ADDENDUM:

PHASE I ARCHITECTURAL SURVEY FOR ROUTE 28 ENVIRONMENTAL DOCUMENTATION IN THE CITY OF MANASSAS, CITY OF MANASSAS PARK, PRINCE WILLIAM COUNTY, AND FAIRFAX COUNTY, VIRGINIA (ALTERNATIVE 2B)

DHR #2019-0356

by

Melissa Butler

Prepared for

Parsons Transportation Group, Inc.

Prepared by



CULTURAL RESOURCE GROUP

January 2020

Please note that this document is a draft that is not suitable for citation or circulation until final





Addendum:

Phase I Architectural Survey for Route 28 Environmental Documentation in the City of Manassas, City of Manassas Park, Prince William County, and Fairfax County, Virginia (Alternative 2B)

DHR #2019-0356

by

Melissa Butler

Prepared for

Parsons Transportation Group, Inc.

2101 Wilson Boulevard, Suite 900 Arlington, Virginia 22201

Prepared by

Dovetail Cultural Resource Group

11905 Bowman Drive, Suite 502 Fredericksburg, Virginia 22408

Dovetail Job #18–042 January 2020

January 24, 2020

Heather Dollins Staton, Principal Investigator Dovetail Cultural Resource Group



ABSTRACT

On behalf of Parsons Transportation Group, Inc. (Parsons), Dovetail Cultural Resource Group (Dovetail) conducted an addendum Phase I architectural survey of the Route 28 widening corridor in Manassas, Manassas Park, Prince William County and Fairfax County, Virginia. A report on the original cultural resource survey of the project corridor was submitted to the Virginia Department of Historic Resources (DHR) in November 2018. Since that time, one of the alternatives under consideration, Alternative 2B, has been modified from its original alignment. The changes to the study area necessitated additional architectural studies.

The addendum architectural work, completed on December 12, 2019, examined any parcels within or that intersect the limits of a 250-foot-wide (76.2 m) corridor, denoted the architectural project area, associated with the amended route of Alternative 2B. Whereas the project area comprises the footprint of Alternative 2B. The goals of the survey were to identify any previously recorded architectural resources as well as any previously unrecorded above-ground resources that will be 50 years in age or older as of 2024 and to make recommendations on the National Register of Historic Places (NRHP) eligibility for all identified resources within the expanded study corridor.

Within the architectural project area, the architectural fieldwork included reconnaissance-level documentation of previously surveyed resources that had not received an NRHP eligibility evaluation, or were last surveyed more than five years ago. A total of eight previously surveyed resources are located within Alternative 2B's revised corridor. These surveyed resources include three battlefields, one eligible (029-5117) and two potentially eligible (076-5036 and 076-5335), and five non-eligible single-family dwellings (029-6267 through 029-6278) that were all surveyed within five years. In accordance with DHR guidelines, they were not physically revisited during this project. Additionally, six newly surveyed architectural resources were identified during this effort (029-6623 through 029-6628). Based on the results of the reconnaissance survey, Dovetail recommends that one resource remains eligible for the NRHP (029-5117), two resources remain potentially eligible (076-5036 and 076-5335), five resources remain not eligible (029-6267 through 029-6278), and the six newly recorded resources (029-6623 through 029-6628) are not eligible for listing in the NRHP under Criteria A–C. As architectural resources, they were not evaluated under Criterion D.



TABLE OF CONTENTS

ABSTRACT	
INTRODUCTION	
SURVEY METHODOLOGY	
RESULTS OF THE PHASE I ARCHITECTURAL STUDY	
Previously Recorded Resources	
Newly Recorded Resources	
SUMMARY AND RECOMMENDATIONS	
REFERENCES	



List of Figures

Figure 1: Location of Manassas, Manassas Park, Prince William County, and Fairfax County
in relation to the Project Area
Figure 2: Location of the Project Area on the United States Geological Survey (USGS) Prince
William County, Virginia, 7.5-Minute Digital Raster Graphic Mosaic
Figure 3: Overview of Alternative 2B and Old Alternative 2B
Figure 4: Previously Surveyed Eligible Resource Intersected by Alternative 2B
Figure 5: Previously Surveyed Potentially Eligible Resources Intersecting Alternative 2B 9
Figure 6: Previously Surveyed Not Eligible Resources within the Architectural Project Area.
Figure 7: Newly Recorded Architectural Resources Within the Architectural Project Area. 13
List of Tables
Table 1: Previously Surveyed Resources Within the Architectural Project Area
Table 2: Newly Recorded Individual Resources Within the Architectural Project Area 11
Table 3: Summary of Identified Resources and Recommendations

