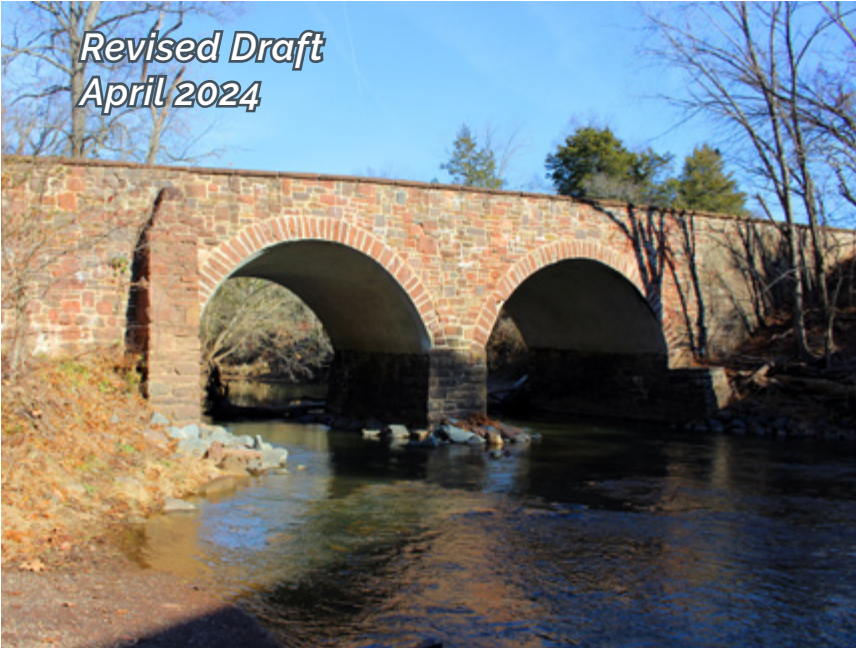


# Bull Run Stone Bridge

## Historic Overlay District Design Guidelines

Fairfax County, Virginia

*Revised Draft  
April 2024*



## ACKNOWLEDGMENTS

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# 01

## **Introduction to the District-Specific Design Guidelines**

## INTRODUCTION

The Stone Bridge over Bull Run straddles Prince William and Fairfax Counties near U.S. Route 29. The Bridge is within the Manassas National Battlefield Park, which is owned and administered by the National Park Service (NPS), United States Department of the Interior. NPS owns one-half acre at the eastern end of the Bridge within Fairfax County. The remaining portions of the Park are within Prince William County.

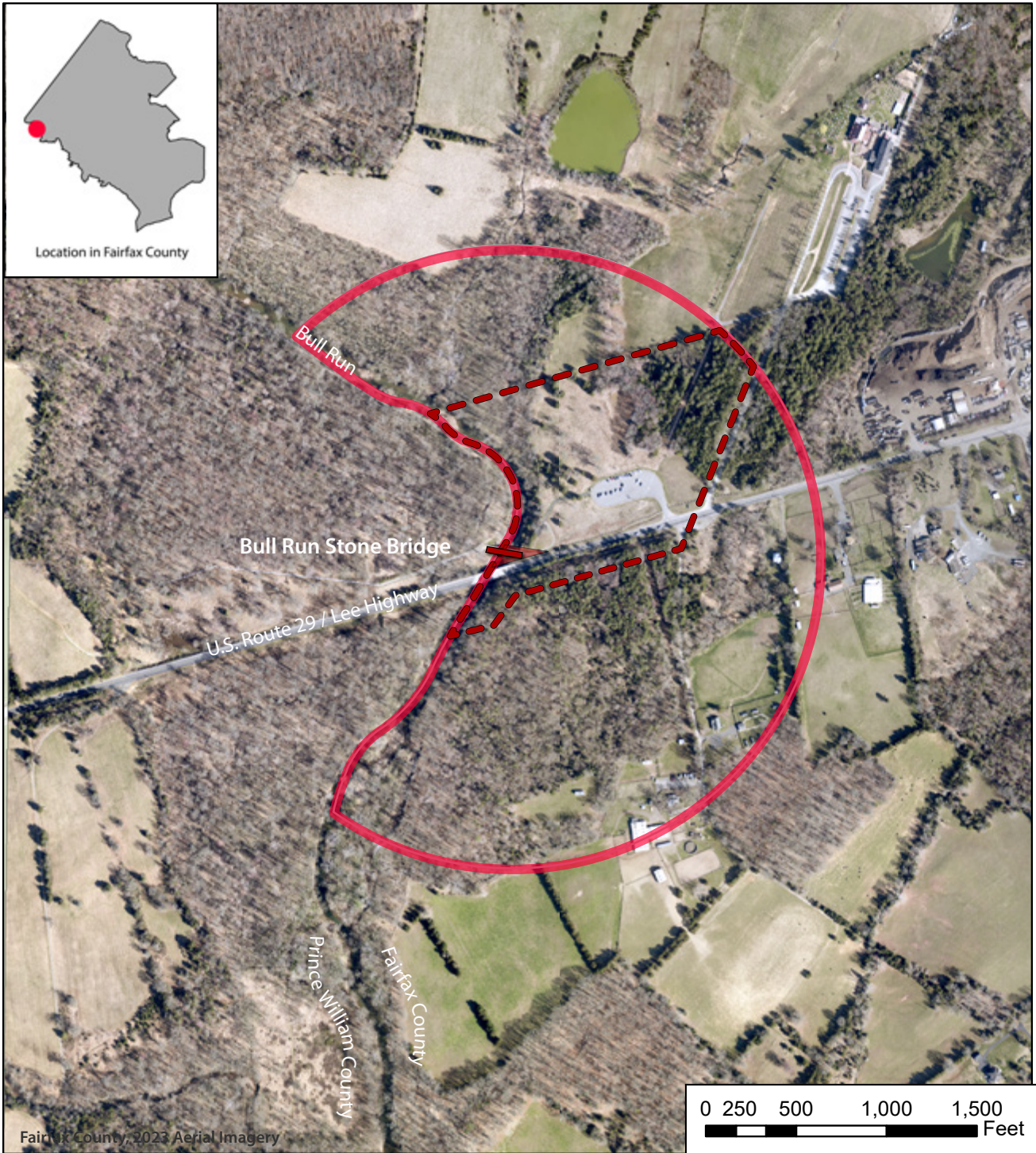
Originally established in 1972, the Bull Run Stone Bridge Historic Overlay District (HOD) was created to protect the bridge and its surroundings from incompatible development. By establishing the HOD, the County Board of Supervisors sought to encourage compatible land uses, improve the visual approach to the bridge, and maintain the open, rural, low-density character of the area. Today, the bridge is part of the Manassas National Battlefield Park, which is listed in the National Register of Historic Places (National Register) and Virginia Landmarks Register.

As described in Article 3, subsection 3101.1 of the Fairfax County Zoning Ordinance, a HOD is a comprehensive planning and zoning tool that helps promote the identification, preservation, and enhancement of buildings, structures, neighborhoods, landscapes, places and areas that have historical, cultural, architectural or archaeological significance. The creation of HODs was authorized by the Fairfax County Board of Supervisors in order to protect and enhance the county's historic and architectural landmarks – sites deemed both valuable and vulnerable.

The content within this document will help project applicants and the broader community understand the history of the HOD, identify its character-defining features, and foster design solutions that protect and enhance the historic resource and retain the historic character of the historic district. These district-specific design guidelines supplement the HOD General Design Guidelines, which provide an overview of architectural and design principals applicable to all HODs. With this information, project applicants can use the guidelines to develop design solutions that retain the historic character of the HOD as a whole.



Stone Bridge during summer. *National Park Service.*



**Bull Run Stone Bridge**  
 Historic Overlay District  
 Fairfax County, VA

Prepared by EHT Tracerics for the Fairfax County  
 Department of Planning and Development  
 April 2024

**Legend**

- District Boundary
- - - District Core Boundary
- Historic Property
- Contributing Property
- Non-Contributing Property



The Design Guidelines offer practical and flexible guidance for property owners, architects, contractors, and other professionals undertaking work within the Bull Run Stone Bridge HOD. The guidelines provide helpful information and can be used as a tool early in the planning phase of a proposed project. The intent of the Design Guidelines is to guide sensitive new development and compatible additions, and limit demolition and inappropriate exterior alterations. The Design Guidelines will also be utilized by Fairfax County staff and the Architectural Review Board (ARB) as an aid during the project review and permitting process. For more information on the project review process, see Historic Overlay District General Design Guidelines.

