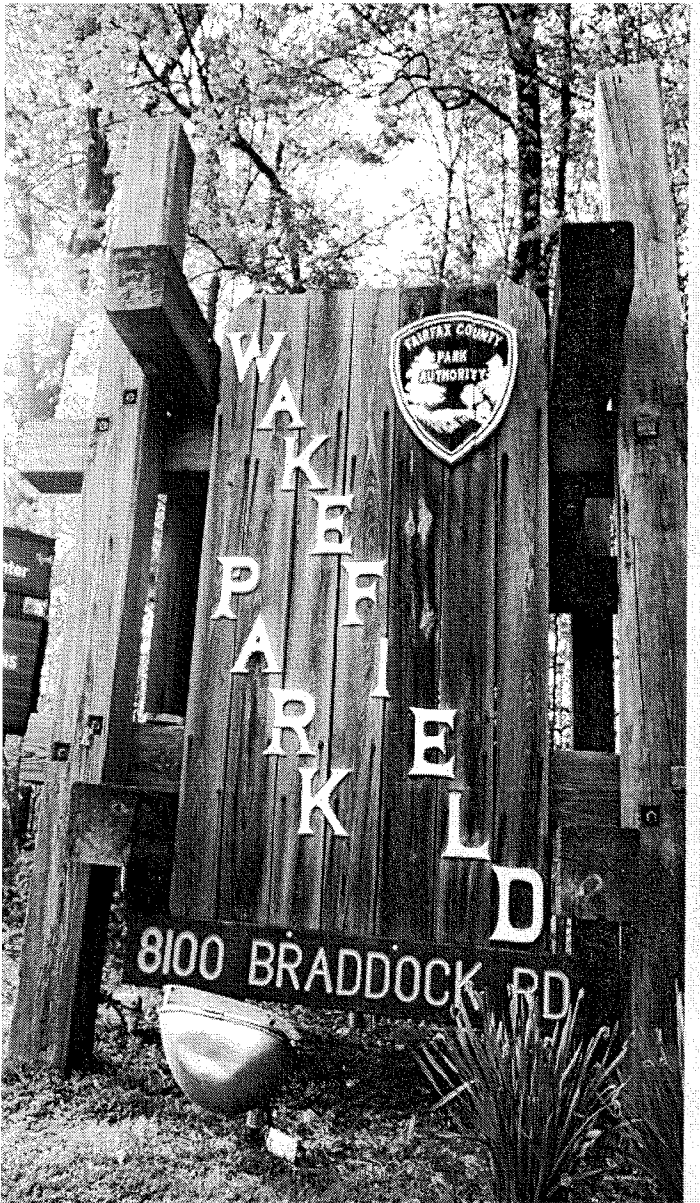


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MASTER PLAN REVISION

December 1999

**FAIRFAX
COUNTY
PARK
AUTHORITY**



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TABLE OF CONTENTS

I. Introduction

- A. Purpose and Plan Description
- B. Property Description

II. Park Classification

- A. Multiple Resource Park

III. Existing Facilities

- A. Listing of Existing Facilities

IV. Existing Site Conditions

- A. Natural Resources
- B. Cultural Resources
 - 1. Summary of Land Record Research
 - 2. Prehistoric Cultural Resources on Wakefield Park

V. Conceptual Development Plan

- A. Wakefield Park Task Force Recommendations
- B. Elimination of Previously Master Planned Facilities
- C. Description of New Plan Elements
 - 1. Athletic Field Area
 - 2. Pond Area
 - 3. Skate Park
 - 4. Roller Hockey Rink
 - 5. Sand Volleyball Court
 - 6. Playground/Totlot
 - 7. Parking Area
 - 8. Expansion of RECenter
 - 9. Alternate Locations for Recycling Center
 - 10. Site Lighting
 - 11. Trails
- D. Design Concerns

Attachments: History of Land Ownership
Conceptual Development Plan

I. INTRODUCTION

A. Purpose and Plan Description

The purpose of this master plan revision is to update the plan that was first approved in 1971 and amended in 1975. Since approved, this plan has served as a guide for all planning of the site. However, many of the facilities remain unbuilt and the plan seems out of place within the community as it is today. In addition, numerous proposals have been received over recent years with ideas for change at Wakefield. This master plan revision is a means to update the plan by removing unbuilt elements and possibly add other new elements. 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 plan will address new conceptual development, describing what facilities should be developed based on a variety of factors, how they fit into the established plan, where they will be constructed and how these facilities will be operated in conjunction with other areas of the park and existing uses.

B. Property Description

Wakefield Park is located at 8100 Braddock Road in Annandale, Virginia, in a densely developed area in the Braddock Supervisory District. This is a Multiple Resource Park, 292.59 acres in size and represents one of the few remaining large tracts of open space in this area of Fairfax County. The land is generally bounded by Route 236, Little River Turnpike on the north, Route 495, the Capitol Beltway on the east, Route 620, Braddock Road on the south and by single family residential development on the west. The site is blended with a mix of open space and forested land. The site is accessible from Braddock Road and has a mix of recreational opportunities ranging from a recreation center to athletic fields and tennis complex to trails.

