 as part of the Walney Glen Subdivision Development. The BOS will transfer the parcel to the Park Authority for inclusion in this park.

The Board of Supervisor's office was authorized in 2007 to work with the Walney Mills Homeowner's Association to purchase the **Chantilly Road Battery** parcel for dedication to the Park Authority.



Fairfax County Tax Map Parcels

0 225 450 900 1,350 1,800 Feet



II. Classification and Purpose, Significance, Visitor Profile, Strategic Initiatives

A. Park Classification and Purpose

Historic Centreville Park is designated as a Resource Based Park. Resource Based Parks protect and preserve archaeological sites and historic properties that meet the criteria for eligibility to the National Register of Historic Places 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. 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.

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 Historic Centreville Park is to:

- Preserve, protect, enhance, and interpret the significant historic, cultural and natural resources of the various sites

included in this park including preservation of the historic structures and sites.

- Preserve, protect, enhance, and interpret the significant historic, cultural and natural resources of this portion of the Civil War fortifications and associated features.
- Provide the setting and resources to educate a broad and diverse public constituency on the Civil War earthen works onsite and in the vicinity.
- Relate the site to the overall context of the Civil War experience in Fairfax County and region.
- To the extent that it does not conflict with management of the historic resources, manage the lands for wildlife habitat and human enjoyment thereof.
- Provide a community focal point for Historic Centreville including spaces for casual and programmed gatherings and activities

regional visitors. The park has a significant historical role in both the Civil War interpretation of Fairfax County and as a record of early small town development. Due to its relative isolation and no through traffic, this site likely will attract few “accidental” visitors. Visitors to this park will have chosen it as a destination prior to arrival based on the historic homes and significant Civil War era earthworks. Local residents will primarily arrive at the sites on foot. Through this experience visitors and community residents may be encouraged to visit other Civil War or historic sites in northern Virginia.

D. Relationship to Park Authority Strategic Plan Initiatives

The Park Authority Strategic Plan is the guiding document to focus resources on the most critical work of the agency. As identified in the Strategic Plan, the dual goals of the Park Authority mission are to protect and enhance natural and cultural resources and to provide quality recreational services and facilities.

Centreville Historic Park General Management Plan protects and enhances the significant historical resources on site. In accordance with Strategy 1.1 of the Stewardship Opportunities section of the Park Authority Strategic Plan, this master plan gives guidance for preservation of culturally significant land at the park. By laying the groundwork for a coordinated interpretation of many area Civil War sites, the master plan also furthers Stewardship Opportunities Strategies 2.3 and 2.4 that call for creating expanded awareness of resource stewardship issues within the Park Authority and among Fairfax County residents.



Figure 8 Union Map of Centreville Fortifications and Union Modifications (Unknown)

III. EXISTING CONDITIONS

A. Existing and Planned Land Use, Zoning

This park is located in the Centreville Area Suburban Center of the Bull Run Planning District of the County’s Comprehensive Plan. All of the park pieces are located within the Centreville Historic Overlay District.

Park Parcel	Plan District Sub-sector	Plan Recommendation/ Density	Existing Zoning
Mount Gilead	B-2	Mixed use	PDC
Mount Gilead Earthworks	B-2	Mixed use	PDH-8
Centerpiece	B-4	2-3 DU AC	R-1
Chantilly Road Battery	B-3	5-8 DU AC	R-12
Covered Way	B-4	2-3 DU AC	R-3

The Zoning Ordinance states:

‘The Centreville Historic Overlay District is created to protect against destruction of the historic, archaeological and architectural quality of the structures and landmarks; to encourage uses which will lead to their continuance, conservation and improvement; and to assure that new uses within the district will be in keeping with the character to be preserved and enhanced.’

The historic overlay district was established in accordance with state enabling legislation and is administered by the

County’s Department of Planning and Zoning. The County’s Architectural Review Board (ARB) is responsible for project review in the Centreville Historic Overlay District. The ARB’s review authority is stipulated in the County’s Zoning Ordinance as necessary in regards to proposed park projects after approval of the final Master Plan documents.

The park parcels are located in various sub-sectors of the district and carry different zoning designations.

ZONING DESCRIPTIONS

- PDC Planned Development Commercial
- PDH-8 Planned Development Housing at 8 units per acre
- R-1 Residential at 1 unit per acre
- R-12 Residential at 12 units per acre
- R-3 Residential at 3 units per acre

Virginia land use law requires that public and utility uses demonstrate compliance with the local comprehensive land use plan. The process is typically referred to as a “2232-Determination” because of the section number of Commonwealth law that legislates the process. Park plans are reviewed for compatibility with 2232 criteria (specifically location, character, and extent) to determine compliance of the park master plan with the County Comprehensive Plan and adjacent land use. The Park Authority will submit a 2232 application for Historic Centreville Park to the County Planning Commission as necessary in regards to the appropriateness of the site as a park after approval of the final Master Plan documents.

B. Cultural Resources

Project Study Area

The five park parcels that comprise Historic Centreville Park contain historic structures, 18th century industrial sites and important Civil War resources.

The Civil War era earthworks, built as part of the Confederate fortification of the western front in 1861, prior to the First Battle of Manassas (Bull Run) comprise a majority of the resources for the parcels. General Joseph Johnston oversaw the construction of the fortifications and additionally occupied the Mount Gilead House during the Confederate occupation of the fortifications. The cultural resources for the park are each described in more detail below.

Mount Gilead Parcel

Facilities on this parcel exhibit the settled history of the site that spans three centuries and includes:

- The most prominent feature is the Mount Gilead House and grounds. Believed to have been built circa **1785**, it is known to have served as a tavern called the Black Horse for several years. The "front" of the house that we see today was originally the back of the house; and what is now the "back" of the house was the front, facing Braddock Road, in the 18th and 19th centuries. It was part of the original Newgate community, as platted in the late 18th century. It is the last remaining structure from the original town of Newgate and is an important historical resource. It has been continually occupied since its original construction, and has served as a residence, a tavern and Civil War headquarters. It was occupied first by Confederate troops early in the war, and after their



withdrawal, by Union forces.

- The Jamesson cemetery, with the earliest burials dating to the early 19th century.
- The remains of two late 19th century tanneries representing early industry in Centreville.
- Civil War earthworks along the front lawn adjacent to the family cemetery
- Remains of the Whaley house, another 19th century residential structure
- An intact 20th century kit house of the type sold by Sears, Roebuck and Company in the 1930's. This house was left virtually unchanged since it's construction and offers a look at typical suburban family life in the early to mid 20th century. It is intact without modifications and even contains the original finishes and mechanicals of that era. It is unique to find a Sears house unaltered. The Park Authority has restored the house, garage and springhouse.



Figure 10 Restored Sears House at Historic Centreville Park

Mount Gilead Earthworks Parcel



Figure 9 Civil War Earthworks

The site contains an extension of the Civil War earthworks found at Mount Gilead. These were preserved when the adjacent residential development was built and are a part of the extensive Centreville Earthworks. The site also contains a modern gazebo, tot lot and sidewalks constructed at the time of the residential development. The western portion of the parcel contains a tree preservation area.

The Winter Quarters

This parcel contains a 1950s era single family home slated for removal by the Park Authority. The remainder of the site is open field with some forested area to the north. This parcel contains an intact Civil War era landscape containing a number of features, including a small star shaped foundation, possibly the remains of a signal tower or blockhouse. It is an extremely unusual structure, as it has a stone foundation, while almost all other



Figure 11 Typical landscape at the Winter Quarters site

structures of this era were earthworks. Not on the main line of fortifications, this is the only known, remaining interior structure in Centreville. This foundation was above grade and visible in 1937 aerial photos but is now completely buried. The remainder of the site is open and was likely utilized for soldier encampments. In addition, there is evidence of Native American occupations through the presence of stone tools and debitage (the by-products of stone tool manufacture).

Chantilly Road Battery

This parcel contains well preserved remnants of a Civil War era battery or Bastion. It is also known as the West Fort. Future archaeological work may shed more light on its function. The fort is in an excellent state of preservation with minimal disturbance.

Covered Way

The Covered Way site contains earthwork remnants of three significant Civil War era fortification elements constructed by Union forces after overtaking the Centreville fortifications. These elements are commonly known as the East Fort, Covered Way and Apex Fort. The East Fort earthworks are heavily degraded and are partially contained on the adjacent property. The Covered Way is a sunken walkway that was used to travel between fort elements and be protected from enemy fire. The Apex Fort is a large earthwork fortification that is partially on the Covered Way parcel. These fortifications continue both north and south onto the adjacent privately owned parcels.

This fort complex was at the front of the lines, atop the bluffs overlooking Rocky Run. A recent survey of the parcel indicated Native American remnants such as large numbers of stone tool fragments and debitage.



Figure 12 Footpath at the Chantilly Road Battery



Figure 13 Existing Trail at the Covered Way

C. Natural Resources

The vegetation of the park also reflects the time after the Civil War. It is likely that the fortifications fell into disrepair after the war and the vegetation and trees on the site are mainly volunteer plants established subsequent to the Civil War.

