

Germantown, Virginia: A Cultural Landscape Study

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ABSTRACT

Title of Document: GERMANTOWN, VIRGINIA: A CULTURAL
LANDSCAPE STUDY

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and Interim Director, Historic Preservation
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The Germanna Foundation is currently undergoing a large project to locate, map, and document heritage sites associated with the Germanna colonists that settled in the Virginia piedmont in the early 18th century. This project's focus is on Germantown, Virginia, an unincorporated town in Fauquier County, which was the site of the 1721 Germanna settlement and is currently under development threat due to the population growth in the county. Through documentary research, GIS mapping, and photography this project will begin to create a multilayered historic landscape which will not only take into account the Germanna settlement, but also other important historical moments that affected the area as well as the environmental resources. Through this research the findings will be analyzed to answer the question of how to preserve land that is both historical and environmental as well as how to balance the multifaceted historical story that makes up Germantown.

GERMANTOWN, VIRGINIA: A CULTURAL LANDSCAPE STUDY

By

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Dissertation submitted to the Faculty of the Graduate School of the
University of Maryland, College Park, in partial fulfillment
of the requirements for the degree of
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Table of Contents

Acknowledgements.....	v
List of Figures.....	vii
Chapter 1: Introduction.....	1
Chapter 2: Cultural Landscapes and Methodology.....	4
Chapter 3: Historical Context.....	9
Chapter 4: Resource Analysis.....	26
Chapter 5: Recommendations.....	55
Chapter 6: Conclusion.....	65
Bibliography.....	66

List of Figures

Figure 1: View of dairy farm and field on Meetze Road.....	9
Figure 2: Germantown boundary map with original tract outlines.....	3
Figure 3: Selection from the John Smith 1612 map of Virginia showing the Manahoac land.....	4
Figure 4: Early German settlements in Virginia.....	12
Figure 5: Drawing of Fort Germanna.....	14
Figure 6: Drawing of Germantown tract, compiled in 1961 by studying the metes and bounds.....	16
Figure 7: Section of the Fry-Jefferson map of the "most inhabited part of Virginia containing the whole province of Maryland with part of Pensilvania, New Jersey and North Carolina"	18
Figure 8: Section of the Thomas Jefferson "map of the country between Albemarle Sound, and Lake Erie, comprehending the whole of Virginia, Maryland, Delaware and Pensylvania, with parts of several other of the United States of America"	19
Figure 9: "Warrenton Junction, Orange and Alexandria RR Virginia Showing Destruction of RR by Enemy October 1863”	22
Figure 10: "Catlett's Station on the Orange & Alex. R.R.”	23
Figure 11: "Repairing Orange and Alexandria Railroad near Catlett's Station, after its destruction by the Confederates, October 1863"	23
Figure 12: "Catlett's Station, Va., vicinity. Federal soldiers rebuilding the Orange & Alexandria Railroad bridge over Cedar Run”	24
Figure 13: Map of Germantown zoning districts.....	28
Figure 14: Map of Germantown with the Midland Service District displayed in the south west corner or Germantown.....	30
Figure 15: Map of the Agriculture and Forestal Districts in Fauquier County.....	32
Figure 16: Map of easements in Fauquier County.....	33
Figure 17: Views of Licking Run from the dead end of Rogues Road.....	35
Figure 18: Licking Run dam and spillway.....	36
Figure 19: Views of Germantown Lake from Crockett Park.....	37
Figure 20: View of back of dam from dead end of Rogues Road with modern bridge over Licking Run.....	37
Figure 21: Map of wetlands and floodzone in Germantown.....	38
Figure 22: Five foot contour topographic map of Germantown.....	39
Figure 23: Soil type suitability map for agricultural purposes.....	40
Figure 24: Views down Rogues Road when coming from Germantown Road.....	41
Figure 25: Map and Profile of the Orange and Alexandria Rail Road with its Warrenton Branch and a Portion of the Manassas Gap Rail Road.....	42
Figure 26: View of Norfolk Southern Rail Road from Road.....	42
Figure 27: Views of agricultural practices still dominating the landscape.....	43
Figure 28: Vernacular farmhouses in Germantown.....	44

Figure 29: Section of "Map showing positions of Union and Rebel armies and Jackson's flank during 2nd- Battle of Bull Run- Aug 28-31- 1862"	45
Figure 30: The Martin House with various outbuildings seen behind.....	46
Figure 31: 5015 Catlett Road built c. 1910.....	46
Figure 32: The very large Cows-N-Corn dairy complex on Catlett Road.....	47
Figure 33: Closer up view of the dairy portion of the Cow-N-Corn complex.....	47
Figure 34: Picture of the Tilman Weaver House taken before it was demolished.....	49
Figure 35: Monument at John Marshall Birthplace Park.....	50
Figure 36: Map of population change.....	55
Figure 37: Map of Fauquier County Historic Districts.....	58
Figure 38: Easement holders in Fauquier.....	60



Figure 1: View of dairy farm and field on Meetze Road (photograph by author).

Chapter 1: Introduction

The focus of this project is the historic, rural community of Germantown in Fauquier County, Virginia. The roughly 1800 acres that encompass Germantown was the settlement site of an early group of German immigrants to the Virginia Piedmont in 1718 and has remained mainly rural and agricultural through to today. To understand this area in the most thorough way, a cultural landscape approach is used to take into account not just the historical resources, but also the environmental and cultural resources. This approach is best for developing strategies to preserve the entire area as well as the relationships between the resources.

This project forms a piece of a much larger study of the Germanna settlements in the Virginia Piedmont undertaken by The Memorial Foundation of the Germanna Colonies in Virginia, Inc. and the Piedmont Environmental Council.¹ The Germanna Foundation was chartered in 1956 and works to preserve the heritage of the earliest organized settlements of Germans in colonial Virginia through the use of land conservation, historic preservation, education, and the creation of strong international ties with counterparts in Germany.² The Piedmont Environmental Council was founded in 1972 and is a community-based environmental group that works to promote and protect Virginia's northern Piedmonts rural economy, natural resources, history and beauty.³

Boundary Analysis

The boundary for this project is relatively simply defined. The four roads that surround it roughly follow the outer boundary for the historic Germantown settlement, helping to create a feeling of cohesion within the area as well as providing clear borders. Germantown Road to the west, Balls Mill Road to the north, Meetze Road to the east and Catlett Road/ Route 28 to the south serve as the main boundaries. A tract of land lying along Germantown Road to the south of Catlett Road also is included, as it was part of the original Germantown plat, and contains a portion of the railroad and the site of the John Marshall birthplace. Although these boundaries contain areas slightly outside of the

1 The Memorial Foundation of the Germanna Colonies in Virginia, Inc. is more commonly referred to as the Germanna Foundation, which is how it will be referred to from here on.

2 "Mission," Germanna Foundation, March 10, 2014. <http://www.germanna.org/about/mission>.

3 "About Us," *Piedmont Environmental Council*, March 10, 2014. <http://www.pecva.org/about>.

Germantown plat, including them is important as they lie within the unified block enclosed by those roads.



Figure 2: Germantown boundary map with original tract outlines (Fauquier County GIS data, compiled and mapped by author).

Chapter 2: Cultural Landscapes and Methodology

Introduction

The definition of a cultural landscape remains a subject of debate, as it is a relatively new term stemming from the ideas of geographer Carl Sauer. In 1925 Sauer argued for landscape study to become the primary research agenda for the entire discipline of geography, and defined the landscape as an amalgam of physical and cultural forms with culture as the agent, the natural area as the medium and the cultural landscapes as the result.⁴ The study of cultural landscapes as a means for preservation developed out of the idea that a synthesis of efforts needs to be formed to protect historical, cultural and natural assets so as not to breed competition for scarce resources and public favor. These areas should not be viewed as a grouping of isolated resources, but rather as a dynamic system in which each resource is connected to the others and to the landscape itself through time and place. Landscapes are also both an “artifact and system; in other words, it is a product and a process.”⁵ This helps to illustrate the constantly changing cultural and natural processes that take place in a landscape and how it is through change that these areas were formed and have become dynamic, important places that should be preserved.

Germantown is an especially likely candidate for a cultural landscape study due to its rural character which lends itself to a study of not just the man made structures and

⁴ Robert Z. Melnick, “Introduction,” in *Preserving Cultural Landscapes in America*, ed. Arnold R. Alanen and Robert Z. Melnick (Baltimore: Johns Hopkins University Press, 2000), 15.

⁵ *Ibid*, 16.

their organization, but also the environmental features and how they have influenced the history and development of the area. Germantown is best understood as a compilation of all of those resources, and by understanding its cultural landscape, more informed recommendations may be made regarding preserving the resource.

Definition

It was not until 1988 that the National Park Service (NPS) recognized cultural landscapes as a type of cultural resource in the park system. The NPS definition is used to guide the Germantown cultural landscape study as:

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 that exhibit other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.⁶

Due to the continued use of the land through time, the landscape of Germantown may be further defined by what the National Park Service refers to as a “historic vernacular landscape.” This is:

⁶ Robert R. Page, Cathy A. Gilbert and Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process and Techniques* (Washington, DC: U.S. Department of the Interior, 1998), 23.

A landscape whose use, construction, or physical layout reflects endemic traditions, customs, beliefs, or values; expresses cultural values, social behavior, and individual actions over time; is manifested in physical features and materials and their interrelationships, including patterns of spatial organization, land use, circulation, vegetation, structures, and objects. It is a landscape whose physical, biological, and cultural features reflect the customs and everyday lives of people.⁷

These definitions served as a general guide for compiling and analyzing the data for the Germantown area. But they are only guidelines since the complexity of landscapes often transcends clear-cut definitions. J. B. Jackson, in his work *Discovering the Vernacular Landscape*, elaborated on this concept arguing that, “those of us who undertake to study landscapes in a serious way soon come up against a sobering truth: even the simplest, least interesting landscape often contains elements which we are unable to explain, mysteries that fit into no known pattern. But we also eventually learn that every landscape, no matter how exotic, also contains elements which we at once recognize and understand.”⁸

Methodology

The methodology used in this cultural landscape study loosely follows the parameters that are set out in the National Park Service’s *Guide to Cultural Landscapes*,

⁷ Ibid, 24.

⁸ John Brinckerhoff Jackson, *Discovering the Vernacular Landscape* (Yale University Press: Princeton, NJ), 11.

with modifications made to fit the narrower scope of the project than is typically used by the Park Service in their reports. The sections of the study as well as the methodology used are as follows.

Site History and Context

The first step was to conduct historical research using both primary and secondary documentary resources, which identified and described the historical context and periods of significance associated with Germantown. Some sources used include: books, academic journals, historical maps, National Register Nomination forms and Virginia Department of Historic Resources Preliminary Information Forms.

Regulatory Framework and Land Use

This research involved studying the current land use practices and policies that are in place in the Fauquier County planning and regulatory documents such as the comprehensive plan and zoning code. These regulations are important to understand since the laws that dictate land use can have a major impact on the changes that are and are not permitted in the area.

Site Analysis

This consisted of on-the-ground observation and documentation of the physical resources currently in Germantown. Listed on the site inventory are historically significant buildings, road beds and agricultural land as well as environmental features, such as the waterways and topography, that have influenced Germantown. Due to time constraints and private property laws, not all parts of Germantown were inventoried. But the most significant features as well as those most likely to be influenced by development pressures and more visible to the public were documented. These resources have been

embedded in the historical context and current land use of Germantown through a chronological and thematic reading of the entire landscape.

Recommendations

From this analysis recommendations were developed to better preserve the Germantown cultural landscape and the individual resources it contains. These recommendations may help form the basis for future preservation in Germantown so that it will continue to display its rural character and history into the future.

Chapter 3: Historical Context

The first step in conducting a cultural landscape study is to understand the historical context of the area in order to begin to identify significant time periods and themes. This also assists in recognizing specific resources to inventory and preserve.

Native American Groups

Native Americans lived on this land for thousands of years and made an important mark on the landscape before the English and German immigrants reached American shores. Fauquier County lies in the Piedmont Plateau, the oldest land in Virginia, and some of the most fertile, with low rolling hills and numerous waterways that are well suited for agriculture and transport. The first somewhat sedentary group to inhabit the area were the Eastern Woodland people who first cultivated crops such as squash, amaranth and sunflowers, and later corn, tobacco, and beans.⁹

⁹Deborah Woodward and Keith Egloff, *First People: The Early Indians of Virginia*, (Charlottesville: University of Virginia Press, 2006), 42.; Fauquier County Historical Society, *250 Years in Fauquier County: a Virginia Story* (Fairfax: George Mason Press, 2008), 2.