II. PARK CLASSIFICATION

A. Multiple Resource Park

Wakefield Park falls under Fairfax County Park Authority classification 4.4, Multiple Resource Park, which provides a diversity of recreational opportunities in both natural settings and intensely developed indoor or outdoor facilities which can accommodate large indoor or outdoor facilities which in turn can accommodate large numbers of people without significant deterioration of the recreation experience. These parks are located throughout the county. This category of park is oriented to activities that involve an individual or group for a time period ranging from most of the day to a week and which may attract large numbers of spectators or participants. Facilities may include complexes of 10 – 12 lighted tournament level athletic fields and special features such as miniature trains, carousels and miniature golf.

III. EXISTING FACILITIES

A. Listing of Existing Facilities

The following facilities are currently existing at Wakefield Park:

Parking Areas A, B, C – 200 spaces (Athletic Field Complex)

Parking Areas D, E – 117 spaces (Picnic/Totlot Area)

Maintenance Facility

Athletic Field Center (lighted)

60' Diamond

65' Diamond (3)

Rectangular Overlay

Parking Area – 350 spaces

Horseshoe Courts Area – Lighted

Tennis Center (lighted)

Tennis Courts (10)

Practice Courts (6)

Tournament Court

Platform Tennis (2)

Picnic/Totlot area

Concessions/Restrooms

Rectangular Field (lighted)

Multi-use Courts (3) (lighted)

Recreation Center

Shuffleboard Courts Area – Lighted

Recycling Unit

Trails - Hiking/Biking/Exercise Stations

Americana Park Area

60' Diamond

Parking Area – 42 spaces

IV. EXISTING SITE CONDITIONS

A. Natural Resources

Wakefield Park is a mosaic of many ecological cover types with varied habitat, recreational and service values. Some areas of the park are valuable as they are for the habitat they provide for wild animals and the enjoyment they provide to the citizens. In other parts of the park, the natural vegetation is not as important for habitat value but rather for the services which mitigate the effect of development either upstream or onsite. Then there are the developed and constructed areas for active recreation and services that do not have positive environmental values or provide environmental health benefits.

The paragraphs below are organized to reflect their estimated relative habitat/ecological value as has been used throughout the planning process. The oldest portion of forest on the hill above the entrance road is almost certainly the most valuable habitat area of the park, while the football fields have no habitat value or positive overall environmental value only in comparison to the parking lots and buildings. Also, development and use of the site are under legal constraints imposed by the Chesapeake Bay Protection Act and other state, county, and federal environmental laws and ordinances.

The acres of older forest which grow on the slope above the stream in the corner between Braddock Rd., the entrance road and the beltway deserves a very high ecological value rating. To find trees of the age indicated by the girth of a 47 inch white oak this close to the beltway is quite surprising. The varieties of plant species in the surrounding nearby forest; ie. American Holly, Musclewood, Viburnum sp., Red Oak, and American Beech, plus others, indicates a relatively long time period since this area of forest was severely disturbed. This area of forest is the highest quality habitat in the park and should be carefully protected

from disturbance. As with all areas in the park that are to be preserved as natural areas, it should be managed to enhance the growth and development of a diverse self-replacing forest community.

The area on the other side of the hill, to the north and the forested area between the power easement and floodplain in the northern half of the park, probably rank next in value. These sections of forest are perhaps not as old and do not appear to have reached a climax type of species mix. However, they are well developed with several canopy layers that provide good nesting habitat for breeding bird populations. The management of these lands over the next twenty to forty years will determine whether they develop and retain ecological significance and become valuable natural resources in our urbanizing community.

Although the areas of floodplain forest near the stream probably rank a poor third in habitat value compared to the above described forest areas they do have large environmental impact by providing significant natural services supporting our need for clean water and air. These forests provide pollution reduction of groundwater and stormwater runoff, soil stabilization and erosion reduction during high water flows and reduction of thermal impacts on Accotink Creek. They are probably the youngest forests in the park, have yet to become greatly diverse, and are still greatly impacted by the presence of invasive exotic plants. The effectiveness of the Stream Protection Strategy under development by the county and the impact of future land development upstream from the park will need to be considered when management plans are developed for these areas of forest.

The habitat value of the power line easement is difficult to assess. The maintenance cycle of mowing every three to five years creates a rotation of vegetation sizes and types that has many facets. The age and size of trees and shrubs under the power lines varies from year to year and with this variation comes suitability for different uses by different species of animals. This year much of the easement is in young oak with some filberts. These two woody plants provide food for the larger birds, deer, raccoons, and other animals. Their size provided good nesting places for several birds that inhabit old field shrub scrub habitats, which is quite rare in Fairfax County. However, the repeated disturbance of the easement also contributes to a significant problem with invasive exotic plants. Several of the newer invading plants are joining the well established Japanese honeysuckle and porcelain berry. These patches of plants will soon begin to produce excess seed and contribute to degradation of adjoining and downstream natural areas.

Wakefield Park is large enough and diverse enough to provide multiple recreation services while also serving as an important conservation area along the Accotink Greenway. However, for this to be achieved, the future development and management of the park must provide for balanced use with an understanding of the long-term affect of disturbance in natural resource areas. A thorough

inventory of the resources on the site must be used in determining the actual siting and construction methodology of future recreation facilities.

B. Cultural Resources

1. Summary of Land Record Research

The review of land records associated with the property that is now Wakefield Park has yielded several preliminary observations regarding the potential for historic cultural resources on the park. First, the area of the park with the greatest potential for historic resources is a triangular tract of land bordered on the south by Braddock Road and on the west by Accotink Creek. This area extends east roughly to the present-day location of Webb Wood Drive. The remains of several 19th century domestic structures may be found within this area. Two of these documented homes were constructed and occupied by African American families during the several decades following the Civil War. To date, small African American landowners of this period have been poorly represented both in the written histories and among the documented archaeological sites in the county. Thus, the potential for these resources is of particular interest to historians and archaeologists, and if such resources were found intact, they would be deemed highly significant and worthy of protection.

