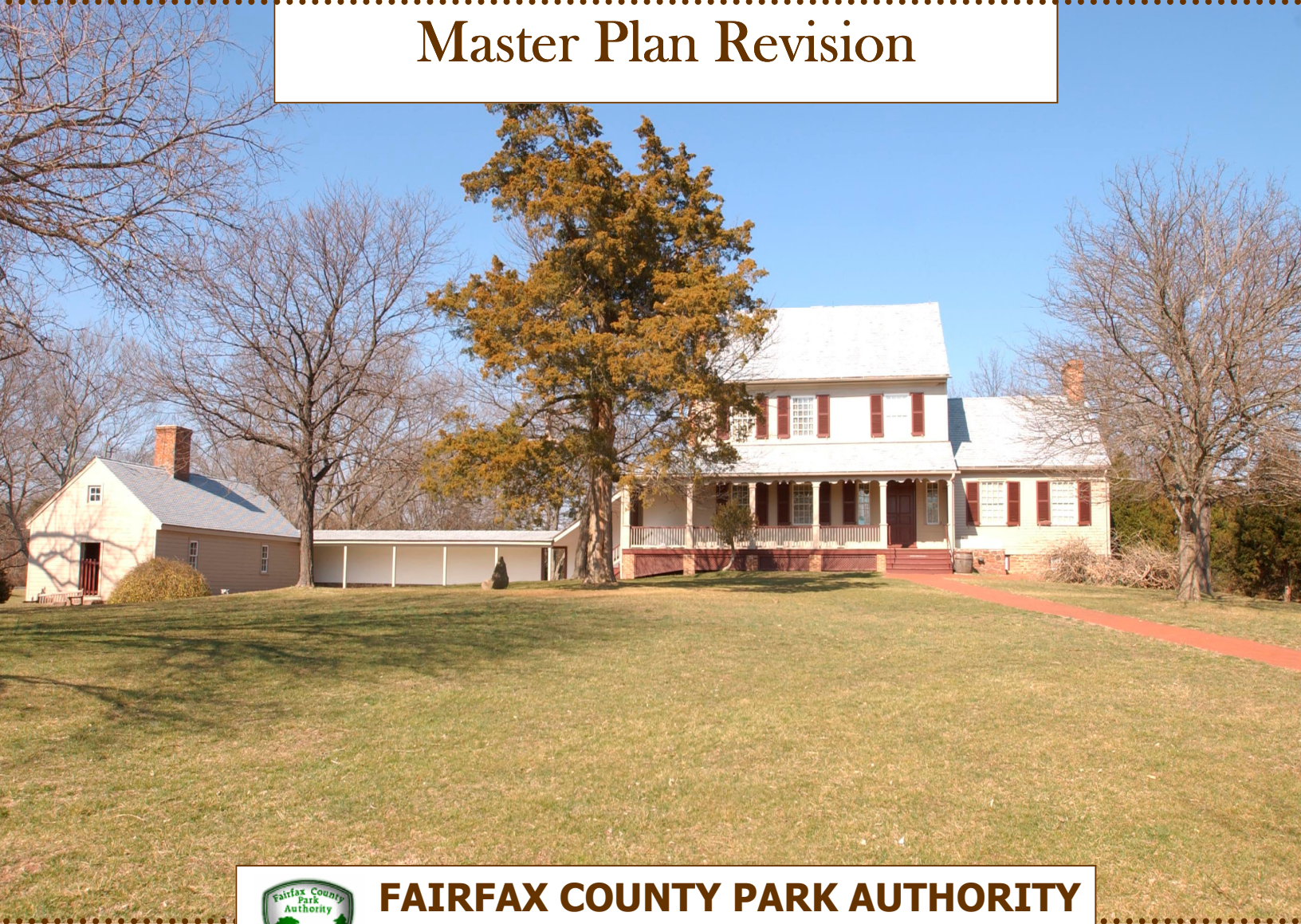


# SULLY HISTORIC SITE

## Master Plan Revision



**FAIRFAX COUNTY PARK AUTHORITY**  
**Approved 7/27/05**

# SULLY HISTORIC SITE

---

## **FAIRFAX COUNTY PARK AUTHORITY SULLY HISTORIC SITE General Management Plan and Conceptual Development Plan**

**Approved 7/27/05**

### **PARK AUTHORITY BOARD**

---

Harold L. Strickland, Chairman, Sully District  
Joanne E. Malone, Vice Chairman, Providence District  
Frank S. Vajda, Secretary-Treasurer, Mason District  
Gilbert S. McCutcheon, Mt. Vernon District  
Kenneth G. Feng, Springfield District  
Winifred S. Shapiro, Braddock District  
Kevin J. Fay, Dranesville District  
Edward R. Batten, Lee District  
Georgette Kohler, At-Large  
George D. Lovelace, At-Large  
Harrison A. Glasgow, At-Large  
Vacant, Hunter Mill District

### **SENIOR STAFF**

---

Michael A. Kane, Director  
Timothy K. White, Deputy Director  
Lynn S. Tadlock, Director, Planning and Development Division  
Charlie Bittenbring, Director, Park Services Division  
Miriam C. Morrison, Director, Administration Division  
Cindy Messinger, Director, Resource Management Division  
Brian Daly, Director, Park Operations  
Judith Pedersen, Public Information Officer

### **PROJECT TEAM**

---

Kirk Holley, Branch Manager, Park Planning Branch  
Angie Allen, Project Manager, Park Planning Branch  
Liz Crowell, Resource Management Division  
Noreen McCann, Resource Management Division  
Carol McDonnell, Resource Management Division  
Jeanne Niccolls, Resource Management Division  
Jenny Pate, Planning and Development Division  
Michael Riersen, Resource Management Division  
Richard Sacchi, Resource Management Division  
Charles Smith, Resource Management Division

# SULLY HISTORIC SITE

---

## TABLE OF CONTENTS

### Introduction

I. Purpose of Plan & Description.....	6
---------------------------------------	---

### Part 1: Background & Existing Conditions

I. Park Description & Significance	
A. Location & General Description.....	6
B. Historical Background.....	8
C. Administrative History .....	9
D. Park Classification System .....	9
E. Visitor Profile .....	10
F. Planning Context.....	10
G. Sully Historic Site Mission .....	11
II. Inventory & Analysis	
A. Park Context & Adjacent Properties .....	11
B. Existing Site Conditions	
1. Historic Structures .....	13
2. Historic Objects Collections.....	13
3. Cultural Resources	
a) Archaeological Sites.....	13
b) Cultural Landscape.....	14
4. Gardens & Cemetery .....	14
6. Natural Resources	
a) Hydrology .....	15
b) Topography.....	15
c) Geology & Soils .....	18
d) Forest Delineation.....	18
e) Wildlife .....	22
6. Green Infrastructure.....	22
7. Existing Improvements & Facilities	
a) Infrastructure	
1) Utilities.....	22
2) Park Access .....	23
3) Parking.....	25
b) Maintenance Structures .....	25
c) Other Amenities.....	25
d) ADA Adaptations .....	26
C. Existing Exhibits & Programs	
1. Exhibits .....	26
a) Orientation Exhibit .....	26
b) Period Room Exhibits.....	26
c) Temporary Exhibits .....	27
d) Outreach Exhibits .....	27
2. Programs	
a) Groups on Site .....	27
b) General Public Presentations .....	27
c) Outreach Programs .....	27
d) Special Events .....	27



# SULLY HISTORIC SITE

---

## TABLE OF CONTENTS (continued)

### **Part 2: General Management Plan**

I. Management Framework	
A. Management Issues.....	28
B. Management Objectives.....	29
C. Desired Visitor Experience .....	29
D. Management Zones.....	30
1. Entrance Zones .....	30
2. Visitor Orientation Zone .....	30
3. Cultural Resource Protection Zone.....	32
4. Natural Resource Protection Zone .....	32
5. Maintenance Zone .....	32
6. Buffer Zones.....	32
II. Management & Development	
A. Resource Management.....	33
1. Cultural Resource Management .....	33
2. Historic Structures Management	
a) Building Preservation & Reconstruction .....	33
b) Maintenance, Housekeeping, & Custodial Duties .....	33
3. Historic Collections Management .....	34
4. Natural Resource Management.....	34
B. Interpretive & Visitor Services.....	34
1. Programs	
a) Interpretive & Educational Programs .....	34
b) Special Events.....	35
2. Other Information & Interpretive Media.....	35
a) Signage.....	35
b) Publications & Website .....	35
3. Exhibits	
a) Orientation & Temporary Exhibits .....	35
b) Period Room Exhibits.....	35
4. Relationship to Other Parks	
a) Sully Woodlands .....	35
b) Integration with other Civil War Sites .....	36
c) Partnerships & Associations .....	36
5. Research & Archives.....	37
6. Staffing.....	37

### **Part 3: Conceptual Development Plan**

I. Design Issues .....	38
II. Elimination of Relocation of Existing Facilities/Previously Approved Master Plan Elements ...	38
III. Description of Plan Elements	
A. Vehicular Access & Parking.....	38
B. Visitor Center.....	40
C. Picnic Area .....	40
D. Family Activity Area .....	40
E. Cultural Resource Interpretation Areas.....	41
F. Slave Quarters .....	41
G. Barn Lot Reconstruction.....	41
H. Gardens & Cemetery .....	41
I. Trails.....	42



# SULLY HISTORIC SITE

---

## TABLE OF CONTENTS (continued)

### Part 3: Conceptual Development Plan (con't)

J. Natural Resource Protection Area .....	42
K. Transitional Plantings .....	42
L. Buffer Plantings .....	42
M. Maintenance Facility .....	42
IV. Design & Development Concerns	
A. Potential Impacts of MWAA Access Road .....	43
B. Land Acquisition .....	43
C. Intermediate Need for Reorientation of Visitor Services .....	43

### Attachments

Attachment 1—Plant Species Observations .....	44
Attachment 2—Wildlife Species Observations .....	47

### List of Graphics

Figure 1— 1978 Master Plan .....	7
Figure 2—Hydrology .....	16
Figure 3— Slope Analysis .....	17
Figure 4—Soils.....	19
Figure 5—Forest Stand Delineation.....	20
Figure 6—Relocated Entrance Road and Parking Lot.....	24
Figure 7—General Management Plan.....	31
Figure 8—Conceptual Development Plan .....	39

# SULLY HISTORIC SITE

## Introduction

### **I. Purpose of Plan & Description**

Since the master plan for Sully Historic Site was approved in 1978, the surrounding context has significantly changed (Figure 1—1978 Master Plan). Once open and relatively undeveloped, the area in the vicinity of the park site has experienced increased industrial, commercial, and residential development over the past 25 years. The purpose of the master plan revision is to update the existing plan and create a long-range vision for the site. When approved, this document will serve as a guide for all future planning on the site and should be referred to before any planning and design projects are initiated.

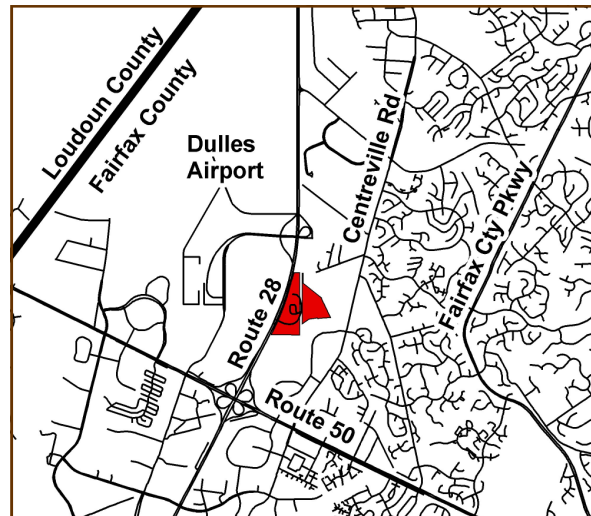
The master plan document consists of three parts—the Background and Existing Conditions, the General Management Plan (GMP), and the Conceptual Development Plan (CDP). After presenting the background information serving as the basis for decision making, the General Management Plan and Conceptual Development 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 General Management Plan establishes park purpose and classification, describes 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 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.

## **Part 1: Background & Existing Conditions**

### **I. Park Description & Significance**

#### **A. Location & General Description**

Sully Historic Site is located at 3601 Sully Road in Chantilly, Virginia in the Sully Supervisory District. The park is 61.8364 acres in size with an additional 66.463 acres under a revocable permit license agreement with the Metropolitan Washington Airports Authority (MWAA). The park is 4 ½ miles south of Dulles International Airport and an eighth of a mile from the National Air & Space Museum, Udvar Hazy Center. The site is located at the intersection of two major state highways, Route 28 (Sully Road) and U.S. Route 50.

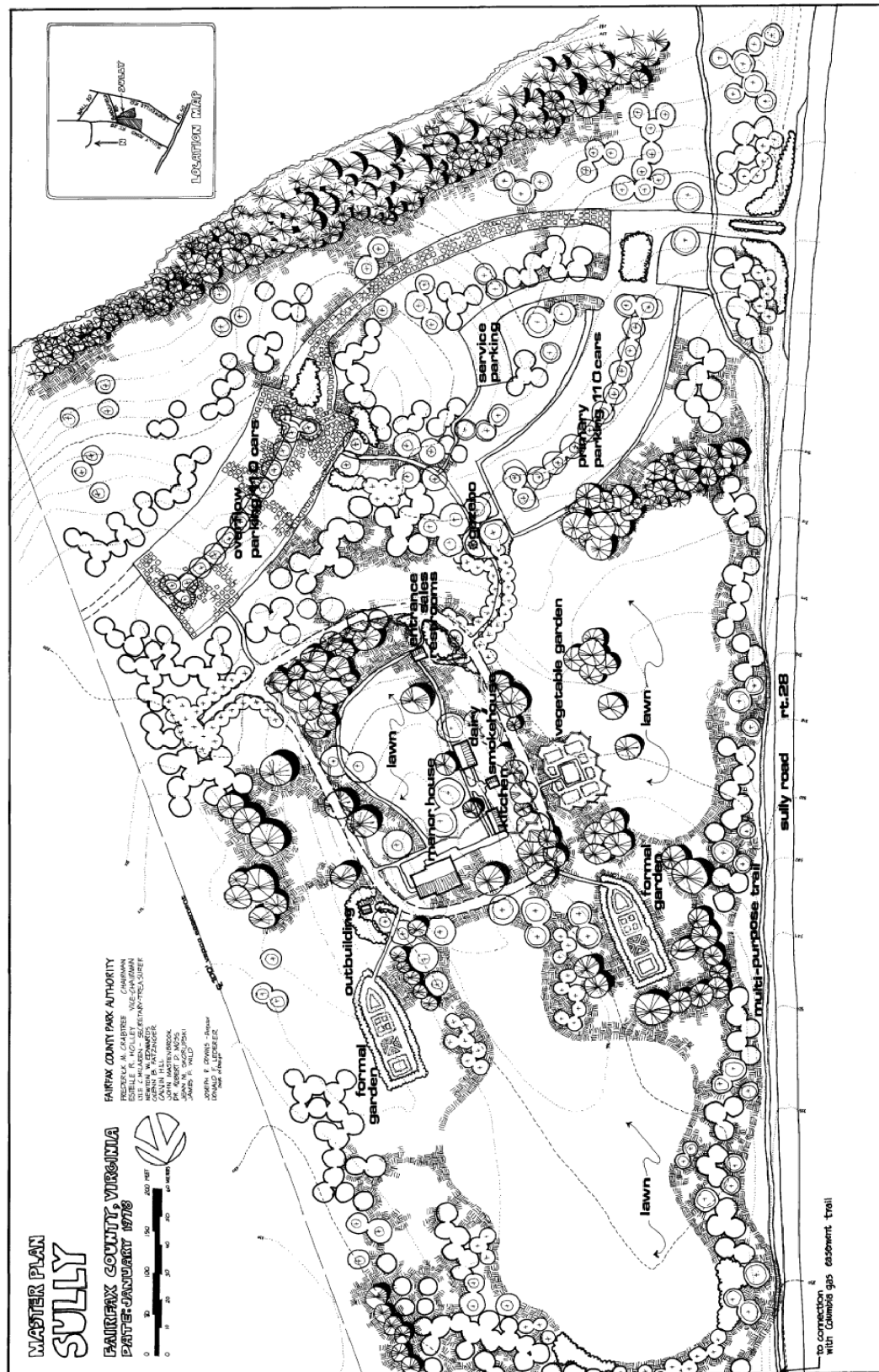


Location Map

Sully Historic Site was once part of a larger tract of land, spreading south and west into the current airport property. Once a working farm and residence, Sully consists of several original outbuildings dating from 1794 to 1801 including the restored original 2 ½ story dwelling house, original kitchen/wash house, smokehouse, dairy, and lumber house. The original outbuildings are used daily to interpret common work on a Federal Period farm. Other historic structures on the property include the museum school house store, once a 19<sup>th</sup> Century one room school house originally from Haymarket,

# SULLY HISTORIC SITE

Figure 1—1978 Master Plan





# SULLY HISTORIC SITE

---

Virginia, and a gazebo that serves as a visitor orientation kiosk, originally from the Fairfax County Courthouse grounds.