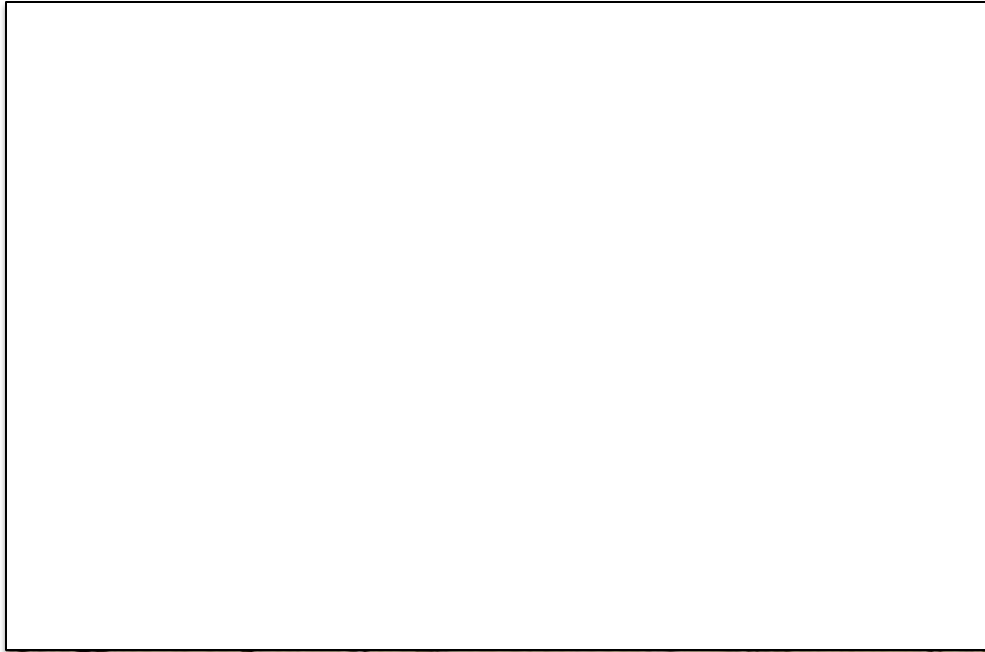


Figure 3: Selection from the John Smith 1612 map of Virginia showing the Manahoac land (Captain John Smith Chesapeake National Historic Trail).

This more settled existence facilitated the formation of tribal identities. In 1607 John Smith made contact with the Manahoac, a small Siouan language group, who lived along the Rappahannock River in the area of current Fauquier County. Smith and his group traded goods with them and were able to gain enough information from the Manahoac to include their village of Tanxsnitania on Smith's 1612 map of the region. By the time the next explorer came through the area 60 years later, major changes had occurred. The Susquehannock, an Iroquoian language group, had pushed the Manahoac south out of the piedmont and they were eventually driven to Kentucky. The Susquehannock were less friendly to the settlers, and with the Treaty of Albany in 1684 were forced to stay west of the fall line as long as the settlers would not cross into the foothills and Blue Ridge. This dividing line was the Shenandoah Hunting Path, which was a long distance footpath between the Carolinas and Pennsylvania used by the Native

American's in the region and then by the colonists.¹⁰ This path later became known as the Carolina Road and Germantown would be settled along this road.

German Immigration

The settlement of Germantown is only a small piece of the much larger story of immigration and expansion in colonial Virginia. At the beginning of the eighteenth century the population center in Virginia was along the lower James River, and there was much interest in expanding westward. With the passage of an act “for the better strengthening the frontiers and discovering the approaches of the enemy” in August 1701 by the Virginia General Assembly, settling on the frontier was incentivized. Land grants were to be given to groups who intended to establish their own settlements. In return the land would be exempt from taxes and other payments for the first 20 years. The leaders of the town also were given the power to make their own rules within the settlement so that it would be self sustaining.¹¹ This opened up Virginia in a new way, allowing for further outward growth. But expansion did not move westward as had been originally planned, instead shifting development from the James River to the northern frontier along the Rappahannock and Potomac Rivers and eventually into the Shenandoah River Valley.¹²

¹⁰ Deborah Woodward and Keith Egloff, *First People: The Early Indians of Virginia*, 59 and Fauquier County Historical Society, *250 Years in Fauquier County: a Virginia Story*, 7-11.

¹¹ William Waller Hening, *The Statutes at Large: Being a Collection of all the Laws of Virginia from the first session of the Legislature, in the Year 1619, Vol 3*, (Philadelphia, 1823), 200-215.

¹² Klaus Wust, *The Virginia Germans*, (Charlottesville: University of Virginia Press, 1969), 17.

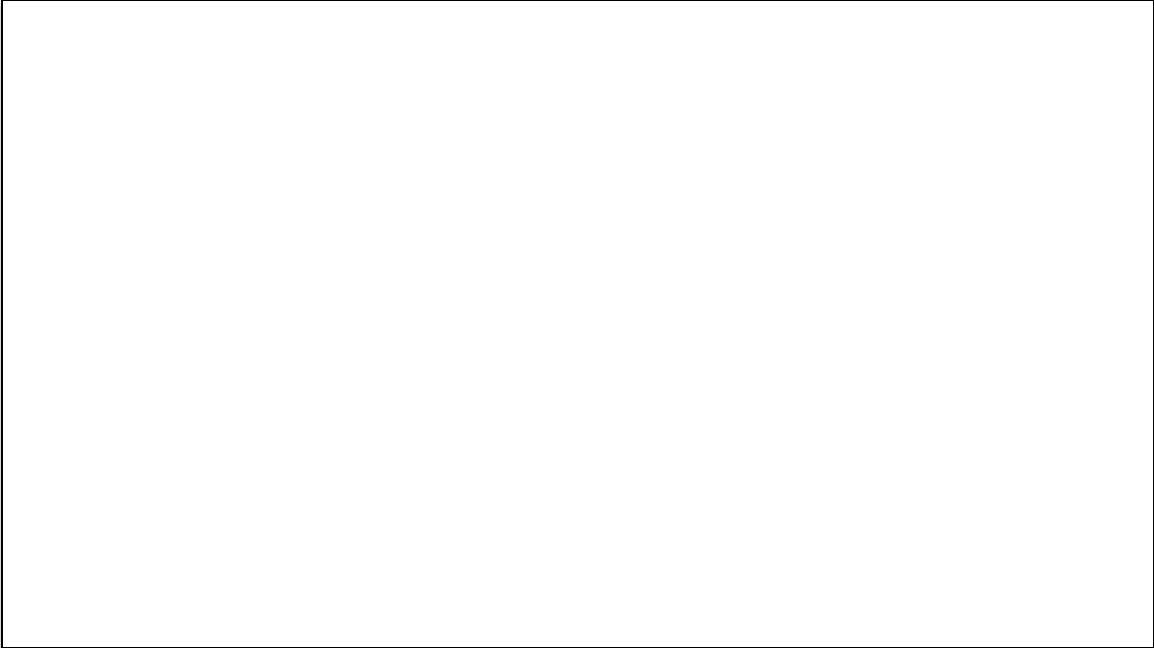


Figure 4: Early German settlements in Virginia (Wust, *The Virginia German's*, 23).

Franz Louis Michel, a young Swiss merchant, became interested in the piedmont of Virginia and the resources that it could offer the hundreds of impoverished Swiss and German people who he knew, after years of religious strife and upheavals, would be willing to leave their home country for better prospects elsewhere. Michel hoped to petition Queen Anne of England to start a Swiss colony and toured Virginia in search of mineral resources in order to make the colony profitable. In 1710 Michel secured a experienced miner from Germany named Johann Justus Albrechet, who gathered a group of forty people to immigrate to America with him from the Siegen area of Westphalia. Michel's dream of a colony would prove unattainable over time, but his claim of finding silver in the piedmont piqued the interest of Lieutenant Governor Alexander

Spotswood.¹³ The rumors of silver proved to be false, but in the course of Spotswood's surveys of the frontier, iron deposits were discovered in the land north of the falls of the Rappahannock River. The Board of Trade in London had earlier expressed disapproval of iron mining in the American colonies, so when Spotswood requested royal approval and financial assistance for his iron project, he claimed it was for silver mining.¹⁴

Without having heard that Michel's hopes for a colony would not come to fruition, the group that Albrechet had put together made their way to London in the summer of 1713 in hopes of sailing for America. Michel then arranged for the Germans to travel to America at Spotswood's expense and settle on his land, which they named Germanna, in honor of their home and of Queen Anne. They settled under the pretense that they would serve as a buffer against Native Americans, and a fort was built as well as an iron furnace for Spotswood.¹⁵ The settlement was located on a peninsula on the south side of the Rapidan River in a heavily forested area that was about 12 miles from the iron ore deposits. John Fontaine, an early visitor to Germanna noted that the Germans "live very miserably" and recalled that "There are but nine families, and they have small sheds built for their hogs and hens, so that the hog-sties and houses make a street. The place that is paled in is a pentagon, very regularly laid out... This was intended to be a retreat for the people, in case they were not able to defend the palisadoes, if attacked by the

¹³ Wust, *The Virginia Germans*, 20.

¹⁴ H.C Groome, *Fauquier During the Proprietorship: A Chronicle of the Colonization and Organization of a Northern Neck County*, (Richmond: Old Dominion Press, 1927), 117.

¹⁵ *Ibid.*

Indians." In 1717 and in 1718 two other groups of German's immigrated to Germanna and became indentured servants to Spotswood, who paid for their passage. ¹⁶

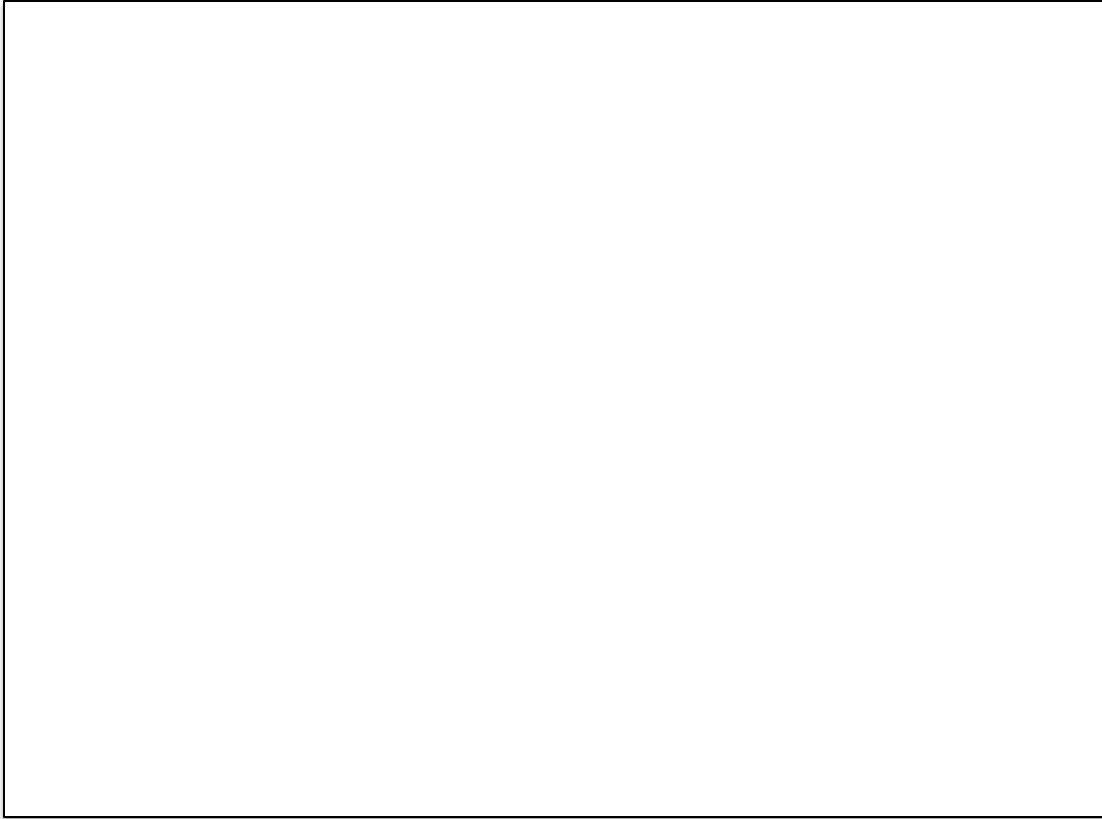


Figure 5: Drawing of Fort Germanna (Wayland, *Germanna: Outpost to Adventure 1714-1956*, 24).