Second, the remains of the 19th century Nelson-Botts construction may be located in the portion of the park west of Accotink Creek. The 1894 map suggests that this building was located in the northern portion of this property, possibly in the area north of the present-day garden plots. The remains of additional early to middle 20th century houses may also be found along Braddock Road. The widening of Braddock Road, however, may have destroyed some or all of the domestic sites that fronted that road.

Third, the land records indicate the possible presence of several landscape features. First, the original alignment of the Alexandria-Centreville Road may still be visible east of Accotink Creek. The remnants of a historic stream crossing may also be visible at the point where this road crossed the creek. A preliminary field check indicated that while the road alignment is indeed still visible, there was no evidence of the stream crossing. A secondary road also appears on the 1894 Hopkins Map that runs north from Braddock Road. The remnants of this road alignment are in fact still visible along and north of Webb Wood Road. Finally, the land records for the northern end of the park clearly note that the tailrace for a mill was the western boundary of the parcel between Little River Turnpike and Accotink Creek. Current maps and a field check, however, suggest that this race was destroyed when Accotink Parkway was constructed.

Finally, the land records for most of the central portion of Wakefield Park do not indicate the presence of historic cultural resources. Nevertheless, it is necessary to offer this caveat. Because land records do not routinely record the locations of all improvements, the absence of record does not necessarily guarantee the absence of resources on the ground. This is especially true in the

case of outbuildings, servant and slave quarters, and tenancies. Further, because we know that the Fitzhughs had a great many tenants over time and because we do not know the locations of those tenancies, it is possible that one or more were located in the Wakefield Park area.

2. Prehistoric Cultural Resources on Wakefield Park

There are three recorded prehistoric sites on or near Wakefield Park. Two sites (44FX714 and 44FX591) are located near the garden plots in Wakefield West Park. A third site (44FX741) was located near the southern boundary of Wakefield Park, very close to Braddock Road. A shovel test at the latter site produced only a few pieces of quartz flint-knapping debris (the results of making or sharpening stone tools). This site may have been destroyed when Braddock Road was widened. The other two sites in Wakefield West produced moderate quantities of knapping debris and several stone tools. None of these recorded sites are currently threatened by anticipated developments in the park.

While additional prehistoric sites have not been recorded in the park, the presence of these recorded sites in the vicinity tells us that Native Americans favored this area prior to the European settlement of the land. American Indians may also have used other level, dry areas in close proximity to Accotink Creek. The availability of stone for tool making – both in the form of cobbles in the stream and in quartz outcroppings on the higher ground - would have added to the value of this general location. Based on these factors, including the proximity of known Native American sites and the physical characteristics of the landscape, we conclude that there is a moderate to high potential for additional prehistoric sites in the park. Thus, we recommend that an archaeological survey be conducted before any ground-disturbing development commences on previously undeveloped land in the park.

V. CONCEPTUAL DEVELOPMENT PLAN FOR WAKEFIELD PARK

A. Conceptual Development Plan Recommendations

The Conceptual Development Plan describes elimination of facilities previously planned but not built that are no longer appropriate or needed in the park and contains descriptions of new concept plan elements, design concerns and plans (maps) that show the general locations of recommended facilities.

B. Elimination of Previously Master Planned Facilities

The following facilities are hereby eliminated from the previous master plan for the park:

Manager's house	Future site office complex
Parking area G - 115 spaces	Access road - section E
Community center	Ampitheater
Restrooms/open-air shelter	Picnic area C
Pond	Shuffleboard courts area
Horseshoe courts area	Archery & field games area
Parking area M - 120 spaces	Day camp area
Winter sports area	Asphalt trail both sides of creek
Multi-use court & play apparatus area at Mockingbird Drive	
Parking lot (81 spaces)(corner of Braddock Rd. & Glen Park Drive)	
Gardens plots (block of 28)(corner of Braddock Rd. & Glen Park Drive)	

C. Description of New Plan Elements

1. Athletic Field Area

Two 60 ft. diamond fields should be located in a wooded area east of the entrance road above the group picnic area. Existing parking in the area is adequate to accommodate additional athletic field use. The diamond fields should have permanent backstops, sideline and outfield fences and should be irrigated and lighted for level 1 status. An asphalt trail should connect the fields with the parking area for ease of access. A request will be made to VDOT to consider placing a sound barrier between the park and the Beltway in the area of the new athletic fields.

Two options for consideration include locating one or both fields to areas west of the park entrance road adjacent to the current athletic field complex on either the north or south sides. Environmental conditions associated with each of the optional sites will dictate the feasibility of utilizing either or both of these areas instead of the area above the group picnic area. Regardless of location, this Conceptual Development Plan provides for a maximum of two additional fields, unless another Plan Revision is conducted with public participation.

2. Pond Area

The implementation of a small scale dry pond is recommended in the area east of the entrance road and in the general vicinity of the pond shown on the previous master plan. The pond will serve as a SWM/BMP facility to protect the downstream stream channel from future degradation. SWM (StormWater Management) is the control of stormwater for flood prevention. BMP (Best Management Practices) is concerned with water quality and other environmental issues. The pond will not adversely impact existing trees in the area.