Prehistoric archaeological evidence has also been found in multiple locations on-site, such as projectile points and evidence of hunting camps. New construction includes a representative slave quarter dwelling, built in 2000, on the archaeological footprint of an original cabin and visitor restroom facilities, built in 1974, beneath the school house store. These newer structures enhance and support the visitor experience.



Stone Dairy and Well

## B. Historical Background

Sully has a long and well documented history providing insight on the use and appearance of the site dating from 1725. The site's history can be divided into seven periods based on broad patterns of land use and development, as presented in the Cultural Landscape Report for Sully Historic Site (Prepared by Rhodeside & Harwell and John Milner Associates, February 2004):

- **Period 1: Tobacco Plantation (1725-1788)** The property was a tobacco plantation owned by Henry Lee I and Henry Lee II, organized around a quarter of slaves and overseers.
- **Period 2: Antebellum Period (1787-1842)** Sully was given its name under the ownership of Richard Bland Lee. Francis Lightfoot Lee II, John Roberston, William Swartwout, and the oversight of the property by the Francis Lightfoot Lee Committees also owned Sully during this period. Also instituted during this period were land use patterns that remained largely unchanged through the mid-twentieth century, such as the location of the house on a small ridge overlooking the surrounding landscape, the clustered arrangement of the house and its outbuildings, the cluster arrangement of the barns and farm outbuildings, and the general agricultural land use pattern. The main house, still existing today, was completed in 1799 under the ownership of Richard Bland Lee.
- **Period 3: Agricultural Expansion (1842-1910)** Jacob Haight, James Barlow, Stephen Shear, and Conrad Shear successively owned Sully during this period. Many landscape changes instituted during the Antebellum Period were retained, but with a shift to more intensive and specialized farming, including dairy operations. Additional features include new barns and circulation patterns.
- **Period 4: The Civil War (1861-1865)** Although many Civil War battles and skirmishes occurred in Northern Virginia, Sully saw little direct physical impact from the war. On at least two occasions, Sully was the site of Confederate and Union encampments. Little crop production occurred during the war due to lack of labor and potential destruction, and much of the livestock was taken by or sold to both armies.
- **Period 5: Dairy (1910-1939)** When William Miller and King Poston owned Sully, the agricultural focus shifted from mixed farming to dairying. This was evidenced on the landscape by the construction and alteration of some outbuildings. New circulation patterns were also introduced.

# SULLY HISTORIC SITE

---

- **Period 6: Country Estate (1939-1959)**  
During the ownership of Walter Thurston and Frederick Nolting, Sully ceased to function as an agricultural-centered landscape and instead primarily served as a residence. The appearance of the landscape does not seem to have been greatly impacted, but the use patterns changed dramatically.
- **Period 7: Historic Site (1959-present)**  
Most recently, Sully has been under the operation of the Fairfax County Park Authority and open to the public as a historic site. Interpretation of the site focuses on the Federal Period, more specifically the time of Richard Bland Lee's ownership.

The period of significance, or major area of interpretation, is the Richard Bland Lee period from 1787 – 1811. Richard Bland Lee was Northern Virginia's first representative to Congress. Lee inhabited and developed the land, with the support of 29 enslaved African Americans inherited from his father. Lee made significant changes to Sully's landscape to support its agricultural use.



Richard Bland Lee and his Wife, Elizabeth Collins

## C. Administrative History

Frederick Nolting was the last private owner of Sully. Nolting, along with Eddie Wagstaff, his close friend and local historian, and Eleanor Templeman of the Society of the Lees of Virginia were largely responsible for saving Sully from demolition by the Federal Aviation Administration (FAA) during the creation of Dulles International Airport in

1959. At that time, a Congressional bill was passed conveying Sully to “any public or private organization of the State of Virginia” under the condition that the organization “preserve, exhibit, and maintain said structure or structures for the use and benefit of the public” (*Sully: The Biography of a House*, Robert S. Gamble, 1973). The Fairfax County Park Authority assumed ownership of the property and began operating it as a public park/historic site. In 1974 and 1975, the main dwelling house and outbuildings were restored to their 1799 appearance, funded by public park bonds. In 1979 Sully, as well as Colvin Run Mill, were accredited by the American Association of Museums (AAM). They became one of the first county-operated museums to be accredited in the country. Both museums received reaccreditation in 1989 and again in 1999.

To assist with the ongoing preservation and restoration efforts of Sully, Eddie Wagstaff established and endowed the Sully Foundation Limited in 1969. The group continues to play an active role in advocating the need to preserve Sully, while also providing continuous funding for special projects.

## D. Park Classification System

Sully Historic Site is designated as a Cultural Resource Park in the Park Authority's classification system. Cultural Resource Parks protect and preserve archaeological sites and historic properties that meet the eligibility requirements for the National Register of Historic Places Criteria or the Public Significance Criteria as designated by the Fairfax County (Virginia) Heritage Resource Management Plan. Historic Sites and Archaeological Parks may be located wherever evidence of human occupation exists on or beneath the land and waters. Depending on the extent of the resource, the Cultural Resource Park site may also be designated as a Countywide Park or as sub-unit of another park classification.

# SULLY HISTORIC SITE

---

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.

## E. Visitor Profile

Staff has previously estimated that Sully attracts between 23,000 to 30,000 visitors per year. This figure is expected to increase with the installation of a car counter system, providing more accurate information on passive visitation. According to the *Key Findings from the 2001 Resource Management Site Visitor Satisfaction Survey* (FCPA Parks Services Division, September 2003), one-third of Sully's visitors travel from beyond the Washington, DC area, which is unique for historic sites owned by the Park Authority. The visitor survey indicated that most users are first-time visitors to the site, but nearly 12 percent of those were repeat visitors. The majority of the visitors stated they came because of an interest in history. Other reasons to visit include relaxation and friends and family recommendation. In addition, the survey results show the majority of the visitors became aware of the site through signage and word-of-mouth. The 2003 Needs Assessment analysis indicates that historic sites are well-used facilities within the park system, with over one-third of the County's population visiting a historic site at least once in the past year.

## F. Planning Context

In the County's Comprehensive Plan, the site is located in the Upper Potomac Planning District and more specifically in the Dulles Suburban Center. As Dulles International Airport is a major economic catalyst for the Northern Virginia Area, growth is expected to continue in the Dulles corridor. The concept for future development in the Dulles Suburban Center focuses on providing a broad range of

residential, commercial, recreation, entertainment, and industrial uses to support Dulles Airport and the larger suburban area. A mixed-use urban core is planned adjacent to the Dulles Airport Access Road, with a second mixed-use node envisioned for the Westfields area. In addition, the potential for a rail transit system within the Dulles Suburban Center is acknowledged, and a provision for rail transit is identified as a major transportation objective.

At a more site specific scale, Sully is planned for public park use surrounded by planned public facility uses to the north, west, and south on land held by the Metropolitan Washington Airports Authority (MWAA). Mixed use is planned to the east. Land use recommendations specific to Sully Historic Site include a new entrance road from the relocated Air and Space Museum Parkway interchange and the planned visitor information and conference center, as well as archaeological and historical studies to determine if it is appropriate to seek expansion to include parts of the Turley Hall property.

The Countywide Trails Plan shows a proposed 8-foot wide paved trail along Sully Road connecting to a trail along Barnsfield Road, though it was not constructed during the Route 28 Road Improvement Project. In addition, it is recommended that a countywide trail provide non-vehicular access between Sully and the Air and Space Museum Annex across Sully Road.

The Sully Historic Overlay District (Appendix 1, A-1-300, Part 3 of the Zoning Ordinance) provides special zoning regulations for the area within a quarter-mile radius from the property line. The intention of the overlay district is to protect the historic integrity of the site and to control uses that would have visual and/or operational impacts on Sully. All proposed development within the historic district must be reviewed by the Architectural Review Board and should be preceded by an archeological survey.



# SULLY HISTORIC SITE

---

In addition, other designations offer protection or recognition to the site, including:

- National Register of Historic Places
- Virginia Landmarks Register
- Fairfax County Inventory of Historic Sites
- Accredited by the American Associations of Museums
- National Park Service National Underground Railroad Network to Freedom Program
- Virginia Civil War Trails Program
- Daughters of the American Revolution recognition plaque

## G. Sully Historic Site Mission

Sully's mission describes the purpose and significance envisioned for the historic site. As development progresses from conceptual master planning to site specific design, decisions can be continually tested against the mission for appropriateness. The overall mission of Sully was adopted in 1996:

“To preserve, maintain and interpret the historic structures, collections and lands that comprise Sully, a restored late 18th century dwelling house, outbuildings, representative slave quarter and park grounds.”

Park purpose statements are intended to guide decision making regarding all plan recommendations, resource allocation, and management issues. If a proposed use conflicts with anyone 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. Park significance statements capture the attributes that make this historic site valuable and important to the community and the park system. Like purpose statements, the significance of a park may shift over time in response to the surrounding context or users needs and desires.

## Park Purpose

- To educate the public on the social histories of the families that lived at Sully, including the enslaved community and other diverse residents, from the late 18th century through 1959.
- To promote stewardship through educational interpretive programs, focusing on the rich cultural and natural resources of Sully and the surrounding region.

## Park Significance

Sully is one of the most historically significant properties in the park system, protecting and preserving a portion of the architectural and cultural heritage of Fairfax County. The history of Sully, and its use by its fifteen owners, generally represents the changing character of Fairfax County and Northern Virginia that evolved from a near wilderness, with scattered homelots and farmland, to its current suburban state.



Sully in the Spring

## II. Inventory & Analysis

### A. Park Context and Adjacent Properties

The development of Dulles International Airport has significantly impacted the surrounding context of Sully. Dulles Airport property, owned by the Metropolitan

# SULLY HISTORIC SITE

Washington Airports Authority (MWAA), lies to the west and south of the park site. In addition, a 100-foot wide former utility corridor, also owned by MWAA, bisects the site. This swath of land provides MWAA the only potential vehicular access to their property to the south.

MWAA estimates that Dulles served 17 million passengers in 2003 and employed 18,000 people, and airport expansion is underway with the \$3 billion 'Dulles Development Program.' Improvements include a fourth runway, two parking garages, a new airport traffic control tower, an additional midfield concourse, and an airport train system to connect the new facilities. According to MWAA, Dulles has the land capacity to serve 55 million passengers when all planned facilities are completed, though no specific timetable has been established for final build-out. The current expansion plans do not include the use of MWAA property located to the south of Sully, though MWAA will maintain the right to access this property via a private road running through the power easement on the eastern boundary of the park property. Another development on the Dulles property

that has impacted and will continue to influence Sully is the Smithsonian National Air and Space Museum's Udvar-Hazy Center. In 1988, the Smithsonian Institution signed a long-term lease with MWAA for a 176.5 acre site south of the main terminal on the west side of Route 28. The 760,000 square-foot facility opened in December 2003 with an exhibit hangar, observation tower, multi-media classrooms, IMAX theater, museum store, and food services. The facility is envisioned to house and display 200 aircraft and 135 spacecraft at capacity and future expansion includes a restoration area. According to the Smithsonian, an estimated 3 million visitors are expected annually at the Udvar-Hazy Center.

In addition to development on airport property, a major mixed-use development is proposed to the north. The 'Dulles Discovery' project is envisioned to be an age-restricted residential development, with other uses possibly introduced in later phases of development. St. Veronica Catholic School is located directly east of Sully. Also in proximity to the park site are industrial uses at the intersection of Sully Road and Route 50. Located east of Centreville Road are the



Context Map



# SULLY HISTORIC SITE

---

residential developments of Armfield Farm and Franklin Farm, as well as Franklin Middle School.

## B. Existing Site Conditions

### 1. Historic Structures

The focus of the core interpretive area is the main house from the Richard Bland Lee Period, built in 1794 and completed in 1799 with the east wing addition. The Sully house is a three-part frame structure set on a foundation of local red seneca sandstone. The center, two-story section has a side hall plan with two exterior chimneys and a gable roof. On the south side of the central portion is a one-story piazza or porch. In addition, the north entrance is sheltered by a small pedimented porch. The architecture is further detailed in a site architectural study from the 1970s.

Existing outbuildings associated with the main house include a log building used as a kitchen/wash house, a smokehouse, lumber house, and a two-story stone Dairy. In 1960, exterior and interior drawings of the main house and outbuildings were done as part of the Historic American Buildings Survey. Other buildings in the core interpretive area include a school house that was moved to the property from Antioch Farm in Haymarket, VA. This building currently serves as the

museum entrance building and gift shop. Additionally, a slave dwelling was constructed using archaeological and documentary evidence found on the site.

### 2. Historic Objects Collections

The Historic Objects Collections are housed within the original historic structure. A core group of these objects have a provenance of either having belonged to the Lees or having been used at Sully. Site-specific objects include 18th-century furniture owned by Richard Bland Lee including a sofa, card, sewing, and Pembroke tables and two American Hepplewhite heart-back chairs, along with pieces of china and silver, clothing accessories, and a seal with the Lee family coat-of-arms. The highest priority for acquisitions are additions to this core group of objects.