Initial Germantown Settlement

By 1717 those who had immigrated in 1714 were becoming disenchanted with their situation. Three of the settlers obtained their naturalization and applied for land elsewhere in trust for the 12 other families from the 1714 group. In 1718 a warrant was issued for 1805 acres of land about 19 miles north of Germanna situated on both sides of

¹⁶ Wayland, *Germanna: Outpost of Adventure 1714-1956*, 25.

Licking Run. The property was divided into 20 rectangular strips with different allotments of land given depending upon the size of the family. This land was selected specifically and was well positioned for farming. A considerable amount of fertile bottomland bordered Licking Run and the higher fields were well drained but not hilly. The rate of water flow in Licking Run was sufficient to power a grist or saw mill and there were exposed stone ledges which held iron that attracted the miners. Each family built a house on their own strip of land and planned for a school and church on the land set apart as the glebe. An early visitor described Germantown as, "like a village in Germany, where the houses are far apart." The settlers initially planted tobacco and traded for other goods, which they transported to Falmouth down the Rappahannock River.¹⁷

¹⁷ Wayland, *Germana: Outpost of Adventure 1714-1956*, 69.; H.C Groome, *Fauquier During the Proprietorship: A Chronicle of the Colonization and Organization of a Northern Neck County* (Richmond: Old Dominion Press, 1927) 127-129.

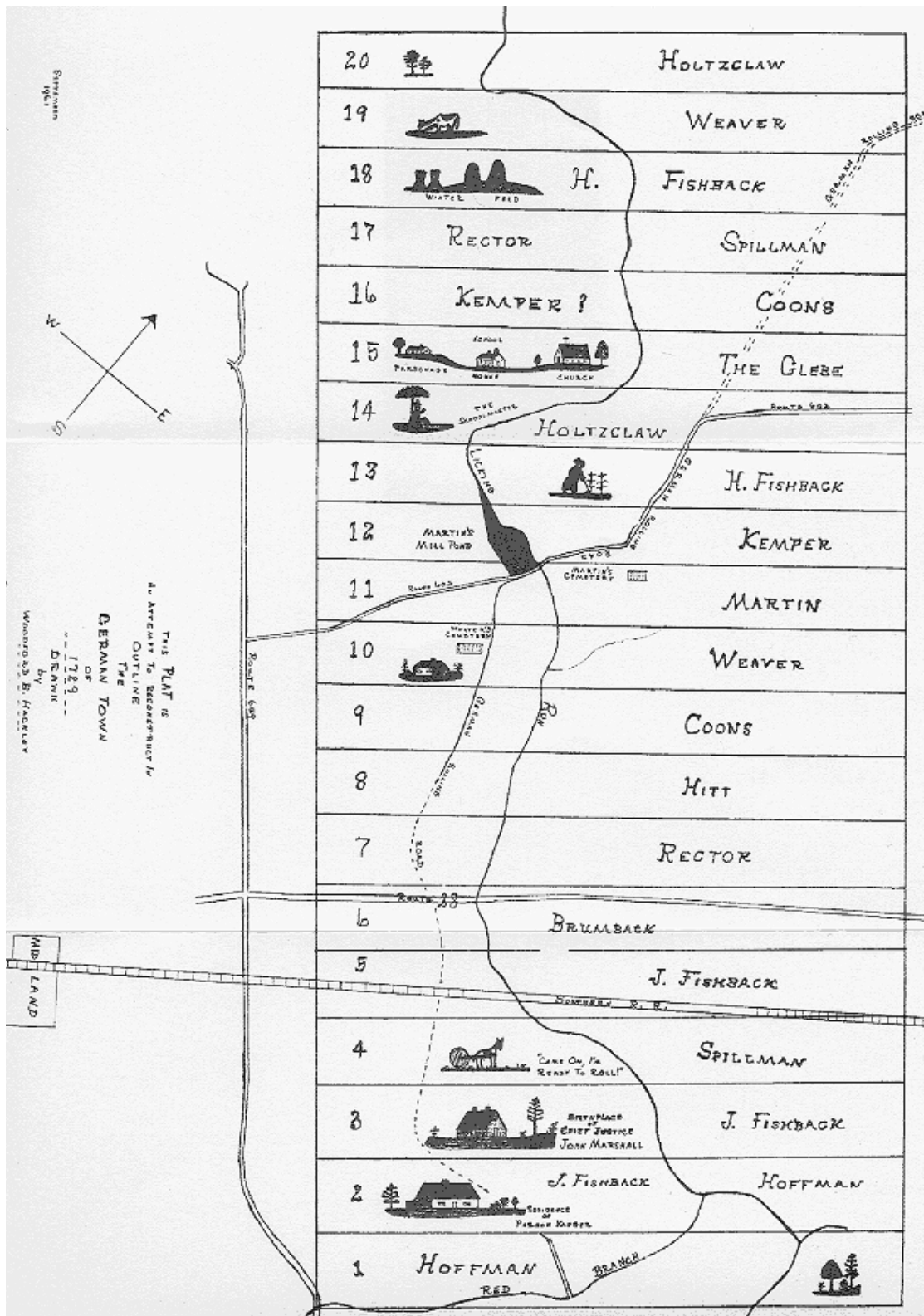


Figure 6: Drawing of Germantown tract, compiled in 1961 by studying the metes and bounds (Woodward B. Hackley, Germanna Foundation).

Although Germantown was isolated, much like the rest of the German settlements in Virginia, Maryland and Pennsylvania at this time, they were well aware of the other German settlements and corresponded with them. There was a constant flow of scouts and traders between the various groups. German ministers, such as German Reformed minister John Bartholomew Rieger of Lancaster, Pennsylvania who traveled through Germantown twice each year, also toured the settlements on their circuit rides.¹⁸

Germantown existed in this way for several years, but in June of 1731 a number of the founding families decided to move on. They obtained a much larger tract of land, 50,000 acres, between the Blue Ridge Mountains and the Shenandoah River. Good land in Virginia was cheap and plentiful in the eighteenth century, which encouraged groups to move and expand throughout the colony.¹⁹ This was the first stage in the decline of Germantown. According to James Kemper, a third generation resident of Germantown born in 1753, "they kept up their worship, both public and private, in the German language, and their schools also, till being, as it were, lost in the crowd, the first generation removed by death and all their public political matters transacted in English, their language was gradually lost in the second generation." Kemper moved farther west like much of the rest of the second and third generation residents. By 1780 Germantown was practically deserted, so much so that a visiting Moravian bishop recalled that, "When one is in the town, one asks where the town is."²⁰

¹⁸ Wust, *The Virginia Germans*, 44.

¹⁹ Wayland, *Germanna: Outpost of Adventure 1714-1956*, 71.

²⁰ Wust, *The Virginia Germans*, 94.

Up until that time Germantown had appeared on several regional maps of the Mid-Atlantic, including the Joshua Fry and Peter Jefferson Map of Virginia in 1755, and the Thomas Jefferson Map of 1787. These two maps document the early importance of the Carolina Road, which is the main north-south running road depicted on the Jefferson Fry map. A waterway, which is presumably Licking Run, is also indicated. Germantown is not included on subsequent national or regional level maps and is mainly only seen on local maps (see Figure 7 and 8).



Figure 7: Section of the Fry-Jefferson map of the "most inhabited part of Virginia containing the whole province of Maryland with part of Pensilvania, New Jersey and North Carolina" of 1755. Germantown can be see on the Carolina Road which is one of the only major roads running through the Virginia Piedmont (The Library of Congress American Memory Project).



Figure 8: Section of the Thomas Jefferson "map of the country between Albemarle Sound, and Lake Erie, comprehending the whole of Virginia, Maryland, Delaware and Pennsylvania, with parts of several other of the United States of America" of 1787. This map focuses on the waterways that formed important circulation patterns through the region (The Library of Congress American Memory Project).

Agriculture and the Railroad

By the early nineteenth century the importance of the Old Carolina Road (as it was then known), started to diminish as the major thoroughfare through the region, with a corresponding reduction in outside traffic. Due to a very early movement from tobacco to other crops such as wheat, the soils in the area were not exhausted, as was the case in much of the Tidewater region, and agriculture flourished. This caused the population of Fauquier County as a whole to increase in the first 30 years of the nineteenth century,

unlike much of the rest of Virginia which was experiencing a loss due to the greater movements of westward migration that was taking place at the same time. By 1830 the total population of the county was about 23,000 people, the highest it had ever been, with about half of the population made up by African-Americans, both enslaved and free.²¹ Agriculture in the region was also undergoing a major transformation due to innovations in technology, including a plow with interchangeable parts invented by Stephen McCormick, who lived just a few miles north of Germantown in the community of Ashburn. According to the 1840 U.S. Agricultural Census, by that year 69% of Fauquier County's work force was engaged in agriculture. Farmers in Fauquier County were in the top 5 of the 67 counties comprising the Eastern District in the production of wheat, oats, rye, buckwheat, Indian corn, and hops, as well as among the top 3 in raising horses, mules, cattle, sheep, swine and poultry.²²

This increase in agricultural production called for improved transportation infrastructure to sell the local goods, and in 1848 construction began on the Orange and Alexandria Railroad, which reached Culpeper by 1852. This railroad ran through the southern section of Germantown and changed the distribution of the population, with people moving to crossroads communities such as Catlett, Warrenton Junction (later Calverton) and Midland just outside of Germantown, to live closer to the stations. The railroad was built primarily using the labor of Irish immigrants and enslaved Africans.

²¹ Fauquier County Historical Society, *250 Years in Fauquier County: a Virginia Story*, 63.

²² Virginia Department of Historic Resources, "Elk Run Rural Historic District" (PIF Resources Information Sheet, Richmond VA, 2010).

With the railroad, residents were better able to cater production toward more local and regional markets, and people were attracted to Fauquier in unprecedented numbers. Upon riding the railroad through Fauquier, a reporter wrote, "the road passes through a fine agricultural country, especially as it enters Fauquier... in the midst of a very fertile district [and] affords one of the most lovely and picturesque scenes which nature and rural industry have combined anywhere to create... the rate of travel is about 25 miles an hour, and from the solidity of the road and the ease and commodiousness of the carriages no railroad travel can be more comfortable."²³

The Civil War

Although no military action of the Civil War took place in Germantown, the Orange and Alexandria Railroad and the Rappahannock River were constantly in contention due to their proximity to Washington and troops from both sides were in the area throughout much of the war. Germantown appeared on a number of Civil War maps and was traversed by troops and scouts, and was selected as a camping spot for larger units. Many of the railroad junction towns were destroyed and the railroad itself was damaged and rebuilt during that time.

²³ J. Randolph Kean, "The Development of the "Valley Line" of the Baltimore and Ohio Railroad," *The Virginia Magazine of History and Biography*, vol. 60, no. 4 (1952): 537-550; Fauquier County Historical Society, *250 Years in Fauquier County: A Virginia Story*, 61.