3. Skate Park

A skate park of up to 25,000 sq. ft. in size should be developed in the area of the existing shuffleboard/horseshoe courts (that will be removed) or the

existing grassed area behind the RECenter. An exact location will be determined during the detail design phase of the project. The surface of the park should be concrete. The skate park should be fenced with 10 ft. high black vinyl chain link for security and should be lighted to allow night time use. Spectator seating should be included with construction of this facility. Other small-scale outdoor youth/teen oriented facilities could be co-located with the skate park and provide additional activities for this age group. The area that is currently the horseshoe court area could be utilized for this function if space is available after the skate facilities are built, and taking into consideration the intensity of uses in the immediate area.

4. Roller Hockey Rink

A lighted, 85 ft. x 185 ft. roller hockey rink should be developed in the existing shuffleboard/horseshoe courts area (that will be removed) or the existing grassed area behind the RECenter. An exact location will be determined during the detail design phase of the project. The rink should have uniformly rounded corners in the arc of a circle with a minimum radius of 23 ft. and a maximum radius of 28 ft. and be surrounded by a permanent wall known as the “boards”. A building shell (permanent roof, walls, HVAC, interior lighting, etc.) will be considered during the Project Implementation Phase. The entire rink, including players and penalty benches, should be enclosed with safety glass designed to separate players from spectators. Spectator seating should be included with construction of this facility.

5. Horseshoe Courts

A double horseshoe court should be located in the area of the multi-use courts to replace the facility that will be removed as a condition of the skate park development. The horseshoe courts will be regulation size in a grass border.

6. Sand Volleyball Court

A lighted sand volleyball court with a playing surface area of 50 ft. x 92 ft. should be developed in an area behind the RECenter, next to the proposed skate park or roller hockey rink. Sand should be installed to a depth of 15” over an underdrain system. Border edging should be 6” x 8” pressure-treated timber with chamfer top edges.

7. Playground/Totlot

The existing playground at the RECenter should be expanded to provide for 2 distinct play groups, one for children ages 2 – 5 and a second group of children ages 5 – 12. Play events that allow for social interaction, role playing and cognitive achievement, to name a few, should be included. Permanent resilient surfacing should be installed to provide for safety and accessibility of the area. Benches and picnic tables should also be included.

8. Parking Area

The parking area at the RECenter should be expanded to include an additional 100 spaces in an area south of the existing parking lot. Curb & gutter, line painting, lighting, etc. should match adjacent existing parking lot areas.

9. Expansion of RECenter

The proposed footprint for future RECenter expansion is shown on the map to determine the area available for the skate facility and volleyball court. Current RECenter use figures, as well as trends in exercise, fitness, sports and children's programming indicate the need for a larger gymnasium, an expansion of aquatic features and additional fitness and program space.

10. Alternate Locations for Recycling Center

Alternate locations for the Recycling Center should be investigated in order to maximize parking spaces for park patrons. The new location should be as highly visible as is the current location but should not impact any existing parking spaces anywhere in the park.

11. Site Lighting

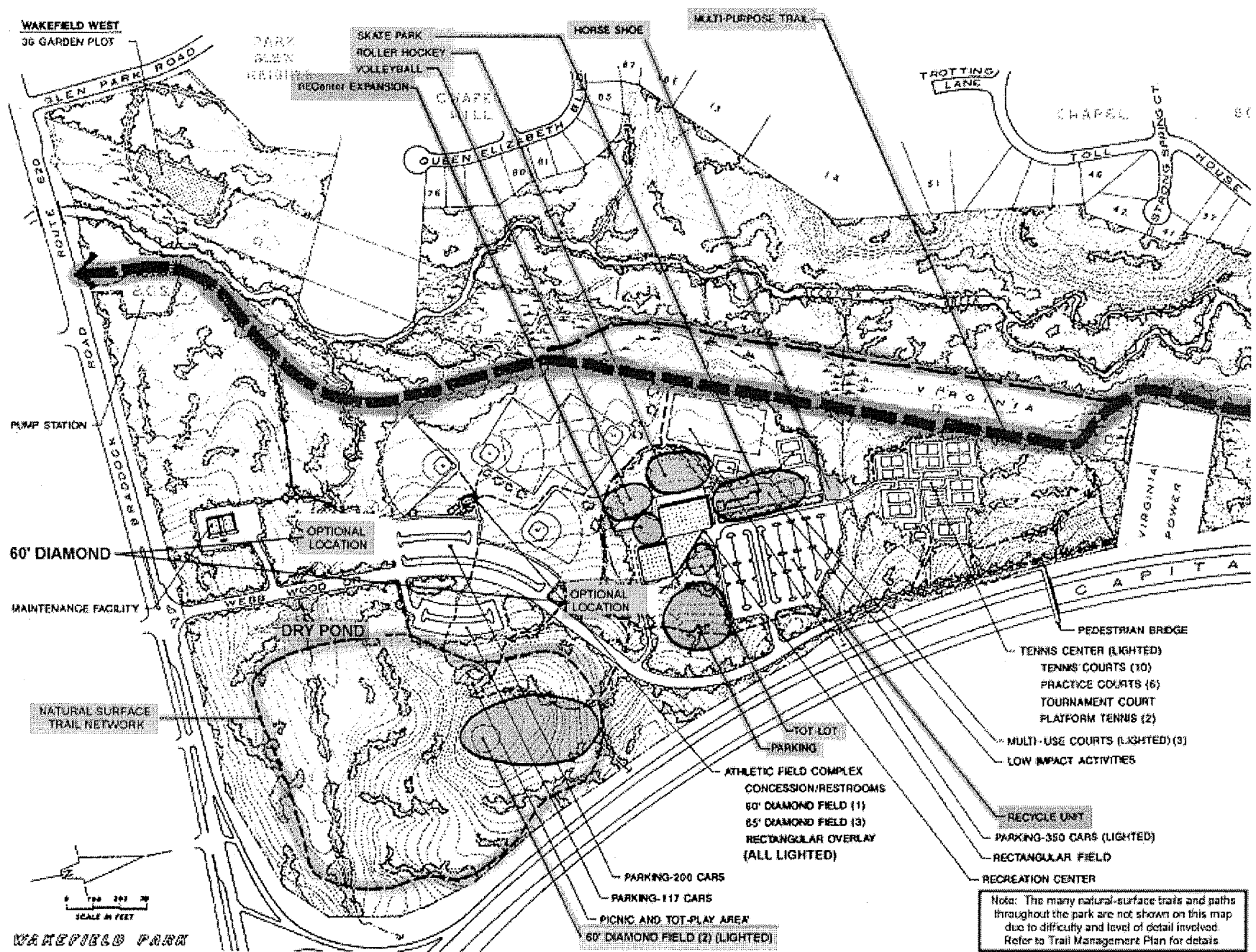
Staff recommends lighting all parking lot areas to provide safe access for all after-hours events. In addition, all internal trail alignments located between parking areas and the core facilities should be lighted to provide safe access.

