

**ASH GROVE
HISTORIC SITE
GENERAL MANAGEMENT
PLAN AND
CONCEPTUAL
DEVELOPMENT
PLAN**

**FINAL APPROVAL
APRIL 2000**



GENERAL MANAGEMENT PLAN FOR ASH GROVE HISTORIC SITE

I. *INTRODUCTION*

A. **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 and cultural 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 have occurred both on and off-site.

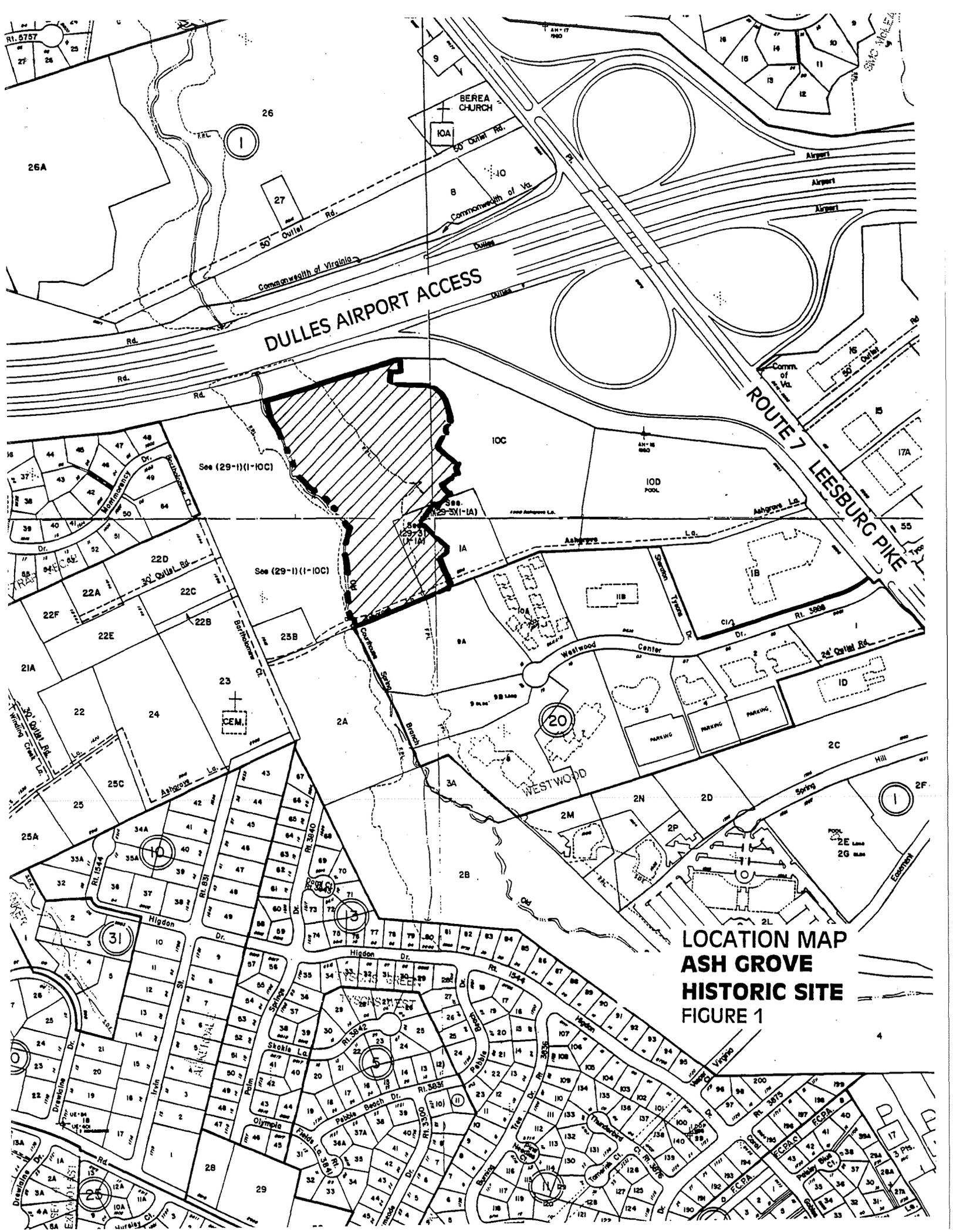
B. **Park Description**

Ash Grove Historic Site is a 12.3 acre historic site. It is located west of the Sheraton Hotel, at the intersection of Leesburg Pike and the Dulles Toll Road, in Hunter Mill Supervisory District (see Figure 1 - Location Map). Dating to the 18th century, Ash Grove was a Fairfax family property, purchased by the Sherman family in the mid 1800's. The Park Authority is the third owner since the land grant. The site includes the historic house, two 18th century outbuildings, two acres within the historic core, extensive plantings of boxwood, azalea, and others, as well as the EQC of Old Courthouse Spring Branch Stream Valley.

C. **Administrative History**

Ash Grove Historic Site was dedicated to the Park Authority from the developer of Tyson's Village townhouses in compliance with the approved proffers. The developer purchased this 40.7 acre tract of land from Wilson and Lee Sherman in October 1997. The new park site is comprised of three parcels of land which total approximately 12.3 acres.

The first two parcels, totaling 7.8 acres, were dedicated to the Park Authority on November 17, 1997, as part of Section One of Tyson's Village. The historic house and outbuildings at this site are located on the upper portion of the park (\pm 2.0 acres), out of the flood plain. The remaining 5.8 acres is forested slopes and flood plain adjacent to the east side of Old Courthouse Spring Branch Stream Valley. An old pond, with evidence of beaver activity, is located in this tract. In conjunction with the townhouse development, the majority of this 5.8 acre tract



DULLES AIRPORT ACCESS

ROUTE 7 LEEBURG PIKE

BEREA CHURCH

WESTWOOD

CEM.

**LOCATION MAP
ASH GROVE
HISTORIC SITE
FIGURE 1**

was dedicated to the Board of Supervisors (BOS) in a Flood Plain and Storm Drainage Easement. The remaining portions (essentially the slopes above the flood plain) were also dedicated to the BOS in a Conservation Easement. This conservation easement was dedicated by the developer to address the county's requirement for Best Management Practices. As such, it was granted "for the purpose of conserving and preserving undisturbed the natural vegetation, topography, habitat and other natural features now existing on and across the Property" and any use within this area must be approved in writing by the County (see Deed for further text).

The third parcel, totaling 4.4764 acres, was dedicated to the Park Authority on March 3, 1998, as part of Section Two of Tyson's Village. It also, is primarily flood plain land and is located to the south of the first two parcels. This parcel is also encumbered with a Flood Plain and Storm Drainage Easement and a Conservation Easement. The old Ashgrove Lane asphalt roadway parallels the southern property line of this tract. This roadway and old bridge, west of the creek, is for private use and is not a legal access point to the park. In conjunction with the acquisition of the Sherman tract, the developer entered into an agreement with James and Marie Teets (Residing at 1630 Teets Lane, McLean, VA; TM 28-4 ((1)) 21) which enables them to use this roadway until both are deceased or until they sell their residence, whichever occurs sooner. In order to prevent use of this roadway by the citizens of Tyson's Village, an electronic gate will be located on developer's property and only the Teets, SRS Limited Partnership, Inc. and the Park Authority, will have remote controls for its operation. The Teets claimed they had ingress\egress rights across the Sherman's property through a prior agreement with the Shermans which the developer honored. Another party (Helene and Cap Oliver), residing at the southwest corner of the Ash Grove Tract, also had legal access rights to this roadway, but they vacated their easement rights with the developer at the time of the Sherman's sale. Once the Teets agreement is honored, it is recommended that the bridge and roadway be removed for safety purposes.

The entrance road to the house area will be improved in its existing location. Though the road is located on the Park Authority property, its maintenance will be the responsibility of the Home Owners' Association.

A storm detention facility (dry pond) is also located on this new parkland. The Sheraton Hotel, through an agreement with the Shermans, built this facility as a part of their site plan approval process. Although the existing Storm Water Detention easement for the dry pond was vacated in the Section 2 subdivision approval process, a new recorded Storm Water Detention Agreement further clarifies that this facility is to be maintained exclusively by the SRS Properties Limited Partnership (the Sheraton Hotel - see Land Record file).

Presently, the Shermans are still owners of the tract of land west of the creek. Upon sale and development of this remaining parcel, the Park Authority is hoping to receive additional land to add to this park.

D. Historic Background

One value of places such as Ash Grove is that they serve as a reminder, a touchstone or icon of the past. The dedication of Ash Grove by Wilson and Lee Sherman to Pulte Homes of Virginia marked the fourth phase in the development of the property known as Ash Grove. The third was the gradual deterioration of the farm during the early years of this century. The second was the purchase and improvement under James Sherman Jr. and later Franklin Sherman. The first was the hunting lodge of Thomas, the sixth Lord Fairfax of Greenway Court, and the vision of Thomas, the ninth Lord Fairfax.

From experiments in galvanism to magnetometry, Ash Grove has witnessed nearly 250 years of science, war, social experimentation, successes and failures, as well as some unusual beliefs and behaviors. The Ash Grove property, its owners and their families and the surviving structures are all reflective, not only of the development of Fairfax County, but also the larger issues that occurred in Northern Virginia, and prior to 1776, the colony of Virginia.

During Ash Grove's most recent history, the property appeared and functioned as a "country estate". With locked gates, acres of manicured lawns and a stately home, the land provided an oasis for genteel living in the midst of bustling Tysons Corner, in the shadow of the Sheraton Premiere Hotel. Although it is strange to refer to land as a "cash crop", Ash Grove's most valuable commodity over the last half of this century, has been its land. From the sale of the acreage for the Dulles Access Road, which fragmented the farm and destroyed the Fairfax Family Cemetery; the Cadillac dealer located on rt.7/Leesburg Pike; to the land on which the Sheraton Premiere is located, the 241.75 acres purchased by the Sherman family in 1851 was reduced by nearly 90%, as land became more valuable and county taxes increased.

James Sherman, of Locke, in Cayuga County New York, purchased Ash Grove (June 20,1851) at a time when many Northerners were making the migration south. James Sherman was a successful farmer, businessman (mill owner), school teacher, and a person of some prominence, as indicated by his appearance in court documents. From the historian's perspective, we are lucky the Shermans have captured "a piece of the ink" and, while there is more darkness than glimmers of light, they do show up in the documentary record (see Figure 2 - Genealogy). Family members have published in scholarly works and popular literary articles, and the family has been the subject of intensive genealogical research.

THE SHERMAN FAMILY

THOMAS SHERMAN =
b. 1658, Rhode Island
d. 1719, Rhode Island

LYDIA WILCOX
b.
d. 1756

6 CHILDREN,
INCLUDING:

BENJAMIN SHERMAN =
b. 1712
d. 1788

2) MARY SHERMAN
b. 1724
d. 1762

5 CHILDREN,
INCLUDING:

JAMES SHERMAN =
b. 1762, Rhode Island
d. 1839, Moravia NY

RUTH BREWSTER
b. 1764, Conn.
d. 1845, E. Sharon PA

9 CHILDREN,
INCLUDING

JAMES SHERMAN, JR. =
b. 1796, Rome NY
d. 1865, "Ash Grove"

FIDELIA FAIRCHILD
b. 1799, Ellenville NY
d. 1875, "Ash Grove"

8 CHILDREN,
INCLUDING:

FRANKLIN SHERMAN =
b. February 11, 1843
Locke NY
d. April 9, 1915
"Ash Grove"

CAROLINE M.C. ALVORD
b. 1847
Greenfield MA
d. January 24, 1923
"Ash Grove"

11 CHILDREN

Wells Alvord
(1868-1939)

Mary Alvord
(infant d. 1871)

Ruth Brewster
(1872)

Henry Clapp
(1875)

B. Franklin, Jr.
(1877)

Miriam Fairchild
(1880)

Caroline Baldwin
(1881)

Dorothea Foote
(1883-1969)

Martha Alvord
(1886)

John Harvey
(1887)

James Morgan
(1890)

Sources: Sherman, Frank D. New England Historical and Genealogical Register. "A Branch of the Sherman Family". 1907.

U.S. Census: 1850, 1860, 1870, 1880, 1900, 1910, 1920
Census File, Franklin Sherman

Genealogical Research is Ongoing...

**GENEALOGY
ASH GROVE
HISTORIC SITE
FIGURE 2**

March 16, 1998

(Benjamin) Franklin Sherman (b Feb.11,1843 d Apr.9,1915), one of eight children of James and Fidelity Fairchild Sherman, served with the 10th Michigan Cavalry during the Civil War, and achieved the rank of Captain. At the end of the war, Franklin married Caroline M.C. Alvord from Greenfield, Massachusetts. Miss Alvord had moved to Virginia to teach in a Freedmen's school, adjacent to Ash Grove. Census and Agricultural records trace the efforts of Franklin to wrest a living from a very modest farm (see Figure 3 -Agricultural Census).