This document incorporates findings and information included in the Manassas National Battlefield Park National Register documentation, the Bull Run Historic District Preliminary Report prepared for the Fairfax County Office of Comprehensive Planning in November 1967 ([found here](#)), and the list of historic and contributing resources identified in a memorandum prepared for the County in 1991 titled: "Contributing Properties within the Historic Districts." This document incorporates and replaces the prior Bull Run Historic Overlay District Design Guidelines approved by the ARB in 1992.



View of the historic stone bridge in 1940. *National Park Service.*



## HISTORIC OVERLAY DISTRICT REGULATIONS AND PROJECT REVIEW SUMMARY

Proposed projects within the Historic Overlay District will be reviewed by the Fairfax County ARB. As described in the Zoning Ordinance subsection 3101.6: “Administration of Historic Overlay Districts,” the term “project” applies primarily to exterior renovations, construction, demolition, or any uses that require a building permit, site plan, or rezoning application in accordance with the Zoning Ordinance. Fairfax County staff and the ARB will use the HOD Design Guidelines in their review and approval of county permit, site plan and rezoning determinations and recommendations. Consistent with current practice, ARB review is only required for work that requires a permit.

For more information on ARB project review and County regulations see the Historic Overlay District General Design Guidelines. For additional information on what work requires a building permit, reference the Fairfax County Land Development Services website [here](#).

### Projects That Require Review and Permit Approval by the ARB:

- Demolition of buildings and structures
- New buildings, additions and structures
- Decks and screened-in porches (including alterations to existing)
- Sheds and playhouses over 256 square feet
- Swimming pools
- Retaining walls over three feet
- New exterior stairs or stoops

### Projects That Require Review and Recommendation by the ARB:

- Rezoning
- Special exceptions
- Special permits including encroachment into minimum yard requirements/setbacks and ground disturbance over 2500 square feet, such as septic fields
- Variances and site plans including subdivision plats and grading plans

### Projects That Do Not Require Review and Permit Approval by the ARB:

- Residential window and door replacements
- Gutters
- Playground equipment
- On-grade patios
- Driveways
- Interior alterations

## USING THESE DESIGN GUIDELINES

The Bull Run Stone Bridge HOD Design Guidelines were developed as a resource to give contextual historical background and detailed guidance to project applicants, property owners, the building industry, and the community, and to facilitate ARB consideration of project applications. The design guidelines are not a part of, nor an amendment to, the County's Zoning Ordinance which continues to regulate land use types and the intensity of development within Historic Overlay Districts and throughout the County. The Zoning Ordinance guides measurable items such as heights, setbacks, siting, and sizes of structures.

This document includes information about the district's history and significance in **Chapter 2. History and Significance**. The boundaries of the HOD are outlined in **Chapter 3. Historic Overlay District Overview**, which also includes the HOD's Resource Inventory, or list of contributing and non-contributing properties. Chapter 3 also includes a description of the physical character and character-defining features of the HOD. **Chapter 4. District-Specific Design Guidelines** includes guidance based on the Secretary of the Interior's Standards for Rehabilitation that are in keeping with the provisions of subsection 3101 of the Fairfax County Zoning Ordinance. The guidelines within Chapter 4 are organized by:

1. Guidelines for Preserving Setting: Topography, Landscape, and Archaeological Resources;
2. Guidelines for Preserving Architectural Character: Preservation and Rehabilitation of the Existing Stone Bridge; and
3. Guidelines for Architectural Compatibility & Neighborhood Cohesion: New Construction and New Additions.

The guidelines emphasize flexibility and encourage site-specific solutions rather than a one-size-fits all approach. They are guidelines, not requirements. The guidelines are not meant to discourage change or growth; rather, they have been developed with the specific intent to:

- Preserve, complement, and reinforce the historic character of the HOD;
- Reinforce the existing scale;
- Guide sensitive new development and compatible additions; and,
- Encourage the consistent use of materials compatible with the character of the historic district.

The **Appendix** includes a glossary of terms and acronyms and a list of additional resources.



View of the historic Stone Bridge in 1923. *Library of Congress*



View of the historic Stone Bridge in 2020.



# 02

## History and Significance

## STATEMENT OF SIGNIFICANCE

Located on the grounds of Manassas National Battlefield Park, the Fauquier and Alexandria Turnpike bridge over Bull Run, known as “the Stone Bridge,” was originally built in circa 1825. Its ability to carry traffic across the steep sided stream even at times of high water solidified the importance of the bridge as a strategic crossing point during two major Civil War battles.

During the First Battle of Bull Run (Battle of First Manassas), Union artillerists positioned east of the bridge fired the opening shots of the battle over the stream crossing the morning of July 21, 1861. The Stone Bridge survived the first battle only to have Confederate forces destroy the span in 1862. Union army engineers constructed a temporary wooden span over the bridge ruins in 1862. The present-day Stone Bridge was completed in the 1880s on site of the earlier bridge. The bridge remained open to vehicles until 1926. It underwent repair and restoration in 1961 following the centennial anniversary of the First Battle of Bull Run.

The Stone Bridge which crosses Bull Run is one of the most significant Virginia landmarks of the Civil War period. Twice the scene of major battle, the area around the Bridge was the centerpiece of actions which had momentous implications for both the Union and the Confederacy, and the Bridge itself provided the primary means of retreat for Union forces for both battles.

## DEVELOPMENT HISTORY

When originally constructed in circa 1825, the first Stone Bridge consisted of two arches, spanning about twenty feet each. The bridge was built along the Fauquier and Alexandria Turnpike (also known as the Warrenton Turnpike), which connected Fairfax and Warrenton, Virginia.

During the Civil War, Confederate General Robert E. Lee selected Bull Run as the base line for the defense of Manassas Junction and its railway connections, and for possible offensive operations by Confederate troops against Washington, DC.

On July 16, 1861, General Irvin McDowell lead his army of 34,000 men, most of them untrained 90-day volunteers, to march into battle with General Pierre G.T. Beauregard’s 22,000 Confederate troops stationed in Manassas. Washington officials and sightseers alike drove out with picnic lunches to see the Confederacy crushed. The day did not go as they expected.

On the morning of July 21, 1861, the First Battle of Bull Run began with the firing of a 30-pound



Map showing the location of the Stone Bridge during the First Battle of Bull Run in 1861. *National Archives and Records Administration (NARA).*



View of the bridge ruins in circa 1862. *Library of Congress.*

Parrott gun near the Stone Bridge, announcing the beginning of the Federal assault. The ensuing battle ended in a disorganized retreat of the Federal troops.

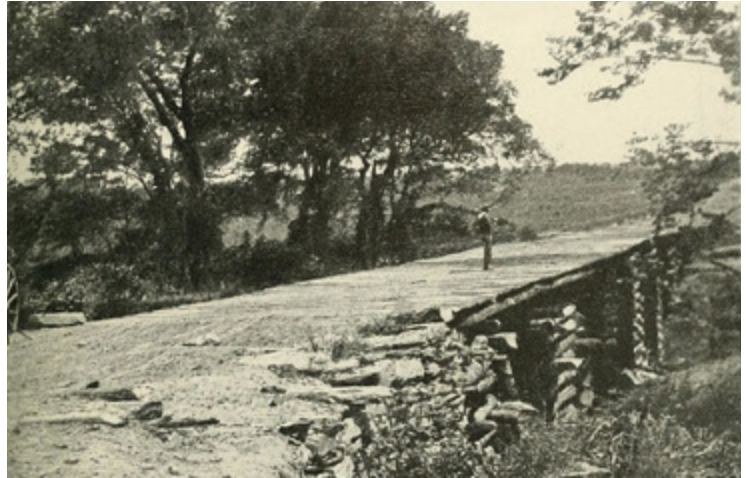
The effects of the battle were two-fold: the South received an exaggerated idea of its military powers; the North, humiliated, was shocked out of its complacency. Realizing the necessity for a major military effort, the northern states rallied in support of the Union cause.

A few months after the battle, the Confederate Army destroyed the center span of the Bridge, and Union Army Engineers subsequently replaced it with a wooden span.

During Second Battle of Bull Run (Battle of Second Manassas), which occurred on August 29 and 30th, 1862, the opposing armies met again at Bull Run in part of Lee's campaign to invade the North. Under the command of Major General John Pope, the Union forces fought not only Thomas Jonathan "Stonewall" Jackson's troops, but also Lee's. For two days, Pope's men tried to crush the Confederate assault, but with no success. Again the Union forces were forced to retreat across the bridge, which they destroyed behind them on August 31, 1862.

The Stone Bridge was reconstructed in 1886, using clay as mortar. In 1926, the road crossing Bull Run was realigned south of the old bridge and Stone Bridge was closed to traffic. In 1928, the Virginia State Highway Commission erected a pyramidal stone monument at the center of the span on the reconstructed Stone Bridge. The marker was later removed in 1961.

