

County of Loudoun
Department of Planning
MEMORANDUM

DATE: August 11, 2009

TO: Stephen Gardner, Project Manager, Land Use Review

FROM: Heidi Siebentritt, ~~Historic~~ Historic Preservation Planner, Community Information and Outreach

SUBJECT: ZMAP 2006-0011 & ZCPA 2006-0003 Stone Ridge Commercial

Background

The applicant is requesting a Zoning Map Amendment (ZMAP) to rezone approximately 68 acres of land within the Stone Ridge development. The subject portion of the Stone Ridge development is located south of Route 50 and west of the current alignment of Route 659, Gum Spring Road. The applicant is also requesting a Zoning Concept Plan Amendment to amend previously approved proffers and make changes to the approved Concept Development Plan.

Plan Compliance

The subject property is governed by the policies of the Revised General Plan and the Heritage Preservation Plan.

Analysis

A Phase 1 archaeological survey of the Dean/Burton tract was conducted in September of 2004 by KCI Technologies. This tract of land represents a portion of what is now the western portion of the Stone Ridge planned community. During the survey, a significant archaeological site was identified and designated by the Virginia Department of Historic Resources (VDHR) as site 44LD1187. The site dates to the late 18th century and is interpreted as the intact remains of an 18th century slave dwelling. Further archaeological investigation of the site (Phase 2 evaluation) concluded that site 44LD1187 is eligible for listing in the National Register of Historic Places. Intact archaeological sites associated with African American slaves in Loudoun County are not common and data from such sites are severely under-represented in both the archival and archaeological record of Loudoun County. The VDHR site form is attached for reference.

Thus, as part of the approval of ZMAP 2002-0013, Stone Ridge, the applicant proffered to conserve the site in place as part of an HOA maintained passive park.

Site 44LD1187 is located on a portion of the Stone Ridge property that is the subject of the ZCPA application (see sheets 6 and 10). During the review of ZMAP 2002-0013, staff had concerns that site 44LD1187 could be inadvertently impacted during construction of Tall Cedars Parkway and Relocated Route 659, as the site (and the passive park) is located very close to the confluence of these future road alignments. Staff continues to have concerns regarding the protection of this significant resource.

Recommendations for Amendments to Proffer Regarding Site 44LD1187

The proffer associated with the conservation of this site stipulates that protective fencing will be erected around the perimeter of the site 44LD1187 to protect the site from impacts during ground disturbing activities. Plastic, orange silt/snow fencing has typically been used to demarcate the boundaries of archaeological sites and cemeteries during construction.

The proffer currently states: *The Owner shall not disturb archeological site 44LD1187 located in Land Bay 1 and shall protect this site by placing protective fencing around the perimeter of the site at the time of commencement of construction activities within 300 feet of this site.*

Since this proffer was written, there have been numerous incidents which indicate that silt/snow fencing is not effective in protecting archaeological resources slated for conservation as part the development of a property. Such fencing is ubiquitous around construction sites and therefore does not indicate to the operators of heavy machinery that the fencing demarcates an area that must not be disturbed.

When archaeological site are to be conserved during development, staff currently requests that proffer language stipulate the use of demountable metal (chain link type) fencing to demarcate the known boundaries of the site plus an additional 100 foot buffer area to ensure that there is an adequate barrier between the site and earth moving activities. Staff recommends that the previously approved proffer related to site 44LD1187 be amended to include this specific protective fence type.

Further, staff recommends that there is some assurance that site 44LD1187 will be maintained and conserved in perpetuity under the stewardship of the HOA. Staff recommends that the applicant proffer specific language in the HOA documents stipulating that the passive park containing site 44LD1187 be left forested and that no removal of trees, clearing or grading for recreational paths, playground equipment and the like commence without prior consultation with the County Archaeologist.

cc: Michael "Miguel" Salinas, Program Manager, CIO

City/County: Loudoun

Physiographic Province: Piedmont
Aspect: Flat
Elevation (in feet): 330.00
Slope: 2-6%
Landform: ridge

Drainage: Potomac/Shenandoah River
Nearest Water Source: South Fork of Broad Run
Distance to Water(in feet): 500
Site Soils:
Adjacent Soils:

SITE CONDITION/SURVEY DESCRIPTION

Site Dimensions: 200 feet by 175 feet **Acreeage:** 0.81

Survey Strategy: Historic Map Projection
Informant
Observation
Subsurface Testing
Surface Testing

Site Condition: Intact Cultural Level
Subsurface Integrity

Threats to Resource:

Survey Description:

Field investigations consisted of the excavation of standard 30.5 cm diameter shovel test pits (STPs) in well drained soil of less than 15% slope. Vertical excavation was by natural soil horizons; excavation stopped when gleyed soils, gravel, water, or well developed B horizons too old for human occupation were reached. Shovel Tests extended at least 10 cm into sterile subsoil. Soil horizons observed at the site were classified according to standard pedological designations. All soil was screened through 1/4 inch mesh hardware cloth screens. Artifacts were bagged and labeled by shovel test number and by soil horizon. Soil profiles were drawn of representative units, with soil descriptions noted in standard soil terminology (A, Ap, B, C, etc.). Soil colors were described using the Munsell Soil Color Chart designations. All shovel test locations were mapped. The shovel tests were excavated at an interval of 50 feet, with four additional STPs placed at 25 foot intervals in cardinal directions around positive shovel tests. The testing interval was shortened to 25 feet around standing historic structures. A systematic metal detector survey was conducted in the project area. This process involved the side to side sweeping of the ground surface with the device within the STP transect grid, noting positive indications produced by the machine. A random sample of the positive strikes was excavated to provide an indication of the types of materials being detected. All of the material recovered from these excavations was bagged and labeled to indicate the location of the find in relation to the nearest STP. Surface collection was also conducted in areas that provided good ground visibility and wherever artifacts were observed.

CURRENT LAND USE

Land Use: Landscape **Example:** Forest **Dates of Use:** 2004/99/99

Comments/Remarks:
abandoned farm and pasture land

SPECIMENS, FIELDNOTES, DEPOSITORIES

Specimens Obtained? Yes **Specimens Depository:** KCI Technologies, Inc - Mechanicsburg, PA

City/County: Loudoun

Assemblage Description:

STP 242, Ap - 1 sherd redware, rim
STP 242 C (25S), Ap - 1 sherd refined white earthenware, blue decoration
STP 271 B, Ap - 1 pearlware
STP 271 E, Ap - 1 redware
STP 271 F, Ap - 1 redware
STP 271 G, Ap - 1 redware
STP 273, Ap - 1 redware, glazed, neck/lip (jug)
1 pearlware, handpainted
3 creamware 1 salt-glazed stoneware
1 window glass
STP 273 B, Ap - 1 pearlware
STP 273 C, AP - 2 refined white earthenware, transfer printed blue
STP 273 D, Ap - 1 pearlware
STP 273 E, AP - 1 redware
2 creamware
1 pearlware
1 shell-edged pearlware, blue
1 green bottle glass
1 refined white earthenware
STP 273 H, Ap - 1 pearlware, handpainted
1 dark amber bottle glass
1 dark green bottle glass
STP 273 I, Ap - 2 whiteware 1 pearlware, handpainted
1 bone
STP 273 J, Ap - 1 pearlware
1 green container glass
MD 1 2 cut nails, L-headed
1 cast iron
MD 2 2 redware
1 pearlware
1 wrought nail
2 cut nails
MD 3 1 cut nail
1 ferrous metal ring
MD 4 1 redware
1 wrought nail
1 cut nail
1 C-shaped ferrous metal
MD 5 1 thin brass ring
1 unidentified item
MD 6 1 cast iron pot fragment
MD 7 1 cut nail
MD 8 1 wrought nail
MD 9 1 clinched cut nail
MD 10 2 cut nails
Surface 12' E of STP 27 1 panelled embossed aqua bottle glass
1 green/blackglass
Surface 40' W of STP 266 1 cast iron pot fragment

Specimens Reported? No

Assemblage Description--Reported:

Field Notes Reported? Yes

Depository: KCI Technologies, Inc. - Mechanicsburg, PA

City/County: Loudoun

NATIONAL REGISTER ELIGIBILITY RATING SHEET

ARCHEOLOGICAL SITE INVENTORY NUMBER: 44LD1187 Site Name (If available):

ASSOCIATED WITH ARCHITECTURAL INVENTORY FILE NUMBER:

DATE RATED: 19 January 2007

REASON for COMMITTEE OPINION: Requested by VDOT

DOCUMENTATION: A Phase II Archaeological Investigation of 44LD1187, an Historic Domestic Site, in Loudoun County, Virginia (KCI 2004)

A. CATEGORIES

VDHR Theme(s): Settlement Patterns, Minority Occupation

NRHP Property Type: Archaeological site

Period(s) of Significance: 1800-1850

Area(s) of Significance: Historic Archaeology

B. NRHP CRITERIA

Criterion A:

Criterion B:

Criterion C:

Criterion D: X

C. LEVEL OF SIGNIFICANCE: Local State National

D. ASSIGNMENT of BASIC POINTS

1. Representation in archeological data base (1 to 10) 6
2. Integrity
 - a. Horizontal (1 to 10) 6
 - b. Vertical (1 to 10) 5
3. Research Potential (1 to 20) 12
4. Unusually good representative of type (1 to 3) 0
5. Illustrates history/Cultural minorities (1 to 3) 1
6. Offers Exceptional Potential for Study and Interpretation (1 to 3) 0

TOTAL POINTS: 30

RECOMMENDATION: ELIGIBLE NOT ELIGIBLE INSUFFICIENT INFO

DHR CONCURRENCE: YES NO

COMMITTEE MEMBERS PRESENT: ERE KE RWK JLW

City/County: Loudoun