It is possible to track the development of the farm, as the amount of tilled land changed over the 30 years represented in the census. Experimentation with various cash crops is evident. Of particular interest is the appearance of ½ acre vineyard in 1879, and the production of 3,000 pounds of grapes, none of which were sold. Attempting to earn a living for a family of 13 from a total of 241 3/4 acres (see Figure 4 - Deed to Sherman) of which no more than 110 were tilled, must have been difficult at best. It would seem that Ash Grove was a marginally successful small farm whose land became less productive and whose buildings, after several minor remodeling events, were allowed to deteriorate.

The genealogy of the Fairfax family is the subject of a monograph by Kenton Kilmer and Donald Sweig (Kilmer and Sweig, May 1975). Henry Fairfax, the second son of Thomas, the ninth Lord Fairfax, was killed in 1847 during the Mexican War. Henry's widow and cousin, Ann Caroline Herbert Fairfax (Caroline A.) sold Ash Grove to James Sherman, retaining the right to use one room of the house.

Henry was given Ash Grove by his father Thomas, the ninth Lord Fairfax. Thomas was the eldest son of Bryan (the eighth Lord Fairfax) and Elizabeth Cary Fairfax. Thomas received the property that was later to be known as Ash Grove, from his father on October 1, 1788 (this was a part of Towlston). Unlike his father, Thomas refused to use the title and insisted that he be called "Mr. Tommy Fairfax." He educated and trained his slaves to earn a living, then declared them "free." After several years, they all returned and asked to be taken back under his care and protection. He was also a man before his time in other ways. An inventor and a craftsman, he designed and constructed a lightning arresting system and conducted experiments on galvanism.

According to the reminiscences of Capt. Franklin Sherman, Thomas Fairfax constructed the Ash Grove House in 1790. There seems to be consensus that the house was built in the same area as the "White House", which had been the sixth Lord Fairfax's hunting lodge. Some accounts claim that the hunting lodge was moved to make way for the new house. The Historic American Building Survey (HABS) drawings indicate a rock foundation at the extreme Northern end of the house and it was suggested that it might be the foundation for the original log

Ash Grove agricultural census	1860	1870	1880
Acres of Tilled Land	100	110	88
Acres of Permanent Meadows			42
Acres of Woodland/Forest		95	77
Acres of Other Unimproved	100		
Value of Farm(land, fences, bldg.)	\$4,000.00	\$2,000.00	\$10,000.00
Value of Farm Implements	\$50.00	\$250.00	\$500.00
Value of Livestock	\$420.00	\$1,000.00	\$400.00
Cost of building or repairing fences, 1879			
Cost of fertilizer			\$160.00
Acres of mown grass			12
Acres of unmown grass			36
Hay harvested tons	55	10	66
Clover seed harvested in 1879			
Grass seed harvested in 1879			
Horses (all ages)	8	5	3
Working oxen			
Milch cows	5	7	4
Other cattle	1		5
Calves dropped			4
Cattle purchased			
Cattle sold living			2
Cattle slaughtered			
Cattle died, strayed, stolen			1
Milk/butter/cheese sold to factories			
Butter made on farm	500 lbs	50 lbs.	700 lbs.
Cheese made on farm			
Lambs on hand			35
Lambs dropped			35
Lambs purchased			
Lambs sold living			8

**AGRICULTURAL CENSUS
ASH GROVE
HISTORIC SITE
FIGURE 3**

Lambs slaughtered				
Lambs killed by dogs				
Lambs died of disease				
Lambs died of stress/weather				
Fleeces clipped			24	
Weight of fleece in lbs			90 lbs.	
Swine on hand	8	1	12	
Poultry in barnyard			12	
Poultry/Other				
Eggs Produced			158	
Barley Acres/Bushels				
Buckwheat Acres/Bushels				
Indian Corn Acres/Bushels	425 bu.	275 bu.	22acre/200 bu.	
Oats Acres/Bushels		132 bu.		
Rye Acres/Bushels		4 bu.		
Wheat Acres/Bushels		8 bu.	3acre/30 bu.	
Canada Peas, dry				
Acres of Fiber Crop				
Bu. Of Seed				
Tons of Straw Hay	55	10		
Lbs. Of Fiber				
Acres of Hemp				
Tons of Hemp				
Acres of Sorghum				
Lbs. Of Sugar				
Gals. Of Molasses				
Lbs. Of Maple Sugar				
Acres of Broom Corn				
Lbs. Of Broom Corn				

Acres of Hops				
Lbs. Of Hops				
Acres of Irish potatoes			20	
Bu. Irish Potatoes	30	10	5	
Acres of Tobacco				
Lbs. Of Tobacco				
<u>Orchards</u>				
Acres of Apple Trees			4	
Bearing Apple Trees			50	
Bu. Apples			250	
Acres of Pear Trees			3	
Bearing Peach??? Trees			40	
Bu. Of Pears			150	
Total Value/Orchard Prod. Sold			\$150.00	
<u>Nurseries</u>				
Acres				
Produce Sold				
<u>Vineyards</u>				
Acres of Grapes			1/2	
Lbs. Of Grapes			3,000	
Grapes sold				
<u>Market Gardens</u>				
Value of Produce Sold				
Honey	150 lbs.			
Beeswax	30 lbs.			
Amnt. Of Wood cut			\$100.00	
Value of Forest Products sold.		\$25.00	\$125.00	

ASH GROVE, AS LISTED IN THE PRODUCTION OF AGRICULTURE IN
FAIRFAX COUNTY, VIRGINIA - 1860 FARM CENSUS

SCHEDULE 4, PAGE 25

LINE 24: JAMES SHERMAN, OWNER

Acres of Improved Land:	100
Acres of Unimproved Land:	100
Cash Value of Farm:	\$4,000.00
Value of Farm Tools/Implements:	\$ 50.00
No. Horses	8
No. Asses & Mules	-
No. Milch Cows	5
No. Working Oxen	-
No. Other Cattle	1
No. Sheep	-
No. Swine	8
Value of Livestock	\$ 420.00
Bu. Wheat	-
Bu. Rye	-
Bu. Indian Corn	425
Bu. Oats	-
Lbs. Rice	-
Lbs. Tobacco	-
Bu. Ginned Cotton	-
Lbs. Wool	-
Bu. Peas/Beans	-
Bu. Irish Potatoes	30
Bu. Sweet Potatoes	-
Bu. Barley	-
Bu. Buckwheat	-
Value of Orchard Products:	-
Gallops of Wine:	-
Value of Products/Market Garden:	-
Lbs. Butter	500
Lbs. Cheese	-
Tons of Hay	55
Bu. Clover Seed	-
Bu. Grass Seed	-
Lbs. Hops	-
Tons Dew Rotted	-
Tons Water Rotted	-
Other Prepared Hemp	-
Lbs. Flax	-
Bu. Flaxseed	-
Lbs. Silk Cocoons	-
Lbs. Maple Sugar	-
Hhds. 1000 lbs. cane sugar	-
Gals. Molasses/from what made	-
Lbs. Beeswax	30
Lbs. Honey	150
Value of Homemade Mfg.	-
Value of Animals Slaughtered	-

ASH GROVE, AS LISTED IN THE PRODUCTION OF AGRICULTURE IN
FAIRFAX COUNTY, VIRGINIA - AUGUST, 1870 FARM CENSUS

Post Office: Vienna Va
Schedule 3, Page 3
T.M. Foster, Ass't Marshal

Line 2: Franklin Sherman, Owner

Acres of Improved Land	110
Acres of Woodland	95
Other Unimproved	---
Value of Farm	\$2,000
Value of Farm Implements	\$ 250
Total Wages Paid 1869	\$ 750

No. Horses	5
No. Mules/Asses	-
No. Milch cows	7
No. Work Oxen	-
No. Other Cattle	7
No. Sheep	-
No. Swine	1
Total Value of Stock	\$1,000

Bu. Wheat (Spring)	-
Bu. Wheat (Winter)	8
Bu. Rye	4
Bu. Indian Corn	275
Bu. Oats	132
Bu. Barley	-
Bu. Buckwheat	-
Lbs. Rice	-
Lbs. Tobacco	-
Bales of Cotton	-
Lbs. Wool	-

Bu. Peas/Corn	-
Bu. Irish Potatoes	10
Bu. Sweet Potatoes	-

Orchard Products	-
Gallons of Wine	-
Market Garden Produce	-

Lbs. Butter	50
Lbs. Cheese	-
Gal. Milk Sold	-

Tons of Hay	10
Bu. Clover	-
Bu. Grass	-
Lbs. Hops	-
Tons Hemp	-
Lbs. Flax	-
Bu. Flaxseed	-
Lbs. Silk Cocoons	-
Lbs. Maple Sugar	-
Barrels (1000 lbs) cane sugar	-
Gal. Molasses	-
Lbs. Wax	-
Lbs. Honey	-
Dollar Value of Forest Prod.	\$ 25

Est. value of all farm prod.	\$475
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1

ASH GROVE, AS LISTED IN THE PRODUCTIONS OF AGRICULTURE IN THE
DISTRICT OF PROVIDENCE, COUNTY OF FAIRFAX; STATE OF VIRGINIA -
1880 FARM CENSUS

SCHEDULE 2, PAGE 3
ENUMERATED ON JUNE 1, 1880

LINE 7: Franklin Sherman, Owner

Acres of Tilled Land:	88
Acres of Permanent Meadows:	43
Acres of Woodland/Forest:	77
Acres of Other Unimproved:	-
Value of Farm (land, fences, buildings):	\$10,000.
Value of Farm Implements:	\$ 500
Value of Livestock:	\$ 400
Cost of building or repairing fences, 1879:	-
Cost of fertilizers in 1879:	\$ 160
Amt. paid/farm labor in 1879 (incl. board):	\$ 275
Weekly hired labor (excluding housework):	\$ 66
Value of all farm productions, 1879:	\$ 1,600

Acres of mown grass, 1879	12
Acres of unmown grass, 1879	36
Hay harvested in 1879	66
Clover seed harvested in 1879	--
Grass seed harvested in 1879	--

Horses (all ages) 6/1/1880	3
Working oxen	-
Milch cows	4
Other cattle	5
Calves dropped	4
Cattle purchased	--
Cattle sold living	2
Cattle slaughtered	--
Cattle died, strayed, stolen	1
Milk sold/sold to butter/cheese factories	--
Butter made on farm, 1879	700 lbs
Cheese made on farm, 1879	--

Lambs on hand 6/1/1880	35
Lambs dropped	35
Lambs purchased	--
Lambs sold living	8
Lambs slaughtered	--
Lambs killed by dogs	--
Lambs died of disease	--
Lambs died of stress/weather	--
Fleeces clipped Spring 1880	24
Weight of fleece in lbs	90

Swine on hand 6/1/1880	12
Poultry in barnyard	12
Poultry/Other	--
Eggs Produced 1879	158

Barley 1879	Acres: -	Bushels -
Buckwheat 1879	Acres: -	Bushels -
Indian Corn 1879	Acres: 22	Bushels 200
Oats 1879	Acres: -	Bushels -
Rye 1879	Acres: -	Bushels -
Wheat 1879	Acres: 3	Bushels 30

Canada Peas, dry 1879	--
Acres of Fiber Crop 1879	--
Bu. of Seed	--
Tons of Straw	--
Lbs. of Fiber	--
Acres of Hemp	--
Tons of Hemp	--

Acres of Sorghum	--
Lbs. of Sugar	--
Gals. of Molasses	--
Lbs. of Maple Sugar	--
Acres of Broom Corn	--
Lbs. of Broom Corn	--
Acres of Hops 1879	--
Lbs. of Hops	--
Acres of Irish Potatoes 1879	20
Bu. Irish Potatoes	5
Acres of Tobacco	--
Lbs. of Tobacco	--
<u>Orchards - 1879</u>	
Acres of Apple Trees	4
Bearing Apple Trees	50
Bu. Apples	250
Acres of Pear Trees	3
Bearing Peach Trees	40
Bu. of Pears	150
Total Value/Orchard Prod. Sold	\$150
<u>Nurseries - 1879</u>	
Acres	--
Produce Sold	--
<u>Vineyards - 1879</u>	
Acres of Grapes	1/2
Lbs. of Grapes	3,000
Grapes sold	--
<u>Market Gardens - 1879</u>	
Value of Produce Sold	--
Honey	--
Beeswax	--
Amt of Wood Cut 1879 (cords)	\$ 100
Value Forest Products sold	\$ 125

DEED OF SALE FOR ASH GROVE TO JAMES SHERMAN, JR., JUNE 20, 1851

This deed made this twentieth day of June in the year 1851 between Thomas N. Love, Joshua C. Gunnell and Alfred Moss, Commissioners of the Circuit Court for the County of Fairfax, and the State of Virginia of the first part and James Sherman of the County and State aforesaid of the second part. Whereas by a decree of the Circuit Court for the said county in a suit in which Joshua C. Gunnell administrator with the will of Henry Fairfax, deceased, was plaintiff and Caroline A. Fairfax and others were defendants. The parties of the first part were at November Court 1850 were appointed Commissioners to make sale of the said estate of the late Henry Fairfax, and the said Commissioners, after advertising the said land for the time and upon the terms required by the said decree exposed the same to Public Sale at the front door of the Court House of the said County on the 16th day of December 1850 (that being Court Day) when the said party of the second part became the purchaser of the tract hereinafter described, at the price of Fifteen dollars and .31 cents per acre, that being the highest bid made for the same: and at a Court held for said County on the 4th day of June 1851, the said sale was in all things confirmed. And the parties of the first part were directed to make a deed to the purchaser, upon the payment of the purchase money, for the said tract of land, which payment the said Commissioners do hereby acknowledge.