The Lee pieces are supplemented with representative period pieces and selected reproductions. These objects are interpreted primarily in period room settings, the visitor orientation gallery, and temporary changing exhibits. Items once owned by Lee family relatives and later owners of Sully are also part of the collections, and are housed with additional Sully research and archival materials at the central Historic Collections Storage Facility in Ellanor C. Lawrence Park. Together they provide Sully with a wealth of interpretive material to serve as a basis for exhibits and programs.

### 3. Cultural Resources

#### a) Archaeological Sites

Since 1970, much has been learned about the Sully property, including the identification of various elements of the farm complex and the connections between Sully and the nearby farms. During an archaeological survey to uncover more information about the farm components, a rich set of features and artifacts were discovered to southeast of the main house at the Sully South Road Structures site. This site, along the south entrance lane to the main house, contains a complex of foundations and other features which identify it as a set of





# SULLY HISTORIC SITE

---

farm outbuildings dating from the late 18th century. Among the foundations, three were identified as possible slave dwellings. The site confirms Sully as a working farm from circa 1780 (and possibly as early as 1746) through the late 19th century.

The Sully Tenant Farm site, located east of the main house, was first surveyed in 1983. It has yielded the foundation of a building identified as an early 19th century dwelling of a tenant farmer. Richard Bland Lee is known to have had tenants on his farm.

Cain's Branch was the border between Sully and Little Sully when Jacob Haight divided Sully in 1845 between his son and daughter. The south lane led from Sully to Little Sully House and thence to Frying Pan Road and the main entrance to Sully. At Cain's Branch, southeast of the main house, are original bridge abutments where the south lane crossed the stream. Also located southeast of the main house, the  $\frac{3}{4}$  Foundation has been identified as an ice house that was made of wood and set into the bank to provide insulation.

Running along the northeast corner of the Sully property is a part of a railroad which was never completed. The Loudoun Branch of the Manassas Gap Railroad was graded before 1860, but the entire enterprise ended in failure without track being laid. The right-of-way cut along the boundary of the Sully property bears mute testimony to the economic impact of the Civil War. The Manassas Gap Railroad is listed in the National Register of Historic Places.

Prehistoric artifacts have been found all along Cain's Branch. A small camp was probably located southwest of the house. Projectile points found around the Sully Tenant Farm Site indicate occupation during the Late Archaic-Early Woodland period (5000 to 2500 years ago). Undated prehistoric artifacts were found around the Ice House Site and the South Road Structures. The presence of

a relatively large number of retouched flakes argues that the Cain's Branch area was probably used for hunting camps.



Archaeological Excavation at Sully

## b) Cultural Landscape

A Cultural Landscape Report was completed for the property in 2003. The report established periods of significance for the landscape using historical documentation including historic maps, photographs, and primary source material that contained written descriptions, such as letters and diaries. Other sources of information incorporated into the report include existing landscape features and the results of archaeological studies. Plan maps were prepared that documented the landscape during the different periods of significance.

This document is envisioned to be the first phase of the Cultural Landscape Report for Sully. The second phase is anticipated to be a continuation of the work presented in the 2003 report and this master plan document. Phase Two of the Cultural Landscape Report will provide recommendations on the treatment, management, and interpretation of landscape elements.

## 4. Gardens and Cemetery

Sully has three interpretive gardens that represent plantings appropriate to the Federal time period. Richard Bland Lee had a two acre garden on the west side of the kitchen/laundry building. The exact plantings for this two-acre garden are not known, except for a few

# SULLY HISTORIC SITE

---

references in Lee's correspondence. Existing interpretive gardens include a vegetable garden, flower garden, and a slave quarter garden. Each garden has samplings of heirloom plants. The flower garden is a bullet-shaped revival garden designed in the early 1970's to be similar to the bullet-shaped gardens at Mount Vernon.

The current cemetery is not original to Sully. Richard Bland Lee and Elizabeth Collins Lee were re-interred in 1970 to Sully from Congressional Cemetery in Washington, DC, by the Society of Lees of Virginia. The Sully Foundation, Ltd. funded the construction of a brick wall and the restoration of the epitaphs on the headstones. Additionally, a commemorative marker was placed there for the children that died at Sully—Algernon Sidney (Light Horse Harry Lee's child), Mary Ann Lee, and Mary Collins Lee. Letters written by Elizabeth Collins Lee indicate that children who had died at Sully were buried in the vicinity of the house. Though the actual location of the children's cemetery has not been discovered, the historical documentation and other research techniques have identified probable locations of the cemetery site.



Flower Garden

## 5. Natural Resources

### a) Hydrology

The Sully site lies within the 55 square-mile Cub Run watershed, covering portions of Fairfax and Loudoun Counties as well as Dulles Airport. Cain's Branch, draining Chantilly and Dulles, runs through the

southernmost portion of the site. Under the Fairfax County Chesapeake Bay Preservation Ordinance, perennial streams are designated a Resource Protection Area (RPA), which is a minimum 100-foot buffer intended to limit development adjacent to streams. The County's Perennial Stream Identification and Mapping Project identified Cain's Branch as a perennial stream required to have an RPA. In addition, flood plains have been mapped along Cain's Branch just south of the property line in the eastern half of the site, extending to Centreville Road.



Cain's Branch

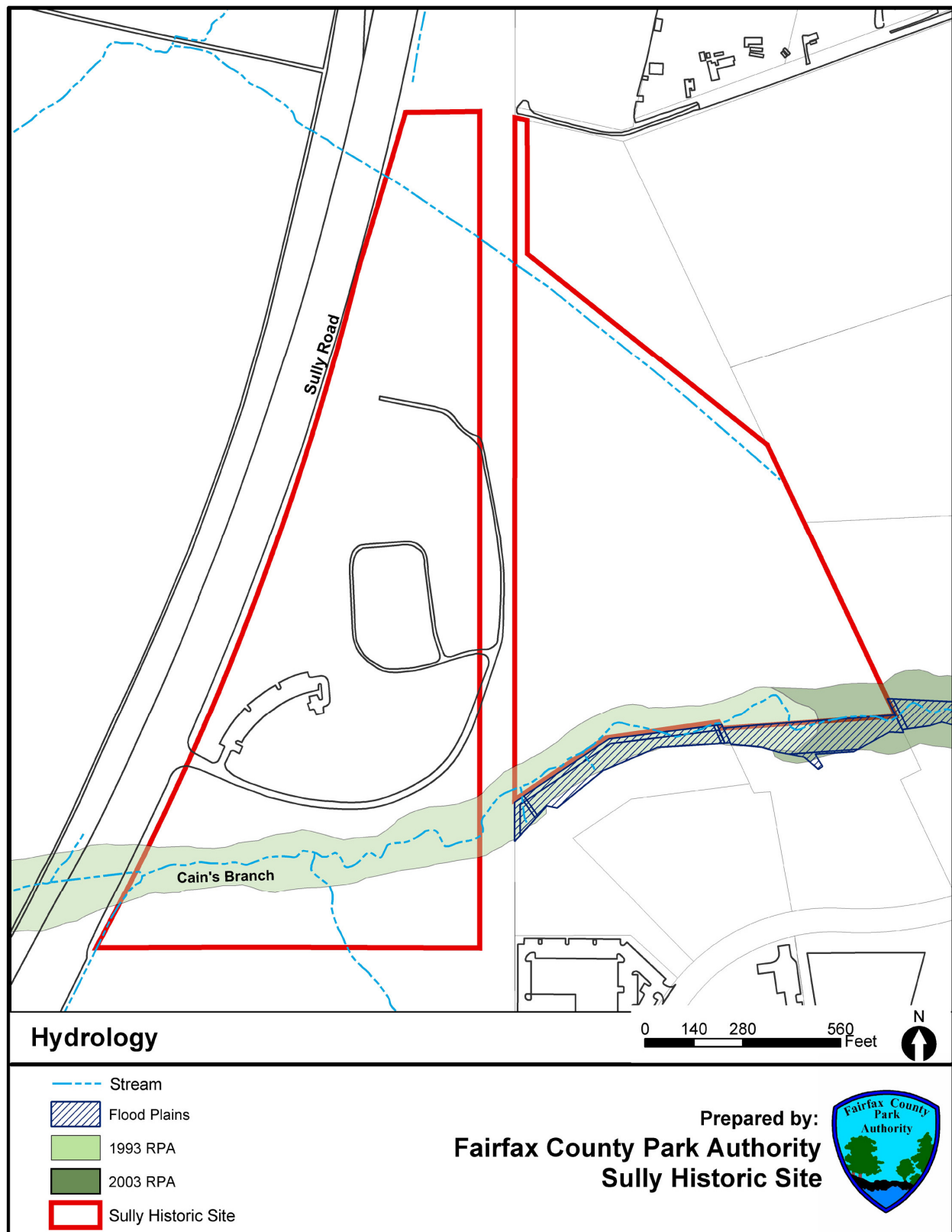
*The Fairfax County Stream Protection Strategy Baseline Study* (Dept. of Public Works and Environmental Services, January 2001) summarizes the general stream conditions across the County. Based on biotic integrity, habitat, fish taxa richness, and impervious surfaces, Cain's Branch was assigned a site condition rating of "fair." Given that rating, the stream was classified as Watershed Restoration Level I, the higher priority management category. The primary goal of this management category is to re-establish healthy biological communities (Figure 2—Hydrology).

### b) Topography

The northern two-thirds of the site is relatively flat, though the main house is located at a high-point with slopes between 5 and 10 percent. Along Sully Road, landscape berms were constructed to help shield the

# SULLY HISTORIC SITE

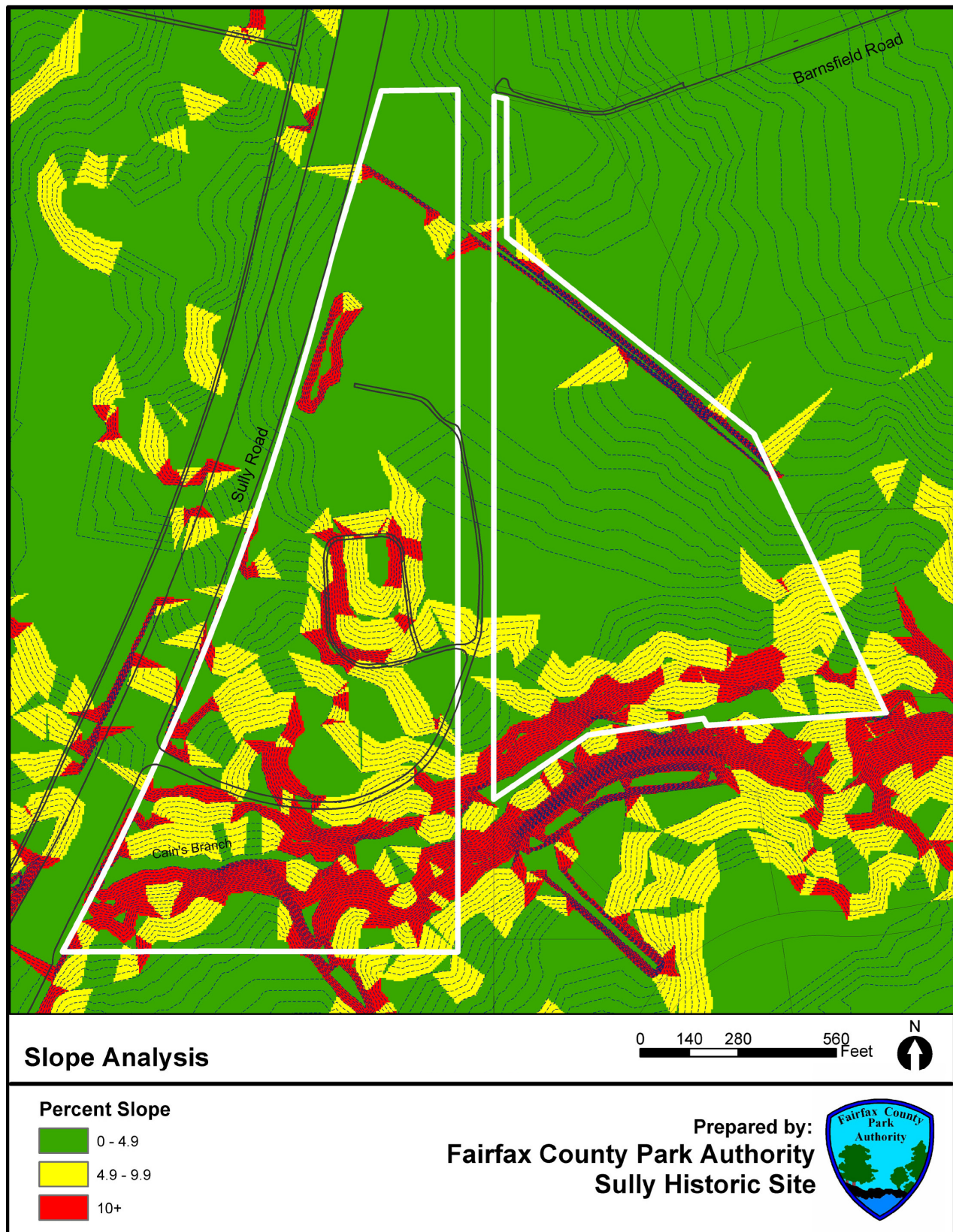
Figure 2—Hydrology





# SULLY HISTORIC SITE

Figure 3—Slope Analysis



# SULLY HISTORIC SITE

---

views and noise of traffic. The steepest slopes are found in the southern portion of the site, sloping down to Cain's Branch occupying the lowest elevations on-site. Slopes associated with the stream generally exceed 5 percent, many over 10 percent. In addition, severe slopes are found in the northeastern portion of the site at the Manassas Gap Railroad cut (Figure 3—Slope Analysis).

## c) Geology & Soils

*Ratings of Soils for Urban Development in Fairfax County* identifies three major geologic regions in Fairfax County with the Coastal Plain to the east, the Piedmont Upland in the central portion of the County, and the Triassic Basin to the west. The Sully site falls in the western Triassic Basin characterized by red sedimentary (sandstone, siltstone, shale, and conglomerate) rocks. The soils over the red sedimentary rocks are often shallow, frequently with large flat areas being poorly drained. In general, the soils are acidic in reaction. According to existing County records, five soils groups are found on-site, though a detailed soils report and field sampling may be required prior to future development and construction.

Penn soils (#73, #67) dominant the site, which are characterized by good foundation support, fair to marginal drainage, low organic matter, and high erosion potential. Permeability is moderate to moderate rapid, but can be restricted by un-fractured bedrock. Grading and subsurface drainage may be needed to prevent wet areas and to provide adequate drainage for paved areas. In addition, topsoil may be needed to increase rooting depths for plant material.

Adjacent to the Penn soils, the Manassas (#14) soils group is found. Occurring in drainageways, this soil consists of sandy, silty, and clayey materials with moderate permeability. The soil is strongly acidic in reaction in most places, while natural fertility, productivity, and workability are good.