There are no known significant natural resources. However, if significant natural resources are discovered on any of the parcels, Resource Management Division (RMD) of the Park Authority should be consulted on how best to attempt avoidance, minimize impacts or potentially relocate an organism.

The landscapes on all of the sites are highly disturbed with prolonged, intense human activity. As such, the resources are of low overall diversity and non-native invasive plants occur to varying degrees on all parcels.

For all parcels there should be efforts to manage for large trees over time. This is particularly important for the earthworks since the wrong tree or death or blowdown of a tree could cause significant damage and the presence of trees can provide protection for the earthworks from water erosion. Management of large trees that are present on the earthworks is crucial so that tree health can be maintained and trees that are unhealthy can be pruned or



Figure 14 Landscape features at the Mount Gilead parcel



Figure 15 Typical underbrush

removed before they cause damage to the earthworks. Tree root systems should be left in place to prevent damage that may result from removal. Replacement trees will need to be recruited so that they will not pose future threats to earthworks or other features.

Non-native invasive plant control will be very difficult overall due to the high level of invasion over much of the land in the Historic Centreville Park assemblage. However, some localized invasive plant control will be important in those areas where the invasions are currently nominal and can be addressed.

Mt Gilead Parcel

The core parcel of Mt. Gilead which includes the Mt. Gilead, Whaley House site, the Tannery and the Sears House are covered with two typical vegetative cover types: 1) Managed landscape with large trees and shrubs and managed turf, and 2) highly disturbed early succession scrub/shrub/forest with

The most notable natural aspects of the parcel are the trees and a small stream known as the River Thames. There are no specimen trees on site, but there are a number of trees and shrubs that are

large and/or are valuable in terms of the cultural landscape and park setting.

Mt Gilead Earthworks



The parcel containing the majority of the fort is typified by a highly disturbed mid-succession forest dominated by Virginia pine, tulip tree and red maple. There is a large degree of recent pine blow-down as well as dumping from neighboring properties and off trail use. This site has a relatively low percentage of non-native invasive plant cover, but given the disturbed nature of the soils and tree canopy as well as the proximity of private parcels and limited

buffer zones on the site, non-native invasives will likely be an increasing problem over time.

Despite the poor condition of the plant communities, the earthworks are currently stable and appear to be benefiting from the continued woody plant cover.

The Covered Way

The Covered Way is typified by moderately dense woody cover consisting of trees shrubs and vines. The vegetation appears to be supplying a good degree of protection for the earthworks, however, the vegetation will need to be managed to prevent any possible damage to the earthworks from disruptive root systems, potential throw if trees are blown



Covered Way in varying states of health.

The Winter Quarters

This site contains several different vegetative cover types:

Approximately the northeastern one third of the property consists of a highly disturbed early succession forest with low species diversity and a high degree of non-native invasive coverage;

The southeastern portion of the property contains a field over one acre in size that includes many desirable native meadow species and provides beneficial habitat; and

down or fall, and prevention of non-native invasive plant species introduction.

The site has obvious signs of regular human disturbance including trails across earthworks, litter, and shelter building likely by kids and paintball activity.

There are some very large trees growing along the



The remainder of the property surrounding the house is a formerly managed landscape with an assortment of non-native and native vegetation.

Chantilly Road Battery

The site is dominated by mature hardwood trees

The large red oaks located at the base of the earthwork are 30 inches in diameter or larger. It is hard to gauge the age due to extreme variability of growth based on local conditions, however, it is quite possible that these trees have been growing there since soon after the earthworks were abandoned. It is likely that these mature trees have helped protect the earthwork from rain and wind erosion and human activity.

An extremely thick growth consisting of invasive, poisonous and thorny plants has also likely helped preserve the earthwork since the vegetation greatly limits human access and activity.

The large trees on site appear healthy. There are no pines or other shallow rooted species prone to wind throw which would pose an imminent threat to the earthwork by pulling out a large root wad.



1. Topography and Slopes

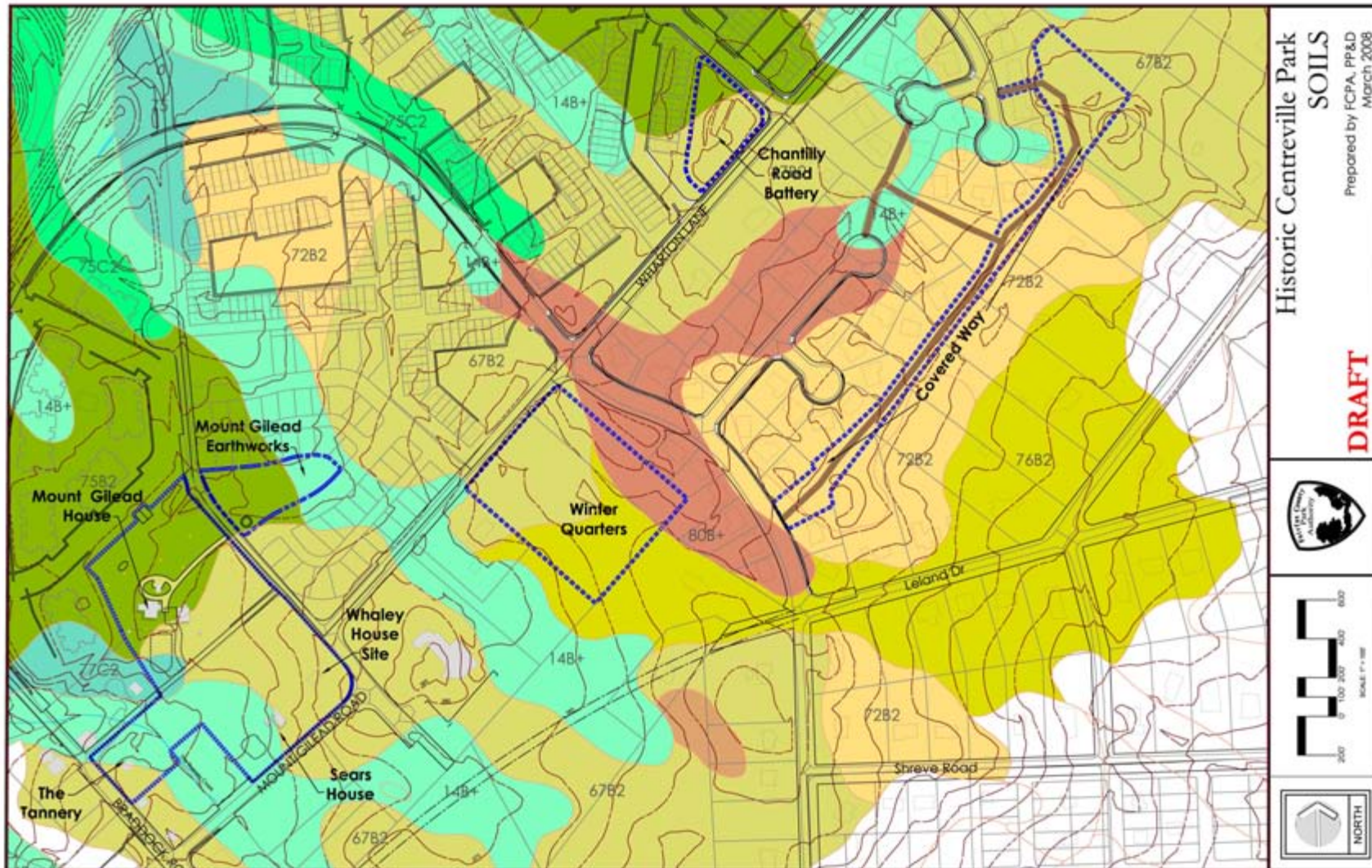
The topography of the sites is generally flat which is typical of the area's past as a farming community. The areas of earthwork remnants do show noticeable grade differences and are apparent as man-made elements in the landscape. Most of the earthworks laid fallow after the war and where

they were not removed due to farming or development, they are currently covered with dense underbrush and mature canopy trees.



2. Soils and Geology

The soils in this area are typical of ridge top and stream valley landforms. Most of them are suitable for farming, but have some erosion potential. A full description of the soil types and characteristics can be found in Appendix A



D. Park Access

Access to the park parcels varies. The Mount Gilead site has a driveway and space for several cars near the house. The Sears house has a small drive that represents the original home access. The Winter Quarters parcel has an asphalt driveway that is in poor shape. The remaining parcels have no onsite parking and are accessible by foot only. Currently, only on-street parking is available. Pedestrian access to the different sites is currently accomplished from the shoulder of the road, along existing sidewalks where available and along unimproved, previously established foot paths.

E. Utilities

The Mount Gilead house is served by electricity and public water and sewer. The Carriage House has no utility service connections.

The Sears house utilized public water and a private septic field when used as a private residence. The restoration of the house includes a continuation of the electrical service but no public water or sewer service connections.

The former residence on the Winter Quarters site utilized private well and septic. Public utility service is available in the area if needed for future site use.

The Mount Gilead Earthworks site does not have access to public water or sewer. The community management association may have lights installed in the future which will be located at the perimeter of the earthworks parcel. This may offer access to electrical service in the future if needed for the site.