INTRODUCTION

On behalf of Parsons Transportation Group, Inc. (Parsons), Dovetail Cultural Resource Group (Dovetail) conducted a Phase I architectural survey of the Route 28 corridor in Manassas, Manassas Park, Prince William County, and Fairfax County, Virginia, in 2018. The original Phase I architectural study examined the architectural project area, which was defined by any parcels that are within or intersect the limits of the 250-foot (76.2 m) wide corridor associated with Alternatives 2A, 2B, and 4, as outlined in the original Route 28 Corridor Feasibility Study report (Staton 2018). The ensuing project report was submitted to the Virginia Department of Historic Resources (DHR) for review under file #2019-0356 in September 2018. On October 23, 2018, the DHR concurred with the recommendations on resource eligibility presented in this report.

Since the review of this document, one of the alternatives (2B) has been modified from its original alignment. This change has expanded the architectural project area, thus necessitating additional survey. This architectural project area for this addendum survey, which encompasses approximately 30 acres (12.1 ha), is defined as the 250-foot-wide (76.2 m) corridor for the revised Alternative 2B (Figure 1–Figure 3, pp. 2–4). Whereas the project area is defined as the footprint for Alternative 2B.

Dovetail completed the addendum Phase I survey in a manner consistent with the process defined for phased identification and evaluation in the regulations governing Section 106 of the National Historic Preservation Act (36CFR800.4.B.2). The architectural fieldwork included reconnaissance-level documentation of all above-ground resources that will be 50 years or older by 2024 within the architectural project area unless the resource was previously recorded with the DHR and provided a National Register of Historic Places (NRHP) eligibility determination by DHR staff within the last five years of the current effort. The goals of the survey were to identify those resources and to make recommendations on the NRHP eligibility.

The addendum architectural survey was completed in December 2019 by Melissa Butler. Ms. Staton served as the Principal Investigator. Ms. Staton and Ms. Butler meet or exceed the Secretary of Interior standards for Architectural Historian. Dovetail also completed a Phase IA archaeological investigation and a Battlefield Study as separate documents as part of the environmental documentation for the Route 28 project, the results of which are detailed in separate reports (Klein 2018a, 2018b). The archaeological and architectural background review and pre-historic and historic contexts were included in the Phase IA archaeological report entitled Phase IA Archaeological Survey for Route 28 Environmental Documentation in the City of Manassas, City of Manassas Park, Prince William County, and Fairfax County, Virginia (Klein 2018a). This report is an addendum to the original study. As such, it does not include a historic context or a background review as the current architectural project area was captured during the effort. Details on these components can be found in the original project report (Klein 2018a, 2018b; Staton 2018).

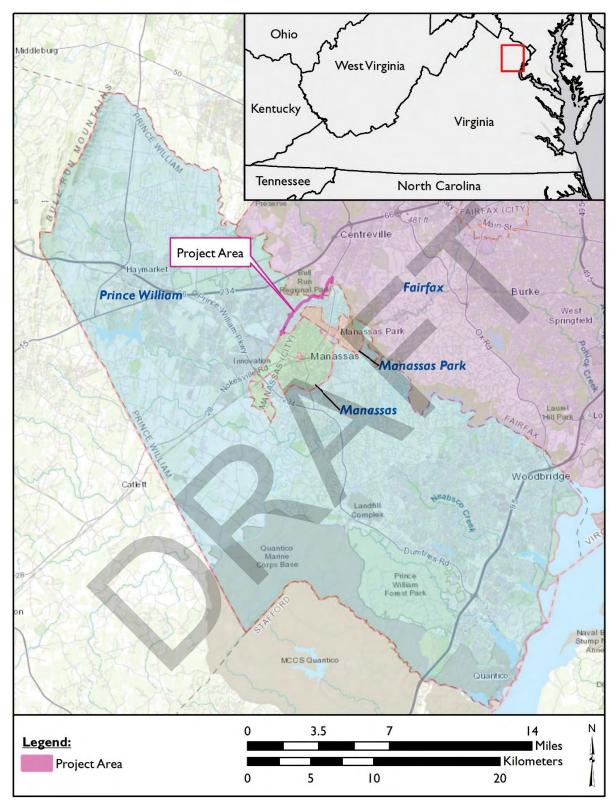


Figure 1: Location of Manassas, Manassas Park, Prince William County, and Fairfax County in relation to the Project Area (Esri 2018a)