Now this indenture witnesseth that the said parties of the first part in consideration of the promises and of the sum of Three thousand Seven hundred & one dollars and Eighteen cents to them is han^d paid by the said James Sherman at and before the sealing an^d delivering of this indenture (the receipt whereof is her^eby acknowledged) have granted, bargained and sold and by these present do grant, bargain and sell unto the said James Sherman & his heirs the following tract of land, being a part of the "Ash Grove" Tract of land, and described in a plat & survey of James Thrift as Lot No. One and bounded as follows to wit:

Beginning at a large Old White Oak marked WFX a corner of Fairfax's present patent, also of Scott's patent thence with a line of Henry Fairfax's purchase from Foote S 57 3/4° E 26 poles to a stake in the old Leesburg and Alexandria Road, thence along the centre of said Old road to the intersection with the Outline near the point D. Thence with said Outline (originally West's line) N 35° 11 West to a large White Oak corner of West, now Carter. Thence N 88½° W 72 poles, 7 links

**DEED TO SHERMAN
ASH GROVE
HISTORIC SITE
FIGURE 4.**

to a stake in an old root, near a White Oak and Chestnut corner of Adams. Thence N83½° W 33 poles and 16 links to a large Chestnut, now a marked corner of Adams to a large White Oak now remarked with a ___ & A and also of Lot No. 5 thence with the division line between Lots No. 1 and 5 N 20° W 120 poles, to a stake around which are marked two Black Oaks and a White Oak as pointers, thence with the division line between No. 1 and No. 4 N 66 3/4° E 125 poles & 4 links to a stake on the West side of the Middle Turnpike road a corner also of No. 4, thence along the South West side of the said road S 34 3/4° E to the intersection with a line of Scott's Patent, thence with the said line to the beginning containing 241 3/4 acres. To Have and To Hold the aforesaid Tract of land unto the said James Sherman & his Heirs. Witness the following signatures and seals

T. N. Love (Seal)
(Seal)
(Seal)

Com^s. of the Court

cabin (White House/Hunting Lodge). Franklin Sherman recalled that as a child he played in the garret of a log cabin that had been Mr. Tommy's workshop/lab and that it was torn down in the 1860's. It would appear that there were at least two phases of construction in the 18th century. To speculate, before 1750, a log cabin (White House/Hunting Lodge) was constructed. Applied to, and possibly at right angles to this was a "hall and parlor" house, which became the rear "L", and in 1790, the Central Hallway "I" house was constructed.

II. **PARK PURPOSE AND SIGNIFICANCE**

A. **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 Ash Grove Historic Site is to:

- ▶ preserve, protect, and restore cultural and natural resources
- ▶ provide revenue with adaptive reuse of the historic property consistent with preservation of the historic fabric
- ▶ provide educational and interpretive opportunities that will increase the understanding of the county's cultural and natural heritage

B. **Significance Statement: Why is this park important?**

Ash Grove, the house, outbuildings, plantings, and the remaining land are entering a fifth phase. With the transfer to the Fairfax County Park Authority of two acres around the house and the acreage in the Environmental Quality Corridor, what had been the Northern Neck Proprietary of 5,282,000 acres, with direct ties to Thomas, the sixth Lord Fairfax (for whom the County is named) is now approximately 12 acres. This would seem to be the last chance to protect, preserve, and interpret a rich and tangible connection to our collective past, and to plan for its future.

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

- ▶ Visitors will be able to enjoy the natural beauty and cultural resources and be provided the opportunity for solitude and relaxation
- ▶ Visitors will learn of the history of the site and the local community through interpretive programming
- ▶ Visitors will be able to rent the house and grounds for private celebrations and corporate events as well as enjoy the occasional small arts and music events (such as indoor string quartet performance)

III. **EXISTING CONDITIONS**

A. **Slopes**

The site is divided among the flood plain of Old Courthouse Spring Branch, the adjacent slopes, and the historic house site. The flood plain is flat, with small areas of 5 - 10 % slope. The adjacent slopes are about evenly divided between areas of 5 - 15% percent slope and slopes steeper than 15%. The house is located on the relatively flat hilltop (see Figure 5 - Slopes).

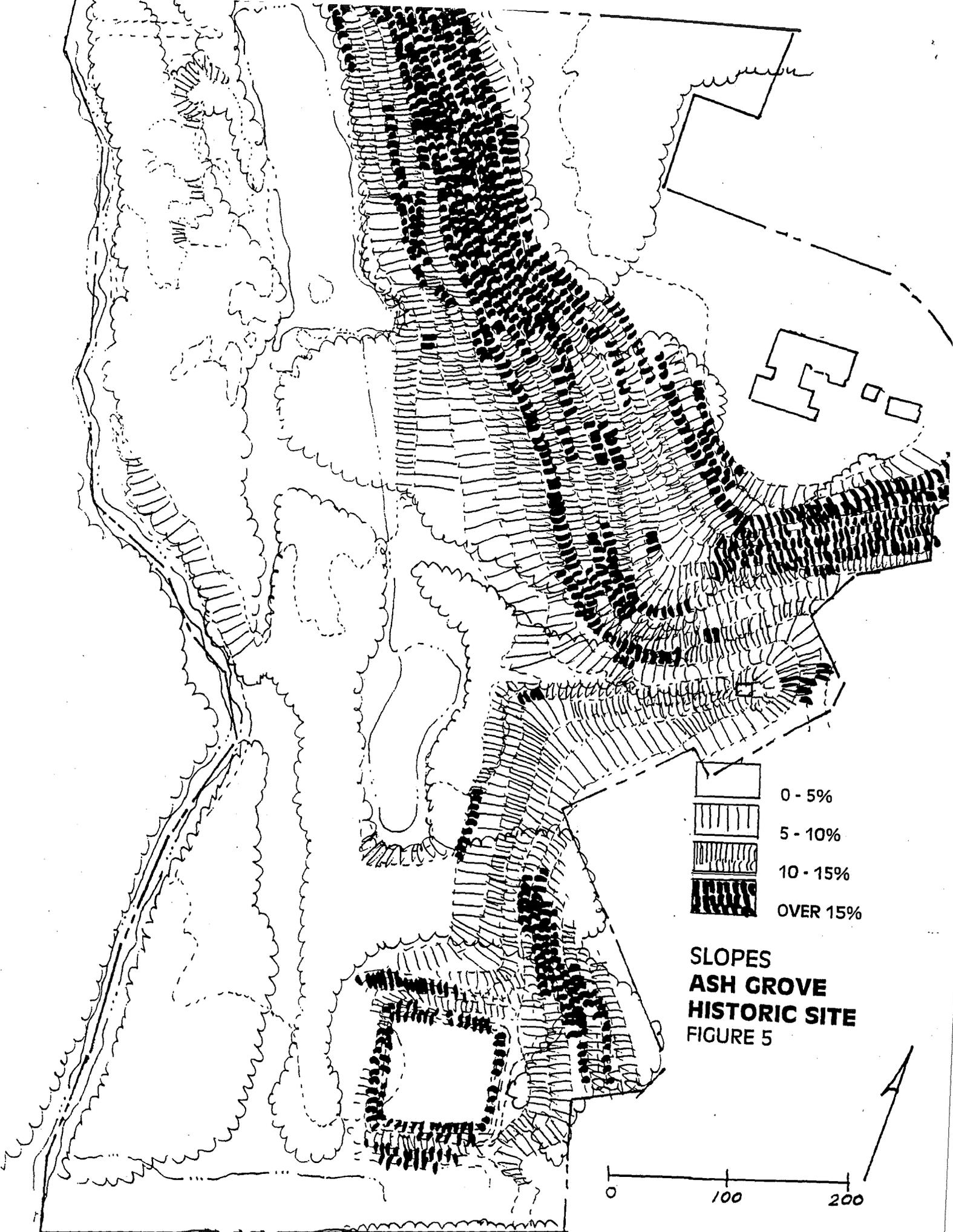
B. **Soils**

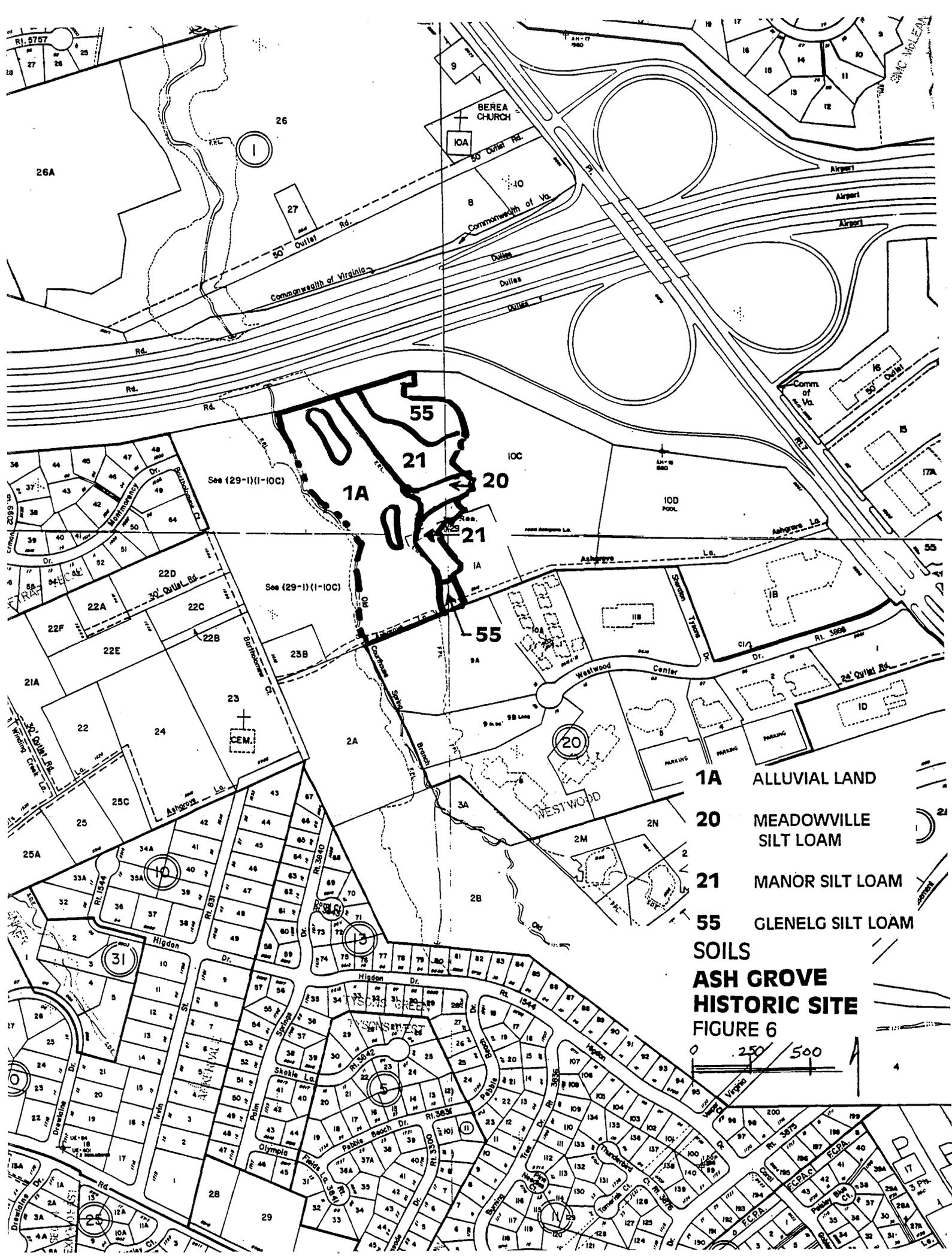
Four soils are present on the site. The flood plain is Alluvial Land - a mix of somewhat poorly and poorly drained soils and of soil materials, including very sandy areas and gravelly bars. It is subject to frequent flooding. Meadowville Silt Loam is a deep, moderately well-drained soil that is naturally fertile and has high water holding capacity. Manor Silt Loam is a porous excessively drained, loamy brown soil with occasional outcrops of schist and quartz rock in places. Glenelg Silt Loam is moderately deep, well-drained soil that is easily excavated and good for development (see Figure 6 - Soils).