Surface grading and subsurface drainage are often necessary due to the high water table and shallow depth to bedrock. Geotechnical investigations by an engineer are recommended prior to construction due to wetness and drainage problems associated with the Manassas soils group.

The Rowland and Calverton soils groups found on-site are classified as problem soils due to unstable slopes and land slippage, poor foundation support, and high water table conditions. Adequate engineering evaluations for geotechnical issues will be required prior to construction for these soils. The Rowland (#12) soils group is associated with Cain's Branch, consisting of silty and clayey alluvium subject to flooding after storm events. Calverton Silt Loam (#78) soils are located at the northern tip of the site. This silty to clayey soil group is characterized by soft, plastic subsoil clays. A distinct pan layer in the subsoil prevents water movement in these soils (Figure 4—Soils).

## d) Forest Delineation

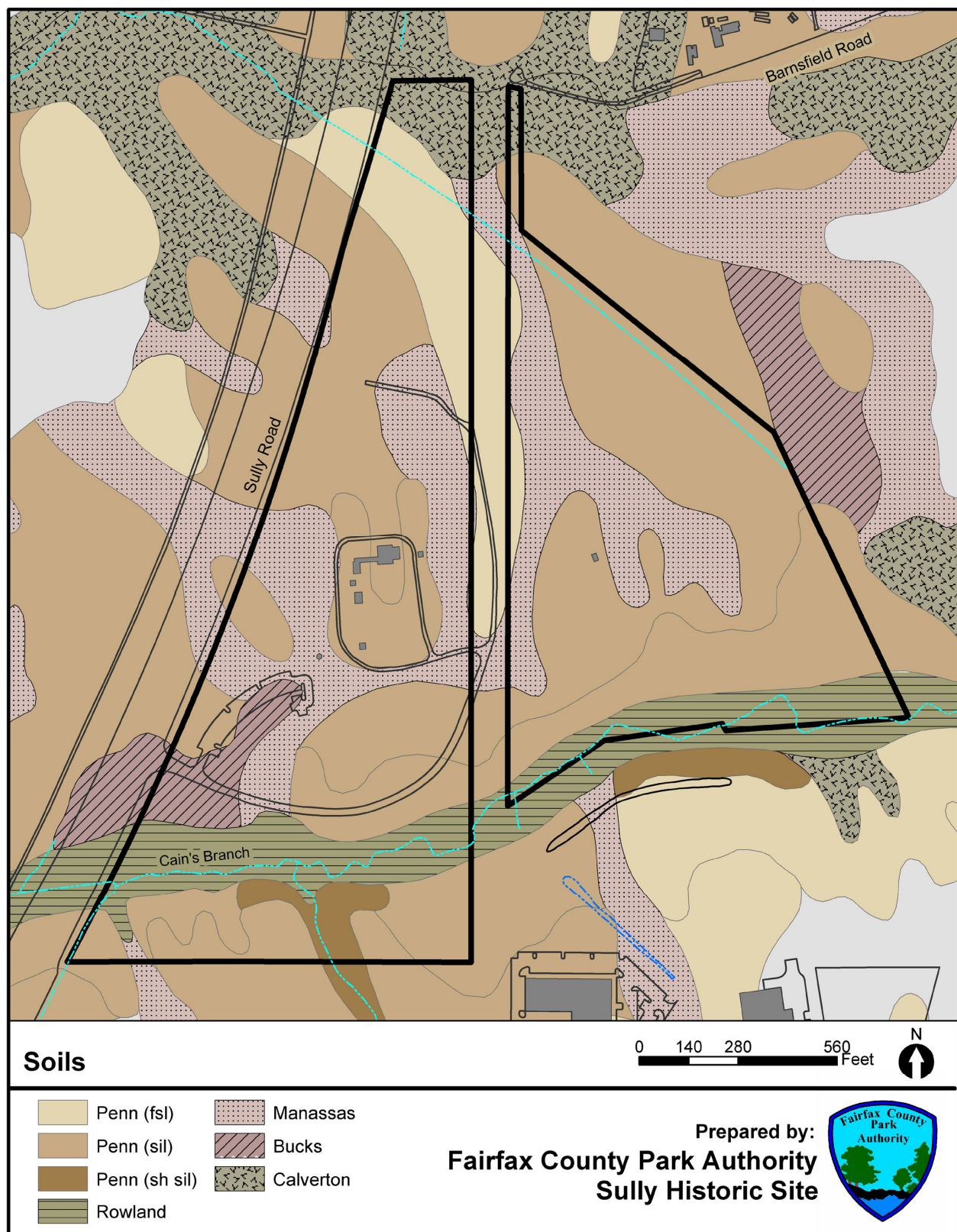
The Forest Stand Delineation, prepared by Rhodeside & Harwell for the Park Authority, identifies eight forest stands on the park property based on an inventory of the quality and character of plant material found on-site (Figure 5—Forest Stand Delineation).

- **Forest Stand 1: Eastern Red Cedar-Virginia Pine**—Located south of Cain's Branch, this stand is dominated by a dense canopy of mature eastern red cedar (*Juniperus virginiana*) and Virginia pine (*Pinus virginiana*) with canopy trees ranging from 8 to 15 inches in diameter. The understory is sparse due to the dense canopy. A few co-dominant hardwoods are scattered throughout. This stand is in good condition and should eventually transition to hardwoods.



# SULLY HISTORIC SITE

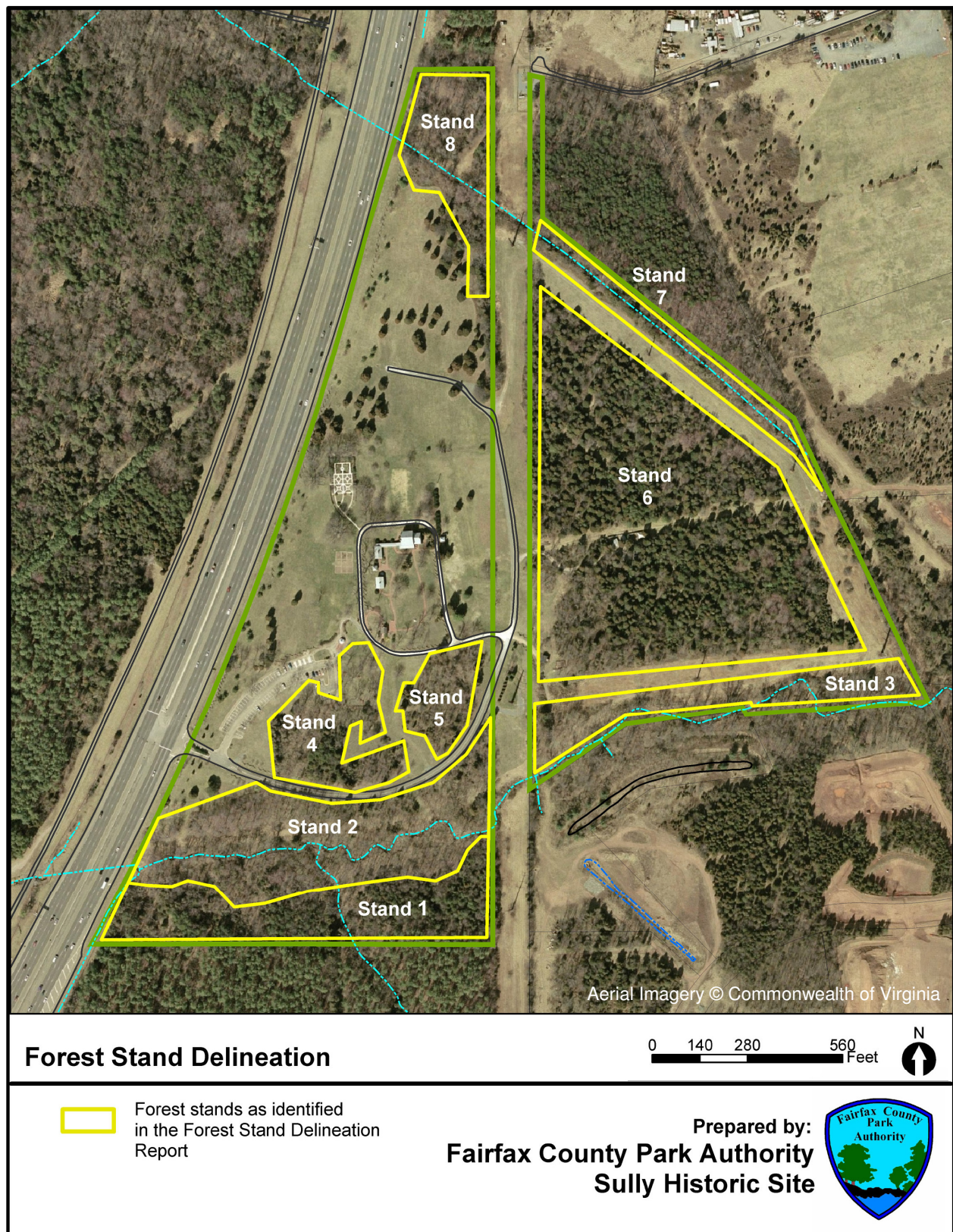
Figure 4—Soils





# SULLY HISTORIC SITE

Figure 5—Forest Stand Delineation





# SULLY HISTORIC SITE

---

- **Forest Stands 2 and 3: Bottomland Hardwoods**—This stand is located in the Cain Branch stream valley. The species represented include sycamore (*Platanus occidentalis*), white ash (*Fraxinus americana*), black gum (*Nyssa sylvatica*), American elm (*Ulmus americana*), red maple (*Acer rubrum*), boxelder (*Acer negundo*), hackberry (*Celtis occidentalis*), willow oak (*Quercus phellos*), persimmon (*Diospyros virginiana*) and Southern red oak (*Quercus falcata*). The understory is composed of spicebush (*Lindera benzoin*), Japanese honeysuckle (*Lonicera japonica*), brambles (*rubus spp.*), sassafras (*Sassafras albidum*), ironwood (*Carpinus caroliniana*) and the overstory species. This stand is in good condition despite the presence of some exotic invasives, such as honeysuckle, and rates as a high priority for preservation.
- **Forest Stands 4 and 5: Early Successional Hardwoods**—Located to the east of the existing parking lot, the young trees found in these stands are predominantly hardwoods ranging in size from 4 to 12 inches in diameter. Canopy trees include red maple, white ash, black locust (*Robinia pseudoacacia*), eastern red cedar, boxelder, black cherry (*Prunus serotina*), tulip poplar (*Liriodendron tulipifera*), persimmon, and Virginia pine. The understory includes dogwoods (*Cornus florida*), sumac (*Rhus typhina*),



Existing Forest Trail

- brambles, greenbrier, Japanese holly, privet (*Ligustrum spp.*). The prevalence of invasive species downgrades the overall quality of these early successional stands.
- **Forest Stand 6: Eastern Red Cedar**—This early successional eastern red cedar stand is the largest forest stand found on-site, located in the central portion of the property. The cedars range in size from 8 to 15 inches in diameter. Virginia pines are also found scattered throughout the stand. Several species of hardwoods are beginning to overtake the cedars in some areas. The hardwoods that are filling in include southern red oak, white oak, tulip poplar, persimmon and red maple.
  - **Forest Stand 7: Mixed Mesophytic Forest**—This stand is unique in that it is associated with the Manassas Gap Railroad cut that runs across the north-eastern property boundary. The trench is generally 15 to 20 feet deep and equally wide. Standing water can be found in several areas. The rocky steep sides of the trench have created a shady microclimate where many ferns and a broad diversity of hardwoods now grow. The size class ranges from 20 to 25 inches in diameter with a few specimens exceeding 30 inches in diameter. The species represented include Southern red oak, willow oak, white oak, persimmon, tulip poplar, red maple, pignut hickory (*Carya glabra*), black walnut (*Juglans nigra*) hackberry, black cherry, white ash, eastern red cedar, dogwood, ironwood, redbud, and black gum.
  - **Forest Stand 8: Black Locust-Black cherry**—At the northern tip of the property, this early successional stand is overgrown with multifloral rose (*Rosa multiflora*), greenbrier, honeysuckle and brambles. The black cherry and locust range in size from 10 to 15 inches in diameter. Several trees exceeding 20 inches in diameter can be found scattered throughout. American elm, white ash, hackberry, sassafras, red maple, persimmon

# SULLY HISTORIC SITE

---

and dogwoods can also be found throughout the stand. This stand is in poor condition and is therefore rated low priority for preservation.

In addition to the work completed by the consultants for the Forest Stand Delineation, Park Authority staff has compiled a partial list of plant species observed during site visits, which is included as an attachment (Attachment 1—Plant Species Observations). Site staff has also observed introduced horticulture species of fruit trees, shrubs, vines, and flowers located throughout the property that may provide additional insight into the historical use of the land. More work could be done in the future to further locate and identify introduced plant species and varieties and tie them to specific periods. The Cultural Landscape Report should be referred to for additional information on introduced species at Sully.

## **e) Wildlife**

Sully Historic Site plays host to a variety of wildlife including many bird, mammal and reptile species. Due to its location adjacent to the Dulles International Airport property and connectivity by air and via culvert pipes under Route 28, Sully could be expected to host or be visited by most of the species listed by Dulles Airport in the species lists developed as part of their Environmental Impact Statements for the National Air and Space Museum and the runway expansion project. One species of particular note that could occur at Sully is the red squirrel which is fast disappearing in our region due to loss of large stands of conifers and competition from eastern gray squirrels. Several reptiles and amphibians have been sighted at Sully including black racer and black rat snakes, eastern painted and eastern box turtles, and gray tree frog. Mammals seen on site include eastern gray squirrel, white-tailed deer, red fox, and woodchuck. The bird species at Sully are diverse and include such relatively uncommon species as yellow-breasted chat, prairie warbler, ruby-throated hummingbird, and bald eagle (Attachment 2—Wildlife Species Observations).

## **6. Green Infrastructure**

The Fairfax County Park Authority has developed a modeling tool to identify significant natural and cultural resources in the County. Using the County's geographic information system (GIS), the FCPA has produced a countywide "Green Infrastructure" model and resultant map based on a weighted analysis of significant environmental and historic features. The weighted analysis produces a general resource value that recognizes the combination in value of various resources within the three general categories of environmental, cultural, and open space areas, but does not rank importance between categories. The model is limited by the extent, accuracy, and resolution of the source data used. Several important resources, such as rare, threatened, and endangered species and Environmental Quality Corridors (EQCs) are not considered in the analysis due to the unavailability or incompatibility of the data.

Areas surrounding the main house, as well as some additional outlying areas, fall within the highest value category when evaluating cultural resources in the Green Infrastructure Model. The remainder of the site and areas adjacent to park property are in the next highest cultural resource value category. The highest values for natural resources are found along Cain's Branch to the south. The weighted analysis of all factors within the model found the highest resource values to be located in proximity of Cain's Branch, where the most evident overlap of cultural and natural resources occurs.