Manassas National Battlefield was established on May 10, 1940, allowing the Federal government to manage large portions of the battlefield. During preparation for the centennial anniversary observance of the Civil War, serious structural deterioration of the Bridge was discovered and between 1959 and 1961, the Commonwealth of Virginia sold the Bridge and 3.21 acres to the



Replacement wooden span circa 1862. *Photographic History of the Civil War In Ten Volumes (Vol 2), .*



"The Retreat over the Stone Bridge, Saturday Evening, August 30" by Rufus F. Logbaum (1885). *Library of Congress.*



Stone Bridge in 1962 after restoration. *Historic American Buildings Survey.*



Aerial of Bull Run Stone Bridge HOD in 1937 (top), 1976 (middle) and 2023 (bottom). *Fairfax County Aerial Imagery Collection.*

Federal government. Regarding the sale, the Commonwealth of Virginia reasoned: “it is in the public interest to preserve for the inspiration and benefit of the people of the United States these landmarks of outstanding historic importance which are recognized as possessing national significance through their close association with the important events in this area during the Civil War period.”

The federal government restored the bridge, and following the 1961 reenactment of the First Battle of Bull Run, additional repairs were made by the National Park Service under the supervision of architect Orville W. Carroll. Using old photographs and records as a guide, Carroll repaired and reconstructed the Bridge to resemble its pre-Civil War appearance, retaining some of the original (c. 1820) masonry work.<sup>1</sup>

At the time the HOD was designated in 1972, various twentieth century road-side commercial structures had been erected in the vicinity of the Stone Bridge on private land. The barren landscape from the Civil War-era had been enhanced with forested areas and landscaping. Between the 1980s and 1990s NPS acquired additional parcels east of the bridge and the commercial structures were demolished. By the early 2000s, the present surface parking areas was added east of the bridge for visitors and recreational trails connecting the bridge with the Manassas National Battlefield Park were established.

Other twentieth-century residential and commercial structures remain within the HOD as well as forested areas dating from the second half of the twentieth century.

<sup>1</sup> For additional information on the establishment and preservation of Manassas National Battlefield Park, see Joan M. Zenzen’s, *Battling for Manassas: The Fifty Year Preservation struggle at Manassas National Battlefield Park*, Pennsylvania State University Press, 1998, [https://www.nps.gov/parkhistory/online\\_books/mana/adhi.htm](https://www.nps.gov/parkhistory/online_books/mana/adhi.htm).



## Timeline

**Circa 1825**

Fauquier and Alexandria Turnpike bridge constructed crossing Bull Run

**July 21, 1861**

First Battle of Bull Run. Bridge span later destroyed by the Confederate Army and rebuilt by Union Army Engineers.

**August 29-30, 1862**

Second Battle of Bull Run. Bridge span again destroyed on August 31, 1862.

**1886**

Stone Bridge reconstructed, using clay as mortar

**1926**

Route 29 realigned south of the old bridge and the bridge was closed to traffic. A monument was placed at the center of the crossing

**1959-1961**

Centennial celebration of the First Battle of Bull Run. Bridge repaired and restored by NPS.

**1961**

Bridge and surrounding land transferred from the Commonwealth of Virginia to the federal government

**1972**

Fairfax County Stone Bridge Historic Overlay District established.



1862 view of bridge ruins *Library of Congress*



1923 view of reconstructed bridge *Library of Congress.*



1936 view of the historic stone bridge following realignment of Route 29 *National Park Service.*



1962 view of Stone Bridge *Historic American Buildings Survey.*



# 03

## **Historic Overlay District Overview**

## OVERVIEW OF THE BULL RUN STONE BRIDGE HOD

The Bull Run Stone Bridge is an important cultural landscape and was designated as a Fairfax County Historic Overlay District (HOD) in 1972 and encompasses about 97 acres, or a one-quarter mile radius surrounding the bridge. Much of the HOD is comprised of open landscape with fields, pastures, and forested areas. The Bridge spans Bull Run into Prince William County. Walking trails and interpretation installed by NPS extend from the bridge on the west side into the Park within Prince William County. Additional interpretive signage and wayfinding are placed at the eastern foot of the bridge adjacent to an asphalt parking pad to the east of the bridge within Fairfax County.

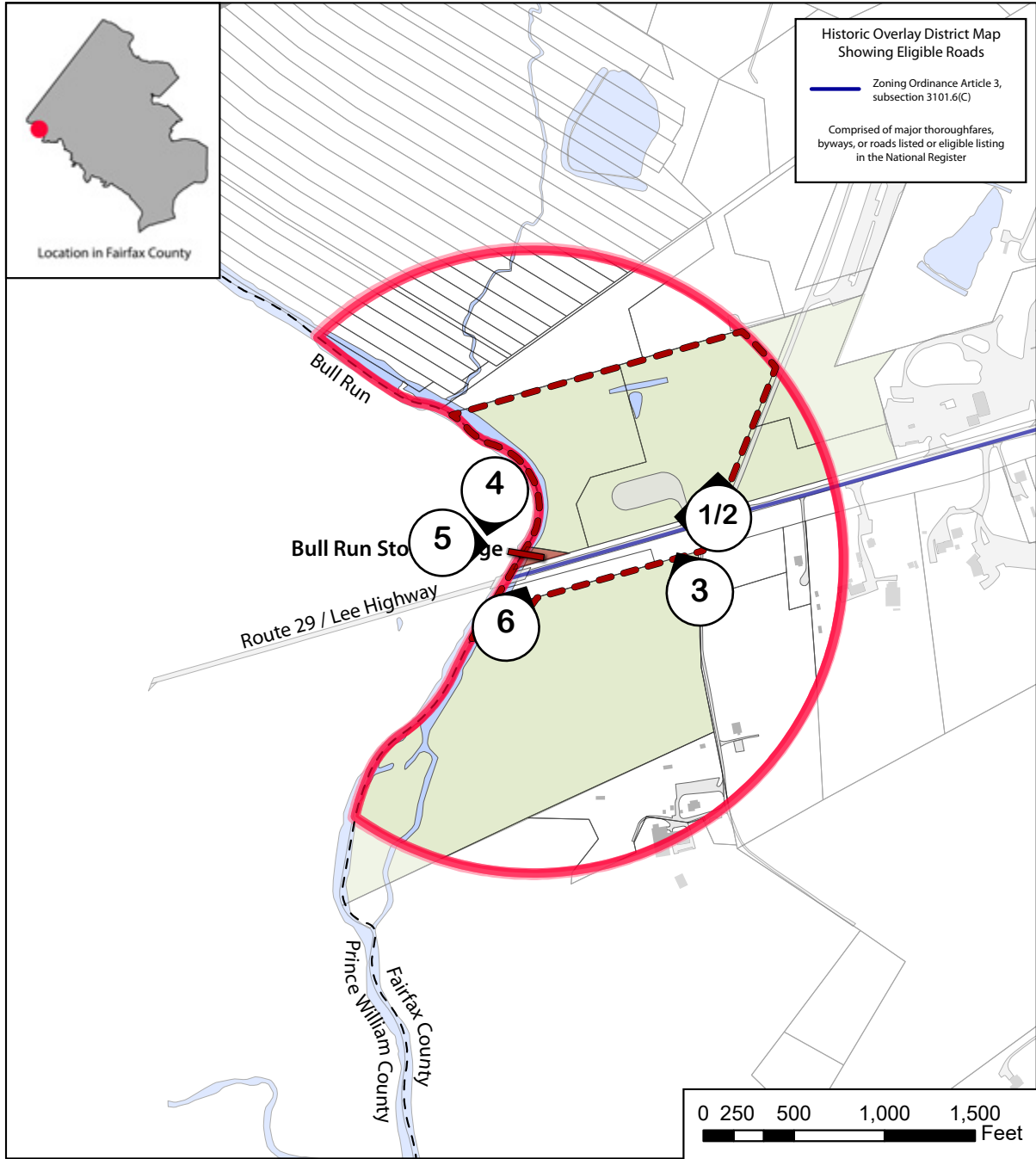
By establishing the Historic Overlay District, the Fairfax County Board of Supervisors sought to encourage compatible land uses, improve the visual approach to the bridge, and maintain the open, rural, low-density character of the area. The bridge itself is on national park land and is protected by the federal government.



Bull Run and the Stone Bridge looking northeast.



Views within the Bull Run Stone Bridge HOD, December 2019..