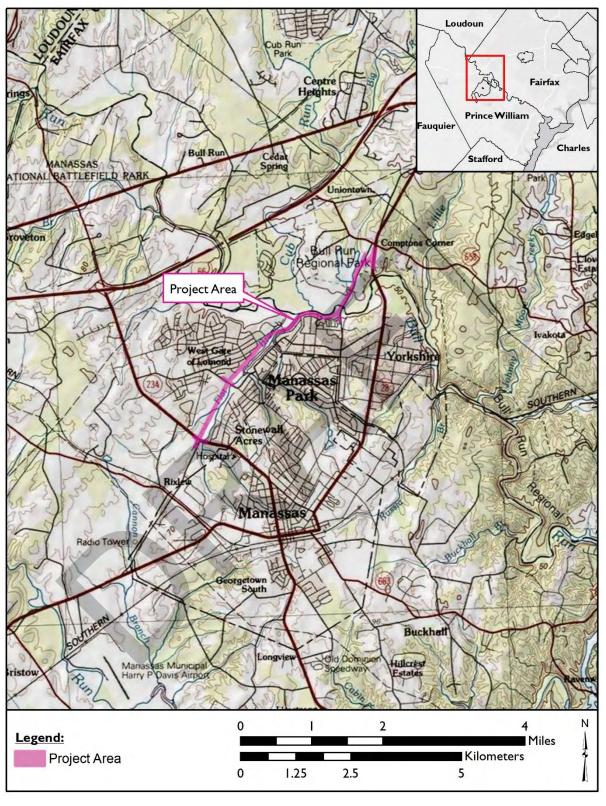


Figure 2: Location of the Project Area on the United States Geological Survey (USGS)
Prince William County, Virginia, 7.5-Minute Digital Raster
Graphic Mosaic (Esri 2018b).

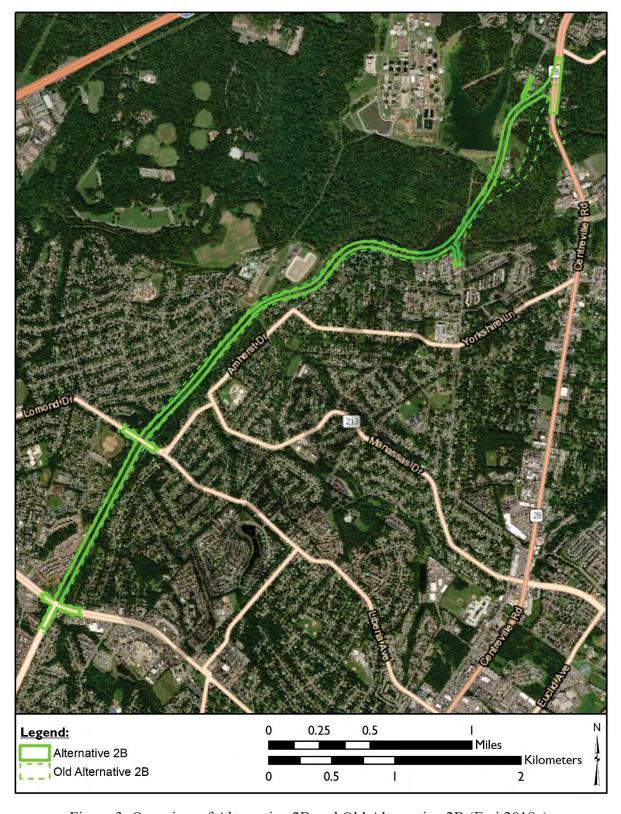


Figure 3: Overview of Alternative 2B and Old Alternative 2B (Esri 2018c).