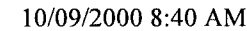
12. Trails

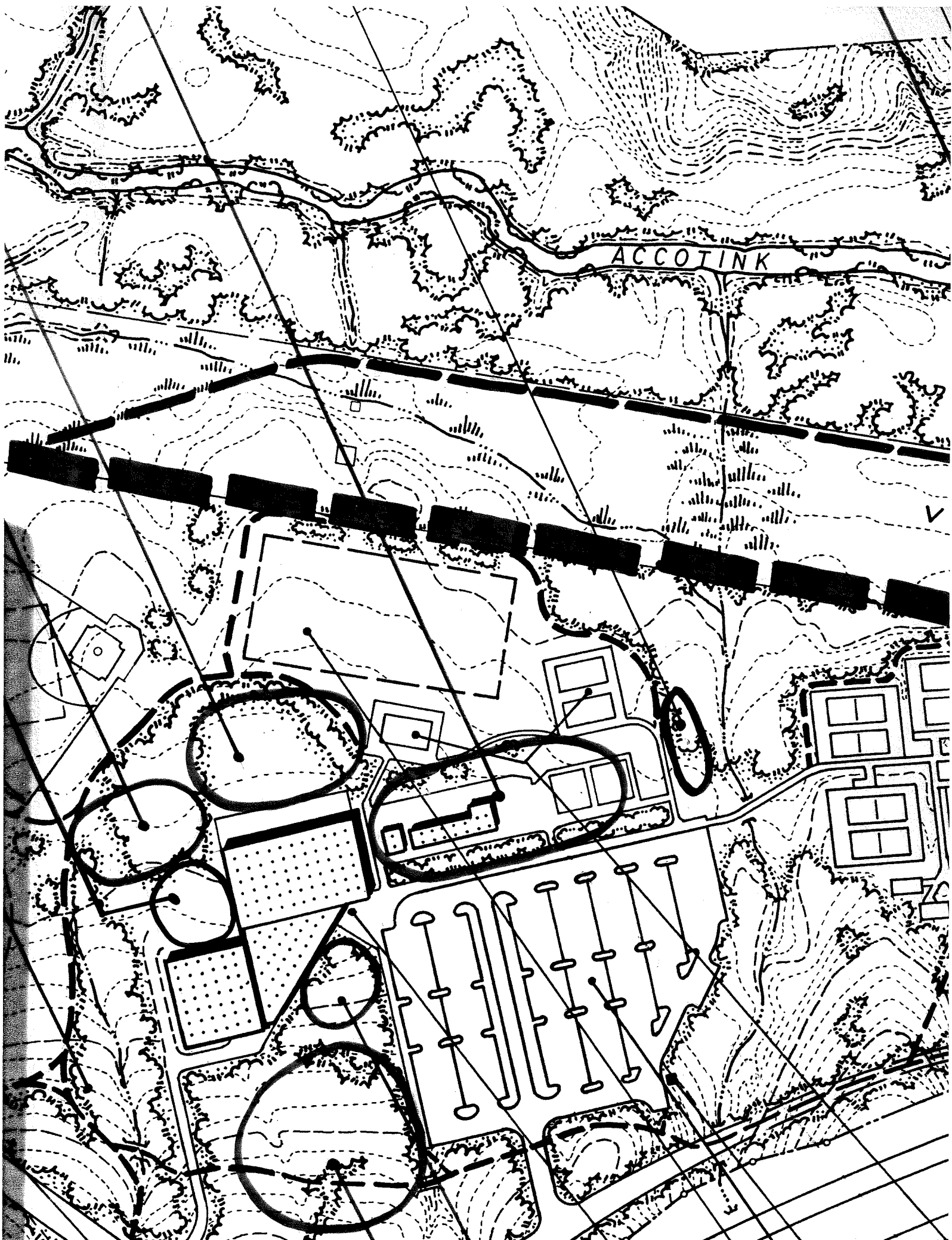
A multi-purpose trail for hiking & biking and other uses should be provided for the entire length of the park, to fulfill the Countywide Trail Plan requirement. The final alignment of the trail will be determined during the Project Implementation Plan design process. An alignment along the eastern edge of the power line easement in the area south of the electrical sub-station would minimize impact on wildlife. An alignment along the western edge of the easement, however, would maximize use of already-existing natural surface trails and thereby minimize additional clearing. These and other environmental factors should be taken into consideration during trail design. In addition, a natural surface trail loop should be provided in the wooded area east of the entrance road and in the wooded area north of the electrical substation. The existence of a network of natural-surface trails throughout the park, which are not shown on the Master Plan map due to difficulty of scale, is recognized in a note on that map. Detailed trail location information will be part of the Trail Management Plan, currently under development by staff. Refer to Design Concerns below for additional trail information.