## **7. Existing Improvements & Facilities**

### **a) Infrastructure**

#### **1) Utilities**

Numerous utility easements are found on or adjacent to the site, the most prominent being the power easement along the eastern boundary of the property. Currently, the power easement is an open corridor of mowed grass. According to Dominion Virginia Power, plants less than 5-feet tall are permitted in the conductor zone and plants less than 10-feet tall



# SULLY HISTORIC SITE

---

are allowed outside the conductor zone. Prior to planting, an encroachment request must be submitted to the area inspector. Dominion Power provides a suggested list of plants for transmission right-of ways, though additional species can be accepted if information on height and general plant characteristics is provided.

An eight-inch water main supplies water to the site running east-west through the center of the property, terminating near the main house complex. The Fairfax County Water Authority controls an easement along the line, which is currently not planted. Shallow rooted shrubs and trees, in addition to perennials, are permitted within the easement. If plant material is damaged or removed during repairs, the Park Authority will be responsible for replacement. It is recommended, though not required, that the proposed plantings for the water easement be discussed with the Water Authority, prior to installation.

Three underground gas lines are in the immediate vicinity of the site. Two pipelines run along the eastern boundary of the parcel and a third cuts through the northern tip of the site. In addition, a gravity sewer line is located along the northern side of Cain's Branch extending north along Sully Road. Lastly, fiber optics run parallel to Route 28 along the western edge of the property.

## 2) Park Access

Currently, the entrance to Sully is oriented to the west to Route 28, rather than toward the east where the entrance road was historically located. Vehicular access is from Route 28/Sully Road northbound only, just north of the Route 50 interchange, which temporarily became right-in, right-out in December 2003. With the present traffic configuration, traffic leaving Sully must use the National Air and Space Museum exit to head southbound on Route 28, and southbound traffic must use the Route 50 interchange to access the site from Rt. 28 north. Additional signage has

been added to help direct Sully visitors.

As part of the Route 28 road improvements, access will be relocated to the north from the Air and Space Museum Parkway. Once completed, a two-lane access road will come in from the north, avoiding known cultural resources, moving to the eastside of the main house. VDOT has agreed to build 5,000 feet of the access road, though the Park Authority will be responsible for securing funds for desired road amenities, including parking lot lights, a controlled access gate, landscaping, and demolition of the existing entrance road and parking. The relocated parking accommodates 72 cars, two buses, a dumpster pad, and a bus turnaround. Construction on the new entrance road is anticipated to begin in 2005. Once construction is complete, the existing entrance and parking will be demolished. The alignment with the Air and Space Museum Parkway will provide a second public access from Centreville Road to the east on the old Barnsfield Road to the new Air and Space Museum Parkway.

The Park Authority and MWAA have reached an agreement to provide an access road from the Barnsfield interchange to the MWAA property located south of the Sully site. The proposed MWAA access road would separate from the Sully entrance road at a cul-de-sac north of the park property. Instead of running down the utility corridor in the center of the site, the 24-foot access road would continue along the eastern boundary of the property within the existing power easement, crossing over the utility corridor onto park property just

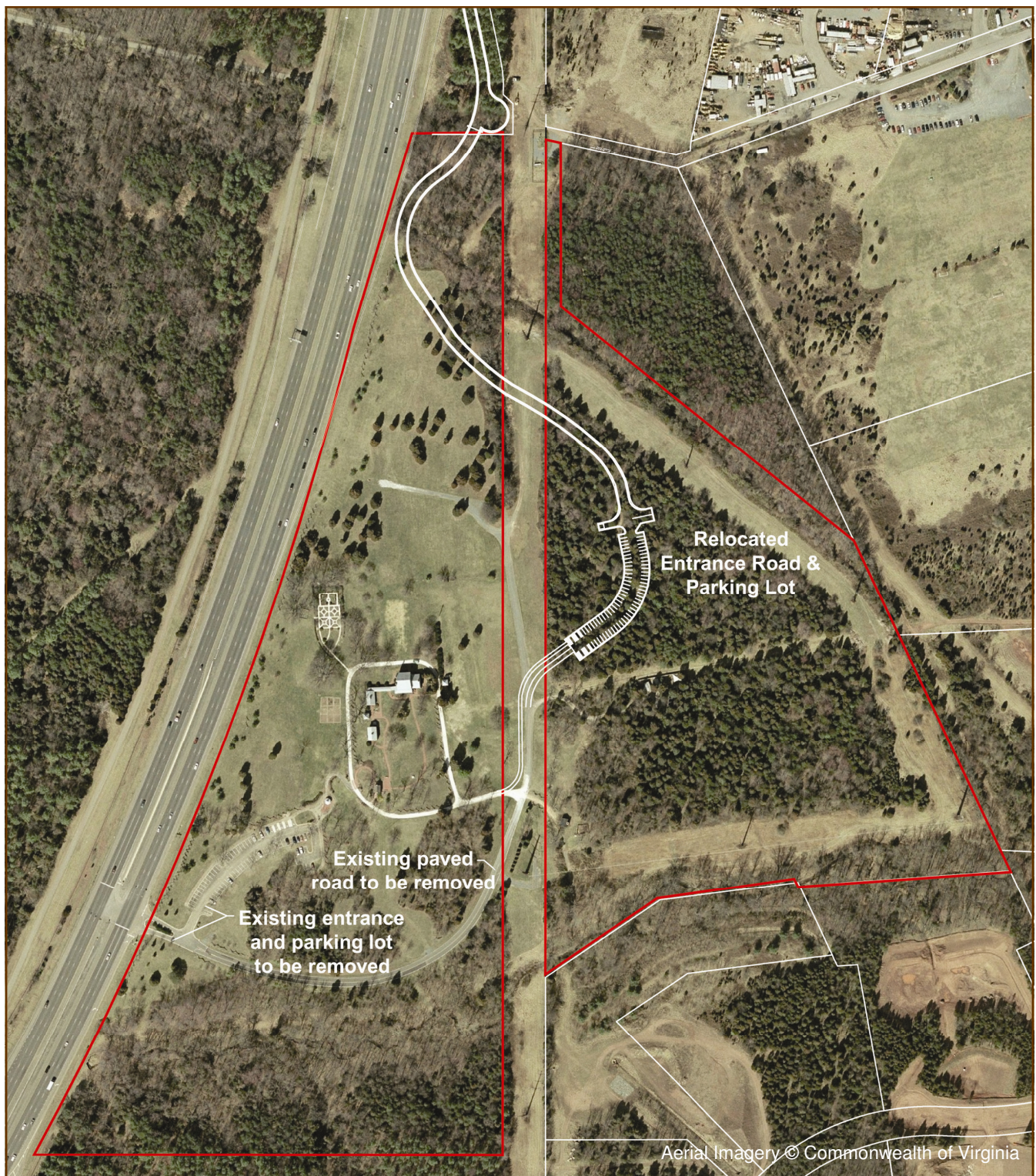


Existing Parking Lot



# SULLY HISTORIC SITE

Figure 6—Relocated Entrance Road and Parking Lot





# SULLY HISTORIC SITE

west of the corridor, and accessing the airport property to the south. Actual disturbance for the access road is dependent upon topography, and the roadway way elevation will be graded to match existing elevations. Efforts will be made to minimize the disturbance. (Figure 6—Relocated Entrance Road and Parking Lot).

## 3) Parking

To the southwest of the main house along Sully Road, the existing paved parking lot provides 75 spaces with eight designated for staff parking. For large special events, overflow parking is located in several spots such as the area south of the paved lot, the west field, the east field, and the power easement area. The overflow parking can accommodate a maximum of 2,500 vehicles.

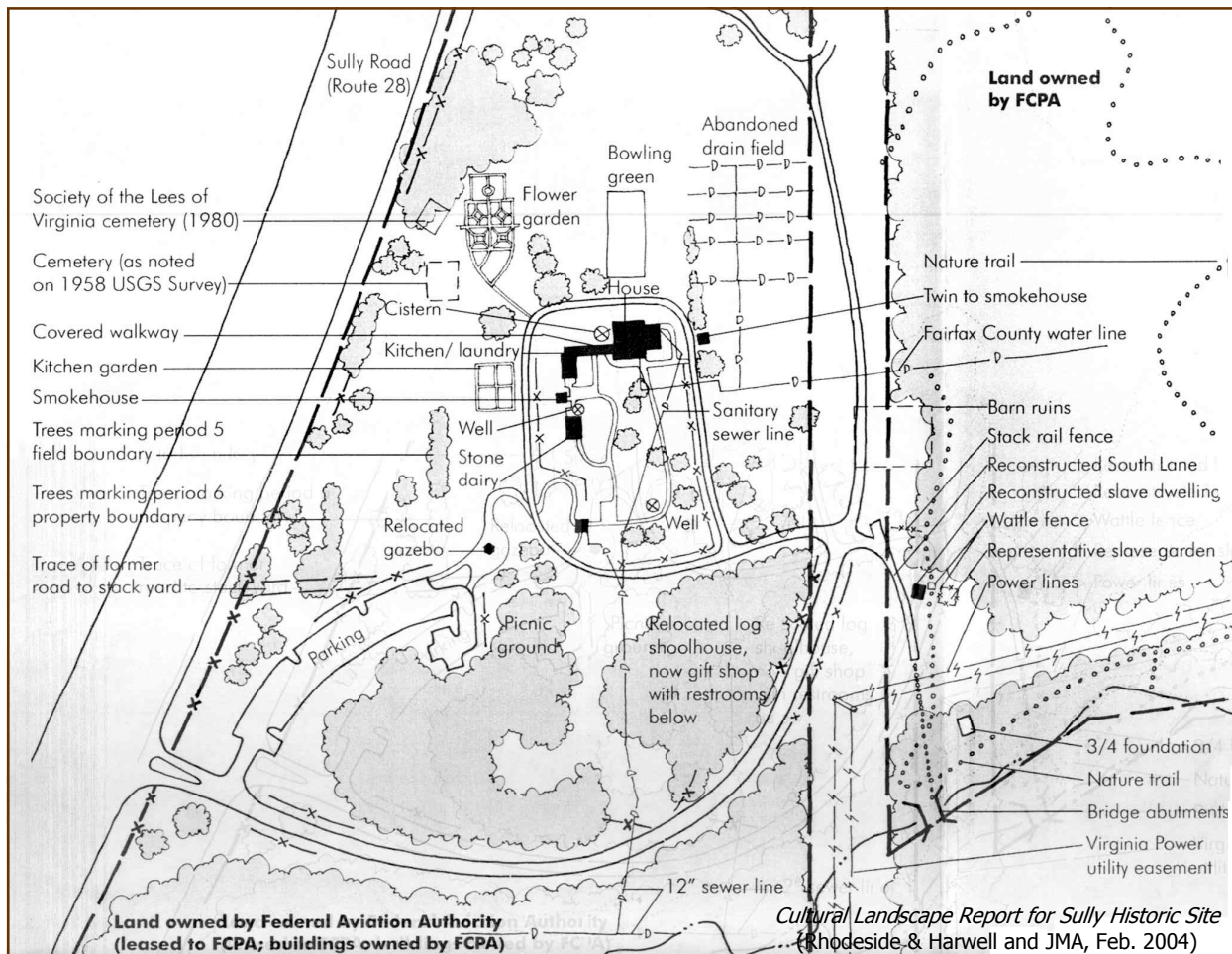
## b) Maintenance Structures

In addition to the historic structures within the core interpretive area, Sully has acquired two

non-permanent buildings on raised skids for storage. These buildings form the Sully maintenance compound located to the east of the main house, which is an enclosed yard serving as a staging area for event and program set up, equipment and supplies storage, as well as a garage-type area for repairs. This area is inadequate, due to the lack of temperature control and no electricity.

## c) Other Amenities

Visitor services are located in the school house, which houses the gift shop, ticket sales, and restroom facilities. The restrooms are located in the walkout basement accessible from the southern elevation by a sunken walkway. The gazebo also provides space for posting directional signage and information on upcoming events and programs. Twelve picnic tables are provided in the lawn area near the current public parking lot. Sully's picnic grounds are used by thousands of visitors who



Existing Features in Core Area



# SULLY HISTORIC SITE

---

might not participate in site tours or programs, but come to enjoy the park setting. In addition to the paved paths in the core interpretive area, a natural surface trail system was developed. A  $\frac{3}{4}$  mile eastern loop has been completed, with future plans for interpretive signs and a walking brochure for public viewing. The Eastern loop, or “Cain’s Branch Trail,” includes stops at the slave quarter, a stone bridge abutment from the Haight time period (1850’s), archaeological sites including the ice house site and a 19th century tenant house, and the Manassas Gap Railroad unfinished spur from 1851. A second phase is planned for the southern property, owned by MWAA; however, negotiations on the use of this land may prohibit the proposed forest trail.

## d) ADA Adaptations

In the Park Authority’s commitment to provide accommodations in accordance with the Americans with Disabilities Act, the main house was retrofitted with new railings and an elevator lift in 1996. Additional brick pathways were installed near the house to accommodate the wheel chair lift. From the lift on the porch, a small ramp at the dining room door was added to provide access to the main level of the house. From the parking lot to the school house store, the path was regraded to meet ADA requirements, and metal rails placed along the path closest to the store.

## C. Existing Exhibits & Programs

### 1. Exhibits

#### a) Orientation Exhibit

Originally the first floor of the 1799 east wing 1797 addition to the main house featured two rooms, possibly used by the Lee family as a bedchamber and possibly office space. Since 1975, this space has housed Sully’s orientation exhibit. A series of wall-mounted panels and cases presents an overview of the site’s history and its restoration. In addition to serving in its original capacity as an

introduction to the site for visitors awaiting tours, this exhibit is the backdrop for changing exhibits, school program introductions, selected programs and staff training sessions – activities which all take place in the same space for lack of appropriate program space. Depending on the activity, portions of this exhibit are sometimes obstructed from view or crowded, thereby diminishing the interpretation.



Dining Room

## b) Period Room Exhibits

The period room exhibits form the core exhibits seen by visitors to Sully and are also used as learning centers for visiting school groups.

- **Main House Exhibits**—Rooms on the first, second, and third floors of the house are interpreted as “period room” exhibits featuring a combination of original and representative furnishings, along with a few reproduction pieces. Most of these spaces interpret the Richard Bland Lee ownership period from 1795-1811 and are furnished based on the Sully House Furnishings Plan.
- **School Room Exhibit**—Also in the main house, the School Room exhibit is located on the second floor of the East Wing, fitted with benches, desks and other objects associated with mid-19th century education during the Haight residency.
- **Outbuilding Exhibits**—The kitchen/wash house, dairy, and smokehouse outbuildings, as well as the representative slave quarter are also interpreted and furnished to the Lee period based on carefully researched furnishings plans for each structure.

# SULLY HISTORIC SITE

---

## c) Temporary Exhibits

Temporary exhibits focus on other Sully ownership periods, featured themes and historical events involving either the Lee family or Sully property. Currently, the only space available for changing exhibits is in the East Wing, either in exhibit cases or behind rope barriers. Temporary exhibits present opportunities to promote Sully to new audiences and to attract repeat visitors.