SURVEY METHODOLOGY

The architectural survey was conducted to evaluate any historic buildings, structures, objects, or districts over 50 years in age, or will achieve 50 years of age by 2024, within the architectural project area that were not previously evaluated for the NRHP during the prior reconnaissance survey (Staton 2018). Each resource was evaluated in regards to Criterion A, for its association with events that have made a significant contribution to the broad patterns of our history; Criterion B, for its association with people significant in our nation's history; Criterion C, for its embodiment of distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or possess high artistic values; and Criterion D, for its potential to yield information important in history. The architectural project area was first reviewed through an architectural and historical background literature and records search at DHR.

The architectural project area was then visually inspected through vehicular and pedestrian reconnaissance to identify buildings, objects, structures, and districts over 50 years in age where a NRHP determination had not been made. Any previously recorded resource that has received a formal NRHP eligibility evaluation from DHR staff and was surveyed within the last five years was not physically revisited during the current survey (Virginia Department of Historic Resources [DHR] 2017). Once identified, each resource was evaluated for architectural significance and historic and physical integrity. The resources were documented through written notes and digital photographs. The information obtained during the survey was then used to update or generate a new DHR Virginia Cultural Resource Information System (VCRIS) form and to make recommendations on each resource's NRHP potential.



RESULTS OF THE PHASE I ARCHITECTURAL STUDY

The addendum architectural survey of the Route 28 architectural project area involved a Phase I-level survey of all above-ground resources within the architectural project area that will be 50 years of age or older in 2024. Dovetail identified a total of 14 architectural resources during this investigation: eight that have been previously surveyed (three battlefields and five single-family dwellings) and six that were newly recorded as part of this project. The results of this survey are detailed below.

Previously Surveyed Resources

Eight previously surveyed resources were identified during this survey, all of which were previously surveyed and received eligibility determinations within five years. In accordance with DHR guidelines, these resources were not physically revisited during this project. They include three battlefields associated with the First and Second Battles of Manassas (029-5117, 076-5036, and 076-5335), and five, non-eligible, single-family dwellings constructed from 1935 to 1962 (029-6267, 029-6268, 029-6269, 029-6277, and 029-6278) (Table 1; Figure 4–Figure 6, pp. 8–10).

Table 1: Previously Surveyed Resources Within the Architectural Project Area.

DHR	Name/Address	Year	Previous Eligibility	Current	
Number	Name/Address	Built	Status	Recommendation	
000 5115	Blackburn's Ford	1061	DHR Staff:	Remains Eligible	
029-5117	Battlefield	1861	Eligible 2017		
020 (2(7	House, 7010 Centreville	1040	DHR Staff: Not	Remains Not	
029-6267	Road	1949	Eligible 2017	Eligible	
029-6268	House, 7014 Centreville	1951	DHR Staff: Not	Remains Not	
029-0208	Road 1931		Eligible 2017	Eligible	
020 6260	House, 7018 Centreville	1935	DHR Staff: Not	Remains Not	
029-6269	Road	1935	Eligible 2017	Eligible	
029-6277	House, 7017 Ordway 1935		DHR Staff: Not	Remains Not	
029-0277	Road	1933	Eligible 2017	Eligible	
029-6278	House, 7108 Ordway	1960	DHR Staff: Not	Remains Not	
029-0278	Road	1900	Eligible 2017	Eligible	
076-5036	Manassas Station Operations	1862	DHR Staff:	Remains Potentially	
			Potentially	Eligible	
			Eligible 2018	Eligible	
076-5335		1861	DHR Staff:	Remains Potentially	
	First Manassas		Potentially	_	
			Eligible 2018	Eligible	