D. Design Concerns:

1. Create a management plan for dealing with trail operations, with input from interested citizens and user groups. This plan should provide for implementation of FCPA policies on shared use of trails by both pedestrians and cyclists to maximize recreational opportunities and minimize conflicts. Reference should be made to this trail management plan for details and specific policies about trails at Wakefield Park.
2. The Project Implementation phase for the athletic field area should include selection of the exact location between the Beltway and the grouped picnic area that is the least environmentally obtrusive.
3. Clearing and grading for the athletic field area and the RECenter parking addition should be held to an absolute minimum to conserve tree cover.
4. The area beginning at the power line easement and west to the park boundary should be preserved in a natural state to the extent possible. No development other than trails and interpretive passive recreational facilities should take place in this area.







History of land ownership

The outlines of the ownership and land-use history for Wakefield Park are based on land records associated with the property that has become this park. In addition to providing some broad understanding of how this land has been used over time, this history is also useful in that it helps us determine which areas are most likely to contain significant historical cultural resources. Finally, in the event that historical resources are located on the ground, this history gives us a head start in identifying, dating, and determining the significance of those resources.

The ownership history of the land that has become Wakefield Park is rather complex. To facilitate reviewing this history, I have divided the park into five sections (Tracts 1 through 5; see map).

All of what is now Wakefield Park was once part of William Fitzhugh's 21,996-acre patent known as Ravensworth. Fitzhugh had originally intended to sell or lease portions of this land to French Protestant emigrants. Records of early leases of this patent have not been found, and it seems that William's plans were not successful. His sons and grandsons, however, apparently leased out several thousand acres between 1750 and 1773. William died in 1701 and divided his estate between his two sons, William and Henry. Henry received the northern portion (roughly north of Braddock Road) and bequeathed it to his son, Major Henry Fitzhugh, who was married to Sarah Battaille. Major Henry died in 1783 at which time his land was divided among his sons, Nicholas, Richard, Mordecai, Battaille, and Giles. Most of the land that was to become Wakefield Park (Tracts 1 and 5) lies within the parcel inherited by Nicholas, which became known as Ossian Hall. A portion of the northern part of the park was within the land that Mordecai inherited (Tract 2). The remainder lies in the tract that Richard inherited (Tract 3 and 4) and which later became known as Oak Hill.

Tract 1, as it is called here, comprises the majority of the 269.99-acre tract that was conveyed to the FCPA in 1968. This land was originally the western portion of Nicholas and Sara Fitzhugh's estate known as Ossian Hall. The mansion house and main outbuildings of this estate were located east of this tract, in what is now the subdivision called Ravensworth Park. In 1804, the Fitzhughs sold Ossian Hall to David Stuart, formerly of the estate known as Hope Park. Educated in Paris and Edinburgh, Stuart took an active role in Fairfax County civic life. He was the director of the Patowmack Company and one of the first three commissioners of the District of Columbia. He also served as a member of the Virginia House. He was married to Eleanor Calvert Custis Stuart, who was the widow of Martha Washington's son, John Parke Custis. Stuart's heirs sold the estate in 1833, and the property passed through a number of owners, including several who moved from or maintained residences in New York. Senator Joseph L. Bristow purchased the property in 1914, and it remained in his ownership until his death in 1944. At that time his executors sold the estate for development. The

original 18th century house stood on Regina Drive until 1959, when, vacant and derelict, it was thus demolished. The old Ossian Hall cemetery is located on Royston Street, although no gravestones are presently visible. None of the documents associated with Ossian Hall specifically indicate that any buildings, roads, or other types of improvements were located on the part of the Ossian Hall estate that is now Wakefield Park (Tract 1). The one possible exception to this is the 1951 deed conveying the property to developers in which there is mention of a second house on Braddock Road. A 1937 aerial photograph shows what could be a house along Braddock Road on or just west of the present location of the Beltway interchange. Long-time county residents familiar with the property have also reported their recollection of a structure at that location.