**Bull Run Stone Bridge**  
 Historic Overlay District  
 Fairfax County, VA

Prepared by EHT Tracerics for the Fairfax County  
 Department of Planning and Development  
 April 2024

**Legend**

- District Boundary
- - - District Core Boundary
- Historic Property
- Contributing Property
- Non-Contributing Property

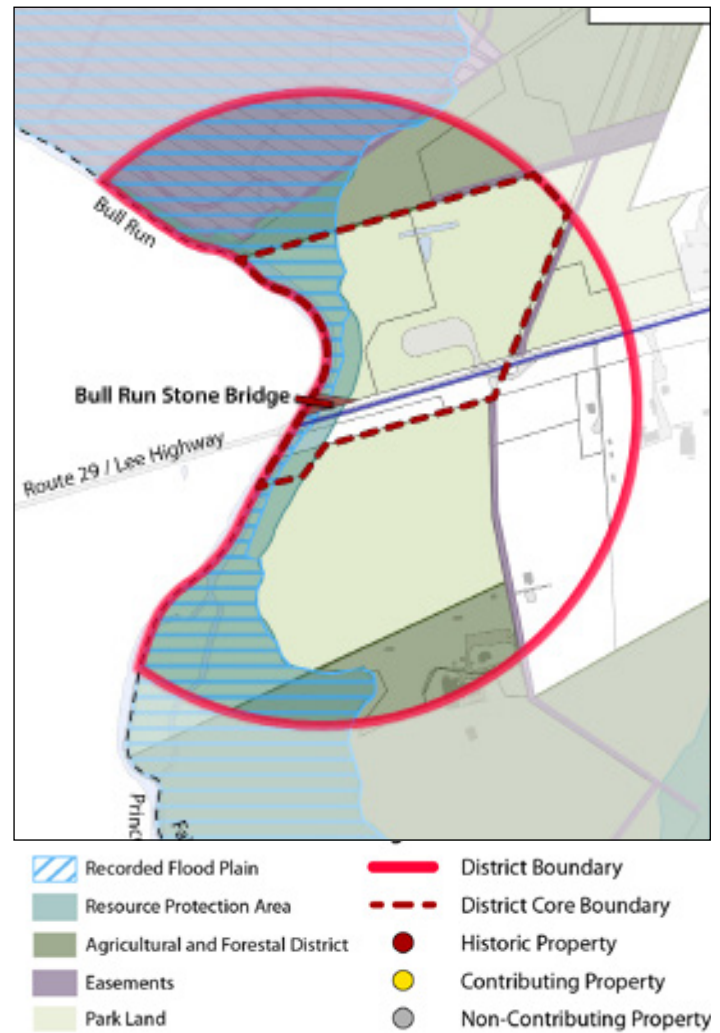
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[View Key Map..](#)

## New Development and Development Potential within the HOD

Development in the vicinity of the Stone Bridge and within the HOD is primarily located along the Route 29 corridor and consists of a single-family home, farms, and other agricultural uses. Outside the HOD, commercial and industrial uses, including a major stone extraction operation, are located along Route 29. The Winery at Bull Run, which opened in 2012, is located directly east of the HOD and contains an ingress-egress easement through NPS land within the HOD. To the south of Route 29, the properties within the HOD include a horse boarding facility (The Sanders Ranch Battlefield Equestrian Center, Inc.) and the Humane Society of Fairfax County. One property within the HOD is residential and rural in character.

The potential for future development within the HOD is limited since much of the land is protected as part of the federally-owned Manassas National Battlefield Park. Additional protections are afforded by its location within the Flood Plain, Resource Protection Areas (RPAs), and Conservation Easements placed on much of the land north of the bridge (known as the Stonebridge Property) that limit future development.<sup>1</sup>



Easements and Resource Protection Areas within the Bull Run Stone Bridge HOD.

<sup>1</sup> The easement is held by the Northern Virginia Conservation Trust protecting existing forest and pastureland. In this area, trees are protected unless confirmed as dead, invasive or hazardous.

## Zoning in the HOD

The County’s Zoning Ordinance regulates land use types and the allowable intensity of development within Historic Overlay Districts and throughout the County. The Zoning Ordinance guides measurable items such as heights, setbacks, siting, and sizes of structures.

Properties within the Bull Run Stone Bridge HOD are part of Fairfax County’s R-C Zoning District (Residential-Conservation District 1 Dwelling Unit (DU)/5 Acres (AC)) . Regulations of the Bull Run Stone Bridge Historic Overlay District Overlay Zone also apply.

### Residential-Conservation (R-C) District

The R-C District was established to protect water courses, stream valleys, marshes, forest cover in watersheds, aquifer recharge areas, rare ecological areas, and areas of natural scenic vistas; to minimize impervious surface and to protect the quality of water in public water supply watersheds by encouraging open areas for agriculture and large lot single-family subdivisions” (See Zoning Ordinance subsection 2101.2, R-C Residential Conservation District).

Permitted uses include accessory uses and home occupations as permitted by Article 4, Agriculture, single family detached dwellings, privately owned dwellings for seasonal occupancy, and public uses. The following chart provides a summary of lot size requirements and bulk regulations within the R-C Zone.

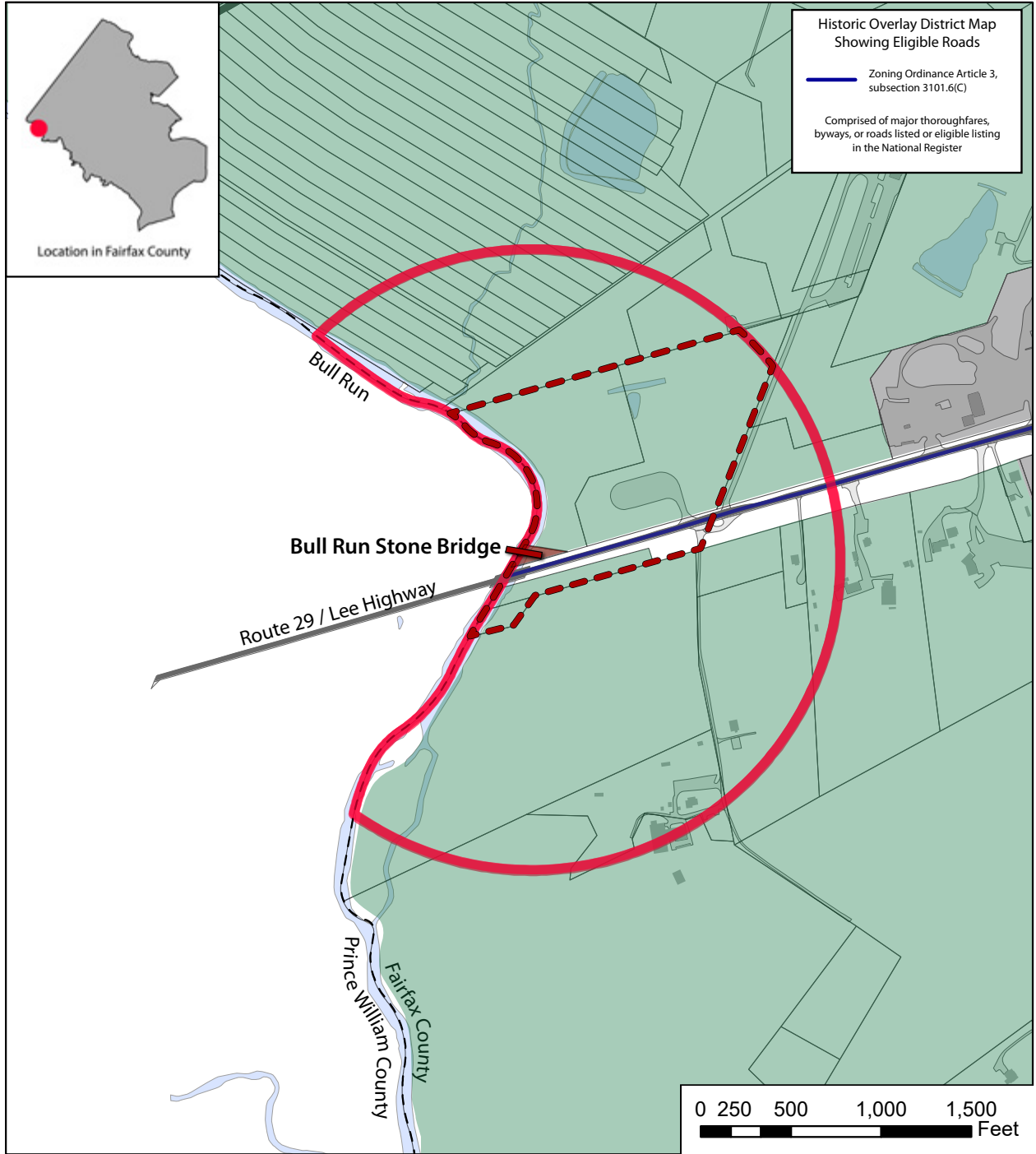
### Bull Run Stone Bridge Overlay Zone

The Bull Run Stone Bridge Historic Overlay District regulations are codified in Section 3101.7 of the County Zoning Ordinance. According to the regulations, the permitted uses of the R-C Zone apply with the following exceptions: residential dwellings are limited to single detached units, commercial uses are limited to those permitted in Neighborhood Retail Commercial (C-5) districts, and no industrial uses are permitted. Additionally, the regulations limit building heights to a maximum 35-feet. All improvements, including structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with the Bridge in terms of mass, scale, color, and visual impact.