C. **Cultural Resources**

The history of the artifact, the Ash Grove house, begins on the morning of September 4, 1960 when it burned down. It is important to keep this in mind because the house that we see today is a combination of the drawings, photographs, and measurements made by the Historic American Building Survey (HABS) in August 1960 and the recollections of the Sherman Family; but more importantly, Wilson and Lee Sherman's perspective of what a late colonial Georgian House, rebuilt and adapted to family use in the last half of the 20th century, should be. In the case of this house, we have a fairly detailed record of changes that were made, when they occurred, and something of the motivation of the rehabilitators.

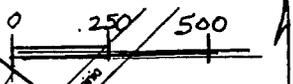
While the Ash Grove house is the most conspicuous "cultural resource" on the site, prudence and care must be exercised to keep from destroying the character and essence of the house in the guise of "preserving" it. Ash Grove, the "mansion," is a study in generational remodeling. The first adaptation was possibly to the Fairfax Hunting Lodge (log cabin/ "White House") with the addition of the Hall and Parlor house. The second adaptation was the actual building of the Central Hallway house, around 1790. The third adaptation was the removal and replacement of the log cabin. The log cabin became "Mr. Tommy's" workshop, and the foundation served as a base for a replacement shed.





- 1A** ALLUVIAL LAND
- 20** MEADOWVILLE SILT LOAM
- 21** MANOR SILT LOAM
- 55** GLENELG SILT LOAM

SOILS
ASH GROVE
HISTORIC SITE
FIGURE 6



Sometime during the 19th century, the wood burning fireplaces in at least 3 of the rooms of the central hallway house were converted to burn coal by having cast iron liners placed within them. After the fire in 1960, the liners were removed and the fireplaces restored to wood burning. Around 1930, a modern bathroom, supported by a septic tank, was installed. This probably coincided with the ability to pump water from the spring using electricity. Following the fire in 1960, the part of the house that most of us would associate with the description of the "mansion," the central hallway portion, was rebuilt to a very close approximation of its pre-fire appearance. The back "L", it would seem, was completely rebuilt. The roof line was changed, a bathroom created from the "trunk room", and the modern bedrooms built over the dining room. The need for downstairs toilet facilities was met by the construction of the lavatory adjacent to the dining room. The back section of the house, the family living room and "modern" kitchen and the screen porch were further modifications. The final phase of modification was the construction of the garage and the addition of a greenhouse (see Figure 7 - Chain of Ownership)..

At first glance, especially from the southern exposure, there is the appearance of a Georgian house, with its balance and symmetry, and two outbuildings in plausible locations. The smoke house/meat house was listed in a 1856 inventory, but does not appear at its current location in a 1937 aerial photograph, nor was it addressed in the 1960 HABS drawings. The detached kitchen, on the other hand, is visible in the 1937 photographs and in the HABS study. It was stabilized by adding a concrete collar around the base course of the walls.

At the back of the house was a garden with a brick walkway bisecting it. There were numerous boxwoods, azalea, rhododendrons, dogwoods, redbuds, jonquils, tulips, bleeding hearts, and lovely old lilacs. The plantings are all mature (see section on Natural Resources, following). A narrow bed remains between the existing house and driveway with some flowering shrubs. It seemed since the garden was terraced on the east and west, as well as the south, and given the "Georgian" appearance of the house, the outbuildings would flank the garden on either side thus preserving the balance and order. Archaeological testing was not conclusive, however.

Through a magnetometer survey, six subterranean anomalies were located and tested. One of these proved to be a pit full of late 19th early/20th century artifacts. The recovery of data from this feature (not on parkland and now destroyed) has materially increased our knowledge of the Sherman Family and Ash Grove.

While transcribing hand written documents in the Sherman family papers, receipts for premiums (Franklin Sherman was an agent for one of these companies) paid to a fire insurance company in Leesburg were located. The library was visited, and it

CHAIN OF OWNERSHIP OF ASH GROVE, 1833-1930

<u>Date</u>	<u>Deed Book/Page</u>	<u>Information</u>
April 6, 1833.	A-3/477	Thomas and Margaret Fairfax convey to Henry Fairfax five lots, including Lot No. 1 of 1,152 acres, 3 roads 13 poles, 'Ash Grove' and part of the 'Wood Cutting'.
February 1, 1834	B-3/120	Henry Fairfax mortgages Ash Grove to Portio Hodgson.
January 15, 1845	J-3/254	Henry Fairfax names protector to prevent sale of Ash Grove to Gunnell as result of default.
March 15, 1845	J-3/195	Henry Fairfax mortgages Ash Grove to Thomas Love in surety for \$2,250 debt to Orlando Fairfax.
May 18, 1846	Will Book U. pg. 382	Thomas Fairfax's will probated; executors are sons, Henry and Orlando Fairfax.
May 18, 1846	K-3/286	An agreement between Margaret Fairfax and her sons, Henry and Orlando (executors of Thos. Fairfax's will), including a plat.
March 29, 1847	Will Book V. pg. 121	Probate of will of Henry Fairfax (died at Saltillo during the Mexican War).
December 28, 1847	Will Book V. pg. 142	Inventory of the estate of Henry Fairfax. Mention of property in trust to Thomas Love for the benefit of Thomas Fairfax, deceased, May 29, 1845.
December 29, 1847	Will Book V. pg. 145	Sale of the estate of Henry Fairfax. Most of the items go to his son, Raymond.
Circuit Superior Court		Case of Joshua Gunnell, admin. of will of Henry Fairfax, deceased, complainant and Henry Fairfax's heirs and creditors as defendants. (The plat of the division of Ash Grove). Not found in the county records at the time of the creation of the index to court cases.
June 20, 1851	Q-3/191	James Sherman purchases Ash Grove.
August 9, 1851	Q-3/206	James and Fidelia Sherman sell to John L. and Christopher Rotchford 15 acres 69 poles, being all the land purchased of the commissioner which lies south of a line extending from an oak marked WFX to the other on the corner of Carter's land.

**CHAIN OF OWNERSHIP
ASH GROVE
HISTORIC SITE
FIGURE 7**

<u>Date</u>	<u>Deed Book/Page</u>	<u>Information</u>
January 16, 1853	Q-3/403	James Sherman mortgages the remaining 226 acres 51 poles to Alfred Moss as trustee for \$1,200 due to Gunnell on January 1, 1854.
June 7, 1855	W-3/313	Alfred Moss releases Sherman's deed since the money is paid. Statement dated Jan. 1, 1855 from Gunnell affirms payment.
March 12, 1906	T-6/344	Franklin Sherman sells right-of-way to Charles D. Hine.
April 9, 1915	Will Book 5, pg. 587	Franklin Sherman dies and is buried at Arlington Cemetery.
May 23, 1923	Will Book 10, pg. 202	Probate of will of Caroline M.C.A. Sherman, dated June 7, 1918. Executor is Wells A. Sherman.
September 12, 1930	T-6/344	Wells A. Sherman sells easement to Virginia Public Service Co.
November 17, 1930	V-10/337	Ownership of Sherman property. Wells A. Sherman, executor of Caroline Sherman. Part 2 relates to Ash Grove, 6 children have various % ownership, including Wells A. 23.7.3%, Henry C. 28.787%, Caroline B., 20.331%. (V-10/340A is 1929 map of Ash Grove).

Researched by C. K. Gailey
October 27, 1997

was discovered that the insurance company was still in business. The company was contacted, and the President very generously searched their archive, found policies, and made copies for the Park Authority. While these policies did not have maps or sketches, they did contain verbal descriptions of outbuildings, their distances and direction from the house. This information is crucial for the cultural resource management of this park. These data, with the magnetometer survey that is being undertaken, will provide advance warning of the location of underground resources prior to any remodeling or modification of the landscape.

The Springhouse was rebuilt as recently as 1984. This spring may have been in use from the time of electrification of the house. There was an earlier spring ca 200' West that had been "improved" by the building of a concrete collar, which created an almost well like appearance to this feature. This feature was destroyed during the installation of the storm and sanitary sewers. The Springhouse, while preserved on park land, is no longer functional, as the installation of the storm and sanitary sewers diverted the flow of water away from this spring (see Figure 8 - Existing Conditions).

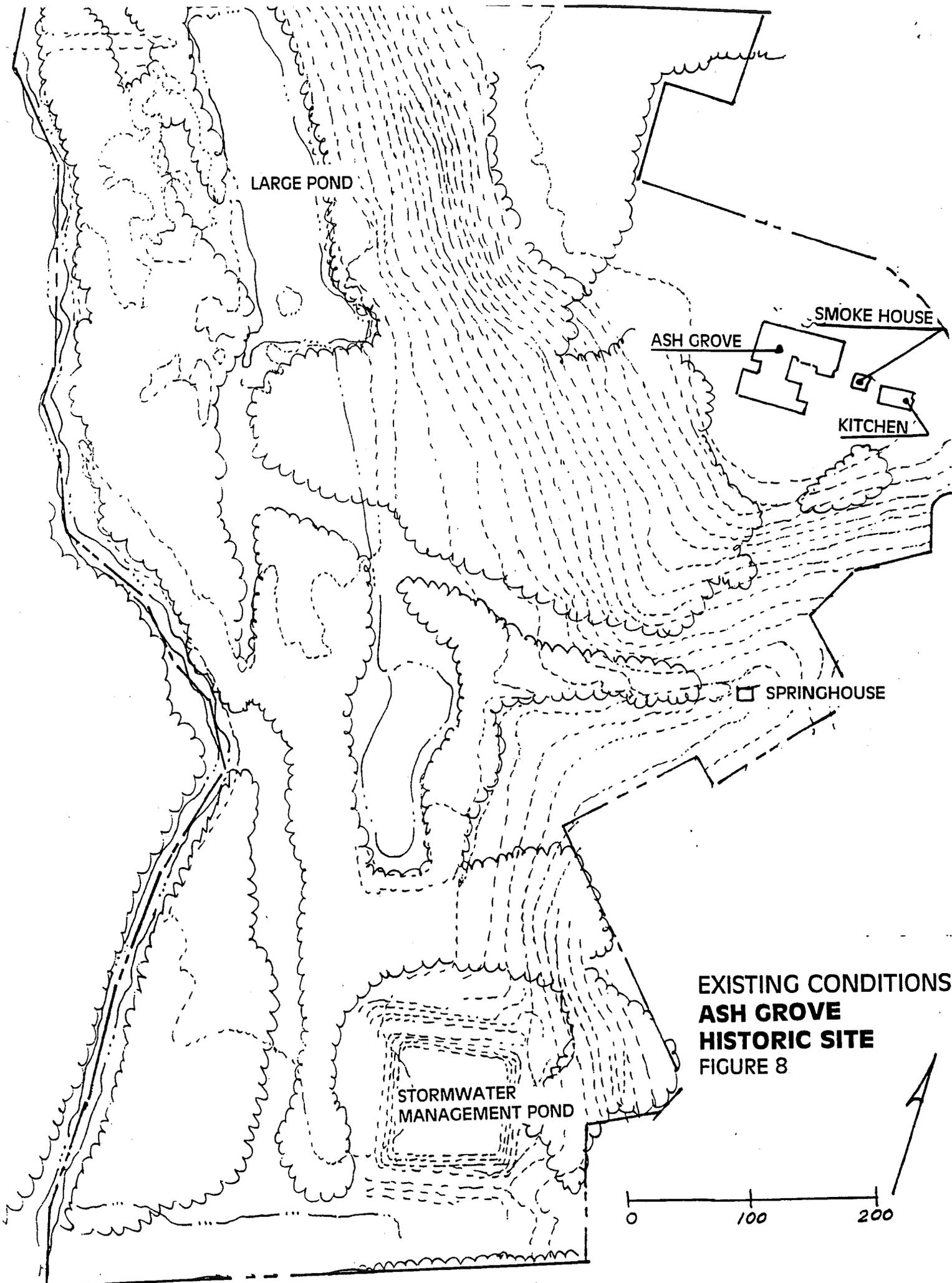
D. **Natural Resources**

Ash Grove Historic Site has several diverse environmental communities: wetlands, ponds, a creek, forested floodplain, forested slopes and a mature landscaped residential site. Human alterations and disturbances have occurred over a majority of the parkland, but some significant vegetation has been allowed to mature over the past decade. The parkland can be divided into three major areas for interpretation of the natural resources; landscaping at the residential Ash Grove House, slopes from the 100 year floodplain to the EQC limits and natural resources within the 100 year floodplain.