Tract 2 comprises the northern portion of the 269.99-acre tract that was conveyed to the Fairfax County Park Authority in 1968. The early history of this parcel departs from that of its neighbor, Ossian Hall. Although some of the early deeds relating to this land are apparently missing, it appears that it was originally part of the land that Mordecai Fitzhugh inherited from his father in 1797. In 1798, Mordecai leased to Joseph Powell, Jr. a 35-acre parcel that lay west of Accotink Creek and adjacent to a 312-acre parcel that Powell had previously leased from Fitzhugh. Shortly thereafter, Mordecai and his brother Giles traded their inherited lots in two separate transactions. Giles, then, became the owner of this parcel. In 1814, Giles sold 1,626 acres to Andrew and Jonathon Scholfield and their wives, land speculators and residents of Alexandria. Just three months later, Andrew and Jonathon divided the land, Andrew assuming ownership of a 294-acre tract and Jonathon assuming payments for the residue. There followed a series of financial transactions among the Scholfields, various lenders, and other land speculators. In 1821, the Scholfields conveyed several parcels along Accotink Creek as well as two one-third interests in a partially completed mill on Little River Turnpike. The head race for this mill was located within the 35-acre parcel leased earlier by Powell and may have been built by Powell. Much of this race is still visible west of Accotink Creek in Accotink Stream Valley Park just north of Little River Turnpike. The tailrace for this mill formed the western boundary of a six-acre parcel lying south of Little River Turnpike and west of Accotink Creek. The mill itself was located on a one-acre parcel south of the turnpike. Several investors evidently defaulted on their loans, and their lands were sold at public auction. Jonathon Lloyd, who had backed some of the investors, purchased several of these parcels, including the mill property and 400 acres east of Accotink Creek.

In 1836, Lloyd sold 250 acres on Accotink Creek just south of Little River Turnpike to Francis Fish, who in turn sold the land to Warren Summers in 1856. When Warren Summers died, his estate was divided among his children. Tract 2 is located within the 53½-acre parcel that conveyed to Alice Summers. A plat map accompanying this deed of partition shows that the main house and other buildings on the Summers estate were located well east of Tract 2. Alice sold the land several years later, and the parcel passed through the hands of several mostly

short-term owners until 1914, when Sen. Bristow bought the land to add to the neighboring Ossian Hall estate. Other than the tailrace, land records for this parcel do not specifically indicate improvements on the Wakefield portion of the parcel.

Tract 3 comprises that 11.29-acre parcel of land lying west of Accotink Creek and north of Braddock Road (tax map 70-4-((11))-A), which was conveyed to the Park Authority in 1971. This land was originally part of Richard Fitzhugh's 2,524-acre share of his father's estate. When his land was divided among his heirs, the easternmost 352-acre section along the western side of Accotink Creek conveyed to Maria M. Fitzhugh. The main house of Richard's estate known as Oak Hill was located west of this lot and was conveyed to David Fitzhugh. Maria bequeathed her lot to her brother David, who in turn bequeathed his own and Maria's to their sister Ann Battaille (nee Fitzhugh). By 1880, all three were deceased and their lots were divided among David and Ann's heirs. Meade F. Battaille received Lot 6 containing 148 acres along Accotink Creek and Turkey Branch (the southern half of Maria's original lot). Beginning in 1882, Meade began to divide his lot and sell 3-acre to 25-acre parcels along the streams and Braddock Road. In 1888, he sold a 13-acre parcel to Andrew Nelson. This parcel fronted Braddock Road and ran along the western side of Accotink Creek. Land tax records for 1891 show that Nelson had improvements valued at \$30 on this parcel. Nelson sold these 13 acres in 1892 to William Botts, and the 1895 land tax shows Botts had improvements valued at \$25. The 1894 Hopkins map shows Botts residing on the northern portion of his land, although it is difficult to locate that position precisely. Botts lost the land in a lawsuit, and in 1901 the land was sold at public auction to James Haines, who by 1915 owned four additional adjacent parcels totaling 29.4 acres. These five parcels convey together to a series of owners between 1915 and 1956, when the property again conveyed except for a ½ acre lot reserved by the owner for his home. This house was located west of the land that has since become Wakefield Park. The only specific record of improvements on the property date to the late 19th century improvements built by Nelson and later occupied by Botts. The 1937 aerial photograph of this area does not show any evidence of improvements on this parcel.

Tract 4 is a 1.98-acre parcel located just east of Accotink Creek on Braddock Road (tax map 70-4-((1))-1). The two parts of this parcel are separated by a .6795-acre tract currently owned by the Fairfax County Board of Supervisors and contains a pump station. Before the widening of Braddock Road reduced them, these two parcels comprised a single 3-acre parcel that was part of Meade F. Battaille's inheritance (see early history for Tract 3). In 1882, Meade sold this 3-acre parcel to an African-American man named James Harris. James and his wife Mary lived on this parcel until 1893 when they sold it to Andrew Nelson, who for a time owned the 13-acre parcel across Accotink Creek (Tract 3). Tax records for 1885 and 1889 show that Harris had improvements valued at \$25 on the parcel. Records for 1896 show that Nelson's improvements were valued at \$125, and the 1910 records show that Nelson's improvements valued at \$275.

Andrew and Mary Nelson sold the property in 1920, but bought it back in 1921. In 1925, the Nelsons sold the land to Charles Nelson Hirst (a grandson?), who defaulted on a loan and lost the property in 1929. The property was sold at public auction to W.S. Browning. The deed recording this conveyance mentions that the buildings on the property had been destroyed by fire in 1926. The property had several additional owners before the middle part was conveyed to the BOS in 1956 and the remainder conveyed to the BOS in 1984 and finally to the FCPA in 1989.