The Covered Way and Chantilly Road Battery are not serviced by electric, public water or sewer. These utilities are located within the general area of the sites, but there is no recommendation by the plan to have any utility service installed at these sites.

F. Description of Adjacent Properties

The Historic Centreville Park is located within established residential neighborhoods. These neighborhoods contain a mix of single family homes, town homes and some multi-family residences. The Centreville Farms neighborhood adjacent to the Covered Way contains large one acre lots with older single family homes averaging 30 years in age or more. These lots contain some important remnants of the Covered Way and associated forts. Future development of these lots should be reviewed for cultural resource protection to preserve Civil War earthworks or other elements. The historic St. John's Episcopal Church is adjacent to the Mount Gilead parcel. There is no through traffic in this area.

General Management Plan



Part 2: General Management Plan

The General Management Plan (GMP) is a long-range document establishing and articulating a management framework and philosophy for problem solving, allowing for proactive decision making for park planning and development. The GMP clearly defines the direction for resource preservation, management, and development, as well as the desired visitor experience. The GMP has three sections, the Management Framework, Management Zones and Management and Development Recommendations. A Conceptual Development Plan (CDP) follows in Part 3 for the Mount Gilead Parcel and Winter Quarters site.

I. Management Framework

The overall goal and function of the management framework is to integrate the extensive background information and the existing conditions of the site with the management objectives and management philosophy of the park. The framework provides broad flexibility within a range of potential uses for each management zone. The potential uses are intentionally general to allow flexibility when making future decisions. The intent of the framework is to guide future planning and use of the park, while insuring the integrity and quality of the site's resources.

A. Management Issues

During the park planning process, the following issues were identified that are addressed in this park master plan:

- Adaptive re-use of historic properties within a suburban context
- Interpreting multiple sites and multiple periods of

significance

- Connecting the various elements visually and physically
- Location of vehicle access
- Future park parcel acquisitions

B. Management Objectives

In order to achieve the park mission, the following objectives have been developed to guide specific actions and strategies for dealing with management issues:

- **Education and Interpretation**—To provide a broad range of educational and interpretative programs and exhibits promoting an appreciation of Fairfax County history with a focus on domestic life in the early twentieth century and the massive Civil War era Centreville fortification.
- **Cultural Resources**—To identify, record, and preserve the park's cultural resources and foster attitudes and practices that support conservation of cultural resources.
- **Natural Resources**—To conserve and, where appropriate, enhance designated natural areas. To foster attitudes and practices that support conservation of natural resources and responsible environmental stewardship. To manage the natural environment so that the protection of the Civil War era earthworks is assured.

C. Desired Visitor Experience

Visitors to Historic Centreville Park may be individuals for

a self-directed experience or small groups who may be involved in a more structured experience. The programming and design of the site should accommodate the various types of users and is discussed further in the site management section of this GMP. The typical visitor experience at this park is for visitors to:

- Experience representative historic homes from the late 1700s and the early to mid 1900s in the Centreville community.
- View the Civil War era earthen fortifications and other features.
- Enjoy and learn about the cultural features in the context of the Civil War occupation and use of the sites.
- Connect the features found at this site to Civil War features elsewhere in Centreville, the county and the region.
- Enjoy casual uses such as trails throughout the park, and gathering spots and open spaces on the Mount Gilead parcel.
- Gain a better understanding of local history through Interactive interpretation such as kiosks, play areas or self guided tours
- Connect and link to other historic elements within the Centreville Historic Overlay District.

D. Site Considerations

Many of the sites contain highly significant, fragile, non-renewable archaeological resources. Following more detailed site research, a treatment plan will be developed to direct the management of these cultural and natural resources. This plan will make recommendations for the treatment of the fortifications, and other features, including

guidance for planting and/or ground cover suggested for the site; the removal or preservation of trees and other plantings; recommendations for trails around the resources and other resource specific guidance as appropriate. Trees rooted in the earthworks are of particular concern.

Since visitation to the site could adversely affect archaeological resources as a result of human erosion, a trail system will be developed that will allow visitors to see the resources without adversely affecting the resources. Controlled access walkways should pass near enough to the land features to permit easy viewing and interpretation but not allow visitors to detour from the designated trail.

Security is another major site consideration. Any artifacts that remain at the site are subject to theft through relic hunting. In order to discourage relic hunters, provisions will have to be taken in the form of signage, community watch, education, and potentially, prosecution. Perhaps an agreement could be arranged with members of the surrounding community to assist the Park Authority in this task.

On-site parking areas are limited. On site parking areas should be located within activity/visitor zones so as to not disturb significant cultural resources. Walking should be encouraged to experience the sites in context of the Civil War.

II. Management Zones

When developing a management framework, a range of opportunities are evaluated for the site to determine the most appropriate uses and treatment for each part of the park. The end results are zones which delineate general areas of the site, identify the primary purpose of each area, and

suggest appropriate land use activities. The management zones provide the foundation for future decision making in the park. (General Management Plan)

Management zones have been defined to provide a framework for decision-making. Existing uses, existing conditions and recommendations from residents and 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 General Management Plan Map on page xx depicts the location of these management zones.

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 following further studies of the site.

Because of the unique nature of this park that has several distinct land areas, the General Management Plan will address the cultural and natural resource management recommendation for each area in the Management and Development section.

A. Visitor Activity Zones

Visitor Activity zones allow for the location of visitor support and community uses. These zones are located to support visits to the site and are located where there will be minimal impact to significant cultural and natural resources. Visitor Activity Zones are located on the Mount Gilead Parcel, Mount Gilead Earthworks and the Winter Quarters parcel. In addition

to offering a place for community utilization, they will be a point of transition from the 21st century landscape to the historic landscapes throughout the park. Some possible uses or elements that might be included in the Visitor Activity Zone may include:

- Activity centers/kiosks
- Vehicle parking
- Trails
- Interpretive play centers
- Community gathering
- Benches/seating areas
- Information signage
- Special event space
- Park programming
- ADA features

B. Preservation Zones

Preservation is defined as *“the act of or process of applying measures necessary to sustain the existing form, integrity and material of a historic property. Includes stabilization work, where necessary, as well as on-going preservation maintenance and repair of historic materials and features.”* (The Secretary of the Interior’s Standards for Historic Properties)

Preservation Zones will be established that will allow for the protection of sensitive cultural resources in the park. In the Preservation Zones, the emphasis will be on the preservation, protection, and interpretation of cultural and natural resources contained therein. These resources will be subject to ongoing research. An interpretation program will be developed as part of an overall park plan to educate the

public regarding the history of the Mount Gilead sites, the Civil War use of the sites and the post Civil War recovery periods.

These zones will include the Mount Gilead House site, a portion of the Mt. Gilead Earthworks site, the Whaley House site, a portion of the Winter Quarters site and the entire Covered Way and Chantilly Road Battery sites.

C. Restoration Zones

Restoration is defined as *“the act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by removing features from other periods in its history and reconstructing missing features from the restoration period”* (The Secretary of the Interior’s Standards for Historic Properties)

Restoration zones will allow for restoration of select cultural resource structures, including the Sears House and Mount Gilead House. These areas could be restored as needed to a period of time that most reflects the use and history of the sites. This may involve restoration of historic landscape or the removal/rehabilitation of non-period structures or additions.