Residential Landscape

Trees - A variety of trees, mostly native, have been allowed to mature near the house. Many of these trees are over-mature and require thinning and general maintenance. Southeast of the house, adjacent to a hedge of boxwoods, are three American hollies, approximately 25 feet in height. Two of these hollies were transplanted from the area now cleared for the new development. These relocated hollies complete a natural evergreen screen viewed from the front of the house to the southeast. To the southwest is a forested area with a mixture redbud, dogwood, oak, hickory, tulip poplar and three splendid American Hollies. Another significant tree in this location is a 40 inch dbh (diameter breast height) southern red oak. Although this tree is in need of pruning maintenance its overall health appears good.

Two mature hollies, with heights of 55 feet, were located to the rear of the house and designated for preservation. Unfortunately these two trees were located within



LARGE POND

ASH GROVE

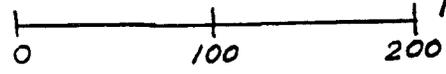
SMOKE HOUSE

KITCHEN

SPRINGHOUSE

STORMWATER
MANAGEMENT POND

EXISTING CONDITIONS
ASH GROVE
HISTORIC SITE
FIGURE 8



15 feet of the townhouse entrance road. Although the hollies were root pruned, fertilized, crown pruned and mulched by Park Authority staff, in the spring of 1998 the Urban Forestry Branch of the County Department of Environmental Management evaluated the trees and recommended they be removed because they were a serious hazard to people using the driveway and historical residence. Several Certified Arborists were consulted to determine if the trees could be saved. Unfortunately no viable solution could be found.

Seven young American hollies and one Norway spruce, with heights to 15 feet, have been transplanted from the developed areas to the rear of the house. Over time these trees will provide a more natural setting around the Ash Grove house. With mild winter temperatures and consistent rains during the winter of 1998, the survival prospect of the transplanted trees is very good. Park Authority staff have staked, mulched, watered and fertilized these trees to assist in their survival. Two mature Norway spruces, adjacent to the kitchen outbuilding, have also been root pruned and fertilized in an attempt to preserve these trees on site.

Shrubs and Groundcover - Landscape shrubs around the house consist of numerous forsythia, spiraea, heavenly bamboo, junipers, rhododendrons and lilacs. Several stands of English boxwoods, with heights in excess of ten feet, are located within the residential site grounds. A large boxwood hedge provides a natural screen east of the house toward the new development. Ground cover plants consist of lawn grasses, English ivy, periwinkle, day lilies, phloxes and liriop.

Vegetated Slopes

These slopes run the length of the park property from the 100 year floodplain delineation to the limits of the EQC. Elevation changes on these slopes range from ten to thirty feet. The slopes below the Ash Grove house contain a large stand of young American hollies. Stands of American hollies this large are rare in Fairfax County and complement the landscaping and aesthetics of the house. Unfortunately, the clearing of three new utility lines across these slopes has meant the loss of numerous hollies and has interrupted the unbroken line of this grove. Other trees on these slopes are typical of upland hardwood forests such as dogwood, white oak, tulip poplar, black cherry, scarlet oak, ash, red maple, and eastern red cedar. Most are relatively young trees, ranging from approximately 40-60 years old. But some trees are closer to 100 years. An eight inch slab from the trunk of a large red oak cut down during development has been preserved by the Park Authority and is in the Ash Grove house. The rings from this tree indicate it to be approximately 110 years old.

There is a large 36" dbh sycamore adjacent to the Springhouse, located in the middle of the property. Trenching for utility lines on the northern and western sides of this building have altered the springs feeding the Springhouse so that very

little ground water now flows to this structure. The hydrologic changes and construction impacts may eventually affect the survival of the tree. Two American hollies, a Virginia pine and a red maple are located above the Springhouse. Invasive plants are established in the park's southern forest edges. With the new site clearing, further encroachment of non-native invasive plants will occur. Among these invasive plants are multiflora rose, Japanese honeysuckle, autumn olive, and oriental bittersweet. English ivy and periwinkle are also non-native invasives planted as a part of the original site landscaping. They have spread along the slopes adjacent to the house.

Understory plants on the slopes are primarily dogwood, redbud, viburnum, wild rose, green briar, poison ivy, day lily, Mayapple, and Virginia creeper.

100 Year Flood Plain

Ponds - Three ponds exist within the floodplain. On the southern end is a stormwater management pond developed several years ago as a part of the Sheraton Hotel. It is a dry pond with a concrete trickle ditch. The easement is completely grassed with several willow trees on the dam embankments. Very little water has been observed in this pond even during heavy rainfall.

In the middle of the property, just below the Spring House, is a second pond approximately 140 ft. long and 40 ft. wide. It is manmade with low dirt walls of two feet or less. Because of an opening on the lower end of this pond the water depth has remained very shallow, usually a few inches during seasonally wetter periods, and is dry in the summer. Plants existing in the pond include Virginia rye grass, white grass, skunk cabbage, jewel weed, and various small facultative wet tree seedlings.

Park Authority staff requested that this pond opening be closed to provide additional erosion control protection for the floodplain during site development. Because of the heavy rains during the winter of 1998, when a majority of the development site was denuded of vegetation, this pond accumulated a considerable amount of silt when the primary erosion control devices failed. Although the pond prevented silt from flowing into the floodplain, several inches of silt accumulated in the lower end of the pond. Vegetation in the upper 50 feet of the pond has not been affected but most of the vegetation in the lower end has been lost. Staff are working with the developer and the Department of Environmental Management to restore this area to its original condition.

The largest pond is located directly below the Ash Grove House. It is approximately 300 feet long and 80 feet wide. It is also a man-made pond. Beaver activity in the pond within the past couple of years is evidenced by tree cuttings and a beaver lodge in the upper end. No recent signs of beaver were observed.

With the absence of beavers, the main dam embankment has been leaking and the water level has fluctuated. There is surprisingly little hydrophytic vegetation growing in or around the pond. A spring presently provides a consistent source of water to support the pond. Because of the site development hydrologic patterns can change, as evidenced at the Springhouse. The spring is very important to the management of the pond and would affect long term planning for this resource. Some siltation into this pond also occurred during the heavy rains but it was not sufficient to affect any plant health. Further siltation into the floodplain or ponds is not anticipated since site work near the floodplain is complete.

The plant material most frequently found near the pond includes maple, American hornbeam, mountain laurel, willows, alder, sycamores, and blackgum. Most of these trees are medium aged, approximately 20-40 years old.

Floodplain - The floodplain, particularly on the northern section, has been modified by the creation of small ditches and mounds of dirt, two to three feet high, probably created during the pond excavation. Because of the human disturbance a variety of plants, not typical of a floodplain, are growing on the higher drier terrain. Tulip poplar, which is considered a facultative upland tree, is common in this floodplain. The floodplain also supports facultative wetland plant species such as red maple, swamp white oak, common spicebush, black haw, American hornbeam, ash, river birch and American elm. The most common understory plants include various common ferns, greenbriar, poison ivy, viburnum, bush and vine honeysuckle, trout lily, and night shade.

Because of limited flooding no truly wetland plants were found. Most species of plants here are adaptable to wet or dry environments. No unusual plants were discovered.

Creek - Old Courthouse Spring Branch Creek runs along the park's western boundary. A stream survey was completed by volunteers using the Save Our Streams macro invertebrate sampling protocol to evaluate the health of the stream. This "stream monitoring report" is included as Appendix A.

At the park's southern end, where the creek enters under the Teets access road, a major erosion cavity has developed. It is approximately 50 feet in width with numerous tree falls, eroding banks and considerable trash. The northern end of the creek, at the Dulles Access Road, also accumulates a great deal of debris. Tree falls are numerous along the length of the creek and are indicators of erosion problems and poor overall stream health. A large river birch, *Betula nigra*, was discovered adjacent to the creek. This tree is probably the county, and, possibly the state, Champion. It has been nominated for consideration for the County's Big Tree Registry. The river birch measures, 13'@4 1/2' circumference with a

height of 100 feet, its diameter @ 4 ½ feet is 50" and is located west of the new sanitary sewer floodplain connection. This tree appears to be in very good health.

Wildlife

A variety of birds, mammals, reptiles, and amphibians were observed on several site visits. Small minnows and tadpoles were seen in the shallow water of the large pond and several turtles were spotted sunning themselves on logs. Raccoon and deer tracks were numerous near the ponds and creek. Opossum tracks were also found near the pond. A red fox was observed near the creek. Deer browsing has had only minor impact on the understory growth. Crayfish chimneys were frequent in the floodplain. Squirrels were seen throughout the wooded sections. Evidence of beavers has already been noted. Among the birds observed were bluebird, bluejay, robin, chickadee, grackle, junco, cardinal, sparrow, vulture, catbird, vireo, and titmouse.

E. **Access**

Vehicular access will be provided to the historic house through the new townhouse development on the site. There will also be pedestrian access from the new development and from the adjacent office development to the south.

F. **Utilities**

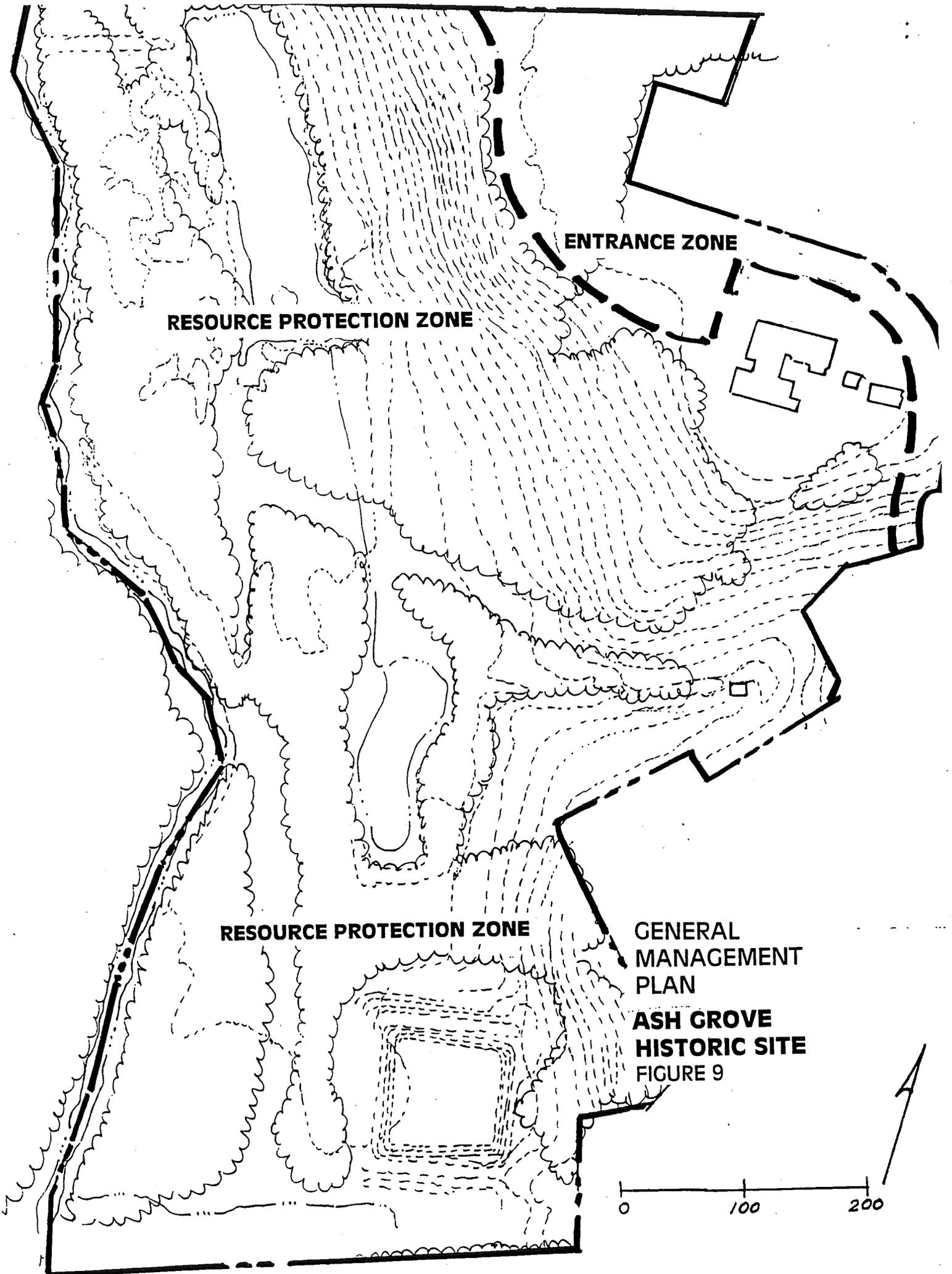
Electricity, water, and sewer are all either available on site, or will be provided in connection with the adjacent new development.