Residential-Conservation District (R-C) and Bull Run Stone Bridge HOD							
Lot Size Requirements and Bulk Regulations							
	Min Lot Area	Max Density	Max Floor Area Ratio	Min Front Yard	Min Side Yard	Min Rear Yard	Max Height
Single Family Dwellings:	Conventional Subdivision Lot: 5 Acres	Conventional Subdivision: 1 DU/5 Acres (0.2 DU/1 Acres)	0.10 for uses other than residential or public	40 ft	20 ft	25 ft	35 ft
All other structures:		Cluster Subdivision Lot 36,000 sq ft		0.15 for public uses			

ABP: Angle of Bulk Plane  
DU: Dwelling Unit





**Bull Run Stone Bridge**  
 Historic Overlay District  
 Fairfax County, VA

Prepared by EHT Tracerics for the Fairfax County  
 Department of Planning and Development  
 April 2024

**Legend**

- R-C Zone
- I-6
- District Boundary
- District Core Boundary
- Historic Property
- Contributing Property
- Non-Contributing Property



### Use Limitations within the HOD

1. Maximum density of residential development shall not exceed one dwelling unit per acre and shall be limited to those uses permitted by right in the RE-I zoning district.
2. Lands on the south side of Route 29-211 shall be developed at a density not to exceed one dwelling unit per acre and shall be limited to those uses permitted by right in the RE-I zoning district.
3. Only those lands currently zoned for commercial uses shall be developed with such uses and shall be limited to those uses permitted by right in the C -N zoning category, as modified below.
4. Commercial uses shall be limited to tourist-oriented uses, including but not limited to antique shops, restaurants, craft shops, as determined by the Board of Supervisors with the recommendation of the ARB.
5. All industrial uses shall be prohibited.
6. Major public facilities shall be prohibited except and as determined by the Board of Supervisors with the recommendation of the ARB.
7. Other public facilities shall be permitted, except and as determined by the Board of Supervisors with the recommendation of the ARB.
8. All improvements, to include structures, signs, fences, street furniture, outdoor graphics, public and private utilities, shall be designed and installed to be compatible with the Bull Run Stone Bridge, in terms of mass, scale, color and visual impact.
9. Free-standing signs shall not exceed ten feet in height.

## HOD BOUNDARY

The HOD Boundary encompasses approximately 97 acres within a radius of one-quarter mile surrounding the Stone Bridge within Fairfax County. The HOD also includes a “District Core,” which encompasses land immediately adjacent to the bridge and is owned by NPS and a small area south of the U.S. Route 29 right-of-way. The boundaries were delineated to protect the slope of the terrain and the open character of the land in the immediate vicinity of the Bridge. The land within the boundary is directly related to and has bearing upon the character of the historic site.

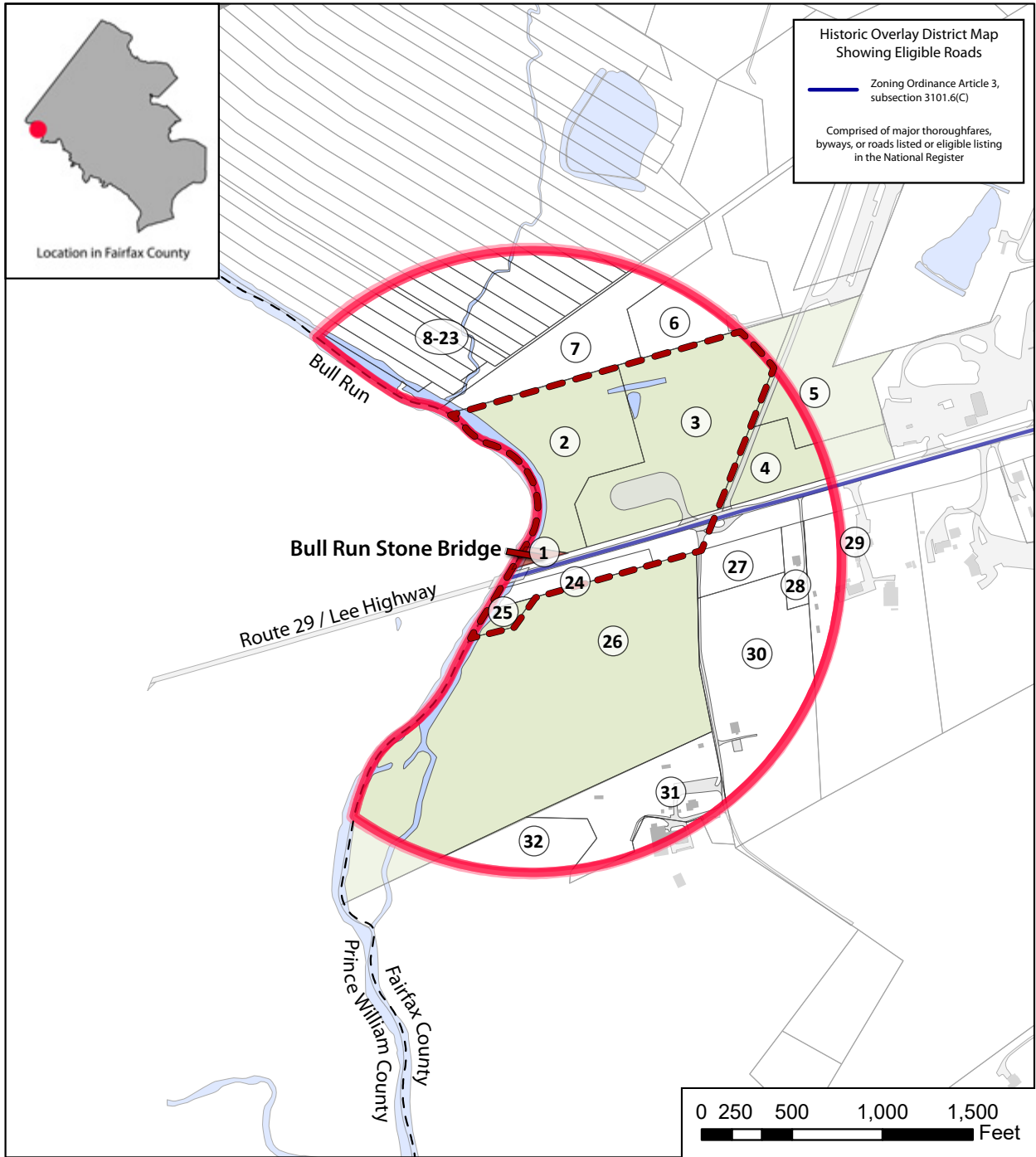
## RESOURCE INVENTORY - HISTORIC, CONTRIBUTING, AND NON-CONTRIBUTING RESOURCES

In the report accompanying the zoning amendment that established the Bull Run Stone Bridge Historic Overlay District, only the bridge itself (parcel number 0062-01-0004) is specifically listed as a historic/contributing resource. Typically, properties in Fairfax HODs are classified as historic, contributing, or non-contributing. The label “historic” indicates that the resource is a central component of the HOD and is named in the historic district ordinance which created the district. The label “contributing” indicates that the resource is one of several that contributes to the historic character and significance of the district. Historic resources are considered contributing resources. They are distinct from “non-contributing” resources, which may be located within a historic district (and subject to certain restrictions as a result) but are not character-defining because they have been altered or were constructed outside the district’s significant period or development.

In the Bull Run HOD, the Bull Run Stone Bridge is the singular historic/contributing resource. The other properties and buildings located within the HOD boundaries are not identified as contributing because they were constructed years following the Civil War. Their rural character and landscape features do, however, contribute to the overall feeling and significance of the HOD, and the overall character of these properties should be preserved to protect the rural, scenic, and historic character of the District.

In addition, the HOD contains numerous known and potentially significant prehistoric and historic archaeological resources on all parcels within the HOD, and these resources have the potential to be identified as contributing.

A full list of the properties located within the HOD and their classification is included on the following page.