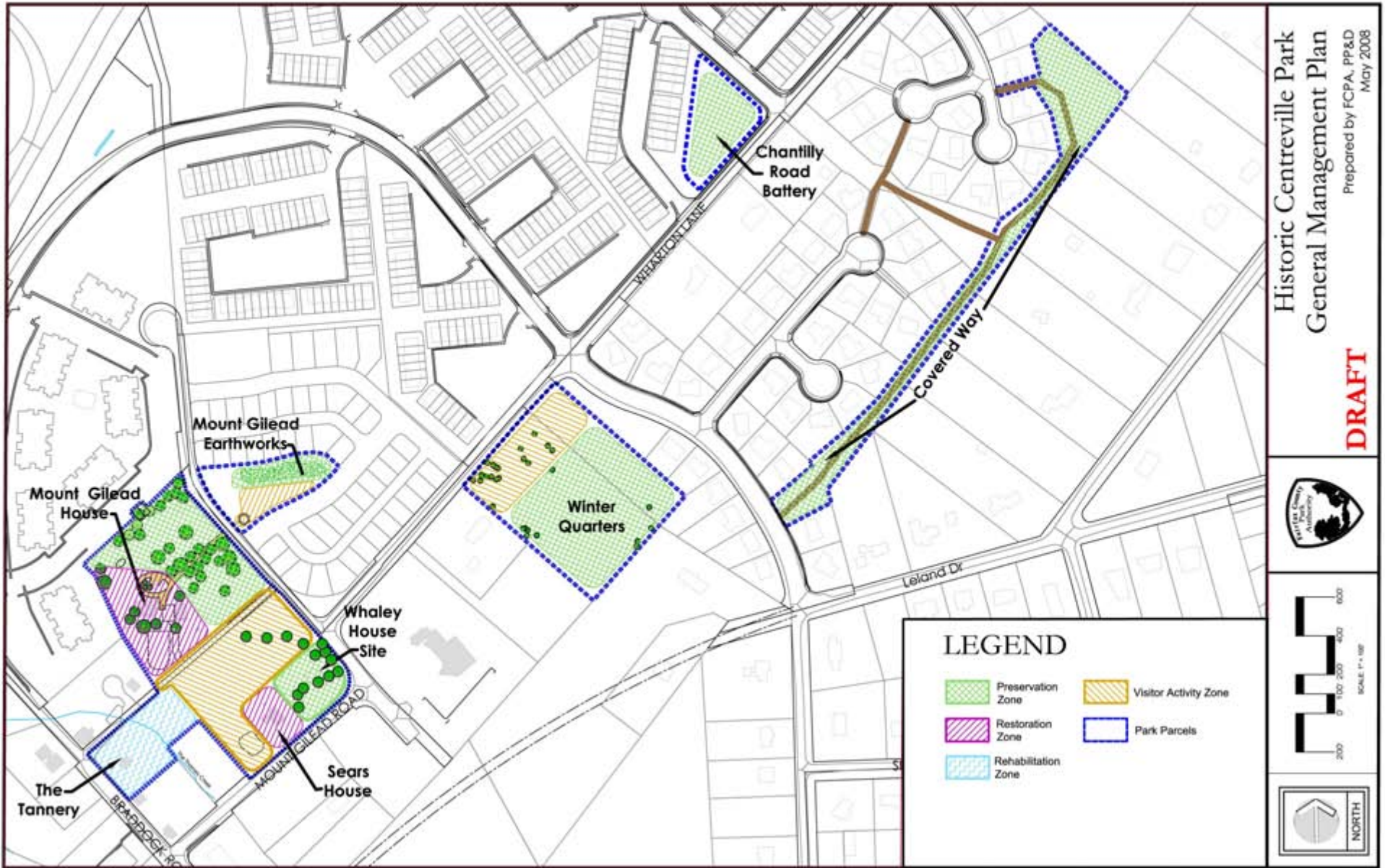
D. Rehabilitation Zones

Rehabilitation is defined as *“the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values”* (The Secretary of the Interior’s Standards for Historic Properties)

Rehabilitation Zones are established when the landscape is

overgrown or changed significantly from the cultural era that might be associated with the site. There may be significant history but no visible resources for the visitor. A sense of place is developed through interpretation. The landscape may have little natural resource value and may be reduced or removed to facilitate a better use and understanding of the site.

The Tannery Area on the Mount Gilead site will be a rehabilitation zone.



Historic Centreville Park
General Management Plan

Prepared by FCPA, PP&D
May 2008

DRAFT



III. Management and Development

A. Resource Management This section of the plan provides specific guidance for general management of the sites, structures and resources in various sections of the park. Throughout the planning and development of the site, all decisions should be in keeping with the park purpose and management recommendations.

1. Site Management Recommendations

The Cultural Landscape Plan (CLR) and further treatment plans, interpretative plans, and archaeological studies will be used to provide the detailed guidance for the site management of natural and cultural historic resources at Historic Centreville Park. The primary goal is to continue to preserve, restore and maintain the historic structures, earthworks, other Civil War features, historic landscape, and archaeological resources to prevent further deterioration.

The visitor activity areas should be utilized to manage the visitor experience and to provide recreation opportunities for the surrounding community.

The historic nature of the park could allow for tours and reenactment events such as:

- School tours
- Civil War site tours
- Private residence tours
- Centreville Days
- Other historically linked events

Tours and special events will need to be managed to minimize any damage to the historic sites and negative impact to the adjacent residential community.

The site is anticipated to be unstaffed by the Park Authority. If futures services warrant it, there may be an opportunity to work with staff at Ellanor C Lawrence Park to dedicate a member to the Historic Centreville Park. Opportunities for future facility conversion may allow for an on-site staff assignment if that need arises. Future parcels that may be incorporated into the park would offer an opportunity for increased connectivity between the historic elements. Any new parcels would be evaluated to determine if cultural resources exist on site and if opportunities exist to enhance community recreation.

Other staffing possibilities may include working with local historical societies to develop docent volunteers and partnerships with other groups that may have an interest in preserving and interpreting the site.

2. Historic Structures Management – Building Preservation & Reconstruction

For all buildings within the park, a historic preservation building survey should be conducted to analyze and detail the condition of current facilities, prepare a plan for immediate, short-term, and long range preservation work, provide acceptable preservation guidelines, and suggest resources and techniques to implement the plan. A maintenance and building preservation/ facility assessment program, updated annually with an intensive examination of all building conditions should be developed as resources allow. The assessment lists cyclical needs such as painting, mold

removal, structural damage and building stress observations, and meeting museum standards for routine and preservation maintenance.

3. Cultural Resource Management

The cultural resources include known and potential archaeological sites and cultural landscape elements. The historic and cultural significance of Historic Centreville Park relates to the documented social history of the site as a reflection of larger land use and demographic patterns in the County, focusing on the 1930's as the period of significance for the Mount Gilead Parcel and on the Civil War era for the remaining sites.

Efforts should continue to identify, record, preserve, and interpret archaeological resources, historic structures and remains, and cultural landscape elements. Prior to any new development on-site, the visual or direct impacts to cultural resources should be assessed.

The following cultural resource management recommendations apply to each area of the park as identified:

Mount Gilead Parcel

The Mount Gilead house and surrounding grounds have been the subject of extensive research and study in developing the Cultural Landscape Report (CLR). The CLR treatment plan has extensive recommendations for this parcel and should be referenced as additional guidance in managing and developing the site. This master plan is in general conformance with the CLR recommendations.

The report has detailed a number of zones on the parcel with treatment recommendations.

These zones are designated by the treatment plan as follows:

- Entry Area
- Earthworks Area
- Jamesson Cemetery Area
- Northeast Lawn Area
- Garden Area
- South Lawn Area

The Master Plan advises following the CLR treatment plan recommendations for the northern portion of the site as best as possible. Key recommendations include:

- Preservation of the house structure.
- Potential restoration of the carriage house as an ADA compliant comfort and information center or non-profit office space.
- House may be utilized as small office space, tenant quarters, visitor center or rental property.
- Some parking could be allowed for private house usage or to meet ADA requirements.
- Preservation and partial restoration of historic landscape elements.

Ongoing research continues to reveal more information about the Whaley House site, the Sears House and the Tannery Area on the southern portion of the parcel. The Master Plan recommends modifications to the CLR management zones as follows:

- **Addition of the Whaley House Site:** This site would remain interpreted open space. Interpretation opportunities could range from signage to a full information kiosk or even a representation of the house structure.
- **Reduction in size of the Sears House Site:** The reduction of the extent of this zone is appropriate and will continue to allow for the preservation, restoration and interpretation of existing house and grounds
- **Expansion of The Tannery Area:** This expanded area will allow for more extensive preservation and interpretation of the tannery sites.

Mount Gilead Earthworks

Earthworks should continue to be protected behind the fence with interpretation only. Visitor access to the earthworks should be restricted.

Winter Quarters

This parcel has high archaeological value. It offers an opportunity for a full visitor interpretation experience that could include an information kiosk or station, and interpretive trail or even picnic areas for visitors. Possible re-construction of Civil War era tent platforms and winter quarter elements either as a temporary or permanent exhibit would also be appropriate.

Chantilly Road Battery

This piece will remain accessible by foot only.

Preservation efforts should include monitoring and removal of invasives, protection of earthworks, interpretation of remaining Civil War elements and upkeep and installation of fencing to prevent human incursion on sensitive areas.

Covered Way

This piece will remain accessible by foot only. Preservation efforts should include monitoring and removal of invasives, protection of earthworks, interpretation of remaining Civil War elements and upkeep and installation of fencing to prevent human incursion on sensitive areas.

4. Natural Resource Management

An important component of natural resource management will involve the preservation and protection of Civil War era earthworks. In addition, invasive species should be controlled or removed in the sites as appropriate. There are no known wildlife concerns in the park. Citizens often volunteer to keep lists of wildlife sightings in parks and such activities would be welcomed at Historic Centreville Park.

Mount Gilead Parcel

The Mount Gilead parcel is reflective of a managed suburban landscape. A primary focus will be maintaining the large magnolia trees and period landscaping at the Mount Gilead House. This landscaping is important to the setting, character and history of place.

The remainder of the parcel has large canopy trees and open lawn areas. Some scrub has grown up in the lesser used areas and the site context as suburban use will benefit from a clearing out of this low quality under story growth. Some under story plantings should remain for maintenance reasons and to provide small wildlife habitats.