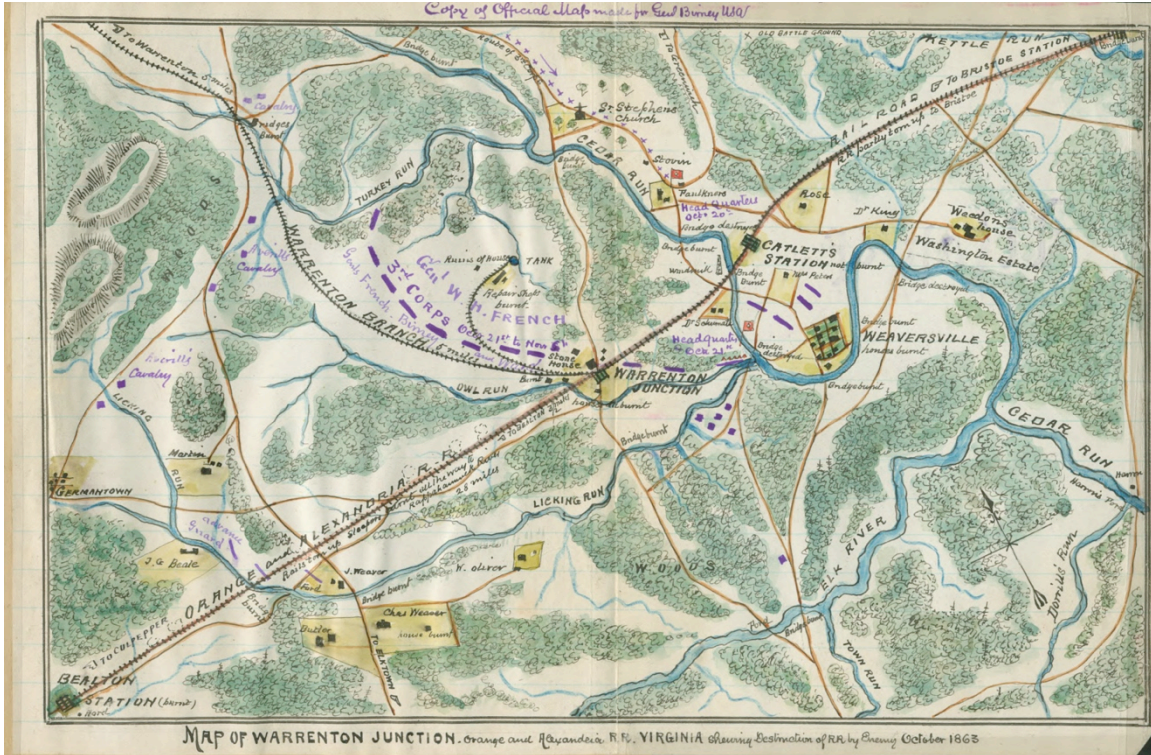


Figure 9: "Warrenton Junction, Orange and Alexandria RR Virginia Showing Destruction of RR by Enemy October 1863." This map shows Germantown in the lower left where guard and cavalry camps can be seen along Licking Run. Larger stations such as Catlett's, Warrenton Junction and Bealton all suffered severe damage. Notes indicate the locations of bridges, trusses, and sections of track which were destroyed (Library of Congress American Memory Project).



Figure 10: "Catlett's Station on the Orange & Alex. R.R." Edwin Forbes (1862). (Library of Congress Prints and Photographs Division).



Figure 11: "Repairing Orange and Alexandria Railroad near Catlett's Station, after its destruction by the Confederates, October 1863" (Library of Congress Prints and Photographs Division).



Figure 12: "Catlett's Station, Va., vicinity. Federal soldiers rebuilding the Orange & Alexandria Railroad bridge over Cedar Run," 1863 (Library of Congress Prints and Photographs Division).

Post-War and the Rise of Dairying

After the Civil War, life in Fauquier County fell back into familiar patterns of rural life, but in a somewhat different way. Few residents had large numbers of enslaved individuals, but those who had were forced to find new ways to meet their labor demands as well as attempt to salvage their burned out fields and transportation infrastructure. The region saw a steady increase in the number of farms but a decline in the total value of the products produced after the war up through 1900, due to the physical and economic damage left after the Civil War. By 1870 railroads were increasingly used to ship agricultural products into city centers on a more frequent, and regular basis. This contributed to an agricultural boom and the rise of the dairy industry throughout the

region. Large dairying operations were now possible since fresh milk and dairy products could be delivered into cities every day, especially with the introduction of new technologies like refrigeration and streetcars.²⁴

Twentieth Century

With the introduction of pasteurization in the early twentieth century, the local dairymen were required to follow new public health guidelines and were subject to inspections by the USDA. The dairymen pushed back but ultimately were forced to comply with the new regulations. At this point dairying was still profitable for those farmers who would adopt the new safety guidelines. By the second half of the twentieth century, with the change from transporting products by rail directly to market, to transporting by large truck to regional processing and packaging centers, the rising cost of dairying operations became too difficult for most dairymen.²⁵ Working dairies are still present in southern Fauquier County and Germantown, and continue to be important to the agricultural economy of the area. Other agricultural uses have continued as well and remain the predominant presence on the Germantown landscape.

²⁴ Candice Roland, "Agricultural Context for the Rappahannock River Valley: 1860-1900" (Research Paper, University of Mary Washington).; Virginia Department of Transportation, "Historic Context for Richmond Area Dairy Barns" (June 2003): 1-5

²⁵ Virginia Department of Historic Resources, "Elk Run Rural Historic District."

Chapter 4: Resource Analysis

This section focuses on the current resources, both built and environmental, that are present within the boundaries of Germantown. The inventory lists and describes each of the resources to enable a better understanding of the connections between them and the overall landscape. Examining the current land use and regulatory framework, such as zoning and easement restrictions, provides insight into the factors affecting management of the landscape. Site characteristics are surveyed, including both natural components, such as topography and water features and man made elements such as historic roadbeds and building structures. The combination of all of these resources make up the Germantown cultural landscape and the information gained from this inventory may be used to inform specific recommendations for the preservation of Germantown.

Regulatory Framework and Land Use

The regulatory and planning framework at play in Germantown has a significant role in determining the kinds of changes that can and cannot occur in the area. Fauquier County's policies and ordinances are under the direction and guidance of the Comprehensive Plan. The state of Virginia requires every county to maintain an updated plan, for "public health welfare and safety," so amendments to the Plan are also up for review on a biannual basis. The current Plan (2011) is the fourth that has been in place in Fauquier since the first one was adopted in 1967. The Comprehensive Plan develops the framework for land use and growth throughout the county and by understanding those tools and what they mean, it is possible to gain a better view of the future of Germantown.

Zoning

Zoning is an important tool that can be used to preserve areas. Most of Germantown is zoned Rural Agricultural, which puts limits on how the land can be divided if sold and what sort of development can occur there. There is also a large section of R1 zoning, which can be somewhat detrimental to the historic fabric of Germantown, as it allows for high-density residential concentrations in an area that is typically defined by dispersed homesteads and fields.

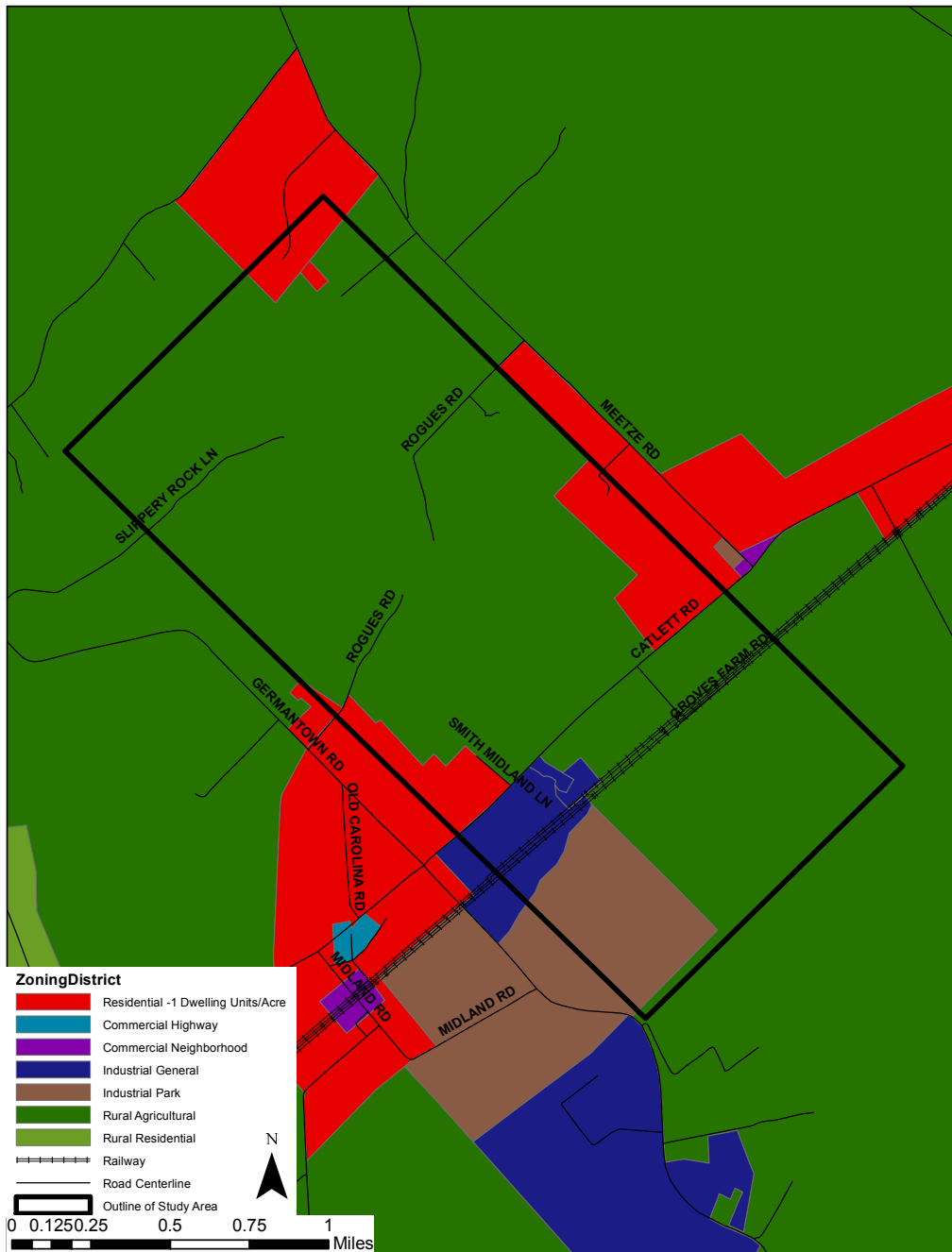


Figure 13: Map of Germantown zoning districts (Fauquier County GIS data, compiled and mapped by author).

Service Districts

Fauquier County is divided into three different categories for the purpose of developing land use plans. The categories are service districts, village service districts and rural areas. Service districts are designed to accommodate the highest density residential, commercial, and industrial uses and are the areas most suited for future development. Village service districts have smaller scaled mixtures of residential, commercial, and service uses but still have planned growth strategies. Part of the Midland Village Service District overlaps with the boundary of Germantown, which may threaten its preservation. Midland is to be the industrial capital of Fauquier County with a concentration around Route 28, but the county will also strive to maintain the "working agricultural community with open land and its village feel preserved."²⁶

²⁶ Fauquier County Department of Community Development, "Midland Village Service District" (Fauquier County Comprehensive Plan, 2011).



Figure 14: Map of Germantown with the Midland Service District displayed in the south west corner of Germantown (Fauquier County GIS data, compiled and mapped by author).

Rural Land Use Plan

Over 90% of Fauquier County is designated as a rural area, including most of Germantown. The treatment of this land is outlined in the Rural Land Use Plan section of the Comprehensive Plan, which seeks to preserve the farmland, historic sites and open space through encouraging agricultural use, directing growth to the Service Districts, protecting environmental and cultural resources, and strictly regulating development.²⁷

Agricultural and Forestal Districts

The Agricultural and Forestal Districts in Fauquier County are intended to protect the rural character as well as enhance the economic viability of farms and woodlands. The county has 13 of these districts which protect about 80,000 acres. These districts represent an agreement between private landowners and the county to protect against certain public improvements and developments and inclusion in a district can be a factor in zoning and planning decisions. There are also tax benefits for being included in a district.²⁸

²⁷ Fauquier County Department of Community Development, "Rural Land Use Plan" (Fauquier County Comprehensive Plan, 2011).

²⁸ Fauquier County Department of Community Development, "Agricultural and Forestal Districts" *Fauquier County Government*, 2013, http://www.fauquiercounty.gov/documents/departments/commdev/pdf/b_AgandForestal.pdf.