## d) Outreach Exhibits

Occasionally outreach exhibits, consisting primarily of graphics and reproduction objects, are installed at locations off-site. Examples include venues such as local libraries and the Virginia Tourism Center, and events like the Dulles Gateway Gala and the Fairfax Fair. While these provide good opportunities to increase public exposure and promote the site, Sully currently lacks adequate work space for exhibit fabrication.

## 2. Programs

### a) Groups on Site

Groups on Site (GOS) programs are scheduled at the request of citizen groups, schools, scouts, and other organizations. These programs are usually designed specifically for the requesting groups. For example, the museum education program is a hands-on program designed to meet many of Virginia's Standards of Learning (SOL) requirements through the interpretation of open hearth cooking, 18th and 19th century school customs, slave life, and textile production.

### b) General Public Presentations

General Public Presentation (GPP) programs are initiated by the site staff and are advertised and marketed through the agency's publications and publicity. Programs may be interpretive, educational, or instructional in content. Sully's GPPs have included candlelight tours, holiday concerts and other musical performances, War of 1812 Muster, Easter Egg Hunt, Harvest Day, and Lantern Tours.

### c) Outreach Programs

Outreach programs are conducted at off-site locations at the request of organizations or

groups. Examples of outreach programs include presentations, lectures and demonstrations at garden clubs, scout functions, schools, professional organizations, and community groups.

### d) Special Events

Currently two large-scale annual events are held as Sully:

- **Car Show**—Co-sponsored by the George Washington Chapter of the Model A Ford Club of America and the Park Authority, this event held every Father's Day attracts between 3,000 and 5,000 visitors. Over 400 vintage cars fill the grounds, along with a flea market with nearly 100 vendors. Other activities include house tours, music, and food.



Car Show

- **Quilt Show**—This annual show and sale of American-made new and antique quilts and quilt related merchandise attracts approximately 3,000 visitors. Activities include lectures, more than 50 vendors, a quilt exhibit in the main house, textile demonstrations, children's activities, music, and food. The Park Authority has formed partnerships with Quilter's Unlimited for demonstrations and the Hayfield Country Quilters, who create the door prize, quilt each year.

# SULLY HISTORIC SITE

---

## **Part 2: General Management Plan**



Quilt Show

The General Management Plan (GMP) is intended to be 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 visitor experience.

### **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**

In considering the future planning and management for Sully, a number of issues require consideration. Some issues may be resolved through management actions, some through development solutions, and others

may not be resolved within the life of the plan for various reasons.

- As development increases in the Dulles Corridor and as Dulles International Airport expands, visual, noise, and traffic impacts on Sully will increase.
- The relocation of the entrance road and parking lot will necessitate visitor services and amenities to be relocated and reoriented to the east side of the main house.
- At current staffing levels, it is challenging to meet the needs of both public visitation and museum responsibilities.
- Sully has already experienced a slight increase in visitorship with the opening of the Smithsonian National Air and Space Museum's Udvar-Hazy Center. A significant increase in visitorship is expected once the park entrance is relocated and the Air and Space Museum Parkway Interchange provides access to both Sully and the Udvar-Hazy Center. As visitorship increases, expanded visitor services and amenities will be required.
- The alignment of the MWAA access road along the eastern border of Sully will isolate and hinder access to potential and known cultural resource sites, such as the remnant of the Cain's Branch Bridge abutment and Ice House.
- Current office space and maintenance facilities are insufficient to support site operations. In addition, storage, classroom, and program space is needed to enhance visitor experience and expand programs to meet the growing demand.
- The offices, exhibits, and the two exhibit spaces currently used as learning centers for school group programs and activities create the potential for damage to the historic collections and structure. The



# SULLY HISTORIC SITE

---

relocation and creation of new exhibit spaces will serve to protect these fragile resources from continued risk. The new exhibit spaces will also allow for a broader and more comprehensive interpretation of Sully's history.

- The location of the offices, orientation and changing exhibits, and storage space in the main house conflicts with best practices for historic house museums, as established by the Secretary of Interior's Standards for Historic Preservation.
- There is no appropriate work space for temporary and outreach exhibit preparation or temporary sign fabrication.
- Sully lacks space for temporary storage of collections in transit. This includes objects brought to Sully for installation in temporary exhibits, left for evaluation as possible gifts or loans, or removed from exhibit for special cleaning, repair, or return to Collections storage. Space for temporary collection storage should be provided in the future visitor center. Housekeeping and maintenance supplies will require separate storage spaces.
- Storage for program equipment and supplies is inadequate especially for reproduction items used in exhibits and programs and reproduction clothing worn by staff and volunteers during programs and events.
- The school house store and gazebo, not original to the site, are not accurate representations of the area surrounding the main house during the period of significance from 1787-1811, and compromise the integrity of the overall site interpretation.

## 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 18th and 19th centuries.
- **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.
- **Historic Collections**—To care for and preserve, document and manage the Historic Collection items according to best practices for historic house museums. To foster attitudes and practices that support good stewardship of historic objects and material culture.

## C. Desired Visitor Experience

Many visitors are attracted to Sully Historic Site for house tours, to participate in programs, attend special events, or for school field trips. Others come to the site to picnic, use the trails, or enjoy the park setting. The programming and design of the site should accommodate the various types of users by including amenities such as trails, benches, picnic areas, and a playground area that will allow those not participating in planned activities to experience and enjoy the park site.

The completion of the new Udvar-Hazy Center at Dulles, less than a half-mile from the park site, creates new growth opportunities at Sully. Sully's visitor service

# SULLY HISTORIC SITE

---

facilities, such as parking, bathrooms, sales spaces, office space, and storage, are inadequate for current visitation levels and critically deficient in meeting projected visitation figures. The anticipated increase in visitation will also likely increase the demand for special events and programs.

The creation of a visitor center that consolidates services and amenities will allow the site to handle the increase in demand, while also enhancing the visitor experience. The reorientation of the entrance presents an opportunity to separate the modern facilities associated with visitor services from the interpretation areas of the site. The relocation of the visitor center, parking, picnic area, and other visitor amenities to the eastern portion of the site will limit modern intrusions in the core interpretive area and heighten visitor experience. The orientation and temporary exhibits in the main house should also be relocated to the visitor center allowing for a more accurate historic representation of the house from the Lee period. In addition, the relocation of parking and visitor services will allow for cultural landscape restoration, such as a representative orchard, and historic structure reconstructions to better illustrate the site as a home and working farm. An important component to complete the visitor



The gift shop, ticket sales, and restroom facilities are currently located in the School House. Restroom facilities are partially below ground, accessed from the opposite side of the structure.

experience is the transition between the modern orientation area and the core interpretive area. During the short walk between these areas, visitors should be aware that they are stepping away from a contemporary environment to experience a late 18th century farm and dwelling house.

## D. Management Zones

When developing a management framework, a range of opportunities are evaluated for the site to determine the most appropriate uses 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 (Figure 7—General Management Plan).

### 1. Entrance Zone

Located in the northern portion of the site, the entrance zone consists of the park entrance road and parking. Along with the adjacent visitor orientation zone, the entrance zone creates the initial impression of the site for the park user. Landscape buffering should be used to limit the impact of the entrance road on the cultural resource protection zone to the south and west, while still providing select views to the main house. The entrance zone should accommodate emergency vehicle access into the park, as well as traffic associated with special events providing access to designated overflow parking locations. Other potential uses include pedestrian trails, entry and directional signage, and specialized landscape treatment. Any outside lighting that is installed, in this zone or any other zone, should consider staff and visitor safety without adversely impacting the historic landscape.

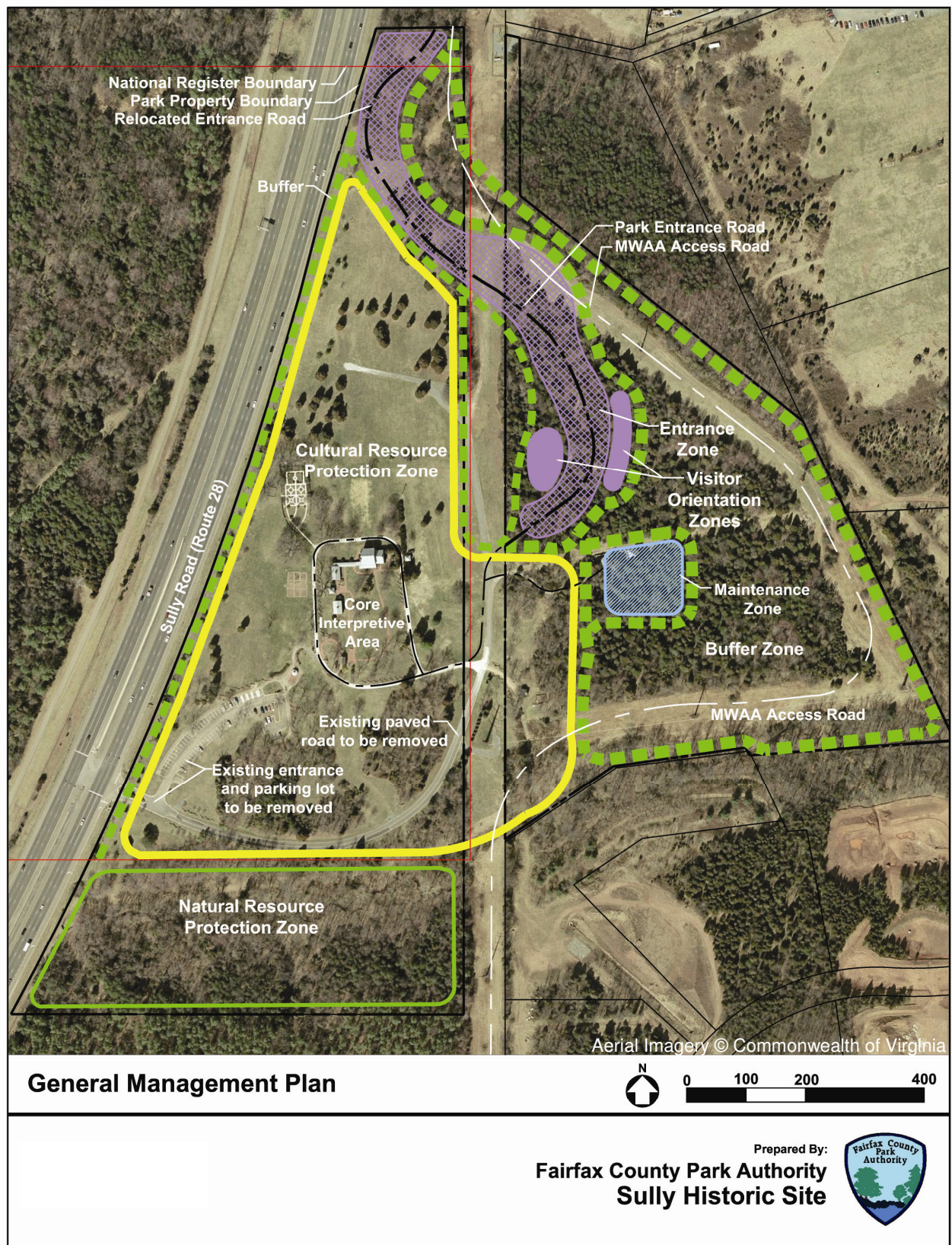
### 2. Visitor Orientation Zone

Adjacent to the entrance zone, the visitor orientation zone will serve as the primary visitor orientation point that provides the basic site interpretation and education. All visitor



# SULLY HISTORIC SITE

Figure 7—General Management Plan





# SULLY HISTORIC SITE

---

services and staff offices should be relocated to the visitor orientation zone to allow for a more accurate historic representation of the main house and surrounding area. A visitor center is envisioned to house a variety of uses that may include space for site orientation, exhibits, classrooms for programs, an auditorium, food service, library, restrooms, staff offices, workspace, and event rental. Picnic facilities, a small playground area, interpretive and directional signage, and trails are other suitable outdoor uses for this zone. Visitor amenities such as water fountains, benches, and animal-proof trash cans should be provided in the visitor orientation zone. All visitor services and routes will be developed to be fully accessible.



Slave Quarter

### 3. Cultural Resource Protection Zone

Nearly the entire western portion of the site is designated as a cultural resource protection zone, including the 6-acre core interpretive area, slave quarter, and numerous archaeological sites. The preservation, protection, and interpretation of historic structures and cultural resources will be the focus of this zone. As most the important function of the historic site, all other uses developed on-site should support or consider the impact on this zone. Development within the Cultural Resource Protection Zone will be restricted to cultural landscape interpretation and historic structure restoration, reconstruction, or spatial demarcation of non-extant structures to enhance site interpretation. Modern facilities should be limited to visitor amenities such as walkways, interpretive signage, and benches. Overflow parking for special events will also

be accommodated in designated areas. A continuation of the Cultural Landscape Report is recommended to provide a management summary including an existing conditions inventory, analysis and evaluation, and treatment recommendations. This report should be used to inform any modification to the landscape and to determine the appropriate extent and location of trails, signage, cultural landscape interpretation, and other visitor amenities.

### 4. Natural Resource Protection Zone

The Natural Resource Protection Zone includes the area associated with Cain's Branch in the southwest portion of the site. The primary purpose of this zone is to preserve and, where appropriate, enhance the ecological value and integrity of the stream and existing vegetation. Development in this zone will be minimal and limited to trails, natural resource and habitat management, interpretation and education, and archaeological exploration.

### 5. Maintenance Zone

The primary purpose of the maintenance zone is to provide an appropriate location for facilities, storage, and the staging of maintenance operations. All maintenance uses should be located in this zone and sufficiently buffered from other zones in the park. The zone consists of the existing maintenance facility, which should be expanded and renovated to meet the operational needs and upkeep associated with the park. It should also be designed to accommodate future expansion to meet changing and/or growing operational needs.

### 6. Buffer Zones

Buffer zones will be crucial to maintain and protect the integrity of the historic resources from modern uses on-site, as well as from adjacent development. The most extensive buffer zone is located along the eastern boundary of the site intended to minimize the impact of the MWAA access road on the park site. To the west, a second buffer zone is proposed to reduce the effect of Route 28

# SULLY HISTORIC SITE

---

traffic. In addition, the cultural resource protection zone should be buffered from adjacent uses within the park to preserve and protect the historic character. The buffer zones should consist of existing vegetation, enhanced with additional plantings as necessary, and possibly landscape berming to limit sound travel and lines of sight.

## II. Management & Development

### A. Resource Management

This portion of the plan provides guidance for management decisions affecting the cultural and natural resources of the park. Throughout the planning and development of the site, all decisions should be in keeping with the park mission.

#### 1. Cultural Resource Management

The cultural resources on-site include known and potential archaeological sites and cultural landscape elements. The historic and cultural significance of Sully 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 Richard Bland Lee family residence as the period of significance.

Efforts should continue to identify, record, preserve, and interpret archaeological resources, historic structures and remains, and cultural landscape elements. Cultural resource management should focus on providing a historically accurate representation of the Lee period, extending beyond just the historic



Sully Artifacts

structures to include restorations of cultural landscape features. Prior to any new development on-site, the visual or direct impacts to cultural resources should be assessed. A continuation of the Cultural Landscape Report or treatment plan is recommended to provide specific guidance, parameters, and limitations for interpretation of archeological resources and the cultural landscape.