- Manage large trees and shrubs for their overall health and desirability to preserve the cultural landscape and park setting. There should be an assessment of the large woody plants on site to determine which are to be maintained over time, and their maintenance should be included in a landscape plan for the site.
- There should be decisions made about where future large trees will be desirable and allowed to grow on site. Large tree spaces should be located so that the tree root systems will not compromise cultural features and ideally trees should be planted in clumps or clusters.
- There are quite a few young black walnut trees on this property. Black walnut is a common species in this area of Fairfax County, was commonly planted around home sites, and is a well-shaped tree for maintained park settings. Black walnut would be a good species to include in the plant pallet for the Landscape Plan.
- There should be efforts made to control non-native invasive plants. This is a very difficult undertaking, and would be best accomplished as part of large

scale efforts using equipment or herbicide (hand pulling would not work) and in conjunction with a restoration plan using native plant species.

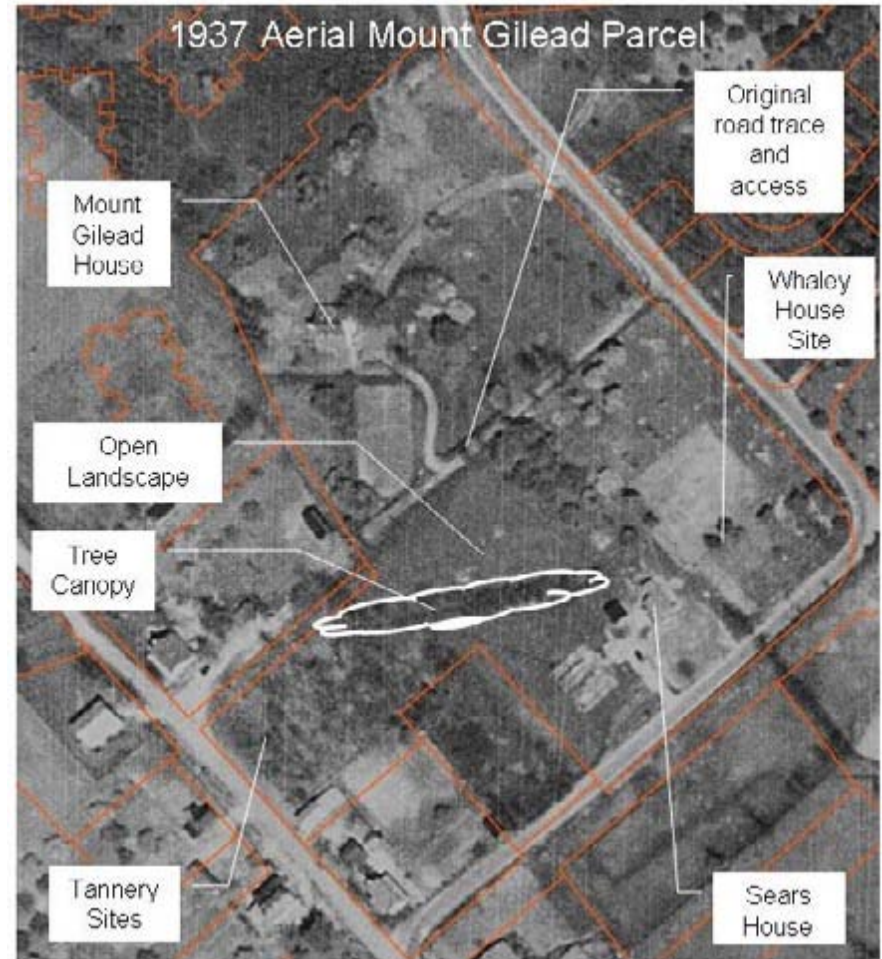


Figure 16 Period landscape on Mount Gilead parcel

- The Landscape Plan for the site should seek a balance between the historic and aesthetic setting for the site and the maintenance and environmental impacts of the site by placing turf at appropriate locations, and by using low-maintenance native vegetation wherever possible to reduce maintenance, protect water quality and provide habitat benefits.
- A vegetative buffer should be maintained along the small stream known as the River Thames, and an assessment done of the stream course to assess the stability of the stream and any impacts from off-site and on-site stormwater flows.

Mt. Gilead Earthworks

The Mount Gilead Earthworks site has been fully developed and the earthworks have been cleared of most vegetation. The tree conservation area will remain. The rest of the site is open lawn and will be maintained on the regular Park Authority schedule. The surrounding neighborhood may want to adopt this park site for maintenance purposes if they desire a more intense level of maintenance service.

- The pine trees should be systematically removed from the site to prevent future damage from root throw. There will need to be careful control and promotion of replacement trees to ensure continued adequate coverage, prevent trees from growing on or too close to the faces or upslope edges of features, and to regulate species to prevent species with problematic root

systems from growing on or near features.

Winter Quarters

- The top priority from a natural resource perspective would be to retain the one plus acre meadow in a “natural state.” This would require leaving the vegetation undisturbed with the exception of annual or semi-annual mowing in late winter and possible periodic hand cutting or herbicidal treatment to keep woody plants out. This small meadow provides a very positive habitat benefit within the surrounding suburban landscape.
- Wherever possible it would be good to retain the structure within the managed landscape to provide a mixture of tree and shrub cover for wildlife habitat.
- Management of this woodlot is likely the lowest priority on the parcels comprising the Historic Centreville Park assemblage given the need to protect significant cultural resources. Long term treatment would need to address methodical non-native invasives control over a long period of time and recruitment of healthy native vegetation.

Chantilly Road Battery

The Chantilly Road Battery has some significant canopy trees of good quality on site. Many of them are growing within the earthworks. While these trees contribute to the stability of the earthworks, some may

be thinned to allow for interpretation of this cultural resource. The site has a large amount of under story growth and invasives. While the vegetation has been key in protecting the sensitive earthworks, it makes interpreting and experiencing the site challenging. Field visits with staff from Natural Resource Management and Cultural Resource Protection will be needed to determine how best to decide which areas can be cleared or preserved. This presents an opportunity to interpret both natural and cultural resources concurrently.

- The site appears stable and in good condition. Given the overall vegetative state, it is not recommended to make any major changes or disturbances to the vegetation at present because of the overall stability and limited access of the site.
- Controlling the invasive species and the poison ivy on site should be a priority. This should be done slowly to incrementally remove undesirable vegetation while not disturbing soil or jeopardizing stability and in order to allow native vegetation to fill in voids and continue to protect the earthworks. Invasive plant control should be done systematically over a period of years by a certified contractor in order to ensure success and long-term control as well as providing the best conditions possible to allow the site conditions to stabilize with native vegetation supplanting invasives.
- Any pines that try to establish themselves should be removed in order to prevent any

future problem with wind throw. Also, active tree management should be undertaken to inspect the health of large trees to keep them healthy and to remove damaged or weakened trees before they cause any damage to the earthworks. Regular inspections should be conducted on an annual or bi annual basis to prevent overgrowth and damage to the earthworks.

The Covered Way

The Covered Way site has some significant canopy trees of good quality on site. Many of them are growing within the earthworks. Some of these trees may be thinned to allow for interpretation of the cultural resources. Field visits with professional resource management staff will be needed to determine how best to decide which areas can be preserved. This presents an opportunity to interpret both natural and cultural resources concurrently.

- There are some very large trees growing along the Covered Way in varying states of health. These trees should be carefully monitored due to the potential impacts of falling trees to the earthworks and also nearby houses to this narrow park parcel.
- There are some very large flowering dogwoods that should be pruned to preserve them. This species is in decline, and efforts should be taken to preserve exemplary specimens wherever possible.

B. Interpretation and Visitor Services

This section of the plan provides an overview of existing and future interpretative services. The historic site's interpretative services are intended to promote responsible resource stewardship and provide for a wide range of experiences for the general visitor, as well as targeted audiences, consistent with the park mission.

Historic Centreville Park covers more than 200 years of local and national history and has multiple interpretation opportunities. These are:

- Mount Gilead House and Grounds
- Civil War era
- Sears and Whaley Houses

Programs

Interpretive and Educational Programs

Programs are developed to support the Park Authority's mission, to highlight site resources, and to reach diverse audiences. The intention is to increase visitor knowledge and stimulate interest in the natural and cultural resources, while sharing a resource protection message. Interpretive and education programs should be developed, as funding and staffing allows, promoting a broader and more comprehensive interpretation of Centreville's history, including the Civil War era, and the diverse lives of its residents. Self-guided tours, using recordings or pamphlets to guide and inform the visitors, should be explored as a means to offer the educational tours.

Special Events

Special events attract visitors that may not typically

visit in the historic site. This results in a much more intensive use of the site than during other times of the year, and potential damage to the grounds and overuse of facilities. Future planning and design must consider the location of special event parking.

Informational and Interpretive Media

Signage and publications are effective means to dispense information, stimulate visitor interest, and promote visitor understanding.

Signage

Informational and interpretative signage should be introduced to the park as it plays a crucial role in welcoming, directing, and educating visitors. With passive use of the park planned for the majority of the sites, signage is important.

Signs should have a professional appearance, be visible but unobtrusive, durable, and of an appropriate size and placement. Throughout the site, signage should convey a sense of continuity and uniformity with the historic nature of the site. A comprehensive sign plan should be prepared as part of the recommended Interpretive Plan. This will allow for the development on consistent signage standards throughout the Centreville Historic Overlay District and provide an integral design linkage between public and private sites.