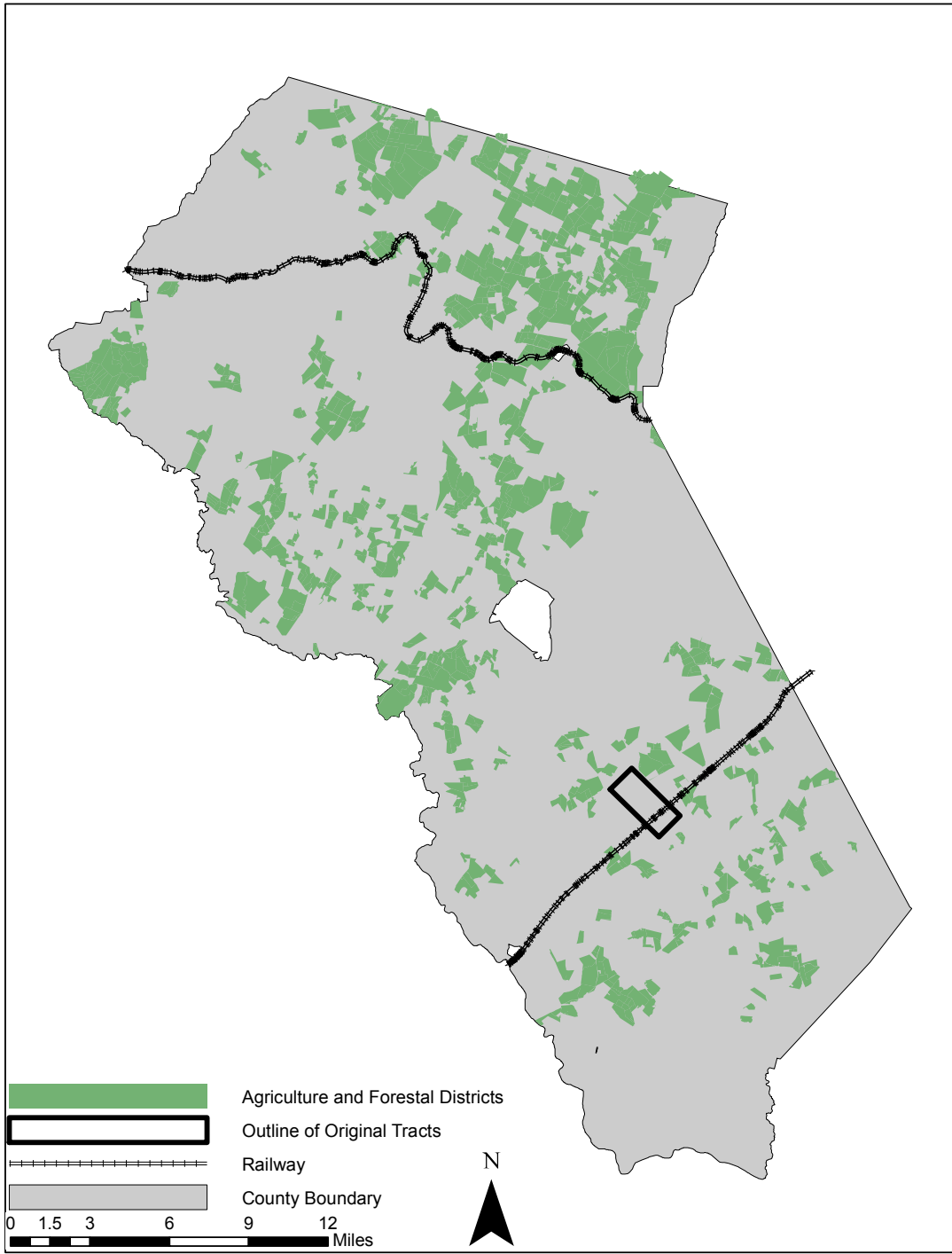


Figure 15: Map of the Agriculture and Forestal Districts in Fauquier County (Fauquier County GIS data, compiled and mapped by author).

Easements

More than 99,000 acres in Fauquier County are held in conservation easements, which are aimed at protecting historic and environmental land. Non-profit organizations, the state and the county itself hold these easements.

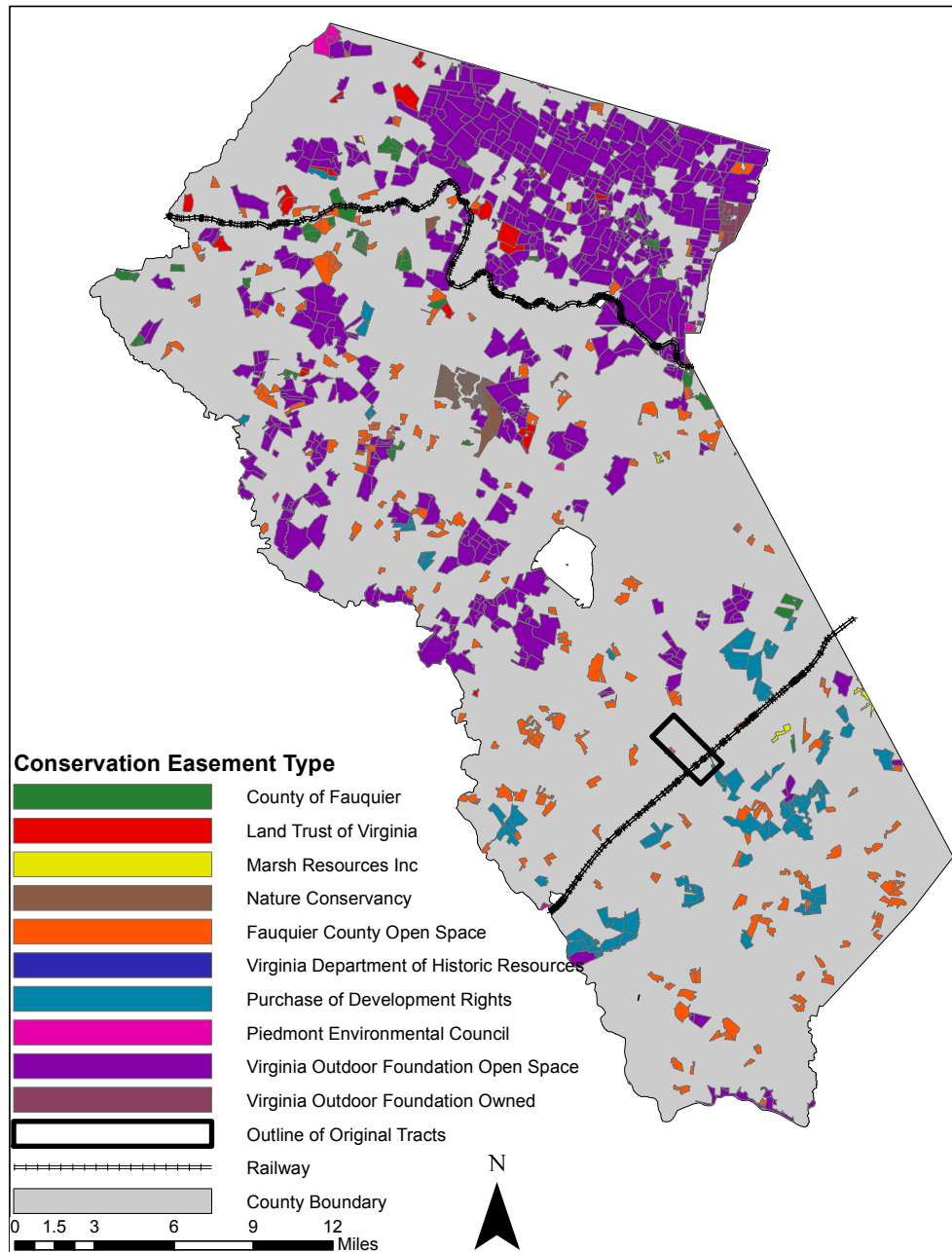


Figure 16: Easements in Fauquier County (Fauquier County GIS data, compiled and mapped by author).

National Register of Historic Places

Germantown has been determined National Register-eligible as a part of the proposed Elk Run-Germantown- Cedar Run Rural Historic District.²⁹ A site designated as the Germantown Archeological Site is also listed on the National Register. These designations allow for the possibility of certain tax credits, easements or other funding sources as well as consideration through Section 106 of the National Historic Preservation Act, if there is any state or federally funded development plans through Section 106 of the National Historic Preservation Act.

Site Characteristics

Water Features

Germantown is within the larger Potomac and Shenandoah watershed, which includes the Occoquan watershed, the Cedar Run watershed, and Licking Run which is the stream that runs though Germantown and eventually meets up with the Potomac River. This stream is one of the main reasons that Germantown was developed in the rectangular strips that it was, so that all families could have access to Licking Run. The stream bed is also fertile and well drained, making it a prime area for farming.

²⁹ Correspondence with Kimberly Abe, trustee at the Germanna Foundation and former senior planner for Fauquier County.



Figure 17: Views of Licking Run from the dead end of Rogues Road (photographed by author).

Germantown Lake was created in 1985 by damming up Licking Run for the purpose of flood control, water supply, and recreation as a part of the Cedar Run Watershed Project. It was built under the Watershed Protection and Flood Prevention Act of 1954 which provides planning and construction assistance for local dam projects through the U.S.D.A. Soil Conservation Service.³⁰ The lake is 108 acres in extent with a maximum depth of 25 feet and is within the boundary of C. M. Crockett County Park. The lake is used primarily for recreational purposes including fishing and boating, but due to its role as a backup drinking water source for southern Fauquier County, swimming is not permitted. The lake is stocked with largemouth bass, channel catfish,

³⁰ Fauquier County Department of Community Development, "Physical Characteristics & Natural and Historic Resources" (Fauquier County Comprehensive Plan, 2011).

bluegill and redear sunfish.³¹ The creation of this lake destroyed much of what is believed to be the archeological resources of the historic Germantown glebe, which would have included the church and school.



Figure 18: Left is a view of the Licking Run dam from Crockett Park, which created Germantown Lake. Right is View of the spillway for the dam for flood control from Crockett Park (photographed by author).

³¹ Fauquier County Parks and Recreation, "C. M. Crockett Park" *Fauquier County Government*, <http://www.fauquiercounty.gov/government/departments/parksrec/index.cfm?action=questions#Crockett>.



Figure 19: Views of Germantown Lake from Crockett Park (photographed by author).



Figure 20: View of back of dam from dead end of Rogues Road with modern bridge over Licking Run that was destroyed most likely when the dam was built (photographed by author).



Figure 21: Map of wetlands and floodzone for Germantown (Fauquier County GIS data, compiled and mapped by author).

Topography

The topography of Germantown is defined by low rolling hills that descend toward Licking Run. Germantown is within the piedmont plateau which is relatively flat and is made up of soils that are suitable for agricultural practices.



Figure 22: Five-foot contour topographic map of Germantown (Fauquier County GIS data, compiled and mapped by author).

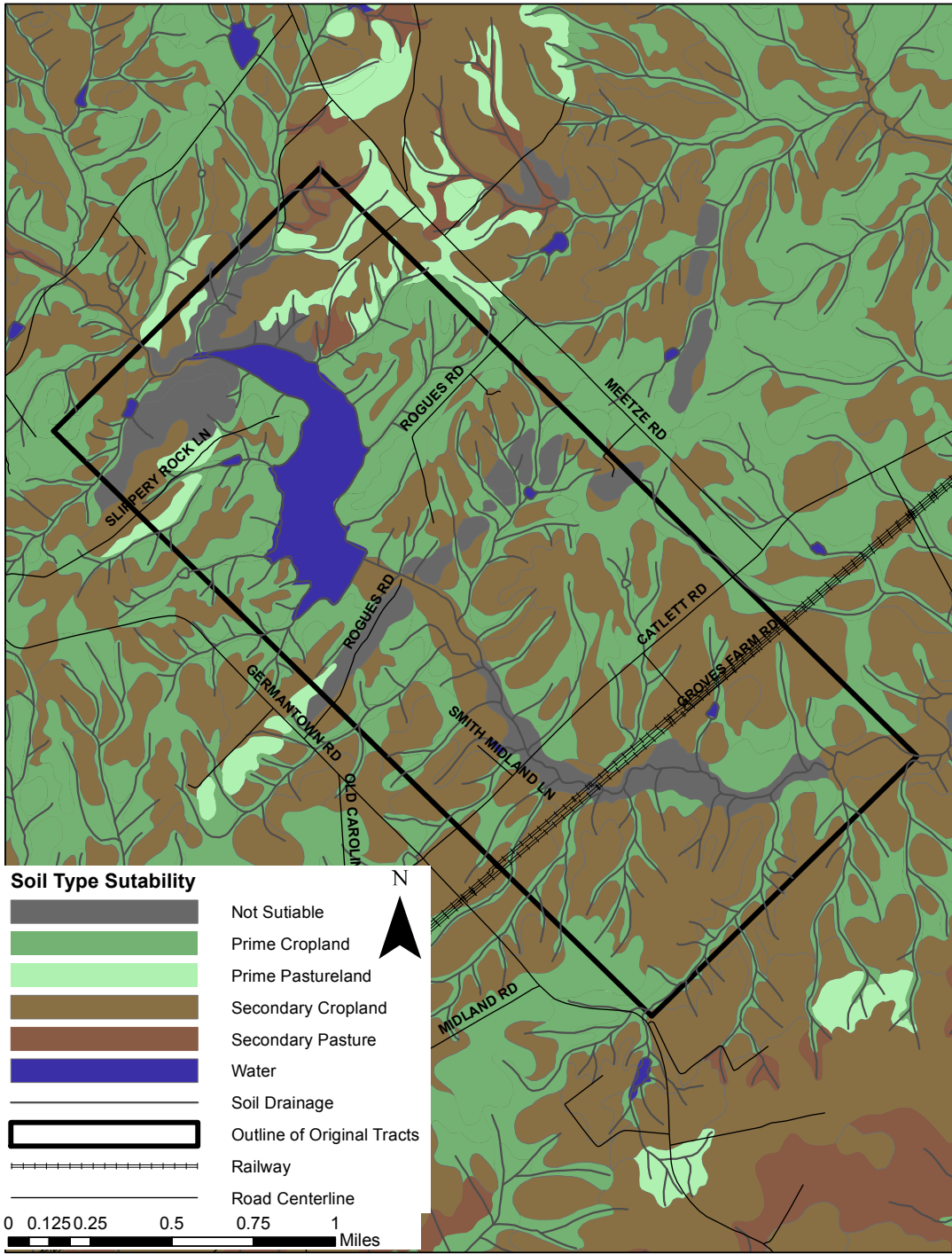


Figure 23: Soil type suitability map for agricultural purposes (Fauquier County GIS data, compiled and mapped by author).