Tract 5 is a 28.47-acre parcel lying north of Braddock Road and east of Accotink Creek and comprised part of the 269.99-acre parcel conveyed to the Park Authority in 1968. This tract, however, combines land that was once part of the Ossian Hall tract (see Tract 1) and land that was part of Richard Fitzhugh's inheritance (see Tract 2). The northern 20.8 acres of Tract 5 were divided from the Ossian Hall estate when owners C.W. and Ada Beattie sold the acreage to Frederick Segessenman in 1913. The southern portion was comprised of three small parcels from the Richard Fitzhugh estate. In 1874, an African-American man, Oscar Newman, purchased 3+ acres on Braddock Road east of Accotink Creek from Ann F. Battaille. In 1882, Newman purchased an adjacent 1+-acre parcel from Meade F. Battaille, and in 1886 he purchased a third contiguous 1+-acre parcel from Roxalina Jackson. It is not known when or from whom in the Fitzhugh/Battaille family Jackson (or her husband) purchased this land. The original survey description of the Jackson parcel notes that the north west corner was the eastern end of a footbridge where the old Alexander-Centreville Road crossed Accotink Creek. The northern boundary of the Battaille property east of Accotink Creek then followed the old road to the southeast until it intersected the Ravensworth north-south dividing line. Land tax records from the 1880's and 1890's show that Newman had improvements valued at \$50 on his land. In 1910, his improvements were valued at \$219. In 1907, Oscar and his wife Mary conveyed 6,372 square feet on the eastern end of their property fronting Braddock Road to Arthur Newman (a son?). And in 1912 they conveyed a ½ acre parcel to their daughter Louisa Atkins. In 1912, improvements on Arthur's land were valued at \$190 and those on Louisa's land at \$180. In 1937, the Newman heirs conveyed the estate, including Louisa's parcel, to their neighbor to the north, Frederick Segessenman. With the exception of one lot on Braddock Road sold to Harry and Betty Lee Lawson in 1956, this land stayed in the Segessenman family until 1963 when it was sold to developers John C. Wood and John C. Webb. The records for this tract indicate that several dwellings were constructed on this property: the three Newman residences, possibly a Jackson residence, and the Lawson residence. The 1937 aerial of this area shows a house on the land that Segessenman owned west of Accotink Creek and not now a part of Wakefield (tax map 70-4-((1))-21)).

Summary of land record research

The review of land records associated with the property that is now Wakefield Park has yielded several preliminary observations regarding the potential for historic cultural resources on the park. First, the area of the park with the greatest potential for historic resources is a triangular tract of land bordered on the south by Braddock Road and on the west by Accotink Creek. This area extends east roughly to the present-day location of Webb Wood Drive. The remains of several 19th century domestic structures may be found within this area. Two of these documented homes were constructed and occupied by African American families during the several decades following the Civil War. To date, small African American landowners of this period have been poorly represented both in the written histories and among the documented archaeological sites in the county. Thus, the potential for these resources is of particular interest to historians and archaeologists, and if such resources were found intact, they would be deemed highly significant and worthy of protection.

Second, the remains of the 19th century Nelson-Botts construction may be located in the portion of the park west of Accotink Creek. The 1894 map suggests that this building was located in the northern portion of this property, possibly in the area north of the present-day garden plots. The remains of additional early to middle 20th century houses may also be found along Braddock Road. The widening of Braddock Road, however, may have destroyed some or all of the domestic sites that fronted that road.

Third, the land records indicate the possible presence of several landscape features. First, the original alignment of the Alexandria-Centreville Road may still be visible east of Accotink Creek. The remnants of a historic stream crossing may also be visible at the point where this road crossed the creek. A preliminary field check indicated that while the road alignment is indeed still visible, there was no evidence of the stream crossing. A secondary road also appears on the 1894 Hopkins Map that runs north from Braddock Road. The remnants of this road alignment are in fact still visible along and north of Webb Wood Road. Finally, the land records for the northern end of the park clearly note that the tailrace for a mill was the western boundary of the parcel between Little River Turnpike and Accotink Creek. Current maps and a field check, however, suggest that this race was destroyed when Accotink Parkway was constructed.

Finally, the land records for most of the central portion of Wakefield Park do not indicate the presence of historic cultural resources. Nevertheless, it is necessary to offer this caveat. Because land records do not routinely record the locations of all improvements, the absence of record does not necessarily guarantee the absence of resources on the ground. This is especially true in the case of outbuildings, servant and slave quarters, and tenancies. Further, because we know that the Fitzhughs had a great many tenants over time and because we

do not know the locations of those tenancies, it is possible that one or more were located in the Wakefield Park area.

Prehistoric cultural resources on Wakefield Park

There are three recorded prehistoric sites on or near Wakefield Park. Two sites (44FX714 and 44FX591) are located near the garden plots in Wakefield West Park. A third site (44FX741) was located near the southern boundary of Wakefield Park, very close to Braddock Road. A shovel test at the latter site produced only a few pieces of quartz flint-knapping debris (the results of making or sharpening stone tools). This site may have been destroyed when Braddock Road was widened. The other two sites in Wakefield West produced moderate quantities of knapping debris and several stone tools. None of these recorded sites are currently threatened by anticipated developments in the park.

While additional prehistoric sites have not been recorded in the park, the presence of these recorded sites in the vicinity tells us that Native Americans favored this area prior to the European settlement of the land. American Indians may also have used other level, dry areas in close proximity to Accotink Creek. The availability of stone for tool-making – both in the form of cobbles in the stream and in quartz outcroppings on the higher ground -- would have added to the value of this general location. Based on these factors, including the proximity of known Native American sites and the physical characteristics of the landscape, we conclude that there is a moderate to high potential for additional prehistoric sites in the park. Thus, we recommend that an archaeological survey be conducted before any ground-disturbing development commences on previously undeveloped land in the park.