Publications and Website

Publications enhance the learning which takes place in the park, providing more detailed information that can be examined at leisure. Informational pamphlets should be developed to allow for a self-guided tour or

increase the understanding of the site for passive users during their visit. In addition, information should continue to be added and expanded on the Park Authority's website providing information on events, programs, facilities, park hours, and directions.

Interpretation Opportunities

Mount Gilead House and Grounds

The Mount Gilead House could serve multiple interpretive functions. It offers the opportunity to showcase the earliest development of the Centreville area, subsequent utilization of the structure and grounds during the Civil War and as a private residence. The carriage house offers an opportunity for repurposing as a visitor center, interpretive center, an ADA compatible facility with restrooms or a combination of these.

The house and grounds should reflect a particular era with additional signage or interpretation reflecting other periods of use or significance such as early industry in the Tanyard site. The 1930s era offers the most opportunity for interpretation on the site and will be the focus of the preservation efforts.

Civil War Era

The sites should include a series of interpretative signs designed to educate the public as to the historical events that occurred during the Civil War. One of the interpretative signs should address how this park ties in with other Civil War sites in the County and region. This signage should be consistent with other Civil War

themed signage in the County and address appropriate Civil War themes. Interpretative materials would include information available on the Park Authority website, as well as brochures and other media. The specifics of site interpretation will be developed as part of the interpretative plan.

Integration with Other Civil War Sites

A goal of the Park Authority is to create a coordinated interpretation of Civil War activities on separate but related sites that ultimately results in a unified interpretative experience of Civil War sites and events that took place throughout Fairfax County and surrounding municipalities. While the primary focus of this general management plan is to establish appropriate uses for Historic Centreville Park, it is a goal of this plan to lay the initial groundwork for an integrated interpretation of the numerous Civil War resources present in other Park Authority sites, as well. The desired outcome is to provide the visitor with a more complete idea of where those specific resources fit within a larger historic context.

Programs such as Virginia Civil War Trails have shown that providing standardized recognizable signage and linking sites through programs, web sites, brochures and other media improves public knowledge of local history, increases awareness and support for preservation and maintenance of the sites, and boosts the local economy due to increased tourism. Using the Virginia Civil War Trails as a model, it is recommended that a comprehensive approach be developed for interpretive signage and programming of Civil War resources within the park system. Integration with

other Federal, state, local, and private Civil War sites should be considered also. The Park Authority sites to be integrated include:

Annandale District Park	Fort Willard
Freedom Hill Fort	Dranesville Tavern
Ellanor C. Lawrence Park	Lewinsville
Lanes Mill	Historic Huntley
Sully Woodlands	Mount Air
Sully Historic Site	Frying Pan Meeting
House	
Wakefield Park	Lake Accotink
Confederate Fortifications	
Park (Union Mills)	Ox Hill Battlefield
Park	
Cub Run Stream Valley-	
Railroad Abutments	Military Railroad
Park	
Manassas Gap Railroad	
Historic Site	

The planning and development of all parks with associated Civil War interpretative opportunities should address this issue of linkage. Through appropriate planning of Historic Centreville Park with reference to other related sites, the public will be able to trace significant events through a series of parks (both local and national) across the region to facilitate a more global understanding of the actions of that turbulent time in the history of the United States.

Post Civil War Era

A large portion of the Mount Gilead site is reflective of the post Civil War residential nature of the Centreville

area. The Sears house is most reflective of this era. It has been restored to its original 1930s era and offers interpretation and tour opportunities. Signage should be developed that explains the history of the “kit house” phenomenon and possibly cite other examples in the area.

Relationship to Other Parks

Sully Woodlands

During previous planning efforts for the parklands in western Fairfax County, it became evident that a broader and more in-depth regional context review was necessary to adequately assess and address park issues such as natural resources, cultural resources, transportation, trails, and recreation facility deficiencies. The result is a broad-scale project, known as Sully Woodlands, to identify and address planning issues for over 3,000 acres of parkland in the Sully Supervisory District. The Sully Woodlands General Management Plan was adopted by the Park Authority Board in xxx as its first regional master plan that takes a comprehensive approach to land use and resource management for parks within the Cub Run and Bull Run watersheds. It is envisioned that the Sully Woodlands area would act as an overlay for park management purposes. Recommendations in the Sully Woodlands Regional Master Plan for Historic Centreville Park (Mt. Gilead) are to designate it a resource stewardship zone and implement recommendations of the Cultural Landscape Report. This Master Plan is consistent with those recommendations.

Part 3: Conceptual Development Plan

The Conceptual Development Plan (CDP) contains descriptions of concept plan elements, design concerns, and a plan graphic that illustrates the general location of the recommended facilities. For the purposes of this report a CDP has been developed for two parcels - The Mount Gilead Parcel and The Winter Quarters Parcel.

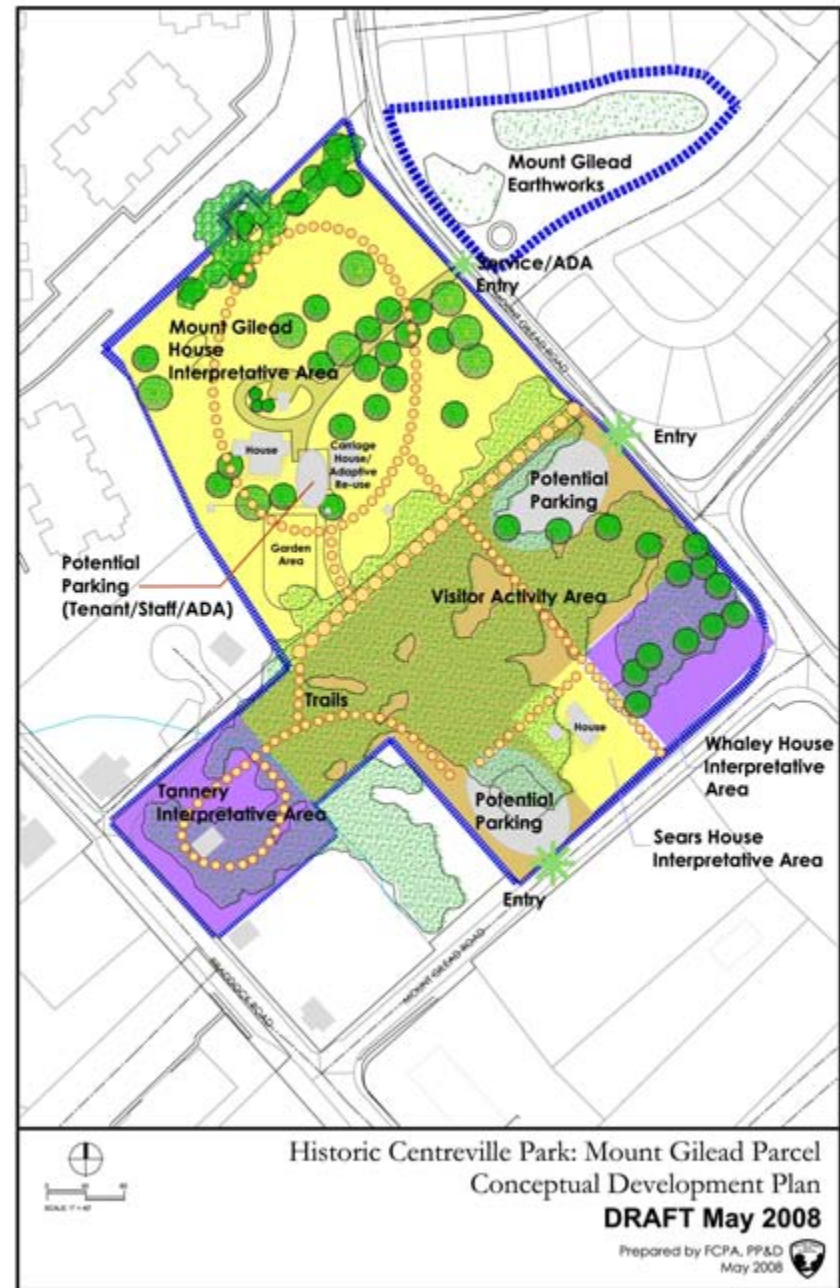
Mount Gilead Site CDP

Design Issues

The need to protect the current Mount Gilead entry road from overuse generates a need for a new main entry to this site. Onsite parking will be needed to support visitor groups and ADA requirements. This parking should be located off the Mount Gilead House Interpretive area to the extent possible. Currently, there are no visitor and support facilities.

An important component of planning and development efforts should be to separate the modern intrusions from historic site elements. Isolation of the interpretive areas from modern facilities will allow the historic landscape, including the Mount Gilead house, outbuildings, and reconstructed buildings, to create a sense of space and visual authenticity for the visitor. All future planning and design of the site should address the balance between the authenticity of the period landscape with modern visitor services necessary to allow Historic Centreville Park to operate as a premiere historic site in Fairfax County.