**Bull Run Stone Bridge**  
Historic Overlay District  
Fairfax County, VA

Prepared by EHT Tracerics for the Fairfax County  
Department of Planning and Development  
April 2024

**Legend**

- District Boundary
- - - District Core Boundary
- Historic Property
- Contributing Property
- Non-Contributing Property

N  
↑

## SUMMARY OF DISTRICT CHARACTER

The HOD is characterized by its rural and open character dominated by wooded areas and open fields with few buildings. The HOD establishes a wooded and rural entryway into the Manassas National Battlefield Park west of the Stone Bridge in Prince William County. The topography of the landscape slopes surely and evenly down to Bull Run, a stream about thirty feet wide with wooded banks. Smaller streams run through the HOD, all part of the Bull Run watershed. U.S. Route 29, a two-lane highway realigned north of the bridge in 1926, runs east-west through the center of the HOD crossing Bull Run from Fairfax County into Prince William County.

The Stone Bridge (historic/contributing) crosses Bull Run just to the north of the present U.S. Route 29 bridge (non-contributing). Other than Route 29 and its new bridge, no man-made structures are visible from the bridge. Non-contributing resources within the HOD include residential, commercial, and agricultural buildings along Route 29 constructed during the twentieth century, after the Civil War and outside the HOD period of significance. The few existing buildings have limited visibility from the roadway and are generally set back 800 feet or more from the road.

### Character-Defining Features

Character-Defining Features are those features that distinguish the historic district and help identify the properties as part of its unique setting. Defining characteristics of the Bull Run Stone Bridge include the following:

#### Architectural Features

The stone bridge is the pivotal structure in the district. The bridge is constructed of rough gray and red sandstone supported by two-barrel vault arches.

NPS has erected a split-rail fence along the road east of the bridge. While the fence does not date from the Civil War era, the use of a historic fence type and its placement aid in distinguishing the park property.



Example of split-rail fencing added within the HOD.



Detail of the Stone Bridge's rough gray and red sandstone.

Landscape and Site Features

The landscape is the dominant feature of the historic district. Woods and fields line the road and define the view – south of U.S. Route 29, there are woods; to the north, open fields surrounded by woods. This is not the historic landscape, which during the Civil War was barren and treeless, but instead, it is the result of twentieth century insertions and land uses.

The Stone Bridge crosses Bull Run, which forms the western boundary of the HOD and is the demarcation between Fairfax and Prince William Counties. Bull Run is a tributary of the Occoquan Reservoir and spans approximately 32 miles, originating in Loudoun County, Virginia. Natural stream banks contain native trees, plants and shrubs, providing a natural habitat for plants and animals.

Despite the large parking area east of the bridge, the limited number of buildings and hardscape greatly contributes to the rural transition between industrial development east of the HOD and the Manassas National Battlefield Park Run west of it.

The elevation gradually drops 200 feet in the mile from Bull Run Post Office Road to Bull Run and the Stone Bridge. The change in topography coupled with the open landscape provides a dramatic vista of the land looking west towards Bull Run and reveals the military significance of the area.



Open landscape and forested areas directly east and north of the Stone Bridge. During the Civil War, the landscape was barren and treeless; however, during the twentieth century, many forests were established in the vicinity.



Bull Run on the western boundary of the HOD.



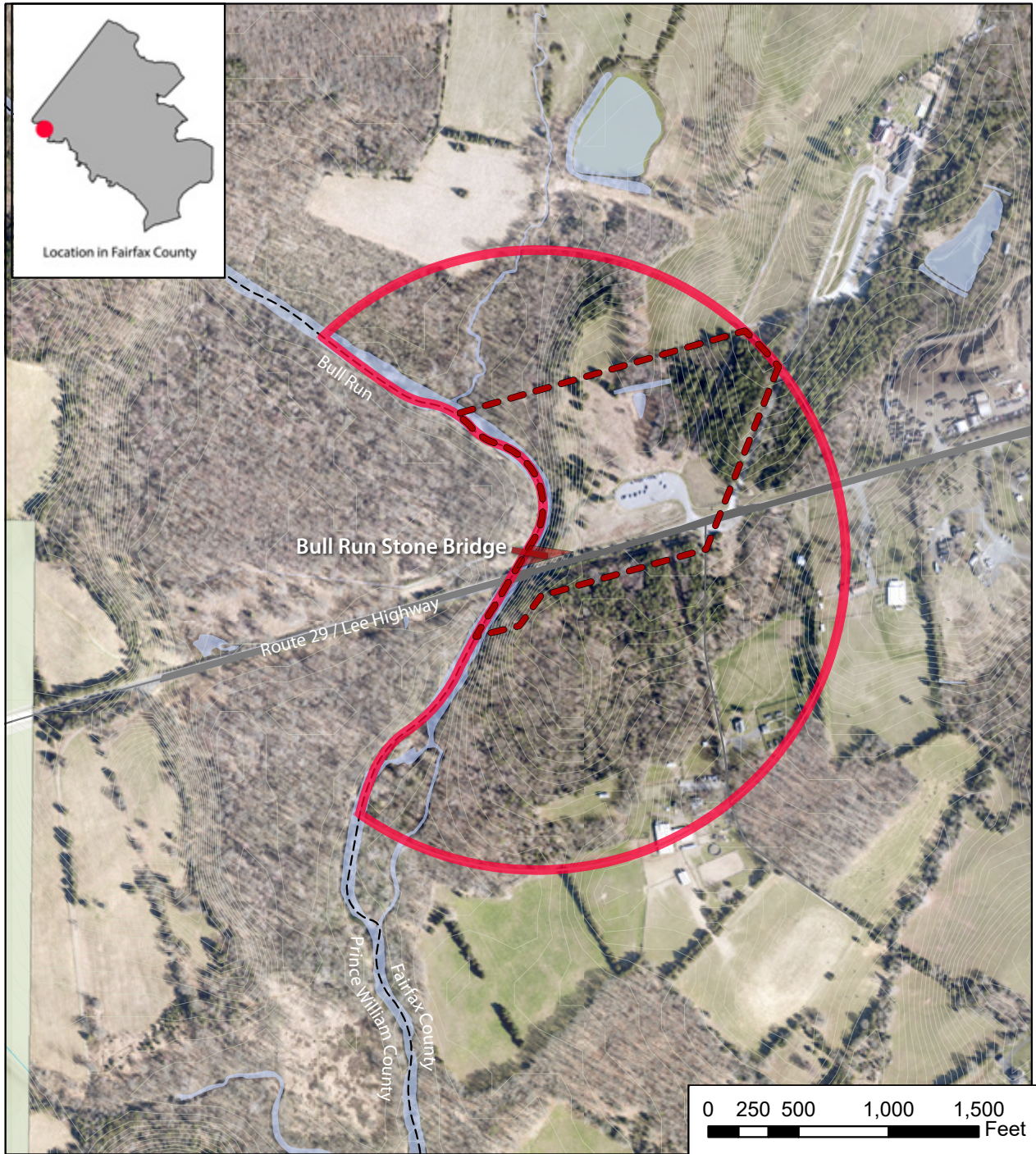
Open landscape and split-rail fence at the entry to the Stone Bridge parking area and forested land south of U.S. Route 29.

## Archaeological Features

Though not readily visible, archaeological features within the HOD also contribute to its historic character and significance. The entire district has potential for historical archaeological resources as it encompasses an area within the range of the two battles and various troop movements and encampments. The floodplain portion has a high probability for the presence of Pre-Contact archaeological sites. At least five identified Pre-Contact and historical archaeological sites have been identified along the eastern bank of Bull Run.



Bull Run Stone Bridge and surroundings, looking south.



**Bull Run Stone Bridge**  
 Historic Overlay District  
 Fairfax County, VA

Prepared by EHT Tracerics for the Fairfax County  
 Department of Planning and Development  
 April 2024

- Legend**
- District Boundary
  - - - District Core Boundary
  - Historic Property
  - Contributing Property
  - Non-Contributing Property





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# 04

## **Design Guidelines**

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## BULL RUN STONE BRIDGE HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

The intent of the HOD and these guidelines is not to recreate the Civil War landscape, but to protect and enhance an important site of Civil War activity and an important open space in Fairfax County. As stated in Article 3, subsection 3101.1 of the Fairfax County Zoning Ordinance, these guidelines are designed to preserve the historic integrity of the district. They offer practical guidance for property owners, the design community, County staff, and the ARB when determining the appropriateness of proposed work during the project planning and review process.

In order to limit changes that are out of character with the district, the guidelines are meant to encompass the entire HOD, inclusive of historic, contributing, and non-contributing properties. These guidelines do allow for more non-conformity when applied to non-contributing properties; however, changes made to non-contributing buildings are still likely to affect the character of the district and are thus subject to review.

For more information on what work requires and does not require ARB review, see “Historic Overlay District Regulations and Project Review Summary” on page 5.