#### 2. Historic Structures Management

##### a) Building Preservation & Reconstruction

Over the last 15 years, the Park Authority has managed a five-year maintenance and building preservation/ facility assessment program, updated annually with an intensive examination of all building conditions. The assessment lists cyclical needs such as painting, mold removal, structural damage, building stress observations, and museum standards for routine and preservation maintenance. 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. Moisture problems in the main house that are of particular concern should be specifically addressed in the plan.

##### b) Maintenance, Housekeeping & Custodial Duties

Housekeeping and cyclical maintenance are the most effective preventive care and stewardship measures for preservation of historic objects and structures. Maintenance at Sully comprises many aspects of park and museum management. Museum standards require daily, weekly, monthly and annual maintenance tasks to keep historic structures and collections in good condition. The RMD Housekeeping Manual stipulates the specialized methods and equipment required for maintaining spaces housing Historic Collection.

# SULLY HISTORIC SITE

---

Maintenance requirements will be an important planning consideration when future development and expansion of facilities and services occurs. Staffing and operation needs will need to be analyzed carefully as new development occurs.

### **3. Historic Collections Management**

As an AAM accredited museum, standards and best practices for stewardship of museum collections are required to be met. At present, an outdated HVAC system with two zones provides heating and cooling to the main house. A three-year monitoring program of environmental data loggers is in process until 2006. This program will provide a year-round picture of temperature and relative humidity in all spaces that house collections. The results of this study will provide data to assist in designing a new HVAC system with additional zones.

### **4. Natural Resource Management**

Natural resource management efforts should focus on protecting and improving the quality of existing natural resources on-site, guided by principles and strategies outlined in the *2004-2008 Natural Resource Management Plan*. Key management issues include promoting native plant species and controlling invasive plants, protecting rare and significant wildlife habitat, and protecting the water quality of Cain's Branch.

An important component of natural resource management will involve the preservation and protection of priority preservation areas, as identified by the forest delineation report, such as the Bottom Land Hardwood and Cedar-Pine stands associated with Cain's Branch. Tree diseases, pests, invasives, and general forest health should be actively monitored in priority areas to ensure the quality of the woods is maintained. In addition, invasive species should be controlled or removed in the woods east of the existing parking lot and at the northern tip of the property, as the extensive presence

of invasives is impairing forest quality.

Efforts to address water quality issues should involve monitoring ground and surface water for quality and quantity. When applicable, strategies and initiatives should be implemented from the Natural Resource Management Plan's Water Resource Element and the Cub Run Watershed Management Plan, currently being developed by the Department of Public Works and Environmental Services (DPW&ES).

## **B. Interpretive & Visitor Services**

Sully Historic Site's interpretive services include educational and interpretative programs, demonstrations, living history events, other special events, in-house and outreach exhibits, and informational publications. 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.

### **1. Programs**

#### **a) Interpretive & 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 continue to be expanded, as funding and staffing allows, promoting a broader and more comprehensive interpretation of Sully's history 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 expand the educational tours without significantly increasing staff.



# SULLY HISTORIC SITE

---

## **b) Special Events**

Special events attract visitors that may not typically visit in the historic site, while providing an important source of revenue for the site. The most successful special events draw thousands of visitors over a short period of time. This results in a much more intensive use of the site than during other times of the year, and potentially damage to the grounds and overuse of facilities. Future planning and design must consider the location of overflow parking to ensure it is located appropriately to limit impact on natural and cultural resources.

## **2. Other Informational & Interpretive Media**

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

### **a) Signage**

Informational and interpretative signage should be improved and expanded at the park as it plays a crucial role in welcoming, directing, and educating visitors. With passive use of the park potentially increasing, signage will become more 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.

### **b) Publications & 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 who may not interact with park staff 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.

## **3. Exhibits**

### **a) Orientation & Temporary Exhibits**

Exhibits create an important first impression for the visitor. The design of the new visitor center should accomplish the following objectives:

- Provide adequate space for orientation, permanent, and temporary exhibits,
- Provide an area for interactive activities geared toward those on self-guided tours or with school groups, and
- Provide a controlled environment meeting AAM standards.

All of these spaces should be designed for maximum protection of the objects on display and at the same time allow for viewing on a self-guided basis to minimize the need for staffing.

### **b) Period Room Exhibits**

To maintain the historic context, period exhibits should remain in the original historic structures. The house should remain furnished with period pieces interpreting the Lee family residence, based on the Sully Furnishings Plan. Outbuildings should be furnished with reproductions, according to the plans for each space now in progress. Once the orientation exhibits and learning centers have been relocated to the visitor center, these spaces should be furnished as period rooms according to the Sully Furnishing Plan.

## **4. Relationship to Other Parks**

### **a) 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

# SULLY HISTORIC SITE

---

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 presents an opportunity to take a comprehensive approach to land use and resource management for these parks using DPW&ES's Watershed Management Plans for Cub Run and Bull Run as a framework.

The goal is to produce a GMP that not only achieves park objectives, but is also in direct concert with, and rooted in, similar County watershed management objectives. In turn, the Park Authority will provide the County with input on future park planning concerns and goals. This dual effort, encompassing a broader context, will yield additional information and analysis which impacts the ultimate development, preservation, and management of not only parkland, but other County and private lands as well. It is envisioned that the Sully Woodlands area would act as an overlay for park management purposes. In regards to Sully Historic Site, this document will provide guidance on the role of Cain's Branch in achieving watershed management objectives for Cub Run and the relationship of the site's cultural resources to other resources in the area. It is anticipated that this plan, when adopted, will be a subset of the larger Sully Woodlands 'umbrella' master plan.

## **b) Integration with other Civil War Sites**

Though site interpretation primarily focuses on the Lee Period, Sully is one of many parks within the County that has Civil War resources. In November 2004, Sully became a member of the Civil War Trails Program. 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. The

desired outcome is to provide the visitor with a more complete idea of where those specific resources fit within a larger historical context.

Using the Virginia Civil War Trails as a model, it is recommended that the Park Authority develop a comprehensive approach 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 as well. The development of an interpretative program at Sully as part of the Civil War Trail initiative will help connect the site to other Civil War resources within the park system. Through the planning of the Sully with other appropriate 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 this time in the history of the United States.

## **c) Partnerships & Associations**

Cooperation with others is integral to the development of the park's interpretive services. Cooperation in the form of time, support, and funding allows for the improvement and expansion of services provided to the public. The following is a list of the current partnership or associations that Sully maintains:

- The Sully Foundation, Ltd.
- The Model A Ford Club of America, George Washington Chapter
- Quilters Unlimited, Northern Virginia Chapter
- The Hayfield Country Quilters
- The Sully Stitchers
- The Clifton Lions Club
- The Knights of Columbus, Warrenton
- Reenactor Groups
- Ships Company, Inc.
- 17th Virginia Company G, 5th regiment, Army of the Northern



# SULLY HISTORIC SITE

---

Virginia

- Historic House Museum Consortium of Greater Washington DC
- Virginia Association of Museums
- American Association for State and Local History
- American Association of Museums

Volunteers are crucial to historic site operations and programs. Over 100 active volunteers assist with giving tours, conducting outreach programs, gardening and landscape work, living history and office work. The site also has an active youth corp, with approximately 20 youth who assist with programs and daily operations. Short time volunteers include high school students meeting civic volunteer requirements and Eagle Scouts working on their hands-on project. Eagle Scouts have completed numerous projects on-site including building a fence around the slave quarter garden, making a chicken pen at the quarter, building benches at the creek, and constructing portable benches for visitor use. Partnerships and volunteer programs should continue to be fostered in the future providing valuable assistance in meeting the needs for visitor contact, programming, and resource management.

## 5. Research & Archives

Sully maintains a small library, though space is limited. Adequate space is needed for staff research and to house the site library of research books, files, and other materials, which are currently housed at the Collections Management Office in Ellanor C. Lawrence Park. This space should include a research workspace.

## 6. Staffing

Currently, the paid staff consists of 6 full-time employees, 2 part-time merit employees, and 5 part-time seasonal employees. Site staff also receives support from other Park Authority staff for interpretive planning, collections management, and administrative

duties. Staff is supplemented by a large and active group of volunteers acting as tour guides, living history interpreters, museum education docents, gardeners, youth and special event helpers, and office workers.

To accommodate the anticipated increase in visitation, increased staffing should be considered. Additional staff will provide a variety of services including the retail and orientation functions at the visitor center, maintenance and renovations of historical structures and grounds, programs, and other interpretive services.



Blacksmith demonstration

## **Part 3: Conceptual Development Plan**

The Conceptual Development Plan (CDP) has two primary purposes. First, it describes the elimination of previously planned facilities no longer appropriate or needed in the park. Second, the CDP contains descriptions of concept plan elements, design concerns, and a plan graphic that illustrates the general location of the recommended facilities (Figure 8—Conceptual Development Plan).

### **I. Design Issues**

The need to relocate the entrance road and parking will require the site to be reoriented to the east, presenting an opportunity to reconsider the relationship between the visitor and support services and the historic core. Currently, modern visitor and support facilities are incorporated into the interpretative core of the historic site. Sales and visitor services are located in the school house store, while exhibit facilities, offices, and support space are found in the main house.

An important component of planning and development efforts should be to separate the modern intrusions from historic site elements. Isolation of the interpretive core from modern facilities will allow the historic landscape, including Sully's main house, outbuildings, and reconstructed agricultural 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 Federal Period landscape with modern visitor services necessary to allow Sully to operate as a premiere historic site in Fairfax County.

## **II. Elimination or Relocation of Existing Facilities or Previously Approved Master Plan Elements**

The following facilities are recommended to be eliminated from the master plan approved in 1978 for the park:

- Formal garden to the east planned to be the 'twin' to existing garden on the west side of the main house
- Overflow parking to the south

The following are master plan elements or existing facilities recommended to be relocated, as described in subsequent portions of the CDP:

- Entrance and parking
- Entrance sales
- Picnic area
- Gazebo

## **III. Description of Plan Elements**

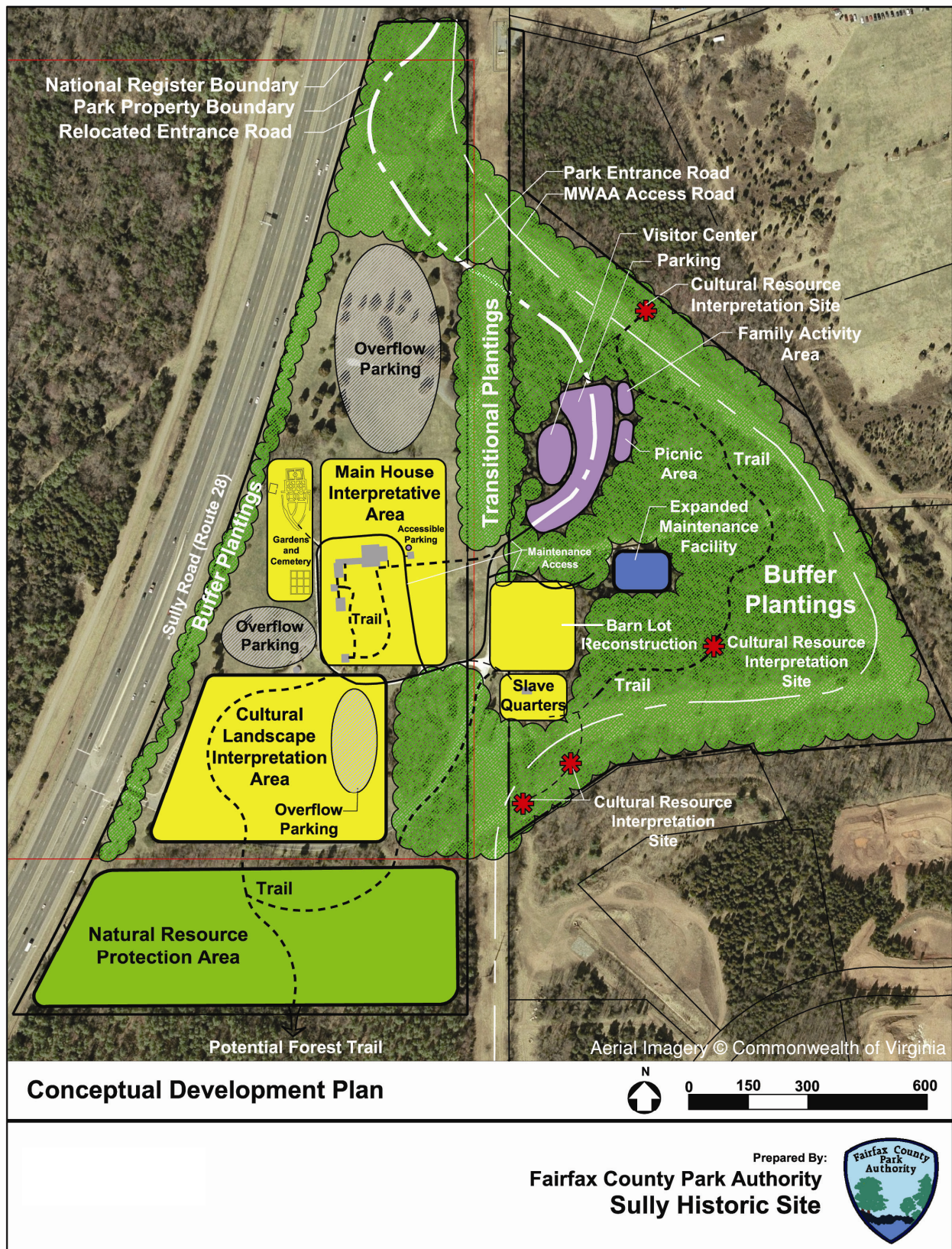
### **A. Vehicular Access & Parking**

Vehicular access to the site will be relocated to the north of the site from the Air and Space Museum Parkway Interchange. The new entrance road should be paved, and have an electric controlled access gate. To the east of the main house, the entrance road leads to a paved parking lot accommodating approximately 75 parking spaces, including accommodations for buses. The parking lot should be lighted and limited pedestrian lighting provided along primary routes. At the southern end of the parking lot, a gravel drive provides maintenance access to the interpretative area and maintenance yard, as well as access for emergency vehicles. The entrance road should also allow for access to overflow parking areas located to the north and the south of the main house area. Overflow parking should be limited to the existing open lawn areas without any constructed surfaces, as identified on the Conceptual Development Plan. In addition, a limited number of ADA



# SULLY HISTORIC SITE

Figure 8—Conceptual Development Plan





# SULLY HISTORIC SITE

---

parking spaces should be considered in close proximity to the main house, possibly near the lumber house, with plantings to screen the cars from the historic structures.