The County's Architectural Review Board (ARB) is responsible for project review in the Centreville Historic Overlay District. The ARB's review is necessary in regards to



all proposed park projects to administer the Centreville Historic Overlay District whose purpose is to protect against destruction of the historic, archaeological and architectural quality of the structures and landmarks; to encourage uses which will lead to their continuance, conservation and improvement; and to assure that new uses within the district will be in keeping with the character to be preserved and enhanced.'as stipulated in the County's Zoning Ordinance.

Description of Plan Elements

A. Vehicular Access and Parking

This site has vehicle access via an existing gravel drive that serves the Mount Gilead residence. This driveway should be limited to service vehicles, tenant vehicles or patrons in need of ADA parking facilities. A limited number of ADA parking spaces may be considered in close proximity to the Mount Gilead house, possibly near the carriage house, with plantings to screen the cars from the historic structures.

Vehicle entrances and parking areas should be located in previously disturbed areas only. Potential locations are shown on the CDP. These are areas that have been determined to have limited archaeological resources as identified on the Conceptual Development Plan and in Cultural Landscape Reports.

B. Visitor Activity Area

Within the visitor activity area, such activities as picnicking, walking or family activities are appropriate.

A picnic area should consist of picnic tables, trash receptacles, and possibly a small pavilion with hardscape paving to offer weather protection. A gazebo could be located in this area for posting of directional information and news on upcoming events.

A family activity area could be located to serve the social and activity needs of families coming to enjoy the park, but not necessarily participating in structured programs or tours. The area could include additional picnic tables or benches for seating, an open play area with natural-looking play equipment or structures, possibly with a historical theme in keeping with the Civil War era of the site.

The visitor activity area may also be used for programs and events as deemed appropriate and that does not compromise cultural resources.

C. Cultural Resource Interpretation Areas

A cultural resource interpretation area is proposed to the south of the Mount Gilead House. This area contains the garden site for the house and the original entry approach to the property from Braddock Road. The gardens in this area should be restored as recommended by the Cultural Landscape Report. Trails, visitor amenities such as benches, and interpretative signage will allow park users to envision how the cultural landscape looked and functioned during the early 20th century period.

Additional interpretive areas include the Sears House, Tannery, and Whaley House sites. These locations should be incorporated into the pedestrian trail system as cultural resource interpretation points with educational signage highlighting the significant of the site.

D. Trails

A trail system is proposed to provide a circulation system within and between the park sites to allow visitors to access all interpretation areas and facilities, while also providing potential connections to cultural sites not in the park itself.

Trails within the park properties are recommended to be non-asphalt. Benches should be provided along the trail routes. If at all possible, the trails should meet ADA accessibility requirements with cognizance of the historic integrity of the site.

The park trail system should ultimately link to existing and planned trails in the area, especially with connections to Route 29.

I.

II. Design and Development Concerns

A. Inter parcel connections

The separation and configuration of parcels within this park requires connections between elements that will not be on Park Authority property. Some of the proposed trails are along roadways without sidewalks. Safe pedestrian access to these cultural resource sites will be an issue once the park is established as a destination. The Park Authority will work closely with local historic groups to integrate the park trail network to off site historic elements.

B. Land Acquisition

Efforts should continue to acquire additional land adjacent to the park properties to further protect the historic remnants and structures from encroaching development and protect resources associated with these sites.

C. Need for Visitor Services

The park currently has no visitor service elements. The Mount Gilead house is being utilized as a private rental residence. The Carriage House is in disrepair and is in need of extensive rehabilitation. The Mount Gilead house is quite small with narrow spaces and may not be suitable for full visitor services such as interpretation, ADA restrooms or meeting spaces. The Carriage house is proposed to be rehabilitated if feasible or reconstructed as needed to provide visitor services such as mentioned.

D. The County's Architectural Review Board (ARB) is responsible for project review in the Centreville Historic Overlay District. The ARB's review is necessary in regards to all proposed park projects to administer the Centreville Historic Overlay District whose purpose is to protect against destruction of the historic, archaeological and architectural quality of the structures and landmarks; to encourage uses which will lead to their continuance, conservation and improvement; and to assure that new uses within the district will be in keeping with the character to be preserved and enhanced. 'as stipulated in the County's Zoning Ordinance.

Winter Quarters Site CDP

Design Issues

Interpretation and use of the site should focus on the Civil War era. Protection of the sensitive Civil War era earthworks from damage is paramount. The site is envisioned to remain as generally meadow type open areas with open vistas.

All future planning and design of the site should address the balance between the authenticity of the period landscape with modern visitor services.

Description of Plan Elements

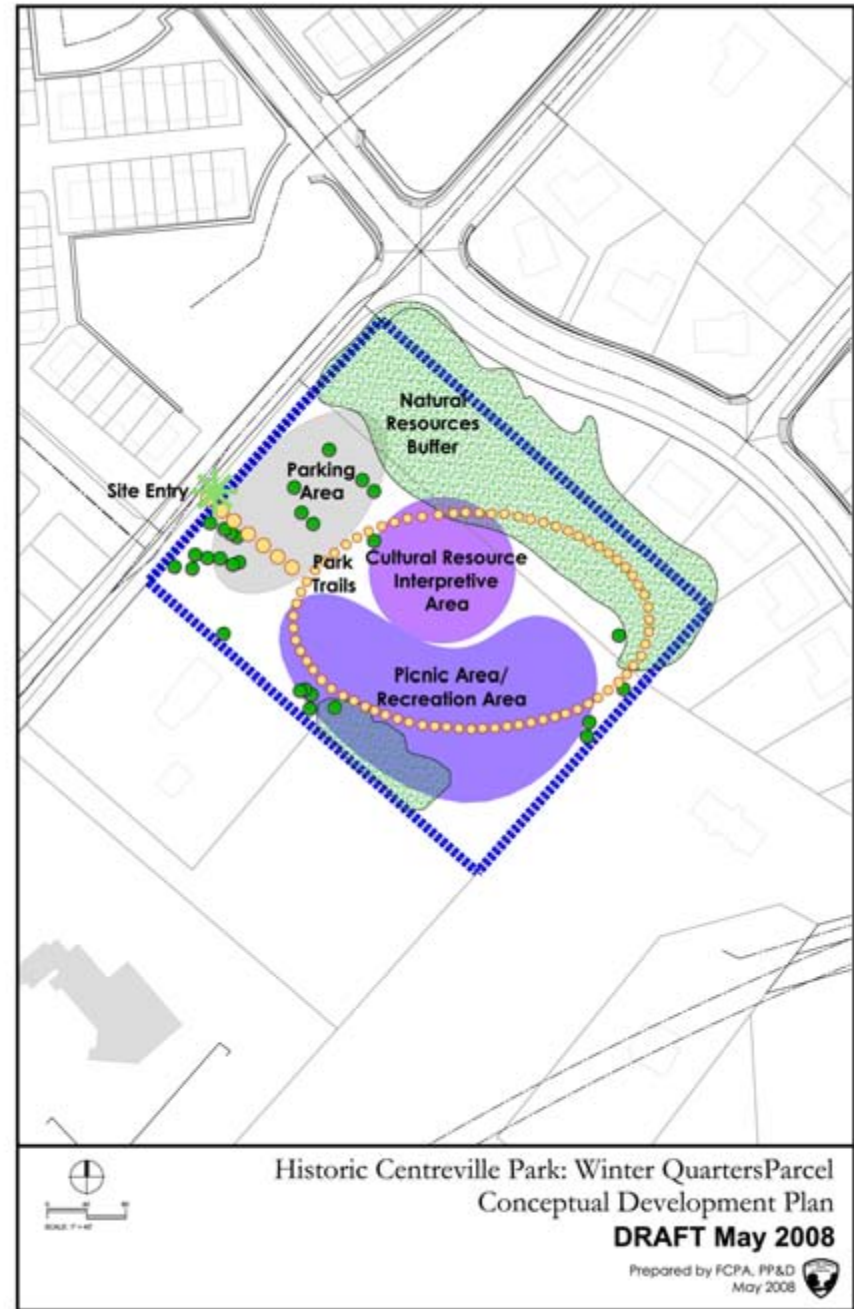
Vehicular Access and Parking Area

This site has vehicle access via an existing residential type driveway entrance located on Walney Road. Any onsite parking should be located in areas at the northwest portion of the site where the former residence was located. This area has been determined to have limited archaeological resources.

Cultural Resource Interpretative Area

A cultural resource interpretation area is proposed in the area of the Civil War era structure. This area contains highly sensitive archaeological elements and should have restricted access to visitors. The area should be demarked with fencing and signage for interpretation and context.

Additionally, there are numerous cultural resource sites throughout the park that link to this site. The signage should include references to the related Civil War resources in the area and direct the visitor to a self-guided walking tour of the various sites.



Development of a central interpretive kiosk or pavilion would be appropriate in the northwest portion of the site. The Winter Quarters site can also serve as an interpretation centerpiece for the overall Centreville Fortifications and other Civil War remnants in the area. The Park Authority may wish to utilize this parcel as a key link in the history of the Civil War in Fairfax County and region.

Picnic/Recreation Area

Within the visitor activity area, such activities as picnicking, walking or period reenactment events are appropriate.