### Preservation Objectives

The Bull Run Stone Bridge HOD designation report (1972) outlines the following goals and objectives for protecting the landmark and its surroundings. The design guidelines are intended to provide guidance for meeting these goals and objectives.

#### Goals

To preserve the historic values implicit in the Bull Run Stone Bridge by maintaining the open rural and low-density character of the Stone Bridge environs.

#### Objectives

- To regulate the type and intensity of new development within the HOD.
- To review new development under powers given the Architectural Review Board in the Zoning Ordinance.
- To acquire land for public use in the immediate vicinity of the Stone Bridge to protect the environs of the historic landmark and to provide recreational use of the site by the public.
- To improve the visual approach to the Stone Bridge along Route 29

## What Design Guidelines Can and Cannot Do

The HOD Design Guidelines publication is a Fairfax County Department of Planning and Development policy document that expands upon the requirements outlined in the Zoning Ordinance. The intent of the guidelines is not to stunt innovative design nor preserve the HOD as a snapshot in time. The guidelines are not meant to be absolute, give case-specific advice, or address exceptions or unusual conditions. Sometimes a creative, thoughtful design solution--one that does not neatly fit the written guidelines but may result in a better project and remains compliant with zoning law--will be approved by the ARB. Or there may be constraints inherent to a specific property that will preclude the “ideal” solution. They will help in that “delicate balancing act” of preserving the best of the past while building the best of today.

### Guidelines Do:

- Aid citizens, property owners, and design professionals in better understanding the ARB’s review process and meet ARB Standards, which are based on the Secretary of the Interior’s Standards for Rehabilitation.
- Provide objective criteria the ARB can use to better protect and preserve the unique and valuable historic resources of Fairfax County.
- Provide a better understanding of a HOD’s physical and historic character.
- Assist the evolution of HODs in a sensitive manner that meets contemporary needs while retaining characteristic features.
- Outline a degree of adaptability appropriate within HODs that is well-aligned with preservation standards.

### Guidelines Don’t:

- Dictate that all historic buildings must remain as they were originally.
- Resolve all design challenges and concerns within a HOD.
- Give case-specific advice, or address exceptions or unusual conditions.
- Give absolute direction as to specific standards or requirements, such as square footage.
- Regulate interior design.
- Regulate or increase new construction or rehabilitation activities (that is the role of the private market).
- Improve maintenance of existing properties (locally adopted maintenance codes contain those requirements).
- Become part of, nor an amendment to, the County’s Zoning Ordinance which continues to regulate land use types and the intensity of development within Historic Overlay Districts and throughout the County.

## Organization of Guidelines

These District-Specific Guidelines are organized based on three general treatment approaches and project types:

1. Guidelines for Preserving Setting: Topography, Landscape, and Archaeological Resources;
2. Guidelines for Preserving Architectural Character: Preservation and Rehabilitation of the Existing Stone Bridge; and
3. Guidelines for Architectural Compatibility & Neighborhood Cohesion: New Construction and New Additions.

Within each section, guidelines are shown as either “Recommended” or “Not Recommended.” Work treatments and techniques that are consistent with the *Secretary of the Interior’s Standards for Rehabilitation* are “Recommended” and those that are inconsistent with the Standards are “Not Recommended.” The Secretary of the Interior’s Standards for Rehabilitation (36 CFR 67) are published by the National Park Service and are the benchmark for appropriate preservation practice nationwide. They are used by the Fairfax County ARB and staff during review of proposed projects in the HOD. While the Standards provide a general framework and the key principles that should be considered as part of a proposed project, exceptions to these guidelines may be permitted in consultation with the ARB on a case-by-case basis depending on project- and site-specific considerations.



The Stone Bridge span over Bull Run, looking west.

## Secretary of the Interior's Standards for Rehabilitation

The *Secretary of the Interior's Standards for Rehabilitation* are used by Fairfax County ARB and staff in their review of proposed projects in the HOD. The *Secretary of the Interior's Standards* (36 CFR Part 67), developed by the National Park Service and used by many local jurisdictions, offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction—with accompanying Guidelines for each. They apply to historic buildings of all periods, styles, types, materials, and sizes.

The *Standards for Rehabilitation* provide the basis for the HOD Design Guidelines and include ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The *Standards for Rehabilitation* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# GUIDELINES FOR PRESERVING SETTING: TOPOGRAPHY, LANDSCAPE & ARCHAEOLOGICAL RESOURCES

## Landscape and Topography

The natural topographic characteristics, rural character along U.S. Route 29, and natural landscape features of the district contributes to the character of the HOD and should be preserved and enhanced.

### Guidelines

#### *Recommended*

- When planning a project, identify, retain, and preserve historic materials and landscape features such as topography, vegetation, and materials.
- Retain natural land contours.
- Protect Bull Run and the adjacent banks and flood plain from erosion and alterations.
- Maintain this portion of Route 29 as a two-lane road with soft shoulders and no cross streets.
- Maintain informal, natural landscaping composed of open fields and wooded areas.
- Maintain traditional plant materials and tree cover. Where tree removal is necessary due to damage, health, or hazards, replace with like species.

#### *Not Recommended*

- Additions or alterations that would obscure or dominate the dramatic views to the west of the historic district.
- Introducing new vegetation where it is incompatible with the character of the historic vegetation such as creating large expanses of manicured lawn and formal landscaping.
- Extensive pavement or hardscaping that would alter the natural landscape and character of the HOD.
- Removal of existing healthy trees.



Extensive hardscaping within the HOD (not recommended)



Preserve land contours, open space, and natural landscape (recommended)



Protect Bull Run and adjacent banks and surroundings (recommended)



## Archaeological Resources

Archaeological resources within the HOD include Civil War era features dating from the Battles of Bull Run (Manassas). The HOD also has potential for Pre-Contact sites.

Per the Bull Run Planning District Sector Fairfax County Comprehensive Plan (Amended 10-16-2018), any development or ground disturbance in the sector, both on private and public land, should be preceded by historic resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant historic and/or archaeological resources have been recorded, an effort should be made to preserve them.

The county may require archaeological investigation for a rezoning, development plan, special exception, special permit, or variance application involving land disturbing activity of 2,500 square feet or more located wholly, partially within or contiguous to an HOD, in accordance with subsection 3101.6(F) of the Fairfax County Zoning Ordinance. The applicant should submit an Archaeological Survey Data Form when the above criteria are met, or as requested by the ARB. The Fairfax County Park Authority Archaeology and Collections Branch will review applications for the probability of the property to yield no, low, medium, or high levels of archaeological resources and decide whether or not a Phase I Archaeological Survey is warranted.

If you think you may have archaeological resources or remnants of a previous structure on your property, please consult the Archaeology and Collections Branch of the Fairfax County Park Authority before you continue with your project.

### Guidelines

#### ***Recommended***

- Considering the potential for archaeological resources early in planning and development. Submit an Archaeological Survey Data Form as required by the Zoning Ordinance and consult the Fairfax County Park Authority, Archaeology and Collections Branch staff to determine appropriateness for archaeological investigations.
- Minimize disturbance of terrain, thus reducing the possibility of destroying unknown archaeological features or materials.
- Locate new construction away from any known archaeological resources.
- Inform the Fairfax County Park Authority Archaeology and Collections Branch if any archaeological resources are discovered.
- Where disturbance of the site is unavoidable, the site should be properly documented by a qualified archaeologist before it is disturbed.

#### ***Not Recommended***

- Siting new landscape, construction, or other work on or near a known archaeological resource.
- Altering, damaging, or destroying character-defining (including archaeological) features, while making modifications to a cultural landscape.

## GUIDELINES FOR PRESERVING ARCHITECTURAL CHARACTER: PRESERVATION & REHABILITATION OF THE STONE BRIDGE

The physical and design integrity of the Stone Bridge and its site should be maintained.

### Guidelines

#### *Recommended*

- Follow the Secretary of the Interior’s Standards for Preservation for any work on the bridge, its abutments, and approaches.
- Retain historic relationships between the Stone Bridge, the surrounding landscape, and Bull Run.
- Protect and maintain the bridge by implementing cyclical maintenance such as repointing masonry to match original mortar material, color and profiles.
- If necessary due to deterioration or damage, replace elements matching the historic material and appearance.

#### *Not Recommended*

- Undertaking work that would require removal or alteration of the historic bridge and its materials.
- Utilizing maintenance practices and materials that are harsh, abrasive, or unproven.



View and details of the Stone Bridge.

# GUIDELINES FOR ARCHITECTURAL COMPATIBILITY: NEW CONSTRUCTION & NEW ADDITIONS

## New Construction

New construction within the HOD should respect and protect the cultural landscape and the dominance of the Stone Bridge within the landscape. New additions should be designed to be as unobtrusive as possible.