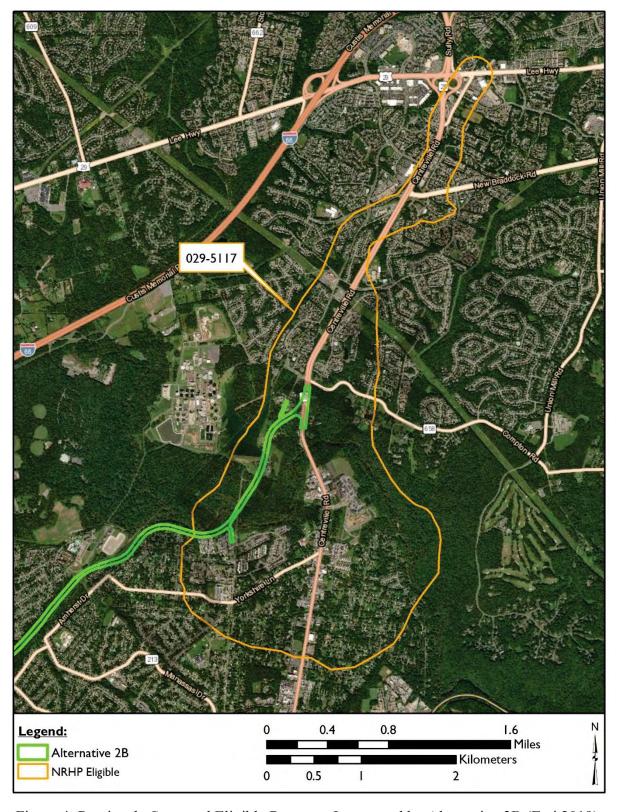


Figure 4: Previously Surveyed Eligible Resource Intersected by Alternative 2B (Esri 2019).

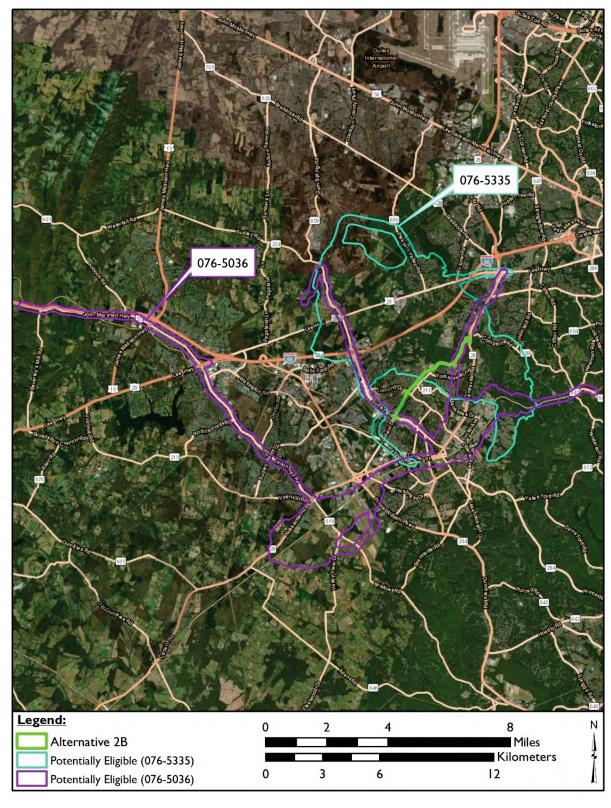


Figure 5: Previously Surveyed Potentially Eligible Resources Intersecting Alternative 2B (Esri 2019).

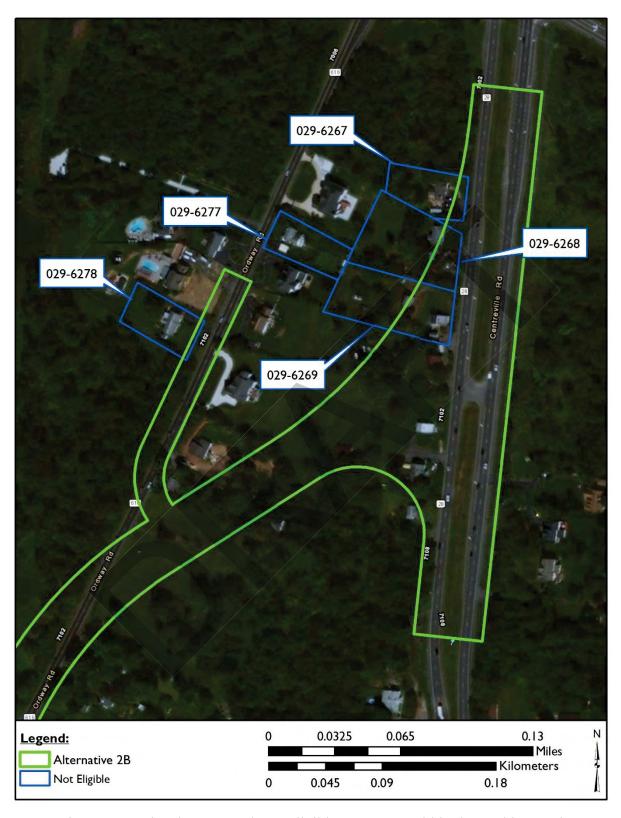


Figure 6: Previously Surveyed Not Eligible Resources within the Architectural Project Area (Esri 2019).