G. **Existing and Planned Land Use**

The park and the area surrounding it have been rezoned to PDH 12-HC. Other land around the park is zoned a mix of residential and commercial (single family homes farther to the south, hotels, office buildings, etc.). The park is bounded by the Dulles Airport Access Road to the north, the Westwood Corporation Center to the south, the new development of Tysons Village II to the east, and undeveloped land to the west.

An Addendum to The Comprehensive Plan for Fairfax County, Virginia, for the Tysons Corner Urban Center, states that as an Option, the Ash Grove area (subunit A-3) is "appropriate for multifamily residential use.... Development proposals... must provide the following:

The Ash Grove house and a minimum of two acres of associated non-EQC property, on Parcel 29-1((1))10C should be preserved as a public park site or other adaptive use. The Ash Grove house and associated property should be preserved in a manner that minimizes the disturbance and avoids the destruction of significant heritage resources.



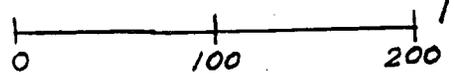
RESOURCE PROTECTION ZONE

ENTRANCE ZONE

RESOURCE PROTECTION ZONE

**GENERAL
MANAGEMENT
PLAN**

**ASH GROVE
HISTORIC SITE
FIGURE 9**



The EQC should be preserved as public open space, and the remainder of Parcel 29-1((1))10C west of the EQC and Parcel 28-4((1))2A should be passive open space and considered for dedication to the FCPA....”

H. **Countywide Trail**

The County Comprehensive Plan requires a pedestrian trail along Old Courthouse Spring Branch. A pedestrian trail is also shown along Ash Grove Lane connecting with the stream valley trail and a proposed trail along Route 7. The pedestrian trail system has been modified and will be constructed as part of the developer’s requirements. It will cross the site from the office complex to the south, along the west of the Sheraton stormwater management pond, through the woods, and up to the house entrance road.

IV. **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 (See Figure 9 - General Management Plan).

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.

A. **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:

- Trails and Trail Support Facilities
- Wildlife and Habitat Management
- Research, Interpretation, and Education
- Short Term Recreation

B. **Entrance Zones**

The only vehicular entrance to the park will be the existing entrance as it is improved in between the Ash Grove house and the new development. Any parking that is to be provided should be constructed between the house and the

Dulles Access Road to the north and west of the house.

POTENTIAL USES:

- Trails
- Roads, Road Improvements
- Parking
- Utilities

V. *SITE MANAGEMENT RECOMMENDATIONS*

Until the creation of a Conceptual Development Plan, Resource Management Plan, or Project Implementation Plan, the following recommendations will be used to provide guidance for site management matters.

A. *Historic Resources*

- ▶ To restore and renovate the house for a tenant/caretaker apartment, a small office, and an upscale private and corporate special events venue
- ▶ To restore the smokehouse and kitchen dependencies within the context of eligibility for listing on the National Register
- ▶ To make adaptive reuse of historic properties consistent with preservation of the historic fabric and the park purpose
- ▶ To identify, record, and preserve the park's historic resources
- ▶ To record the historic events and activities associated with Ash Grove
- ▶ To foster attitudes and practices that support conservation of historic resources

B. *Natural Resources*

- ▶ To create a Natural Resources Inventory (NRI) map of all natural areas, including the location and density of alien plants and the presence of wetland resources
- ▶ To use the NRI information to begin mitigation and repair of habitat damage suffered by the ponds and riparian forest during construction
- ▶ To begin to use the information gained in vegetation and hydrology management practices for habitat enhancement
- ▶ To continue monitoring Old Courthouse Spring Branch upon entry of and exit from Ash Grove for macroinvertebrate diversity and stream bed erosion rates
- ▶ To take action as needed and where appropriate to protect stream banks
- ▶ To foster attitudes and practices that support conservation of natural resources and responsible environmental stewardship

C. **Horticultural Resources**

- ▶ To develop a landscape management plan for the area surrounding the house, including a schedule for maintaining the over-mature vegetation, including fertilizing, mulching, and watering the transplanted trees
- ▶ To work with the developer to coordinate the required tree plantings, preserving the lawn around the house for large functions and complementing the existing landscaping
- ▶ To inventory the existing plantings and to conduct an evaluation based on at least a year's study
- ▶ To explore joint design, procurement and management partnerships with local area gardening groups for long term care of the grounds immediately surrounding the building and its dependencies with the goal of developing a (designated) period historic landscape

D. **Site Improvements**

- ▶ To evaluate the use of the outfall near the rear of the house leading to the large pond for a landscaped extension of the house - the area could be enhanced with steps and low shrub plantings, while blending the existing American hollies into the design
- ▶ To improve the beauty and wildlife value of the site at the large pond - monitor the spring to the pond and study the existing pond conditions and dynamics - create a design to incorporate shelves within the pond to support a variety of submerged and partially submerged vegetation - stabilize the pond embankments
- ▶ To provide a parking area in the entrance zone near the house for approximately 65 vehicles

E. **Education and Interpretation**

- ▶ To provide small educational and interpretive programs/exhibits to improve the quality of life and appreciation of the county's natural and historic heritage

January 1998 Stream Monitoring Report for Bridge Courthouse Spring Branch of Wolftrap Run

Background

- Site locations:** Fairfax County, Va., near Tysons Corner; Rt. 7 and Rt. 267
Upstream monitoring site just downstream of the Ashgrove Lane bridge over the Creek. This riffle is within a wooded area containing both large and small trees. A culvert channels the stream under the bridge, and empties into a rather deep pool that extends for perhaps 30 ft. until riffles begin.
Downstream monitoring site is just upstream of the culvert passing the stream under the Rt. 267 (the Dulles Access/Toll Road).
- Env. Stressors:** Extensive residential and light industrial development present in the watershed. Active residential construction is presently occurring on the slope on the northern slope of the stream between the 2 monitoring. Silt fencing is in place.
A ditch drains into the stream about midway between the two monitoring points. The ditch drains a detention pond that catches storm water runoff from a hotel parking lot.
Two other small ponds (leftover from beaver activity) contain shallow water. A drainage ditch channels water into the stream at the level of the lower monitoring site.

Monitoring History

January 3, 1998 First sampling performed by Deana Crumbling alone. Weather before sampling was cool to warming over the few days before. About ½ inch of melting snow contributed to saturated soils, but no overland flow.

The riffle of the lower site was sampled for chem/phys parameters (unremarkable), and for macroinvertebrates (only one large kick-net sampling performed due to time constraints). The only yield was a moderate-sized Tipulidae and a very small Alderfly or Dobsonfly larva (a biotic quality rating of 4 by SOS formula).

A quiet, deep (about 1½ foot) pool near the upper site was sampled for chemical parameters. A slight amount of nitrate was detectable. The upstream riffle was not sampled at this time.

The detention pond's drainage ditch was sampled for DO, temp, nitrate and phosphate. The ditch contained standing water over leaves. The temperature was at least 5°C higher than the stream water temperature. Nitrate and phosphate were both detected in low concentrations.

Wildlife seen included cardinals, grey squirrels, a pair of white-breasted nuthatches, and chickadees.

January 10, 1998: Sampling was performed by Deana Crumbling and Alex Scott. The weather over the week had been unseasonably warm, with record-setting temperatures occurring at least 3 of 7 days, with temperatures in the mid- to upper-60s (°F) during the day, and in the 40s to 50s at night. About 1 inch of rainfall occurred in the area about 3 days before sampling. Air temps dropped the day before sampling. Light frost was seen morning of sampling.

There are 2 close, small riffles at the upper end of the stream segment. Because neither riffle is large enough to contain 3 individual kick-net samples, the first sample was collected at the bottom of the 2nd

None seen

Fish water quality indicators:

- scattered individuals
- scattered schools
- trout (pollution sensitive)
- bass (somewhat sensitive)
- catfish (pollution tolerant)
- carp (pollution tolerant)

Barriers to fish movement:

- beaver dams
- man-made dams
- waterfalls (>1 ft.)
- other
- none

Stream: _____
 Station #: _____
 Date: _____

Surface water appearance:

- clear
- clear, but tea-colored
- colored sheen (oily)
- foamy
- milky
- muddy
- black
- grey
- other _____

Stream bed deposit (bottom):

- grey
- orange/red
- yellow
- black
- brown
- silt
- sand
- other _____

Odor:

- rotten eggs
- musky
- oil
- sewage
- none

Stability of stream bed:

- Bed sinks beneath your feet in:
- no spots
 - a few spots
 - many spots

% bank covered by plants, rocks and logs (no exposed soil) is:

Good	Fair	Poor
>70%	30%-70%	<30%
_____	<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____

Stream banks (sides)
 Top bank (slope and floodplain)

Algae color:

- light green
- dark green
- brown coated
- matted on stream bed
- hairy

Algae located:

- everywhere
 - in spots
- 10 % of bed covered

Stream channel shade:

- >80% excellent
- 50%-80% high
- 20%-49% moderate
- <20% almost none
winter

Stream bank composition (=100%):

<u>10</u>	% trees	
<u>5</u>	% shrubs	
<u>0</u>	% grass	
<u>75</u>	% bare soil (leaves)	
<u>0</u>	% rocks	
<u>10</u>	% other	MOSS

Stream bank erosion:

- >80% severe
- 50%-80% high
- 20%-49% moderate
- <20% slight
but a lot of slumping

Riffle composition (=100%):

<u>2</u>	% silt (mud)
<u>20</u>	% sand (1/16"-1/4" grains)
<u>36</u>	% gravel (1/4"-2" stones)
<u>40</u>	% cobbles (2"-10" stones)
<u>2</u>	% boulders (>10" stones)

MUDDY BOTTOM ONLY: Record the number of scoops taken from each habitat type. Provide any details (mostly sand, little silt, etc.) to best describe the habitat.

- Sleep bank/vegetated margin _____
- Woody debris with organic matter _____
- Rock/gravel/sand substrates _____
- Silty bottom with organic matter _____

Land uses in the watershed: Record all land uses observed in the watershed area upstream and surrounding your sampling site. Indicate whether the following land uses have a high (H), moderate (M), slight (S), or none (N) potential to impact the quality of your stream. Refer to the SOS stream survey instructions to determine how to assess H, M, S, or N. If the land use is not present in your watershed, leave the space blank.

- | | | |
|--|--|--|
| <input type="checkbox"/> Oil & gas drilling | <input type="checkbox"/> Sanitary landfill | <input type="checkbox"/> Trash dump |
| <input checked="" type="checkbox"/> Housing developments <u>M</u> | <input checked="" type="checkbox"/> Active construction <u>H</u> | <input type="checkbox"/> Fields |
| <input checked="" type="checkbox"/> Forest <u>S</u> | <input type="checkbox"/> Mining (types) | <input type="checkbox"/> Livestock pasture |
| <input type="checkbox"/> Logging | _____ | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Urban uses (parking lots, highways, etc.) <u>M</u> | <input type="checkbox"/> Cropland (types) | _____ |

Are there any discharging pipes?

no yes If yes, how many? 1

What types of pipes are they?

runoff (field or stormwater) describe: stormwater from parking lots + construction

sewage treatment _____ industrial: type of industry _____

Did you test above and below the pipes to determine any change in water quality? Were changes noticed? NOTE: If you answer Yes, you must submit two different survey forms, one for above the pipe and one for below the pipe, to document your claim.

VRS

Describe amount of litter in and around the stream as % of ground cover. Also describe the type of litter in and around the stream.

5% on ground + stream bank / plastics (bottle + dishes) in stream

Comments Indicate what you think are the current and potential future threats to your stream's health. Feel free to attach additional pages or photographs to better describe the condition of your stream.