Land Patterns and Circulation

Germantown is currently bordered on all sides by modern roads: Germantown Road to the west, Balls Mill Road to the north, Meetze Road to the east and Catlett Road/Route 28 to the south. This configuration approximately mirrors the early boundary of Germantown, leaving the spatial organization largely intact. The location of Germantown was selected because it was on the Carolina Road (or Shenandoah Hunting Path as it was earlier referred to), which was one of the most important roads in the early colonies and ran between the Virginia-Carolina boarder and Pennsylvania. This began as a Native American path and was then later used by the colonists because of the many springs along the route as well as the relative ease of fording the rivers and streams along the way. By 1747 portions of the Carolina Road had been referred to in Fauquier County as Rogues Road on local maps. Though further research is necessary to determine whether Rogues Road running through the center of Germantown is actually the historic Carolina Road, it has characteristics associated with an early road.³²



Figure 24: Views down Rogues Road when coming from Germantown Road. Road is noticeably sunken and not paved (photographed by author).

³² Correspondence with Anne Miller, Senior Research Scientist at Virginia Department of Transportation and Eugene Scheel, "The Carolina Road," *The History of Loudoun County, Virginia*, <http://www.loudounhistory.org/history/carolina-road.htm>.

The railroad is one of the most important features on the Germantown landscape, and it was instrumental in spurring the growth of towns along the rails and fostering the expansion of the dairy industry. The railroad was first the Orange and Alexandria when it was completed in 1852, and was later recognized as the Virginia Midland railroad, and currently is owned by the Norfolk Southern.

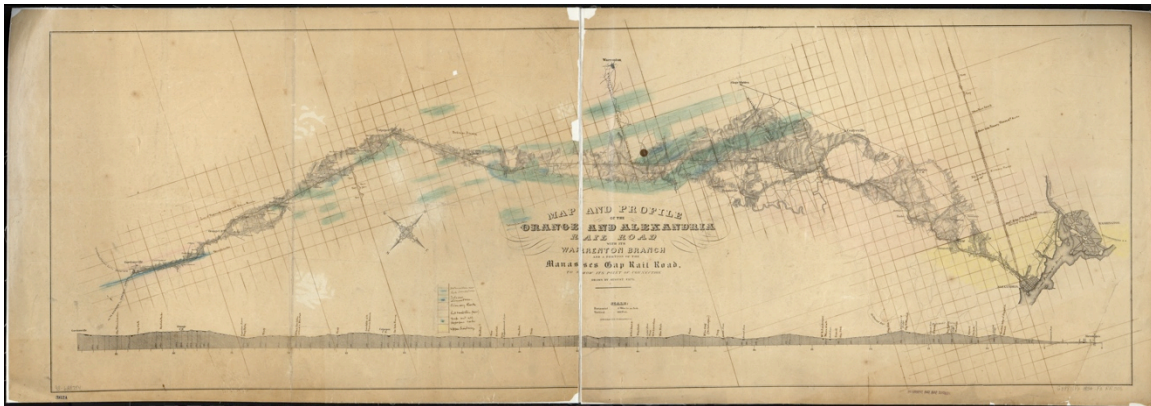


Figure 25: Map and Profile of the Orange and Alexandria Rail Road with its Warrenton Branch and a Portion of the Manassas Gap Rail Road (Library of Congress American Memory Project).



Figure 26: View of Norfolk Southern Rail Road from Road. From this image one can see the proximity of railroad to the dairy (photographed by author).

Germantown has maintained a rural and agricultural land pattern throughout its existence. Elements of this can be seen in the fields that are spread throughout the area as well as in the presence of livestock and agricultural equipment.



Figure 27: Views of agricultural practices still dominating the landscape (photographed by author).

Buildings and Structures

The types of buildings that are most present on the landscape are vernacular farmhouses and other structures that date to the turn of the 20th century. They are in various forms and include a range of façade details, such as a Queen Anne style bay window, a gothic style high peaked gable and Colonial Revival style dormers. This diversity in the vernacular elements helps to demonstrate the versatility and longevity of these structures as well as how this area evolved over time, with the fastest growth mirroring the rise of railroad agricultural communities near large metropolitan centers at the turn of the 20th century. The houses pictured below serve as representative examples of the collection that is present in Germantown.



5268 Germantown Road, Queen Anne Style. Built c. 1910



10388 Old Carolina Road, Gothic Revival Style. Built c. 1890



4724 Catlett Road, I House. Built c. 1880



5308 Germantown Road, Queen Anne Style. Built c. 1910



5166 Catlett Road, Cape Cod Style. Built c. 1930



5015 Catlett Road, Gothic Revival Style. Built c. 1880

Figure 28: Vernacular farmhouses in Germantown (Virginia Cultural Resource Information, photographed by author).

Arguably the most significant structure in Germantown is the alleged Martin House, which is located adjacent to Crockett Park on Rouges Road. This house is the only remaining standing structure from the German settlement, although it dates to the later years of the community. The original portion of the house was built c. 1775 on a stone foundation and has been expanded and enveloped by vernacular additions in the 19th century. There also are several agricultural structures on the property, such as a bank barn, dairy shed and hen house. The Martin property was often delineated on 19th century maps, which indicates the prominence it had at that time.



Figure 29: Section of "Map showing positions of Union and Rebel armies and Jackson's flank during 2nd- Battle of Bull Run- Aug 28-31- 1862" with the Martin House marked (Library of Congress American Memory Project).



Figure 30: The Martin House with various outbuildings seen behind (photograph taken by author).

Also surviving are farming and dairying buildings and complexes built during the height of agricultural production in the area. The two examples shown (Figures 28-30) are representative of the type and were strategically built near the railroad.



Figure 31: 5015 Catlett Road built c. 1910 with silo, tenant houses, shed and barn (photographed by author).



Figure 32: The very large Cows-N-Corn dairy complex on Catlett Road (photographed by author).



Figure 33: Closer up on the dairy portion of the Cow-N-Corn complex. This is a family farm which has existed since the 1930's and was specifically chosen because the property is cut through by the railroad. They have been dairying since 1954 and still focus on that today as well as agri-tourism (<http://www.cows-n-corn.com/>, photographed by author).

Smith-Midland Corporation is the industrial plant within the boundaries of Germantown, at 5119 Catlett Road, that specializes in producing precast concrete. Smith-Midland began in 1960 as Smith Cattleguard Company, and was housed in a small farm outbuilding; today it comprises a 20-acre industrial complex. The company began by making precast concrete farm equipment, such as cattle grates, and has expanded to other

industrial uses as well, but continues to support the agricultural needs in the region. Smith-Midland is also a large employer in the area.³³

Archeological Resources

Several archeological surveys have been conducted within the boundaries of Germantown. The archeological resources are important for the information that can be gleaned from them about the everyday lives of people who resided in Germantown through time. Of particular prominence is the larger story of early German immigration into Virginia. Archeology is especially important in understanding a cultural landscape since the goal of a landscape study is to understand the entire context in which a site sits. This includes the underground resources, which help to define the historic spatial and land use characteristics, which can serve to strengthen the argument for significance, especially if those patterns still exist within the current landscape. The two main surveys that have been conducted within Germantown are: The Germantown Archeological Site, which is a National Register site, and the Archeological Site of John Marshall Birthplace Park, which is in a Fauquier County Park.

The survey of the Germantown Archeological Site, just south of Licking Run, was conducted in 1982. The sites identified were the Weaver House (ca. 1719) and the Germantown Tavern (ca. 1780) which are the only two identified archeological remains of the historic Germantown settlement. There remains room for further investigation however as the nomination form concluded that, "other archeological features associated

³³ "About Smith-Midland," *Smith-Midland Corporation*, <http://www.smithmidland.com/innovation.html>.

with the Germantown settlement are present within the nominated acreage." The Weaver House, which was the home of Tilman Weaver who was one of the first Germantown settlers, was demolished in 1922 and its' few remains had not been significantly disturbed at the time of the survey. The principal archeological features of the Weaver House site are a cellar hole and a well. A cemetery was also recorded, consisting of five marked graves, the earliest of which dated from 1848. The Tavern site is located about 200 yards from the Weaver House site with the principal archeological feature also being a cellar. The occupation of the site was tentatively dated from the 1780s though to the 19th century, based on the presence of hand-painted pearlware and glass bottles.³⁴

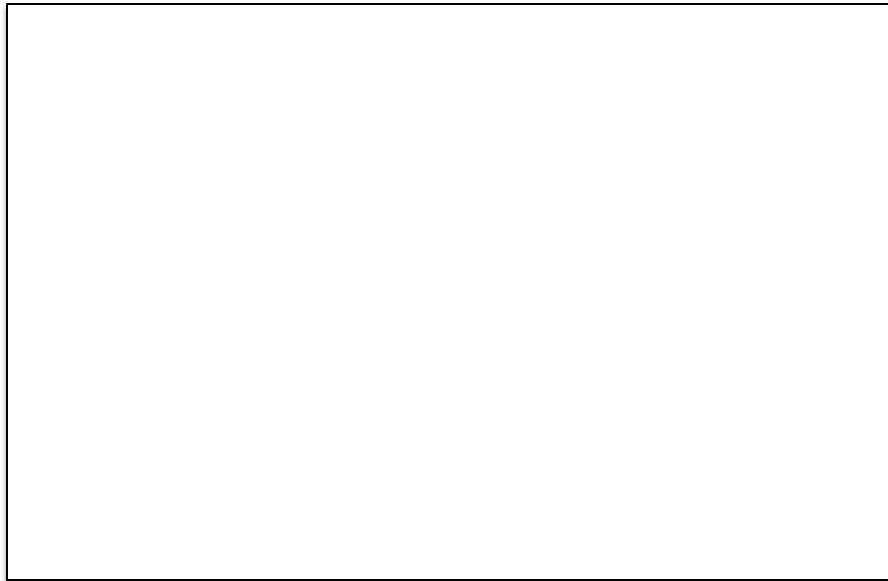


Figure 34: Picture of the Tilman Weaver House taken before it was demolished. (Kimberly Prothro Williams, *A Pride of Place: Rural Residences in Fauquier County, Virginia*, 8.

³⁴ Virginia Historic Landmarks Commission, "Germantown Archeological Sites" (National Register of Historic Places Inventory-Nomination Form, Washington, DC, 1981).

The John Marshall Birthplace Park site is in a four-acre county park, with a trail running through it to the John Marshall Birthplace marker. Thomas Marshall purchased property within the community of Germantown from Fredrick Fishback in 1753, and from John Hoffman a year later, together making up approximately 250 acres. Marshall only lived there for 10 years and then moved north in the county and then to Kentucky. The archeological survey revealed 18th and 19th century earthenware, stoneware, bottle glass, brick, and wrought and cut nails as well as various prehistoric artifacts. The combined results of background research and the archeological survey confirm that a domestic structure dating to the 18th century once stood in the vicinity of the John Marshall Birthplace Marker.³⁵



Figure 35: Monument at John Marshall Birthplace Park (photographed by author).