## B. Visitor Center

A visitor center with modern service facilities is proposed to the east of the relocated entrance road and parking lot. This new facility should be independent of, though still in close proximity to, the core interpretative area. Due to an expected 50 percent increase in visitorship over the next few years and fulfilling the criteria established by the AAM accreditation process, a 12,000-15,000 square foot facility is recommended to include the following:

- Exhibit room
- Galleries for the orientation and temporary exhibits in museum quality environments
- Public restroom facilities meeting ADA requirements
- Store/sales facility to expand current sales area and revenue potential
- Multi-purpose room for meetings and conferences
- Classroom for hands-on history programs and other uses
- Auditorium for orientation videos, conferences, and seminars accommodating up to 100 visitors
- Office space to relocate staff and office equipment from the historic main house
- Storage space for Historic Collections in transit, reproduction clothing and items, and collections housekeeping supplies and equipment
- Staff library and research space
- A work room for exhibit preparation and sign fabrication

Support facilities may include:

- Storage space for reproduction pieces, in addition to rotating exhibit, programming, and cleaning supplies
- Food service area offering light refreshments for visitors

- Laundry facility and storage for reproduction clothing, program supplies, and collections cleaning materials
- Garden and/or rental space for weddings, receptions, and parties

This modern facility should be complimentary to the landscape, while possibly featuring some architectural elements from Sully's historic structures. It should be a low-level building to limit its visual impact on the core interpretive area. Poplar siding, red sandstone, and comparable colors from the main house and kitchen could be incorporated into the new structure to create an effect of symmetry to the original structures. The design of the visitor center should allow for potential future expansion.

## C. Picnic Area

It is recommended that the existing picnic area be relocated to the east of the main house, between the relocated parking lot and proposed visitor center. This area should consist of picnic tables, trash receptacles, and possibly a small pavilion with hardscape paving to offer weather protection. In addition, it is recommended that the gazebo be relocated to this area for posting of directional information and news on upcoming events.

## D. Family Activity Area

Just to the north of the visitor center, a family activity area is proposed 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 should include additional picnic tables or benches for seating, an open play area with natural-looking play equipment or structures, possibly with a farm animal theme in keeping with the interpretation of the site as a working farm.

# SULLY HISTORIC SITE

---

## E. Cultural Resource Interpretation Areas

A cultural resource interpretation area is proposed to the south of the main house in the location of the existing entrance and parking. This area should be developed for archaeological and cultural landscape interpretation, for example a demonstrative agricultural landscape recreation, as recommended by the continuation of the Cultural Landscape Report or treatment plan. Trails, visitor amenities such as benches, and interpretative signage will allow park users to envision how the landscape looked and functioned during the Lee period.

Additionally, there are numerous cultural resource sites throughout the park property, including the Manassas Railroad Cut, Ice House, and Tenant Structure. These locations should be incorporated into the pedestrian trail system as cultural resource interpretation points with educational signage highlighting the significance of the site. Access to these sites is subject to an agreement between the Park Authority and MWAA on pedestrian crossings of MWAA's access road.

## F. Slave Quarters

It is recommended that the additional two slave quarters be constructed in the future, based on archaeological evidence. In addition, planting is recommended along the South Road to recreate the character of the road during the Lee Period, based on the treatment plan presented in the continuation of the Cultural Landscape Report.

## G. Barn Lot Reconstruction

The barn structure, corn cribs, and/or animal corrals are recommended to be reconstructed, as recommended by the continuation of the Cultural Resource Report or treatment plan. As contributing structures to the National Register of Historic Places, the construction of these elements must be based on sound archaeological evidence and historic

documentation. As an alternative to reconstruction, the spatial dimensions of the structures could be marked and interpretative signage used to describe the appearance and function of the barn lot. The intention is to offer a more complete interpretation of the plantation landscape by illustrating the functional and working areas of the site to complement the residential area centered on the main house. Recreating the barn lot within its historical context will significantly contribute to the interpretation of the agricultural component of the site. Illustrating the working and functional side of the site will provide a more complete interpretation of the plantation landscape during the period of significance. Any proposed work that may impact the utility corridor will need to be submitted to MWAA for comment and approval.



Location of Barn Foundation

## H. Gardens & Cemetery

The existing vegetable and flower gardens should be consolidated into a 2 acre garden, if staffing is available for maintenance. In addition, identified high-yield sites should be explored to determine the actual location of the children's cemetery. An analysis of the gardens and treatment recommendations should be incorporated into the continuation of the Cultural Landscape Report. The report should also address future development for the gardens and interpretive signage for both the gardens and cemetery.



# SULLY HISTORIC SITE

---

## I. Trails

A trail system is proposed throughout the site connecting the visitor center and parking to all interpretation areas, while also providing access to the natural resource areas along the stream and in the eastern portions of the site. In addition, the relocation of the entrance road and parking will require the existing Cain's Branch trail to be reconfigured. Trails in proximity to the visitor center and parking lot should be asphalt paved. As the trails approach the core interpretive area, the surface should transition to brick, in keeping with the existing walkways in the vicinity of the main house. Trails in the woods, along the stream, or within cultural landscape interpretation areas are recommended to be stone dust or natural surface. Benches should be provided along the trail routes. The continuation of the Cultural Landscape Report should address interpretive signage. If at all possible, the trails should blend ADA accessibility requirements with the historic integrity of the site.

In addition to the internal trail system, the Countywide Trails Plan requires a minimum 8-foot wide asphalt paved trail along Sully Road and Barnsfield Road.

## J. Natural Resource Protection Area

The natural resource area presents an opportunity for park users to experience a forested stream setting, though proposed development in this area is limited to trails, stream crossings, benches, and educational signage promoting stewardship. Care should be taken to minimize disturbance and degradation to the existing conditions.

## K. Transitional Plantings

To provide a buffer between the historic core and visitor center, plantings are recommended within the MWAA power corridor. A combination of evergreen and ornamental trees, shrubs, and perennials are

intended to add texture, color, and seasonal interest, while also creating a transition between the modern entrance area and core interpretive area. Larger trees and shrubs should be introduced in select locations to offer additional screening to the historic area.

## L. Maintenance Facility

The existing maintenance facility to the east of the main house should be expanded and renovated to better meet the operation and maintenance needs of the park. The facility should have storage space for site materials and equipment, while also providing staging space for maintenance operations. Access to water and electricity should also be available. Plantings and fencing should buffer the maintain facility, including any future expansions, from other areas of the park. At minimum, crosswalks should be provided and pedestrian activated lights may be desired depending upon the traffic volume and speed. In addition, the location of the access road could potentially impact the unique mixed mesophyte forest associated with the railroad cut and the sensitive lands of Cain's Branch on the southeastern portion of the property.



Existing Trail

## M. Maintenance Facility

The existing maintenance facility to the east of the main house should be expanded and renovated to better meet the operation and

# SULLY HISTORIC SITE

---

maintenance needs of the park. The facility should have storage space for site materials and equipment, while also providing staging space for maintenance operations. Access to water and electricity should also be available. Plantings and fencing should buffer the maintain facility, including any future expansions, from other areas of the park. At minimum, crosswalks should be provided and pedestrian activated lights may be desired depending upon the traffic volume and speed. In addition, the location of the access road could potentially impact the unique mixed mesophyte forest associated with the railroad cut and the sensitive lands of Cain's Branch on the southeastern portion of the property. parking lot.

## **IV. Design and Development Concerns**

### **A. Potential Impacts of MWAA Access Road**

Future development of the MWAA access road has the potential to significantly impact the Sully Historic Site. Coordination will be required to ensure the park site is adequately buffered from the access road and that known and potential cultural resource sites are properly managed during construction.

The alignment of the access road will isolate some cultural resource sites, such as the 3/4 Foundation and the bridge abutment along Cain's Branch, from the park. Safe pedestrian access to these cultural resource sites will be an issue once the road is constructed. Further discussion with MWAA will be required to determine the need for crosswalks and/or pedestrian activated traffic control signals along the access road, depending upon the traffic volume and speed. In addition, the location of the access road could potentially impact the unique mixed mesophyte forest associated with the railroad cut and the sensitive lands of Cain's Branch on the

southeastern portion of the property.

### **B. Land Acquisition**

Efforts should continue to acquire additional land adjacent to the park property to further buffer the historic site from encroaching development and protect resources associated with the Sully site. The Park Authority should pursue acquiring the parcel adjacent to the north to ensure protection of cultural resources and provide a much desired buffer area. It is also desirable to have the parcel currently under a lease agreement with MWAA for exploratory archaeology, permanently dedicated to the Park Authority.

### **C. Intermediate Need for Reorientation of Visitor Services**

The timing of entrance road and parking construction project will require visitor services to be relocated to the east side of the site before a permanent visitor center can be established. Until funding for a permanent structure is available, this new modular structure will be free-standing and serve as the temporary visitor center and orientation to the site, as well as the new sales area. In addition, the temporary structure will be required to house restrooms, temporary exhibit space, and some office space. In addition, basic utilities, such as water and electric, will be needed. The temporary structure should be located in the approximate location of the permanent visitor center, adjacent to the relocated parking lot.

# SULLY HISTORIC SITE

## Attachment 1—Plant Species Observations

(Invasive species shaded gray)

Scientific Name*	Common Name	Vegetation Type	Habitat Type
Dactylis glomerata	orchard grass	Grass	Lawns, fields, meadow
Festuca elatior	tall fescue	Grass	Lawns, fields, meadow
Microstegium vimineum	Japanese stilt grass	Grass	Invasive plant of woods and fields
Panicum clandestinum	deer tongue	Grass	Fields, meadow, woods
Elaeagnus umbellata	autumn olive	Shrub	meadow and cedar thicket on North Loop
Lindera benzoin	spicebush	Shrub	woods
Rosa multiflora	multiflora rose	Shrub	Ubiquitous
Rubus allegheniensis	blackberry	Shrub	thickets, edges & woods
Symphoricarpos orbiculatus	coral berry	Shrub	edges, thickets & woods
Achillea millefolium	yarrow	Terrestrial Forb	Lawns, fields, meadow
Alliaria petiolata	garlic mustard	Terrestrial Forb	edges & woods
Apocynum cannabinum	Indian hemp	Terrestrial Forb	fields, meadows & edges
Boehmeria cylindrica	false nettle	Terrestrial Forb	moist woods and edges
Chrysanthemum leucanthemum	ox-eyes daisy	Terrestrial Forb	fields, meadows & edges
Cirsium discolor	field thistle	Terrestrial Forb	fields, meadows & edges
Dianthus armeria	Deptford pink	Terrestrial Forb	Lawns, fields, meadow
Duchesnia indica	false strawberry	Terrestrial Forb	lawns, edges & woods
Erigeron annuus	daisy fleabane	Terrestrial Forb	Lawns, fields, meadow
Erigeron strigosus	lesser daisy fleabane	Terrestrial Forb	Lawns, fields, meadow



# SULLY HISTORIC SITE

## Attachment 1—Plant Species Observations (con't)

(Invasive species shaded gray)

Scientific Name*	Common Name	Vegetation Type	Habitat Type
Glechoma hederacea	ground ivy	Terrestrial Forb	lawns, edges & woods
Hypericum perforatum	common St. Johnswort	Terrestrial Forb	fields, edges & meadows
Impatiens capensis	jewelweed or spotted touch-me-not	Terrestrial Forb	wet meadows and woods & streams
Mecicago lupulina	black medick	Terrestrial Forb	lawns, edges and fields
Perilla frutescens	perilla	Terrestrial Forb	lawns, edges & woods
Phytolacca americana	pokeweed	Terrestrial Forb	edges, thickets & woods
Plantago lanceolata	English plantain	Terrestrial Forb	Lawns, disturbed soils
Polygonum persicaria	lady's thumb	Terrestrial Forb	edges and woods
Potentilla recta	rough-fruited cinquefoil	Terrestrial Forb	edges & fields
Potentilla simplex	common cinquefoil	Terrestrial Forb	edges, fields & woods
Pycnanthemum tenuifolium	narrow-leaved mountain mint	Terrestrial Forb	meadows, fields & edges
Rudbeckia hirta	black-eyes susan	Terrestrial Forb	fields & edges
Rumex obtusifolius	broad or bitter dock	Terrestrial Forb	fields & edges
Sisymbrium officinale	hedge mustard	Terrestrial Forb	edges, thickets & woods
Tovara virginiana	Virginia knotweed	Terrestrial Forb	edges, thickets & woods
Trifolium dubium	least hop clover	Terrestrial Forb	lawns, edges and fields
Trifolium repens	white clover	Terrestrial Forb	lawns, edges and fields
Triodanis perfoliata	Venus looking glass	Terrestrial Forb	lawns, edges and fields
Verbascum blattaria	moth mullein	Terrestrial Forb	fields, edges
Verbascum thapsus	common mullein	Terrestrial Forb	fields, edges
Acer negunda	Ash-leaved maple	Tree	Young woods
Acer rubrum	red maple	Tree	Woods
Cercis canadensis	redbud	Tree	edges and woods
Cornus florida	flowering dogwood	Tree	Upland woods, understory
Fraxinus pennsylvanica	green ash	Tree	woods
Ilex opaca	American holly	Tree	ubiquitous
Juglans nigra	black walnut	Tree	Woods, lawns

# SULLY HISTORIC SITE

## Attachment 1—Plant Species Observations (con't)

(Invasive species shaded gray)

Scientific Name*	Common Name	Vegetation Type	Habitat Type
Juniperus virginiana	eastern red cedar	Tree	Fields, old fields, young woods
Paulownia tomentosa	princess tree	Tree	edges and old fields
Pinus virginiana	Virginia pine	Tree	Fields, old fields, young woods
Prunus serotina	black cherry	Tree	edges, hedgerows, woods
Quercus alba	white oak	Tree	Moist or dry woods
Robinia pseudoacacia	black locust	Tree	edges, hedgerows & woods
Sassafras albidum	sassafras	Tree	edges, hedgerows
Ulmus rubra	slippery elm	Tree	edges, hedgerows
Celastrus orbiculatus	oriental bittersweet	Vine	edges, hedgerows & woods
Lonicera japonica	Japanese honeysuckle	Vine	ubiquitous
Parthenocissus quinquefolia	Virginia creeper	Vine	Ubiquitous
Polygonum perfoliatum	mile-a-minute	Vine	edges, thickets & woods
Smilax rotundifolia	common greenbriar	Vine	Woods, wood edges
Toxicodendron radicans	poison ivy	Vine	Ubiquitous
Vitis sp.	grape	Vine	Woods, field edges, old field
Polystichum acrostichoides	Christmas fern	Fern	Woods
*Note: This list is based on a limited number of field visits in 1999 and does not include additional species found during inventories in late 2004.			

# SULLY HISTORIC SITE

---

## Attachment 2—Wildlife Species Observations

### **Bird Species**

Yellow-Breasted Chat  
Northern Mockingbird  
Catbird  
Wood Thrush  
Rufous-Sided Tohee  
Field Sparrow  
American Goldfinch  
Indigo Bunting  
Cardinal  
House Wren  
Carolina Wren  
Prairie Warbler  
Eastern Kingbird  
Chimney Swift  
Tree Swallow

### **Mammal Species**

Groundhog/Woodchuck  
White-tailed Deer  
Gray Squirrel

### **Amphibian Species**

Gray Tree Frog

### **Stream Macroinvertebrates**

Riffle Beetle  
Oligochaete Worm  
Limpit