Fish water quality indicators:

- scattered individuals
- scattered schools
- trout (pollution sensitive)
- bass (somewhat sensitive)
- catfish (pollution tolerant)
- carp (pollution tolerant)

Barriers to fish movement:

- beaver dams
- man-made dams
- waterfalls (>1 ft.)
- other
- none

Stream: _____
 Station #: _____
 Date: _____

Surface water appearance:

- clear
- clear, but tea-colored
- colored sheen (oily)
- foamy
- milky
- muddy
- black
- grey
- other _____

Stream bed deposit (bottom):

- grey
- orange/red
- yellow
- black
- brown
- silt
- sand
- other _____

Odor:

- rotten eggs
- musky
- oil
- sewage
- other _____
- none

Stability of stream bed:

- Bed sinks beneath your feet in:
- no spots
 - a few spots
 - many spots

% bank covered by plants, rocks and logs (no exposed soil) is:

Stream banks (sides)
 Top bank (slope and floodplain)

Good	Fair	Poor
>70%	30%-70%	<30%
_____	_____	_____
_____	_____	_____

Algae color:

- light green
- dark green
- brown coated
- matted on stream bed
- hairy

Algae located:

- everywhere
 - in spots
- _____ % of bed covered

Stream channel shade:

- >80% excellent
- 50%-80% high
- 20%-49% moderate
- <20% almost none

Stream bank composition (=100%):

- _____ % trees
- _____ % shrubs
- _____ % grass
- _____ % bare soil
- _____ % rocks
- _____ % other _____

Stream bank erosion:

- >80% severe
- 50%-80% high
- 20%-49% moderate
- <20% slight

Riffle composition (=100%):

- _____ % silt (mud)
- _____ % sand (1/16"-1/4" grains)
- _____ % gravel (1/4"-2" stones)
- _____ % cobbles (2"-10" stones)
- _____ % boulders (>10" stones)

MUDDY BOTTOM ONLY: Record the number of scoops taken from each habitat type. Provide any details (mostly sand, little silt, etc.) to best describe the habitat.

- Steep bank/vegetated margin _____
- Woody debris with organic matter _____
- Rock/gravel/sand substrates _____
- Silty bottom with organic matter _____

Land uses in the watershed: Record all land uses observed in the watershed area upstream and surrounding your sampling site. Indicate whether the following land uses have a high (H), moderate (M), slight (S), or none (N) potential to impact the quality of your stream. Refer to the SOS stream survey instructions to determine how to assess H, M, S, or N. If the land use is not present in your watershed, leave the space blank.

- Oil & gas drilling
- Housing developments
- Forest
- Logging
- Urban uses (parking lots, highways, etc.)
- Sanitary landfill
- Active construction
- Mining (types) _____
- Cropland (types) _____
- Trash dump
- Fields
- Livestock pasture
- Other _____

Are there any discharging pipes? no yes if yes, how many? _____

What types of pipes are they? runoff (field or stormwater) describe: _____

sewage treatment _____ industrial: type of industry _____

Did you test above and below the pipes to determine any change in water quality? Were changes noticed? NOTE: If you answer Yes, you must submit two different survey forms, one for above the pipe and one for below the pipe, to document your claim.

Describe amount of litter in and around the stream as % of ground cover. Also describe the type of litter in and around the stream.

Comments indicate what you think are the current and potential future threats to your stream's health. Feel free to attach additional pages or photographs to better describe the condition of your stream.



none visible
whole segm. t

Fish water quality indicators:

- scattered individuals
- scattered schools
- trout (pollution sensitive)
- bass (somewhat sensitive)
- catfish (pollution tolerant)
- carp (pollution tolerant)

Barriers to fish movement:

- beaver dams
- man-made dams
- waterfalls (>1 ft.)
- other
- none

Stream: _____
 Station #: _____
 Date: _____

Surface water appearance:

- clear
- clear, but tea-colored
- colored sheen (oily)
- foamy
- milky
- muddy
- black
- grey
- other _____

Stream bed deposit (bottom):

- grey
- orange/red
- yellow
- black
- brown
- silt
- sand
- other _____

Odor:

- rotten eggs
- musky
- oil
- sewage
- other _____
- none

Stability of stream bed:

- Bed sinks beneath your feet in:
- no spots
 - a few spots
 - many spots

% bank covered by plants, rocks and logs (no exposed soil) is:

Stream banks (sides)
Top bank (slope and floodplain)

Good >70%	Fair 30%-70%	Poor <30%
<u>X</u>	<u>X</u>	

Algae color:

- light green
- dark green
- brown coated
- matted on stream bed
- hairy

Algae located:

- everywhere
 - in spots
- 20 % of bed covered

Stream channel shade:

- >80% excellent
 - 50%-80% high
 - 20%-49% moderate
 - <20% almost none
- with*

Stream bank composition (=100%):

- 15 % trees
- 5 % shrubs
- 5 % grass
- 65 % bare soil (*leaves*)
- 5 % rocks
- 15 % other moss

Stream bank erosion:

- >80% severe
 - 50%-80% high
 - 20%-49% moderate
 - <20% slight
- lot of slumping*

Riffle composition (=100%):

- 2 % silt (mud)
- 10 % sand (1/16"-1/4" grains)
- 40 % gravel (1/4"-2" stones)
- 47 % cobbles (2"-10" stones)
- 1 % boulders (>10" stones)

MUDDY BOTTOM ONLY: Record the number of scoops taken from each habitat type. Provide any details (mostly sand, little silt, etc.) to best describe the habitat.

- Steep bank/vegetated margin _____
- Woody debris with organic matter _____
- Rock/gravel/sand substrates _____
- Silty bottom with organic matter _____

Land uses in the watershed: Record all land uses observed in the watershed area upstream and surrounding your sampling site. Indicate whether the following land uses have a high (H), moderate (M), slight (S), or none (N) potential to impact the quality of your stream. Refer to the SOS stream survey instructions to determine how to assess H, M, S, or N. If the land use is not present in your watershed, leave the space blank.

- Oil & gas drilling
- Housing developments M
- Forest S
- Logging
- Urban uses (parking lots, highways, etc.) M
- Sanitary landfill
- Active construction H
- Mining (types) _____
- Cropland (types) _____
- Trash dump
- Fields
- Livestock pasture
- Other _____

Are there any discharging pipes? no yes if yes, how many? 1

What types of pipes are they? runoff (field or stormwater) describe: stormwater detention pond downstr of
 sewage treatment _____ industrial: type of industry _____ the
2K

Did you test above and below the pipes to determine any change in water quality? Were changes noticed? NOTE: If you answer Yes, you must submit two different survey forms, one for above the pipe and one for below the pipe, to document your claim.

Describe amount of litter in and around the stream as % of ground cover. Also describe the type of litter in and around the stream.

5% in stream - plastic bags

Comments indicate what you think are the current and potential future threats to your stream's health. Feel free to attach additional pages or photographs to better describe the condition of your stream.



CONCEPTUAL DEVELOPMENT PLAN FOR ASH GROVE HISTORIC SITE

INTRODUCTION

The purpose of this Conceptual Development Plan (CDP) is to describe what facilities should be developed and how the resources within the park will be managed. The plan will also discuss how the facilities will fit into the established management framework, where they will be constructed, and how they will be operated in conjunction with other portions of the park.

HISTORIC RESOURCES

(See FIGURE 1)

In order to restore and renovate the house for an upscale private and corporate special events venue, a tenant/caretaker apartment, and a small office, the following actions will be taken.

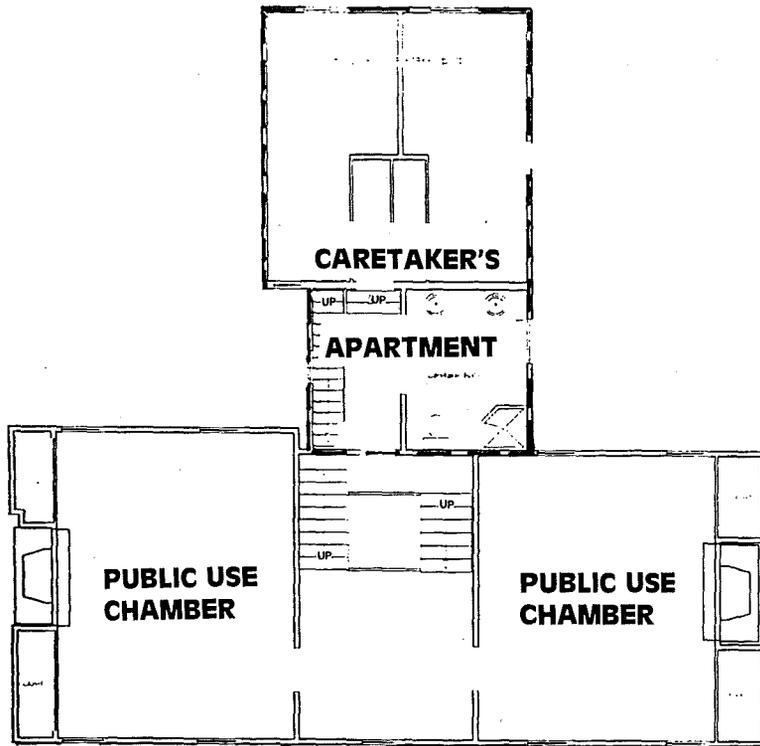
- The rental and special event area will be the front rooms of the first floor; the “dining area” with adjacent bathroom renovated to meet ADA requirements, and the connecting hall. On the second floor the two front rooms with associated restrooms will be used as corporate breakout space.
- An adaptive reuse historic furnishings plan will be developed that will be compatible with the interior architecture of the house. Among other things, this will include an exhibit area, new window treatments, area rugs, paint, fireplace repair, and tables and chairs to accommodate corporate business meetings.
- The tenant/caretaker apartment will occupy the kitchen/family room/second floor areas that are twentieth century addition to Ash Grove. A staircase will be built to allow nonpublic access from the family room to the second floor. The second floor bathroom will be for tenant/caretaker use only.
- The office will be located in the upper level of the garage.

Using the Ash Grove Historic American Building Survey drawings, plan a scope of work for the restoration of the 18th century kitchen dependency. Restore the 18th century smokehouse. Complete the nomination process for the National Register of Historic Places eligibility.

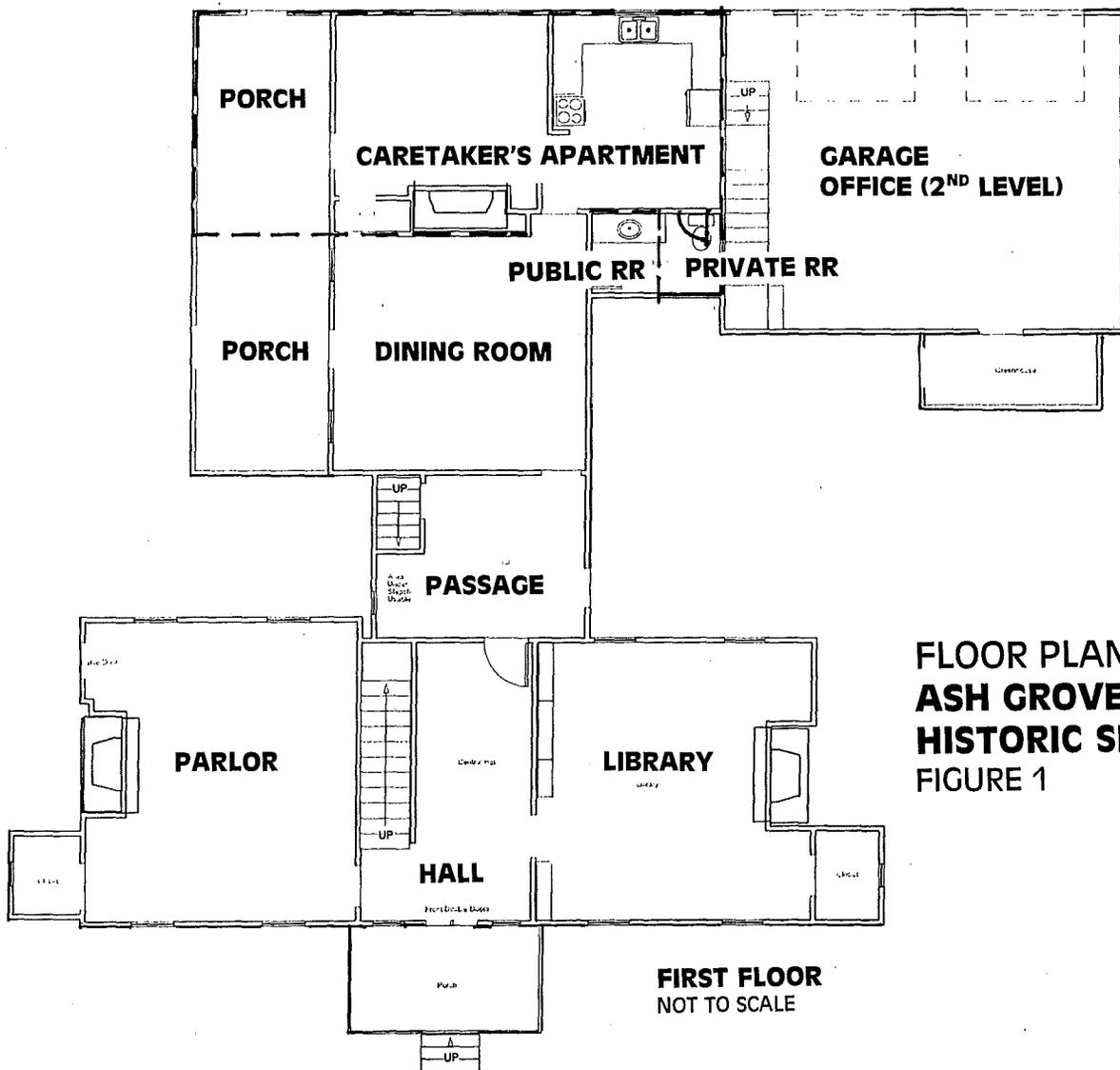
Make adaptive reuse of historic properties consistent with preservation of the historic fabric and park purpose by enclosing the library wall of shelving as an exhibit area for artifacts and objects related to the history of Ash Grove and environs. Small-scale music presentations and interpretive programs, such as lecture series in areas of history, conservation and preservation, may be offered to the public.