³⁵ William and Mary Center for Archeological Research, "Archeological Survey of John Marshall Birthplace Park, Fauquier County, Virginia" (Archeological Report, Williamsburg, VA, 2005).

Inventory Overview

The following chart is an overview of the inventory resources, including items that were not described earlier. Each resource is then assigned a level of significance based on its current condition; likely to be eligible for the National Register, possibly eligible, or not eligible. For the environmental resources, they are rated either significant and worthy of conservation or not significant since those resources are not eligible to be on the National Register.

Resource Inventory				
Extant Cultural Resources				
Resource Designation	Resource Type	Date	Affiliations	Significance
Catlett Road, VDHR 030-5107	Two story, frame house	c. 1880	Reconstruction and growth of agriculture	Likely to be eligible for National Register
4724 Catlett Road, VDHR 030-5105	Two story, frame house	c. 1880	Reconstruction and growth of agriculture	Likely to be eligible for National Register
5015 Catlett Road, VDHR 030-5160	Two story, frame house	c. 1880	Reconstruction and growth of agriculture	Likely to be eligible for National Register
5166 Catlett Road, VDHR 030-5108	One and a half story, stucco covered	c. 1940	Post-war	Not eligible
5225 Catlett Road, VDHR 030-5109	One and a half story, stone house within dairy complex	c. 1947	Dairy boom	Possibly eligible for the National Register, more information is needed

5268 Germantown Road	Two story, frame structure	c. 1910	Reconstruction and growth of agriculture	Possibly eligible for the National Register, more information is needed
5308 Germantown Road, VDHR 030-5240	One and a half story, frame house	c. 1910	Reconstruction and growth of agriculture	Possibly eligible for the National Register, more information is needed
Meetze Road, VDHR 030-5244	Johnson's Store	Early 20 th century	One story commercial structure	Not eligible
10388 Old Carolina Road	Two story, frame house	c. 1890	Reconstruction and growth of agriculture	Possibly eligible for the National Register, more information is needed
9554 Woodbrook Lane, VDHR 030-5243	One and a half story, stone house	c. 1930	Post-war	Possibly eligible for the National Register, more information is needed
9565 Woodbrook Lane, VDHR 030-5242	Two story, frame house	c. 1880	Reconstruction and growth of agriculture	Likely to be eligible for National Register
The Martian House, VDHR 030-5431	Wood frame house with farm complex	c. 1750	German immigration, Early Republic	Likely to be eligible for National Register
Rogues Road	Road bed	Unknown	Possibly Native Americans and German Settlement	Possibly eligible for the National Register, more information is

				needed
Ruins of Rogues Road Bridge over Licking Run behind dam	Modern bridge ruins	Late 20 th century	Modern	Not eligible
Norfolk Southern Railroad	Railroad bed	c. 1852	Civil War, Dairy Industry Boom	Likely to be eligible for National Register
Cows-N-Corn Dairy Complex	Dairy Complex	c. 1930	Dairy Industry Boom	Likely to be eligible for National Register

Archeological Resources

Resource Designation	Resource Type	Date	Affiliations	Significance
John Marshall Birthplace Park, 44FQ33, WMCAR Project No. 05-16	Artifacts relating to prehistoric camps as well as a 18 th c. dwelling	Prehistoric, mid 18 th century	Prehistoric, Early Republic	Likely to be eligible for National Register
Germantown Archeological Sites, 44FQ31, 44FQ32, NRHP 82004555	Artifacts relating to the Weaver House site and the Germantown Tavern	Weaver House 1721, Tavern site 1780.	German settlement and Early Republic	Listed on the National Register

Environmental Resources

Resource Designation	Resource Type	Date	Affiliations	Significance
Licking Run	Stream	Unknown	Native American, German Settlement, Agricultural boom	Significant and worthy of conservation
Germantown Lake	Lake	1985	Modern	Not significant

Conclusion

The Germantown cultural landscape is multifaceted and difficult to understand when looking at just one or two resources. By inventorying the full range of environmental and cultural elements, however, and by outlining the range of regulatory constraints, it is possible to develop a fuller and more detailed picture of the Germantown cultural landscape. By integrating the information gained from this inventory with the historical context section, dates and sites of significance can be determined. From this exercise two different periods of significance have been identified. The first spans from 1718 to 1780, which is the entire duration of German settlement, due to the importance of the early German immigrants to the region. The other is from the late 19th through early 20th century as a consequence of the high concentration of the surviving vernacular farm structures relating to the growth of the regionally significant dairy industry. Although many of the structures display integrity issues associated with their condition or additions, the location, setting, materials and feeling associated with the buildings survives and they continue to make up a majority of the structures present today in Germantown. From this inventory specific sites and resources were examined as well, to allow more informed and targeted recommendations to be made for the preservation of Germantown.

Chapter 5: Recommendations

This section presents recommendations for a variety of preservation interventions for Germantown. To guide this section *The Secretary of the Interior's Standards for the Treatment of Historic Properties + Guidelines for the Treatment of Cultural Landscapes* is used. The focus is on preservation, which recommends retaining and maintaining current historic structures and elements as well as stabilizing and protecting those resources which are deteriorated. The preservation of cultural landscapes can be difficult due to the perceived competing interests between environmental conservation and historic preservation, but these recommendations were formulated to be sympathetic to both of those elements and to enhance the interconnected nature of history and environment in a rural area such as Germantown. These recommendations are also informed by the historical context and resources inventory and will take into account those elements that have been central to Germantown through time.

Present Context and Threats

The Washington, DC metropolitan area (which contains the District and 21 surrounding counties in Maryland, Virginia and West Virginia, including Fauquier County) is one of the fastest growing areas in the country. Its growth threatens the continued preservation of Germantown, with a 16.4% overall increase in population between 2000 and 2010.³⁶ The counties farther removed from DC saw the greatest

³⁶ “Update from the 2010 Census: Population Change in the Washington DC Area,” *George Mason University Center for Regional Analysis*, April 2011.

growth; including Fauquier County with an increase of 18.3%. This population increase has spurred development in Fauquier County and is threatening the Germantown area. Developing a comprehensive preservation strategy for Germantown to combat these pressures is all the more important in light of these trends.

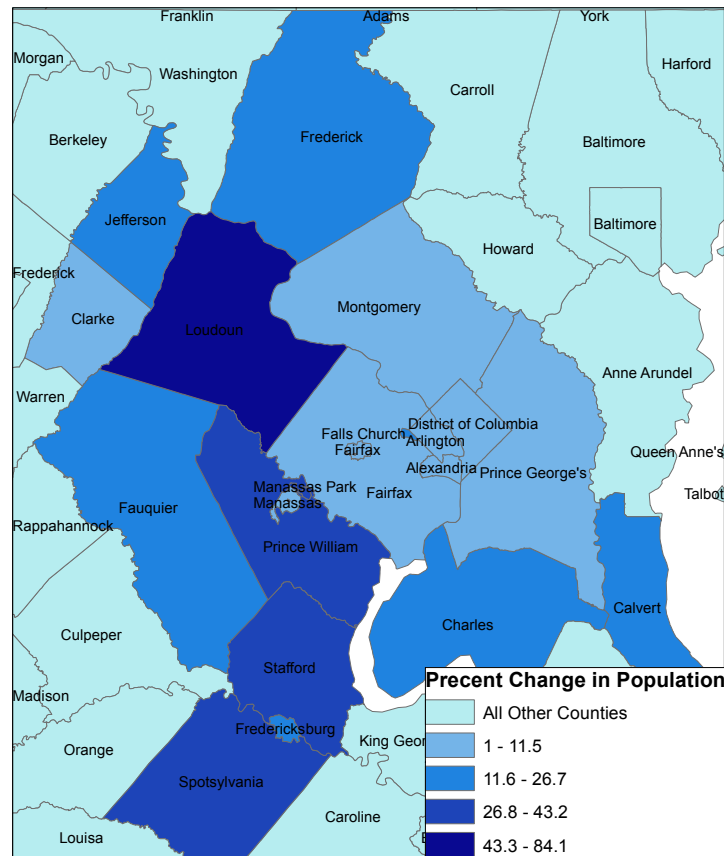


Figure 36: Map of population growth in Washington, DC Metro (George Mason University Center for Regional Analysis, compiled and mapped by author).

Transportation increase along Route 28 is another threat to Germantown.

Although at first it appears to be a rural corridor, the road links to major regional

http://cra.gmu.edu/pdfs/research_reports/recent_reports/Population_Change_in_the_Washington_Metropolitan_Area.pdf

transportation routes in Prince William County, Loudoun County, and Fairfax County, and has experienced increased traffic due to its connections leading to I-66 and I-81. Development to the west and south of Fauquier has also spurred increased traffic, with over 10,000 vehicles per day now moving along Route 28. Widening Route 28 was in the initial plan to solve the traffic issue, but due to insufficient funds and further review of the harm widening may cause to the rural landscape and historic properties, Fauquier County instead planned to implement a more piecemeal strategy. From there the traffic plan is less definite; it is broken into 10, 15 and 50 year goals with a set of suggestions for each time period.³⁷ Although the plan makes it clear that the historical and cultural resources along Route 28 will be taken into account in future development, Germantown has the potential to be negatively affected by any changes that may take place.

It is with these developments in mind that the following are recommended for the future protection of Germantown and the historical, environmental and cultural resources therein.

National Register

Germantown had been determined eligible for the National Register as a part of the proposed Elk Run Rural Historic District, which is eligible under criteria A, C and D. Germantown also includes the Germantown Archeological Sites which are on the National Register. Eligibility for the National Register entitles properties to many of the same resources, such as tax credits and the limited protection via the Section 106 process,

³⁷ Fauquier County Department of Community Development, "Transportation Element" (Catlett, Calverton & Midland Village Service District Plan, 2011).

but I am recommending that the Elk Run area be designated as an actual district. The eligibility for the Elk Run Rural Historic District was based on a Section 106 compliance survey for Dominion Power's Meadowbrook Transmission line and is recorded in a Virginia Department of Historic Resources Preliminary Information Form (PIF). Germantown was included in the PIF because of its archeological potential, both prehistoric and relating to the Germanna people of Germantown. But based on this cultural landscape survey, the significance of Germantown is much broader and includes the current built environment as well such as the high quality nineteenth century agriculturally based building stock. Because of this the inclusion of Germantown within the Elk Run Rural Historic District should enhance the significance of the district to an even greater degree and not be solely based on archeological potential.

Since the eligibility has been established for the Rural Historic District through the Section 106 process, no further action has been taken by community members or interested parties to formalize the district. Fauquier County has several other National Register districts, both rural and urban, but they are mainly concentrated in the northern section of the county, leaving much of Southern Fauquier open for further research and district designation to showcase the unique culture of the area (Figure 34).