A picnic area should consist of picnic tables, trash receptacles and possibly a period appropriate shelter.

Trails

A trail system is proposed throughout the sites connecting the visitor to all interpretation areas, while also providing access to additional cultural sites not in the park itself.

Trails are recommended to be non-asphalt.

The internal trail system should ultimately link to trails along Route 29 as per the Countywide Trails Plan.

Natural Resource Buffer

The existing trees and vegetation on the northern portion of the site is recommended to remain to provide a buffer from the modern single family subdivision to the north. This buffer may include part of an internal interpretive trail system but should not contain any other park elements.

Appendix A: Detailed Soils Descriptions

Detailed Soils Information

(14) Manassas

Soils consist of sandy, silty and clayey materials eroded from sandstones and shales. This soil occurs in drainageways. The seasonal high water table is one to two feet below the surface. Depth to hard bedrock is from three to eight feet. Permeability is moderate. Foundation support may be marginal because of soft soil in the upper two to four feet and seasonal saturation. Foundation drains (exterior and interior) and waterproofing are necessary to prevent wet basements. Surface grading and subsurface drainage are often required to eliminate wet yards. Suitability for septic drainfields and infiltration trenches is poor because of the water table and shallow depth to rock. Use of the bedrock as engineered fill, road embankment, and/or trench backfill is limited due to rapid disintegration of the rocks.

(67) Penn

This sandy and silty soil occurs on hilltops in weathered sandstone. Hard bedrock is three to five feet below the surface. Permeability is moderately rapid, but may be restricted by relatively un-fractured bedrock in some areas. Foundation support is generally good. Grading and subsurface drainage may be needed to prevent wet yards. Suitability for septic drainfields and infiltration trenches may be limited in areas of shallow bedrock. Use of this bedrock in engineered fill, road embankment, or trench backfill is limited due to rapid disintegration. Additions of topsoil may be needed in shallow areas to provide adequate rooting depths for lawns, trees, and landscape plants.

(72) Bucks loam

This sandy and clayey soil occurs on hilltops in weathered sandstone. Hard bedrock is three to eight feet below the surface. Permeability is moderate, but may be restricted by un-fractured bedrock in some areas. Foundation support is generally good. Grading and subsurface drainage may be needed to prevent wet yards. Septic drainfields and infiltration trenches may be limited in areas of shallow bedrock. Use of this bedrock in engineered fill, road embankment, or trench backfill is limited due to rapid disintegration.

(75) Penn loam

This loamy soil occurs on hilltops and sideslopes over red sandstones. Depth to hard bedrock is less than two feet. Permeability is moderate, but may be restricted by un-fractured bedrock. Foundation support is good. Grading and drainage may be needed to prevent wet yards. Septic drainfields and infiltration trenches are poorly suited because of shallow bedrock. Use of this bedrock in engineered fill, road embankment, or trench backfill is limited due

to rapid disintegration. Topsoil may be needed to increase rooting depths for lawns, trees, and landscape plants.

(76) Calverton loam

This silty to sandy clay soil occurs in drainageways and footslopes underlain by sandstone. Slowly permeable subsoil clays have a medium plasticity. The seasonal high water table is 0.5 to 2 feet below the surface. Depth to hard bedrock is three to eight feet. Foundation support may be poor because of soft plastic soil and seasonal saturation. Basements below existing grade are not recommended because of potential wetness problems. Engineered drainage is often needed to eliminate wet yards. Septic drainfields and infiltration trenches are poorly suited because of slow permeability, high water table, and shallow bedrock. The bedrock disintegrates rapidly, limiting its use in engineered fill, road embankment, and trench backfill.

(77) Penn shaly silt loam

This silty to clayey soil occurs on hilltops and sideslopes over shale. Depth to hard bedrock is less than two feet. Permeability is moderate to moderately rapid, but may be restricted by un-fractured bedrock. Foundation support is good. Grading and drainage may be needed to prevent wet yards. Septic drainfields and infiltration trenches are poorly suited because of shallow bedrock. Use of this bedrock in engineered fill, road embankment, or trench backfill is limited due to rapid disintegration. Topsoil may be needed to increase rooting depths for lawns, trees, and landscape plants.

(80) Croton

This silty to clayey soil occurs in drainageways and footslopes underlain by shale and sandstone. Subsoil clays have medium to high plasticity. The seasonal high water table is 0 to 0.5 foot below the surface. Depth to hard bedrock is from three to eight feet. Permeability is moderately slow. Foundation support may be poor because of soft or plastic subsoils and seasonal saturation. Basements below existing grade are not recommended because of potential wetness problems. Grading and subsurface drainage are often required to eliminate wet yards. Septic drainfields and infiltration trenches are poorly suited because of slow permeability, high water table, and shallow bedrock. The bedrock disintegrates rapidly, limiting its use as engineered fill, road embankment, and trench backfill. Croton is predominantly hydric and may contain potential nontidal wetlands².

Appendix B: Centreville Historic Overlay District



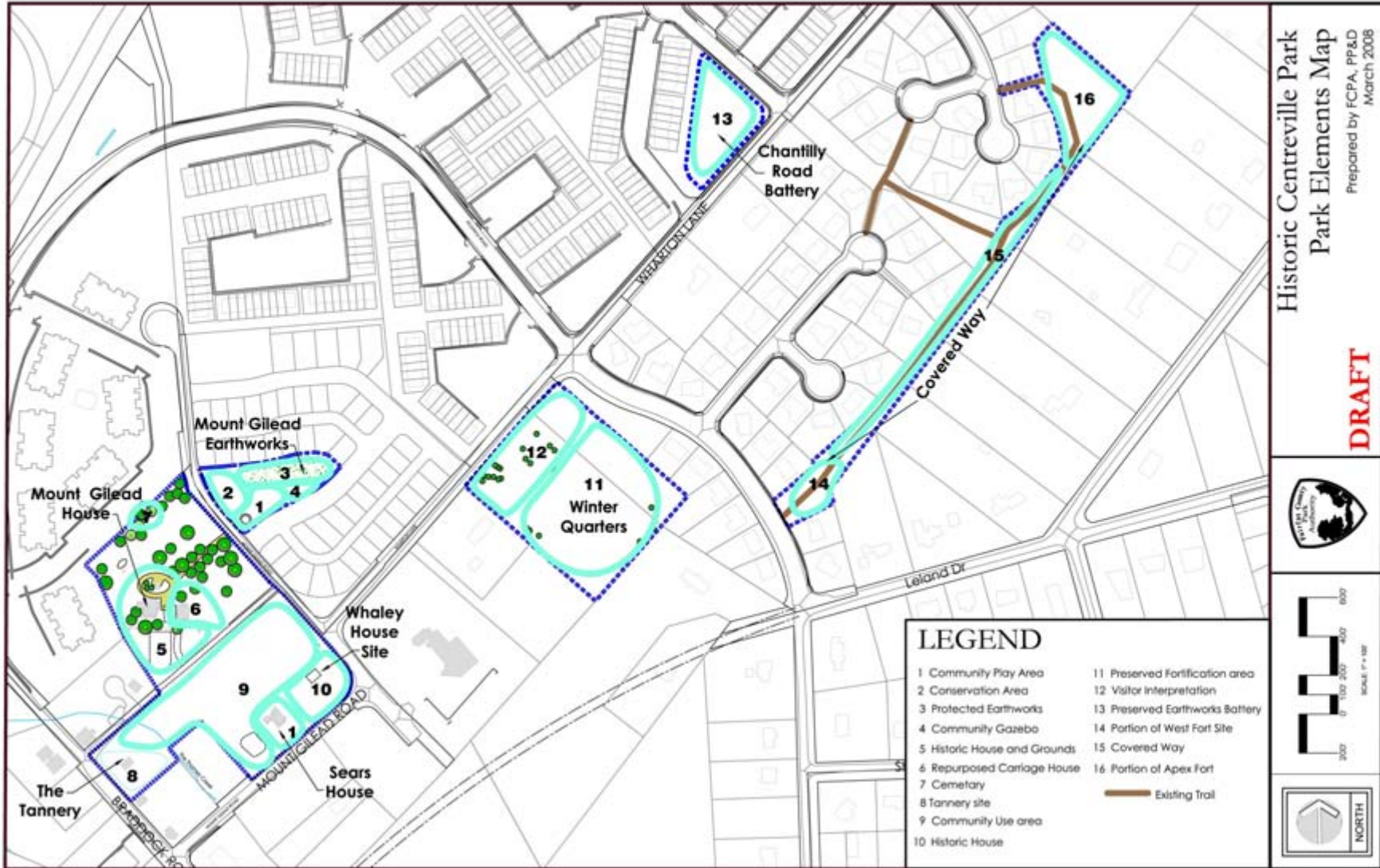
Centreville Historic Overlay District
 Prepared by FCPA, PP&D
 May 2008



LEGEND

-  Park Parcels
-  Approved Historic Overlay District Boundary

Appendix C: Park Elements Plan



Historic Centreville Park
Park Elements Map
Prepared by FCPA, PP&D
March 2008

DRAFT