NATURAL RESOURCES

A Natural Resources Inventory (NRI) shall be done for all natural areas of Ash Grove. This document and map will include forest stand delineations of vegetative cover types and land condition, as well as the analysis and mapping of stream morphology and bed and bank conditions. Accompanying details will include such information as: size, location, and species composition of plant community, topographic and hydrologic



SECOND FLOOR
NOT TO SCALE



FLOOR PLANS
ASH GROVE
HISTORIC SITE
FIGURE 1

FIRST FLOOR
NOT TO SCALE

features, soils types, and notes on the presence or indicators of past presence of animals. If causal factors are evident they will be included in the narrative portion.

The NRI information will be used to develop a stabilization and recovery program to prevent further degradation caused by the recent construction or long term local land development patterns. A vegetative management and enhancement plan will be created using the information provided by the NRI. This plan will include prioritized task lists and suggestions for appropriate methodologies. The list of tasks will include such things as invasive plant control, species and location; habitat enhancement plantings, species and locations; and bank stabilization locations and practices.

Anomalous occurrences or conditions of plants, such as invasives crossing through multiple forest stands, will be noted and mapped. All trees greater than 24 inches d.b.h. as well as the largest occurrence of each woody plant type shall be mapped.

Of special and immediate concern are the recent impacts to the wetlands and ponds in the flood plain. The plan will include information on projected storm flows from the adjacent development and Old Courthouse Spring Branch, as well as proposed solutions to the problems created by non-natural storm runoff patterns. Any additional work out of the stream valley must include storm water management techniques promoting infiltration to provide continued ground water recharge and thereby sustain the springs along the lower stream valley slopes.

Old Courthouse Spring Branch will continue to be monitored for biological health. Initial and ongoing objectives in areas in natural resource management will be included and updated in the annual operations plans for Ash Grove.

HORTICULTURAL RESOURCES

(See FIGURE 2)

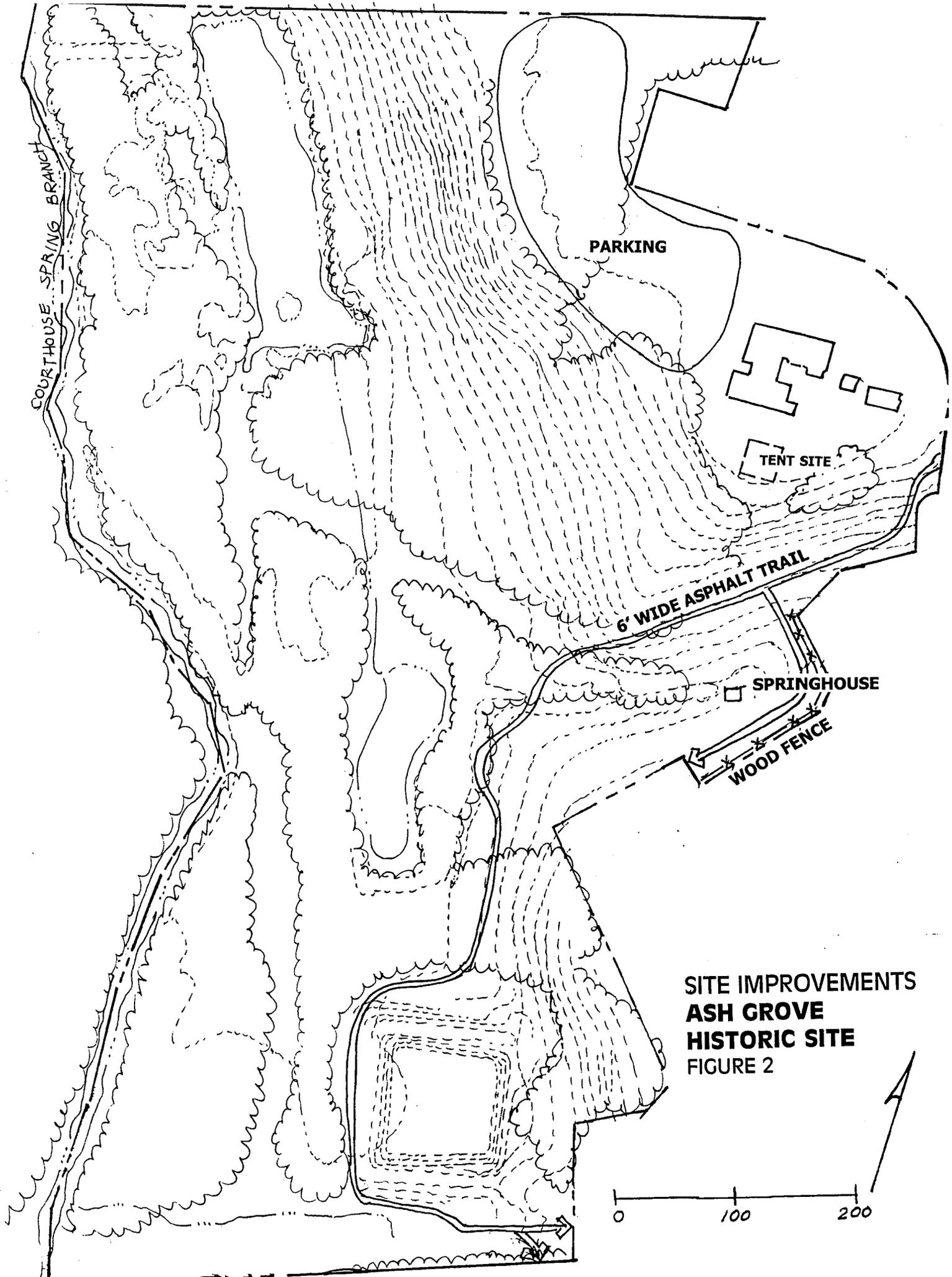
Develop a landscape management plan for the area surrounding the house, including a schedule for maintaining the over-mature vegetation, including fertilizing, mulching, and watering the transplanted trees.

Work with the developer to coordinate the required tree plantings, preserving the lawn around the house for large functions and complementing the existing landscaping.

Inventory existing plantings and conduct an evaluation based on at least a one-year study.

Explore joint design, procurement and management partnerships with local area gardening groups for long term care of the grounds immediately surrounding the building and its dependencies with the goal of developing a (designated) period historic landscape.

For the Landscape Plan, install stacked wood rail fence: between rear of house and townhouse development, surrounding parking lot and entrance road, and between lower edge of EQC (near springhouse) and townhouse development (see page 4). Also implement the following steps.



- Plant hardy, noninvasive shrub roses to climb fence lines to control flow of foot traffic onto the park.
- Replant disturbed area between porch and house with pachysandra, sun tolerant hosta, dicentra spectabilis, and lilies (all of which were present before the area was dug up).
- Remove boxwoods from foundation of house. After removal of boxwoods, selectively install period landscape around front and side porches.
- With FCPA Manager of Forestry/Landscape and Turf Specialist, establish integrated plant health care program for the site, including care for mature shrubs, trees at edge of EQC bordering front and side lawn, and the lawn.

Rehabilitate existing brick walkway leading from main house to dependencies.

SITE IMPROVEMENTS

(See FIGURE 2)

Parking for no more than 50 cars will be provided in an asphalt lot to the northwest of the house. It is possible that stormwater management and best management practices will be required for the lot also. Any lighting required for the parking will be designed for minimal impact. The lot will be landscaped with plants in keeping with the 18th-19th century era of the house.

A wood fence, typical of the period, will be constructed between the house and its immediate grounds, and the rest of the site. This will provide a visual separation and delineation of the park boundary within this dense development.

The developer of the adjacent areas will construct an asphalt trail, approximately 1350 long. It will provide connection between the new homes, the adjacent office complex, and the historic house. It will run from the townhouse parking on the south along Ashgrove Lane, below the stormwater management pond, along the utility easement and to the entrance road to the house. It will be sited in the field to avoid larger trees whenever possible.

EDUCATION AND INTERPRETATION

There are several elements that could provide focus for the interpretation at Ash Grove; History (social, economic, agricultural, architectural, intellectual, and natural), and Historical Archaeology, as well as the remaining buildings.

Historical Archaeology at Ash Grove can be divided into three topics. The general method and theory is one topic. A second is the results of the salvage excavation (F1) performed prior to the destruction of the barn, northeast of the area of the known graves. There is a collection of some 4000 artifacts from this excavation. The time period represented is the close of the 19th century to the beginning decades of the 20th. A third possible topic is the excavation presently being conducted in the front yard southeast of the house. This excavation, or other tested areas, can be used to illustrate the method and theory topic and also serve as an entry into general historical topics.

The standing structures can provide an introduction into a number of topics. Each topic will require research and scripting and should be tied to the Standard of Learning Objectives (SOLs) for the Commonwealth of Virginia. For the 18th century, topics could include the Fairfax family, the Northern Neck Proprietary, an abbreviated genealogy of the Fairfax family, placing the generations in time, and the social roles of the different family members.

Particular attention should be paid to Thomas, the ninth Lord Fairfax, since interesting details of his life are known which can open a variety of additional topics. These topics could include his scientific knowledge and his research in magnetism, electricity, and galvanism. Mr. Tommy's, as he preferred to be called, attitude toward his slaves and his efforts to educate and emancipate them was also unusual for the time.

A study of Henry Fairfax and his wife could be undertaken. The members of the Sherman family, about whom we have personal details, would also be interesting. James Sherman, as a representative of northern farmers and businessmen who moved south, bought land and brought new agricultural practices to Virginia, could serve as a case study of a new Virginia family. James' son's service to the union Army, his capture and subsequent escape from a Confederate prison are also well documented. Franklin's efforts to grow a variety of crops and engage in business ventures to support his large family can also be used to open a number of social history topics.

Finally, the Ash Grove house and its dependencies are interesting artifacts. The architectural history of the house, as a possible location of the Fairfax hunting lodge/white house, the possible hall and parlor evolving into the central hallway "T" house, is fascinating. The remodeling of the house by Wilson and Lee Sherman after the 1960's fire is also a point of study. The outbuildings, particularly the kitchen, are interesting architecturally and provide exhibits for the interpretation of social history.

Ash Grove can be used as a typical example for architectural, agricultural or social history, or it can be seen as a unique expression because of the details of the lives of its owners and occupants that have been preserved.

REVENUE GENERATION

LOCATION: Ash Grove has the best geographic location of any site in the Historic Properties Rental Services (HPRS) inventory. Given its proximity to Tysons Corner, the largest business center in the Washington Metropolitan Area, and the Sheraton Premier Hotel, Ash Grove has great promise as a corporate meeting site. The presence of the Sheraton also enhances its appeal as a wedding site since it would allow out-of-town guests to stay nearby.

CAPACITY: The anticipated capacity of the site is no more than 75, using the four rooms on either side of the main hall and stairway and the large room to the rear of the main hall. The lawn will accommodate at most a 30' by 30' tent. Ash Grove's main constraint on capacity will be the relatively small size of the parking lot.

CORPORATE MARKET: As a corporate meeting site Ash Grove has greater potential than any site in the HPRS inventory. The main room is large enough for a meeting of 35 to 40, with the other four rooms allowing for break-out sessions of 10 to 15. This gives the site a great deal of flexibility in the size and types of meetings it can accommodate. The combination of size, flexibility, and location means that Ash Grove should quickly become HPRS' premier meeting facility, especially if high quality meeting equipment is provided for the site.

PARTNERSHIPS

As a means of establishing and maintaining community support for Ash Grove, its programs and operations, efforts will be made to develop public-private partnerships with appropriate groups.

Recruitment and establishment of a *Friends* organization will be explored after site operational and program responsibilities have been assigned to staff.

In response to expressed interest and at the request of Mrs. Sherman, former owner of Ash Grove, area garden clubs will be contacted to work toward restoration and maintenance of the Ash Grove gardens.