### Guidelines

#### *Recommended*

- New uses and additions that enhance the protection of the bridge.
- Large setbacks from Route 29 to retain the open character and rural feel of the area.
- Incorporating natural screening such as landscaping or natural topography to maintain the semi-rural character and the view along Route 29
- Designing and installing new improvements in a manner that is compatible with the preservation of the historic character of the landscape. Most notably its rural character and low-scale buildings in the surrounding area.
- Appropriately scaled and detailed signage.
- Designing lot configurations of new development projects to be compatible with the natural topography.
- Utilizing split-rail fencing where and when fencing when necessary.

#### *Not Recommended*

- New roadways, driveways, or other vehicular features such as parking lots through the HOD.
- Locating new improvements that would be visible directly adjacent to Route 29 or the Stone Bridge.
- Substantially altering topography or landscape features to alter the rural character of the area
- Situating new development on the highest point of a property to enhance views of new construction from the Bridge and Route 29.
- Introducing a new structure, furnishing or object that is visually incompatible with the surrounding character in terms of mass, scale, form, features, materials, texture or color.

## Signage and Fencing

Addition of new signage and fencing into the landscape should not detract from or overwhelm the visual character of the bridge and natural landscape.

### Guidelines

#### *Recommended*

- Design fences to be low, open, horizontal, and constructed of wood; consider use of split-rail fencing where fencing is required.
- Keep signs to the minimum number and size necessary for identification of the historic site and highway safety.
- Use of natural materials, such as wood.

#### *Not Recommended*

- Situating new signage or fencing that is visually incompatible with the surrounding character in terms of mass, scale, form, features, materials, texture or color.
- Installation of multiple signs that detracts from the historic site and views and wayfinding.
- Signage designs that use bright colors or internal lighting.
- Signage that exceed ten feet in height.



Split-rail fencing and existing signage within the HOD.



View of the Stone Bridge ruins and surrounding landscape in 1862. *Library of Congress*



View of the landscape from the Stone Bridge in 2019.



# 05

## Appendix

## APPENDIX A – GLOSSARY OF TERMS & ACRONYMS

**Agricultural and Forestal (A&F) District:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**ARB:** Architectural Review Board (Fairfax County).

**Cultural Landscape:** A geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values.

**GIS:** Geographic information system.

**HOD:** Historic Overlay District.

**Infill:** New construction located within an existing setting.

**Landscape:** The physical and aesthetic setting of a place, including natural and man-made features, spatial relationships, views, and circulation routes.

**Light:** A piece of glass located within a window.

**Massing:** The distribution of a building's volume through space; the perception of the general shape, form, and size of a building.

**NPS:** National Park Service.

**NRHP:** National Register of Historic Places. The NRHP is the nation's most comprehensive inventory of historic resources; it is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

**Resource Protection Areas (RPAs):** regulated waterbodies and associated corridors of environmentally-sensitive land that lie alongside or near the shorelines of streams, rivers and other waterways which drain into the Potomac River and eventually into the Chesapeake Bay.

**Phase I Archaeological Survey:** Phase I Archaeological Survey, the goal of which is to determine the presence or absence of archaeological resources. Phase I archaeological survey may include shovel testing at regular intervals; examination of plowed fields or erosional zones; or the excavation of backhoe trenches in deeply buried contexts to remove fill that overlays the ground surface from the past.

**SOI Standards:** Secretary of the Interior's Standards for the Treatment of Historic Properties.



## APPENDIX B – ADDITIONAL RESOURCES

### Bull Run Stone Bridge Documentation

National Register of Historic Places, Manassas Battlefield Historic District (Amended and Boundary Expansion), Manassas, Fairfax and Prince William Counties, Virginia, National Register #66000039; 05001546. <https://catalog.archives.gov/id/41682705>

Virginia Landmarks Register: <https://www.dhr.virginia.gov/historic-registers/076-0271/#extra>

National Park Service: <https://www.nps.gov/mana/index.htm>

Fairfax County. *Bull Run Stone Bridge Historic District Proposal*. Fairfax County: 1972. Accessed August 2020.

Fairfax County Architectural Review Board. “Bull Run Stone Bridge Design Guidelines,” Approved 1992. Accessed August 2020. [https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/documents/historic/bull\\_run\\_dg.pdf](https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/documents/historic/bull_run_dg.pdf).

Cannan, Deborah. “Contributing Properties within Historic Districts.” Deborah Cannan to Bruce Kriviskey, Fairfax County, Virginia, April 15, 1991.

Zenzen, Joan M. *Battling for Manassas: The Fifty Year Preservation struggle at Manassas National Battlefield Park*. Pennsylvania State University Press, 1998. [https://www.nps.gov/parkhistory/online\\_books/mana/adhi.htm](https://www.nps.gov/parkhistory/online_books/mana/adhi.htm).

### National Park Service

*Secretary of the Interior’s Standards and Guidelines for the Treatment of Historic Properties*. <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

“The Secretary of the Interior’s Standards for the Treatment of Historic Properties + Guidelines for the Treatment of Cultural Landscapes.” <https://www.nps.gov/crps/tps/landscape-guidelines/index.htm>

“The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, & Reconstructing Historic Buildings” <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

*National Park Service Technical Preservation Services – Sustainability*. <https://www.nps.gov/orgs/1739/sustainability-energy-efficiency-resilience-historic-buildings.htm>

### *Preservation Briefs*

The National Park Service Preservation Briefs and other relevant publications provide additional guidance and technical recommendations to supplement the information provided in these design guidelines. The following Preservation Briefs (found here: <https://www.nps.gov/orgs/1739/preservation-briefs.htm>) should be referenced to inform project planning.

Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes.

“Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.”

“Preservation Brief 32: Making Historic Properties Accessible.”

### Fairfax County Links

Fairfax County Land Development Services Webpage. <https://www.fairfaxcounty.gov/landdevelopment/>

Article 3, Section 3101.1 of the Fairfax County Zoning Ordinance. <https://online.encodeplus.com/regs/fairfaxcounty-va/doc-viewer.aspx?tocid=001.004.002>

## APPENDIX C – INVENTORY OF PROPERTIES WITHIN THE HOD

INVENTORY OF PROPERTIES LOCATED WITHIN THE STONE BRIDGE HOD <sup>1</sup>			
Key #	Parcel ID	Description	Classification
1	0062-01-0004	Bull Run Stone Bridge Parcel - Part of Manassas National Battlefield Park	Contributing
2	0632-01-0003	Part of Manassas National Battlefield Park	Non-Contributing
3	0632-01-0002	Part of Manassas National Battlefield Park	Non-Contributing
4	0641-04-0008	Part of Manassas National Battlefield Park	Non-Contributing
5	0641-04-0007B	Part of Manassas National Battlefield Park	Non-Contributing
6	0641-04-0007Z2	The Winery at Bull Run, LLC - Hickox Local Agricultural and Forestal District	Non-Contributing
7	0641-04-0007Z1	The Winery at Bull Run, LLC - Hickox Local Agricultural and Forestal District	Non-Contributing
8	0641-07-0037Z	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
9	0533-07-0006A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
10	0533-07-0015A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
11	0533-07-0005A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
12	0533-07-0007A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
13	0533-07-0030A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
14	0533-07-0014A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
15	0533-07-0016A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
16	0533-07-0028A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
17	0533-07-0029A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
18	0533-07-0023A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
19	0533-07-0022A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
20	0533-07-0027A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
21	0533-07-0025A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
22	0533-07-0026A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
23	0533-07-0024A	Stonebridge Property - Scenic/Conservation Easement	Non-Contributing
24	00632-01-0006A	Part of Manassas National Battlefield Park	Non-Contributing
25	0632-01-0005	Part of Manassas National Battlefield Park	Non-Contributing
26	0632-01-0006	Part of Manassas National Battlefield Park	Non-Contributing
27	0632-01-0007	Robinson Property - 15917 Lee Highway, Centreville, Virginia	Non-Contributing
28	0641-01-0037	Robinson Property - 15917 Lee Highway, Centreville, Virginia	Non-Contributing
29	0641-01-0022	Humane Society of Fairfax County Shelter and Kennel	Non-Contributing
30	0632-01-0008	Humane Society of Fairfax County Shelter and Kennel	Non-Contributing
31	0632-01-0009Z1	The Sanders Ranch Battlefield Equestrian Center	Non-Contributing
32	0632-01-0009Z	The Sanders Ranch Battlefield Equestrian Center	Non-Contributing

<sup>1</sup> There is potential for significant archaeological resources on all parcels within the HOD, and thus the potential for additional contributing properties.