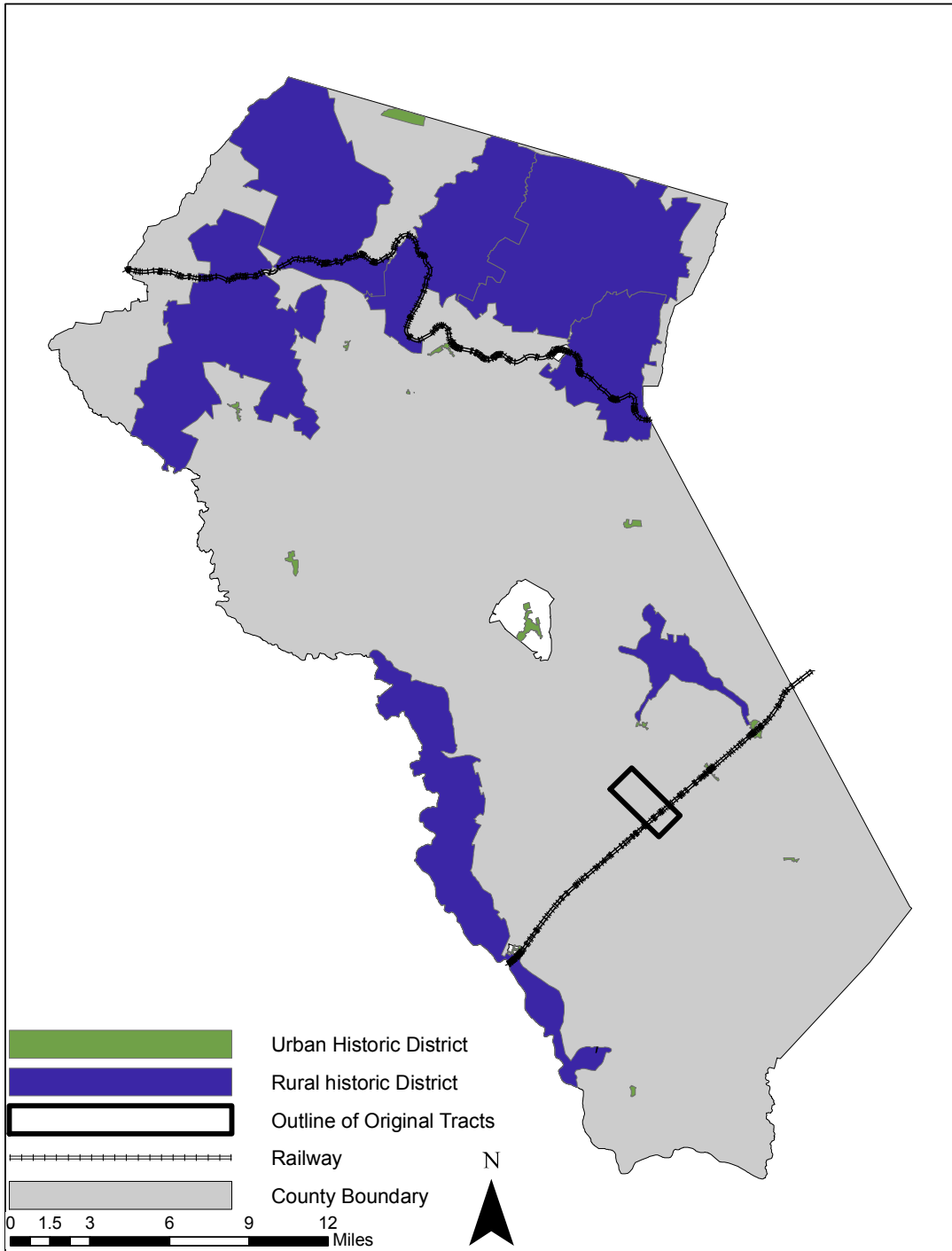


Figure 37: Map of Fauquier County Historic Districts (Fauquier County GIS data, compiled and mapped by author).

Formalizing the district would help to promote the area within the community and instill a local pride of place since designation indicates a high level of significance that only select buildings and districts can attain. A very important result of designation would be establishing the eligibility for properties within Germantown to qualify for certain funding sources, such as easements and grants, many of which are only available for listed properties and districts. Designation can also spur heritage tourism and economic vitality, which the Germanna Foundation can help to promote since they have a special interest in the area.

Easements

The land within Germantown is almost entirely in private hands, except for C.M. Crocket Park and John Marshall Birthplace Park, which makes the land difficult to regulate and protect. Due to this the use of easements is recommended within Germantown to preserve the land, historic structures and spatial layout. Easements have been used regularly in Fauquier County, with over 99,000 acres held in easement by various governments and organizations. Easements also come with tax credits or can help to qualify landholding for tax credits or deductions. To help assist landowners with the cost that can come with putting land in a conservation easement, such as lawyers fees and appraisals, or even cover the most of all or part of the easement's value, the Open-Space Lands Preservation Trust Fund was created by the Virginia General Assembly in 1997. This makes easements an even more viable option for landowners who may otherwise not see them as feasible.

Three of the easement holders in Fauquier will be examined further due to their experience, excellent stewardship practices, and diversity of holdings and are highly

recommended for use by landowners in Germantown. These are the Fauquier County Purchase of Development Rights program, the Virginia Outdoor Foundation and the Piedmont Environmental Council.

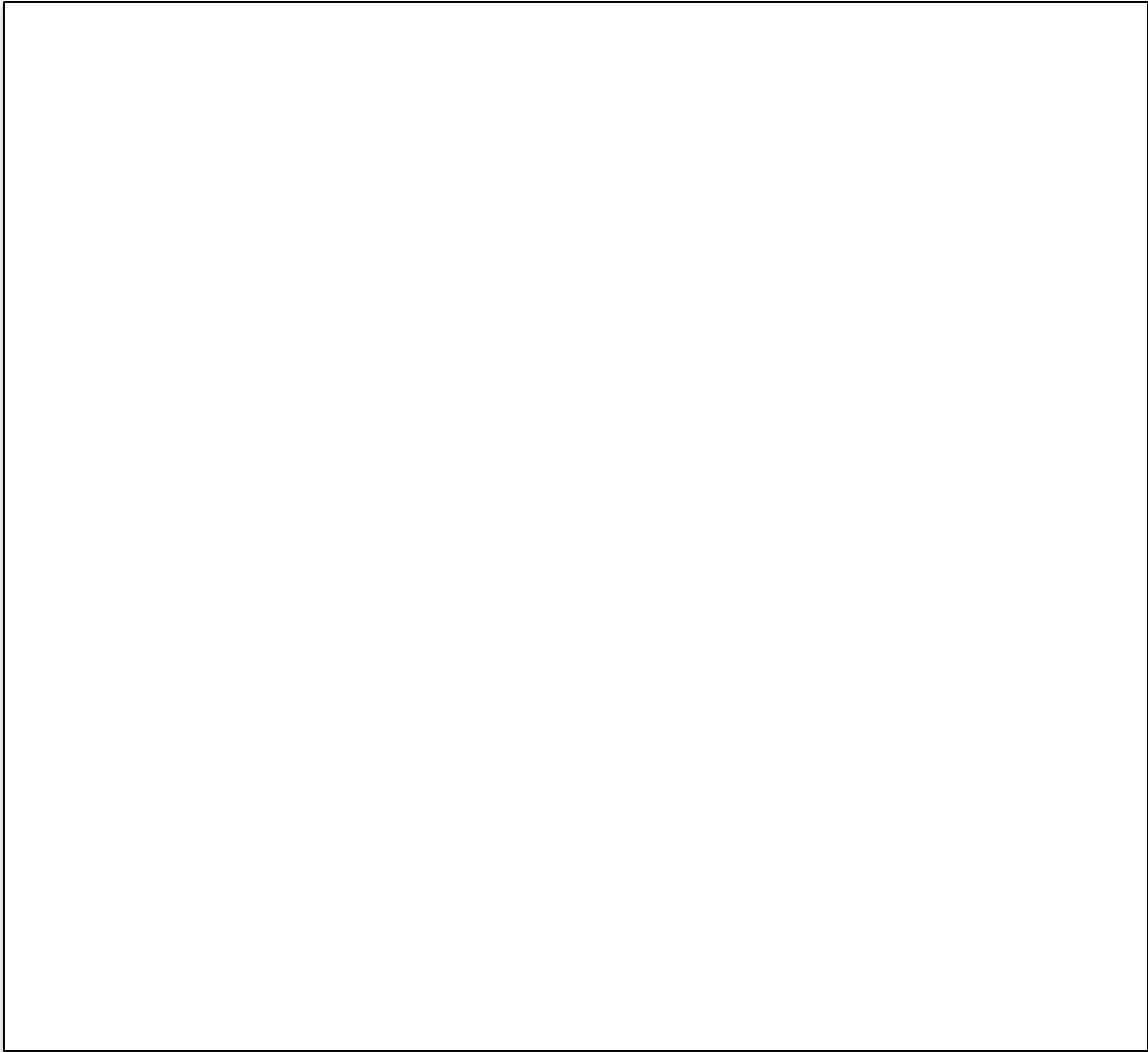


Figure 38: Easement holders in Fauquier (Fauquier County Government).

Purchase of Development Rights

A county managed program, Purchase of Development Rights, was established in 2002 to protect the county's farmland and to retain the agricultural industry's larger land

areas. Through this program landowners may choose to sell the development rights to their land to the county, which protects the agricultural and natural resources of the property while allowing the seller to retain ownership. To qualify for this program tracts must be larger than 50 acres and dedicated to agricultural use; they also must be zoned Rural Agricultural or Rural Conservation, and cannot be under any other sort of easement. The funds that the landowners receive may be utilized in any way they wish. In some cases these payments have been used to defray debt and to save the farm, or to make improvements or additions to current farm operations.³⁸ Much of Germantown is zoned Rural Agricultural, and by using this program many farmers would be able to financially sustain the agricultural practices that have defined Germantown through time.

Virginia Outdoors foundation: Open-Space Easement

The Virginia Outdoors Foundation (VOF) is the largest easement holder in Fauquier County through their open space easement program. The Virginia Outdoors Foundation was created by the Virginia General Assembly in 1966 and is a public organization. The open space easement preserves: wetlands, riparian corridors, wildlife habitat, biological diversity, unique species, historic resources, productive agricultural or forestal lands, scenic resources, unique geological features, municipal water supply watersheds, and critical slopes. The area must be 50 acres or larger and site specific restrictions are put on the land following the transmission of the easement so as to guarantee the conservation of the land in perpetuity. To accomplish this the VOF is

³⁸ Fauquier County Agricultural Development Department, "Purchase of Development Rights Program" (PDR Progress Report, 2012).

permitted to monitor the property periodically, during which they will photograph the resources on the property and use GPS to record photo locations and sites of interest. All of this is incorporated into a report that is given to the property owner and may also include recommendations for further conservation efforts on the property.³⁹ With this program forestry and agricultural purposes are still permitted, so this seems like a great program for use in Germantown and can be used to preserve a wide variety of land and resource types.

Piedmont Environmental Council

The Piedmont Environmental Council (PEC) is a non-profit conservation and advocacy group that has been active in the Piedmont of Virginia since 1972. This easement program is different from the other two highlighted above because there is no minimum land size that needs to be met as long as the properties under 30 acres meet certain requirements, such as permitting public access or having historical significance. The property will be considered for easement if it contains significant natural, agricultural, recreational, educational, scenic or historical resources, has a clear public benefit and helps to promote the PEC's mission of "safeguarding the landscapes, communities and heritage of the Piedmont." As with the VOF's easement program, the specific restrictions are site specific and will be monitored and enforced by routine site visits.⁴⁰

³⁹ "VOF Easement Guidelines," *Virginia Outdoors Foundation*, July 2012, http://www.virginiaoutdoorsfoundation.org/wp-content/uploads/2013/02/201207_GUIDELINES.pdf

⁴⁰ "PEC Conservation Easement Guidelines," *Piedmont Environmental Council*,

Interpretation

Interpretation within a rural district can be difficult due to lack of access to resources, which often are held entirely within private hands. Germantown is well suited to interpretation because of Germantown Lake and C.M. Crockett Park. The lake occupies the approximate site of the historic glebe and interpretive signage placed along the lake and on some of the trails would help to increase local awareness. A Virginia state historical highway marker devoted to Germantown is located at the intersection of Rogues Road and Meetze Road, but it is somewhat difficult to stop at due to the location, so telling a fuller story within C.M. Crockett Park would be beneficial.

Conclusion

The three recommendations discussed in this section are intended to promote and protect the resources and spaces that make up the Germantown landscape. By focusing on easements as well as a National Register listing, the land can continue to function in its historical uses of agriculture and open space while giving the landowners various options for incentivized land conservation through the tax credits which can result from both programs.

Chapter 6: Conclusion

Cultural landscapes pose unique challenges to preservationists due to the fact that they contain environmental resources, which typically fall outside of the realm of historic preservation. But by understanding all of the different resources that are within a landscape, one can better grasp the entire history and development of an area. Cultural landscapes also call for new ways to consider preservation planning and recommendations, since a broader idea or significance must be understood in order to preserve the environmental, cultural and historical resources. Historic preservation and environmental conservation can work in tandem to protect these places by using financial and regulatory resources and policies to conserve land and preserve a sense of place.

Germantown proved to be a particularly appropriate choice for a cultural landscape study due to the rural context of the area. The historic movements and developments in Germantown were based on proximity to the water source, Licking Run, and the further development of farmland and dairying is partly due to the topography and soil composition of the area which make Germantown a prime location for agricultural activities. The environmental resources and the built environment are interconnected through those relationships and are worthy of preservation due to its' significance through history, from German immigration to the early 20th century boom in dairying.

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