Newly Recorded Resources

The six newly recorded resource surveyed during this project are single-family dwellings that date from circa 1900 to the early 1940s (Table 2; Figure 7, p. 13). Reflective of typical early-twentieth-century styles and forms, such as Two-Story Massed form and Colonial Revival and Minimal Traditional styles, these houses are between one and two stories in height. Structural system cladding varies, but includes vinyl, aluminum, and wood siding as well as brick veneer. The buildings are covered by side- or cross-gabled roofs and feature fenestration such as single-leaf doors and double-hung-sash wood and vinyl windows. Secondary resources, such as small garages and sheds, are common for this resource type. One resource, House, 7300 Ordway Road (029-6627), has a circa-2004 veterinary facility as a secondary resource on the property.

These six newly recorded resources have no outstanding architectural merit and are not known to be the work of a master. Most have also had some common modifications such as replacement materials or additions. For these reasons, they are recommended not eligible for individual listing in the NRHP under Criterion C. They have no known association with a significant event or person and are not associated with any broad patterns in history. Therefore, they are recommended not eligible for the NRHP under Criteria A and B. As architectural resources, these properties were not evaluated under Criterion D. In sum, these six newly recorded resources are recommended not eligible for the NRHP under Criteria A–C.

Table 2: Newly Recorded Individual Resources Within the Architectural Project Area.

DHR Number	Name/Address	Year Built	Current Eligibility Recommendation	Photograph
029-6623	House, 7115 Ordway Road	Ca. 1940	Not Eligible	
029-6624	House, 7121 Ordway Road	Ca. 1935	Not Eligible	
029-6625	House, 7201 Ordway Road	Ca. 1935	Not Eligible	

DHR Number	Name/Address	Year Built	Current Eligibility Recommendation	Photograph
029-6626	House, 7203 Ordway Road	Ca. 1935	Not Eligible	
029-6627	House, 7300 Ordway Road	Ca. 1900	Not Eligible	
029-6628	House, 7301 Ordway Road	Ca. 1925	Not Eligible	

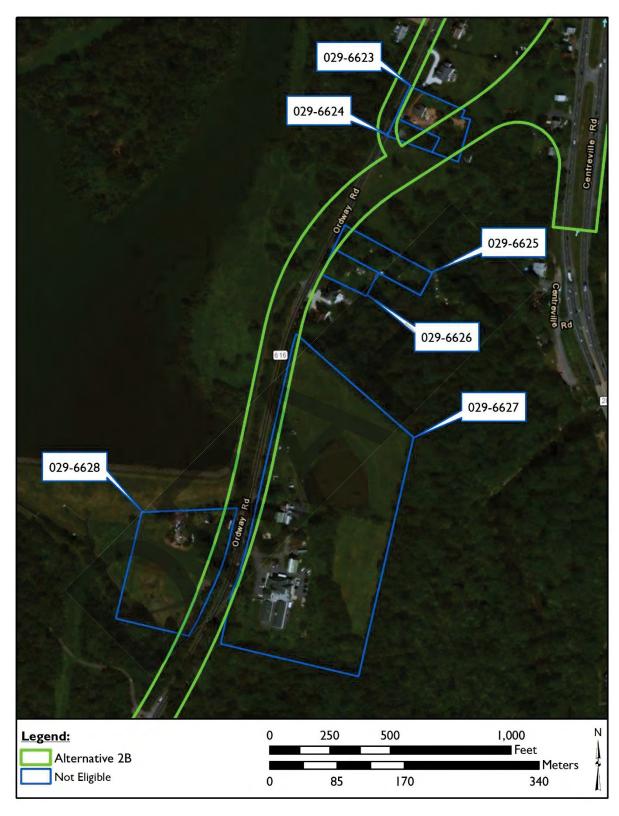


Figure 7: Newly Recorded Architectural Resources Within the Architectural Project Area (Esri 2019).



SUMMARY AND RECOMMENDATIONS

On behalf of Parsons, Dovetail conducted a Phase I architectural survey of the architectural project area associated with the Route 28 corridor in Manassas, Manassas Park, Prince William County and Fairfax County, Virginia. The architectural project area was defined as any parcels that are within or intersect the limits of the 250-foot-wide (76.2 m) corridors associated with modified Alternative 2B. The goals of the survey were to identify any previously recorded or unrecorded above-ground resources that will be 50 years in age or older as of 2024 and to make recommendations on the NRHP eligibility for all surveyed resources.

During this survey, eight previously surveyed resources were identified within the revised Alternative 2B corridor. The previously surveyed resources include three battlefields and five non-eligible single-family dwellings that were all recorded within five years. In accordance with DHR guidelines, these resources were not physically revisited during this project. A total of six architectural resources was surveyed during this effort, all of which were previously unrecorded with the DHR (Table 3). Based on the results of the reconnaissance survey, Dovetail recommends that one resource remains eligible for the NRHP (029-5117), two resources remain potentially eligible (076-5036 and 076-5335), five resources remain not eligible (029-6267 through 029-6278), and the six newly recorded resources (029-6623 through 029-6628) are not eligible for listing in the NRHP under Criteria A-C. As architectural resources, they were not evaluated under Criterion D.

Table 3: Summary of Identified Resources and Recommendations.

DHR	Name/Address	Date of	Eligibility
Number	Name/Address	Construction	Recommendation
029-5117	Blackburn's Ford Battlefield	1861	Remains Eligible
029-6267	House, 7010 Centreville Road	1949	Remains Not Eligible
029-6268	House, 7014 Centreville Road	1951	Remains Not Eligible
029-6269	House, 7018 Centreville Road	1935	Remains Not Eligible
029-6277	House, 7017 Ordway Road	1935	Remains Not Eligible
029-6278	House, 7108 Ordway Road	1960	Remains Not Eligible
029-6623	House, 7115 Ordway Road	Ca. 1940	Not Eligible
029-6624	House, 7121 Ordway Road	Ca. 1935	Not Eligible
029-6625	House, 7201 Ordway Road	Ca. 1935	Not Eligible
029-6626	House, 7203 Ordway Road	Ca. 1935	Not Eligible
029-6627	House, 7300 Ordway Road	Ca. 1900	Not Eligible
029-6628	House, 7301 Ordway Road	Ca. 1925	Not Eligible
076-5036	Manassas Station Operations	1862	DHR Staff:
070-3030	ivianassas Station Operations	1002	Potentially Eligible
076-5335	First Manassas	1861	DHR Staff:
070-3333	1 115t ividilassas	1001	Potentially Eligible



REFERENCES

Esri

- 2018a World Topo. Electronic document, http://services.arcgisonline.com/arcgis/services, accessed December 2019.
- 2018b United States Geological Survey. Electronic document, http://services.arcgisonline.com/arcgis/services, accessed December 2019.
- 2018c World Imagery. Electronic document, http://services.arcgisonline.com/arcgis/services, accessed December 2019.
- World Imagery. Electronic document, http://services.arcgisonline.com/arcgis/services, accessed December 2019.

Klein, Mike

- 2018a Phase IA Archaeological Survey for Route 28 Environmental Documentation in the City of Manassas, City of Manassas Park, Prince William County, and Fairfax County, Virginia. Dovetail Cultural Resource Group, Fredericksburg, Virginia.
- 2018b Phase I Assessment of Battlefields Within and Adjacent to the Proposed Route 28 Widening and Alternatives in Prince William and Fairfax Counties and the Cities of Manassas and Manassas Park, Virginia. Dovetail Cultural Resource Group, Fredericksburg, Virginia.

Staton, Heather Dollins

2018 Phase I Architectural Survey for Route 28 Environmental Documentation in the City of Manassas, City of Manassas Park, Prince William County, and Fairfax County, Virginia. Dovetail Cultural Resource Group, Fredericksburg, Virginia.

Virginia Department of Historic Resources (DHR)

2017 Guidelines for Conducting Historic Resources Survey in Virginia. Electronic document, https://www.dhr.virginia.gov/pdf_files/SurveyManual_2017.pdf, accessed December 2019.